



June 21 2024  
PZ23-12000025

08/21/2024

Lauren Gratzer

City of Pompano Beach

100 West Atlantic Blvd.

Pompano Beach, FL 33060



PZ23-12000025

01/15/2025

**Re: Coastal Recycling of Pompano – Minor Site Plan  
Comment Response Letter**

**P&Z# 23-12000025**

**Landscape Architect: WGI**

**Landscape Plans: LA-1.00, LD-1.01, LD-1.02, LD-2.01, LP-1.01, LP-1.02, LP-2.01, ST-1.00, LP-3.01,  
LP-3.02**

Dear Ms. Gratzer,

Please find the revised landscape plans for Coastal Recycling of Pompano project, reflecting comments received on 04/03/2024. Our submittal includes following documents:

1. A letter from the Landscape Architect outlining the action taken in response to each comment;
2. One (1) set of digitally signed and sealed landscape plans.

Please contact me if you require additional information or would like to meet to perform a cursory review of the revisions.

Sincerely,

**WGI, Inc.**

Siyang Wen, PLA  
Project Manager

C.c. Coastal Waste & Recycling Inc.

## **LANDSCAPE REVIEW**

1. Comment response sheet is vague and incomplete.  
**Response: Acknowledged. A clear comment response sheet has been provided.**
2. Provide the original landscape plan of record for this parcel, OR, provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.  
**Response: Acknowledged. A landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect has been provided.**
3. Who is the author of the Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that area specimen size.  
**Response: The author of the tree appraisal is Rick Harman (ISA #: FL-5646A).**
4. Parking stall size.  
**Response: Comment addressed. Dimensions for new parking spaces have been added to the landscape plans, to match the site plans.**
5. Project proposes to make changes to circulation and parking stall layout.  
**Response: Comment addressed. The landscape plans reflect the site plan changes of circulation and parking stall layout.**
6. Current conditions and submitted site plan do not match what was previously approved, correct and rectify.  
**Response: Comment addressed. Current site plan is matched with previously approved plans.**
7. Provide evidence of approvals for added ingress/egress on; SE corner of property at MLK, tree removals, pass through carved out of required landscape buffer at East entrance, and outdoor storage on site based on aerials.  
**Response: The evidence of approvals will be addressed by others. The outdoor storage is being noted on the site plan. Two mitigation trees have been provided on the Landscape Plans for the added ingress/egress.**
8. Correct data table showing how the site is meeting the requirement of 155.5203. C Minimum Site Development Landscaping. Interior 15% and street trees seems not

accurate.

**Response: Comment addressed. The code chart on LA-1.00 has been updated to meet the requirement. Added legend on street tree plan ST-1.00 to identify street trees for the code requirement.**

9. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

**Response: Comment addressed. Site plan provided additional parking spaces that met the dimension requirements, and reflected in landscape plans.**

10. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

**Response: Comment addressed. Site plan provided additional parking spaces that met the dimension requirements, and reflected in landscape plans.**

11. As per 155.5203.D.4 VUA provided an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

**Response: Comment addressed. The continuous hedge and required canopy trees have been provided in the plans to meet the requirements.**

12. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Response: Comment addressed. The site plan has been updated to meet the requirements, and reflected in landscape plans.**

13. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**Response: Comment addressed. The data is reflected in the code chart on LA-1.00.**

14. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

**Response: Comment addressed. Street tree plan ST-1.00 has been provided to identify street trees for the code requirement.**

15. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

**Response: The buildings and their surrounding areas (including the VUA and planting areas) will remain unchanged from their existing condition, so any foundation planting**

requirements should be eliminated. Please refer to the legend and hatches on the landscape plans, specifically Sheets LP-1.01 and LP-1.02, for detailed information.

16. As per 155.5203.D.5 VUA in part, the Development Service Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- Palms must be provided in multiples (doubles or triples);
- If palms and trees are combined, one row of shrubs can be provided;
- If palms or trees are provided, shrubs must be included in layering or height tiering within a minimum of 2 layers or tiers;
- If trees are provided, design must include a minimum of 2 species;
- Trees or palms must be a minimum of 14 feet in height;
- Layered or height tiered shrubs are provided in variety within a minimum of two (2) species;
- Suspended pavements systems are provided for the adjacent vehicular use area.

**Response: The buildings and their surrounding areas (including the VUA and planting areas) will remain unchanged from their existing condition, so any foundation planting requirements should be eliminated. Please refer to the legend and hatches on the landscape plans, specifically Sheets LP-1.01 and LP-1.02, for detailed information.**

17. Provide a minimum of 8' landscaped area between the building and the vehicular use areas.

**Response: The buildings and their surrounding areas (including the VUA and planting areas) will remain unchanged from their existing condition, so any foundation planting requirements should be eliminated. Please refer to the legend and hatches on the landscape plans, specifically Sheets LP-1.01 and LP-1.02, for detailed information.**

18. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**Response: The buildings and their surrounding areas (including the VUA and planting areas) will remain unchanged from their existing condition, so any foundation planting requirements should be eliminated. Please refer to the legend and hatches on the landscape plans, specifically Sheets LP-1.01 and LP-1.02, for detailed information.**

19. Provide required Type B Perimeter Buffers on all sides as per 155.5203.F.3. Show and note on the plans and provide a cross section detail.

**Response: Comment addressed. Type B buffers are provided on all sides of the site and labeled. Cross sections have been provided on sheet LP-2.01.**

20. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Show irrigation in the ROW swales.

**Response: A scaled irrigation plan has been provided and adjusted per comment. The well water quality is rust-free, so a rust tank is not needed. Please refer to Sheet IR-1 and IR-2 for detailed information.**

21. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

**Response: Comment addressed. The details have been updated per comment on sheet LP-3.01.**

22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

**Response: Comment addressed. The details have been updated per comment on sheet LP-3.01.**

23. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Response: Acknowledged. This note has been added as #13 to sheet LP-3.01.**

24. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**Response: Acknowledged. This note has been added as #18 to sheet LP-3.01.**

25. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the

tree.

**Response: Acknowledged. This note has been added as #18 to sheet LP-3.01.**

26. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**Response: There will be no tree relocations on the landscape plan. All existing trees will be preserved in place.**

27. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

**Response: Acknowledged. This note has been added as #14 to sheet LP-3.01.**

28. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**Response: Acknowledged. This note has been added as #15 to sheet LP-3.01.**

29. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

**Response: Acknowledged. This note has been added as #16 to sheet LP-3.01.**

30. 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.

**Response: Acknowledged. This note has been added as #17 to sheet LP-3.01.**

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

**Response: Acknowledged. This note has been added as #20 to sheet LP-3.01.**

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

**Response: Acknowledged. A comment response sheet has been provided with the resubmitted landscape set.**

33. Additional comments will be rendered a time of resubmittal.

**Response: Acknowledged.**

## ENGINEERING DEPARTMENT

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

**Response: There is no Broward County SWM License for this project. This has been confirmed by Johana Narvaez. The memo from Johan has been included in this re-submission.**

2. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. 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. Show 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

**Response: Comment addressed. The note has been added as #19 to sheet LP-3.01. Street tree details 315-1 and 316-1 have been added to sheet LP-3.01.**