



2.22.2023

Javier Barrera  
**Deforma Studio**  
5555 Biscayne Blvd Suite 2SW  
Miami, FL 33137

RE: 2<sup>nd</sup> Round Pre-App Comments for 200 N Federal Highway, Pompano Beach, FL

Dear Javier,

We received the following comments from the City of Pompano Beach and our responses are as follows:

#### ZONING

3. Previous comment pertaining to the designated tree species along the greenway remains. Diagram 155.3709.H: the established greenways flowering trees are the Golden Shower Tree (*Cassia fistula*) for NE 22<sup>nd</sup> Ave, Golden Trumpet (*Tabebuia chrysotricha*) for NE 2<sup>nd</sup> St. Further, the street trees are required to be 24 feet in height at installation.

All street trees have been updated per coordination with the landscape reviewer, Wade Collum.

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#### ENGINEERING

7. Show on landscape plans the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

Provided and labeled on landscape plan sheet L3.1.

#### UTILITIES

8. As noted prior, please note on 066 L-1 Landscape Plan - Zone B, 067 L-2 Landscape Plan - Zone D & 032L3.1 Planting Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

Revised on plans.

#### LANDSCAPE REVIEW

1. Remove all colors from plan submittal as Eplan has difficulty navigating the layers.

All colors colored hatches have been removed from plans.

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2. Mitigation table is unclear, please recalculate for next submittal.

Mitigation table is using the arborist's provided valuations which show required replacements of 46" DBH (for hardwoods <18"), \$13,750 (for hardwoods 18"+), and \$48,720 (for palms). We show \$14,250 of mitigation based on current installed prices of trees proposed above code requirements (6 trees and 3 palms listed on L1.1). We note on L1.1 we still have a Tree valuation shortfall of \$48,220 (for 18"+ hardwoods and for palms) and a shortfall of 46" (for hardwoods <18") and that the shortfall will be provided as a contribution to the Tree Canopy Trust Fund since there is no room left to plant on site. There is a grand total shortfall of \$57,420.

3. Show the property lines on the landscape plan so as to clarify required street trees vs site trees. A 5+ foot right of way swale (ROW) will have to be created along NE 2nd St. for street trees (Tabebuia chrysotricha) with suspended pavement that continues under the sidewalk to meet the soil volume needs of both street and site trees. This requirement is not subject to design interpretation but clear on the species. Please adjust accordingly.

Property lines shown and labeled. ROW width would not allow a 5' strip so we used addapave treegrates in a 6.5' wide sidewalk along NE2nd Street. This way we meet ADA clearance width of 42"+ of accessible surface between tree and back of sidewalk. Tabebuia chrysotricha is specified.

4. As per 155.3501.K.5.d correct Oak tree street tree size to be at the time of planting, the street tree shall be a minimum of 24 feet in height with 8 feet clear trunk.

Oak spec is 24' tall with 8' of CT.

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5. Please highlight the soil volume areas to match the requirements and include on the civil plans.

See sheet L3.2 and See Civil plans.

6. Add 1 additional street tree to NE 2nd to meet the minimums 203' as per the site plan. Add 1 additional street tree to Federal Hy. to meet the minimums. We cannot approve Wahsy's as street trees. Scoot the Washy's onto the site.

See Sheets L2.1 and L3.1.

7. Please show the 5 middle trees along NE 22 to be the large Oaks. Silver buttons do not meet the requirements. On street parking is not required, however the trees are, please adjust to meet the minimums and size.

Plans updated to include Oaks along 22<sup>nd</sup> Ave; however, Oaks will need to be field verified prior to installation because even if removing the on-street parking, the 24' there is an 8" Sanitary Sewer running up the middle of the planter that we need to be 5' away from (as required by Utilities review). Large, 24' Oaks might not have rootballs that will fit. Oak rootballs need to be small enough to have a rootball under 5' wide. Here is a sketch to illustrate the problem (1/10"=1'-0" grid FYI):

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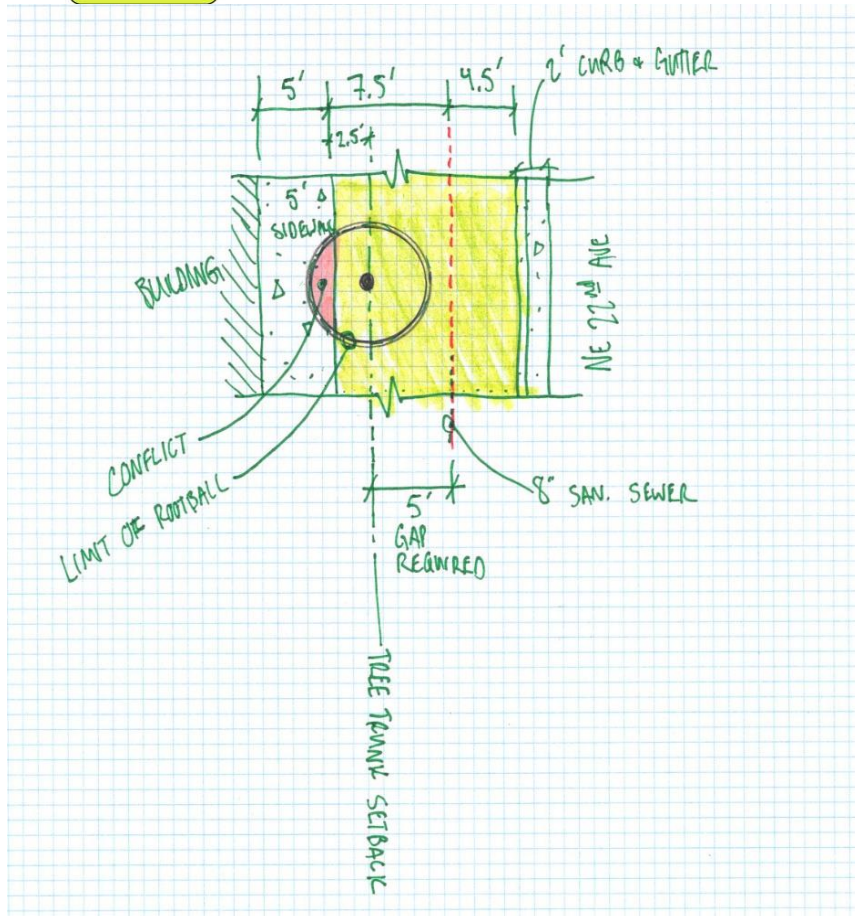
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8. Remove all additional colors so proposed is clear and also more clear to installer.  
Any colors used are for clarity of PDF reviewer but printing out B&W copies produces readable plans for the field. Planting plan has a light green to clarify green space but it prints in greyscale so its easy to read.

9. Provide a separate suspended pavement systems sheet showing the highlighted location and the scaled out required soil volume of a minimum of 1200 cubic feet per tree for large medium canopy trees.  
See L3.2

10. As per 155.3501.J.3 a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.  
See L3.2 showing all soil volumes and silva cell locations which abut all trees and bridge to open landscape areas where possible. Trees share soil volume but all have more than 1200 c.f. of soil.

11. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. Street trees cannot be used towards this requirement.  
9 of 16 canopy site trees are 16'+ and 6 of 11 palms are 22'+. See Landscape calcs sheet L3.1

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12. Per the renderings, please provide rooftop planter detail with soil composition, soil profile, material, waterproofing, drainage specs, soil specs, top dressing, etc.

Detail provided on sheet L3.5 for soil and drainage mat. Waterproofing is per architect's plans.

13. Provide detail tree and palm guying system for all planter areas on rooftop.

Concrete anchor Detail provided on sheet L3.5. Planters are too shallow for traditional deadmen. Team prefers traditional bracing over anchors unless required by code as they can compromise waterproofing.

14. Provide a tree grate details for palms and trees proposed in paver or walkway areas.

Addapave Treegrate Detail provided on sheet L3.5.

15. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.

Detail provided on sheet L3.5. and shown on palms on sheet LA3.1

16. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation. Remove reference to 18".

Note provided. See plant list on L3.1 and notes on L3.1.

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17. All tree work will require permitting by a registered Broward County Tree Trimmer.

Note provided. See sheet L3.1.

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18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Provided herein.

I hope these responses prove helpful. Should you have any questions, please don't hesitate to call.

Regards,

Kiehl Semler

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