



November 29, 2024

**DRC**

PZ23-12000025

01/15/2025

Lauren Gratzner  
City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**Re: Coastal Recycling of Pompano – Minor Site Plan  
Site Plan Re-submission per RAI#3  
Comment Response Letter**

**P&Z# 23-12000025**

**Pompano# LN-480**

**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, LP-2.02, ST-1.00, LP-3.01, LP-3.02**

Dear Ms. Gratzner,

Please find the revised landscape plans for Coastal Recycling of Pompano project, reflecting comments received on 08/21/2024. Our submittal includes the 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.

2035 Vista Parkway, West Palm Beach, FL 33411 561.687.2220

[WGInc.com](http://WGInc.com)

## ZONING

Please refer to Civil Engineer's Comment Response Letter.

## URBAN FORESTRY:

1. 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 applicant is a tenant on the property and has no information or documentation regarding the entrance on the Southeast Corner. The entrance first appears in 2013 on the historical aerials. Then, in approximately 2016/2017 the CRA improved Martin Luther King Blvd and improved this entrance somewhat. All of this activity predated the applicant's involvement with the property and the applicant has not been able to obtain any further information on this entrance.

As far as is known by the applicant, there have not been any specific approvals for any outdoor storage on the property. The applicant will remove any unpermitted outside storage or permit accessory outdoor storage in accordance with City requirements.

2. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Interior 15% and street trees seems not accurate. Shade areas being used to calculate the interior 15% and staff cannot locate street trees.

**Response:** Acknowledged, A VUA Landscape exhibit and a street tree plan have been developed to illustrate locations of required landscape materials. Please refer to Sheet LP-2.02 and ST-1.00 for details.

3. As per 155.5203.D.2., a landscaped island shall be provided at each end of every row of parking spaces and every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. North side

**Response:** Acknowledged, additional landscape parking islands have been incorporated into the plans to meet code requirements. Additionally, a VUA Landscape Exhibit has been developed to illustrate the required landscape materials. Please refer to Sheet LP-2.02 for details.

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

**Response:** Acknowledged, a Landscape Area & Curb Exhibit has been developed to illustrate location of curbs and landscape areas. Please refer to Sheet SP2 for details.

5. Provide Street Trees at 1:40' as per 155.5203.G.2.C.

**Response: Acknowledged, landscape plans have been updated per comment. Preserved existing trees within the right-of-way have been used to meet the street tree requirements. Additionally, a Street Tree Exhibit has been created to illustrate the locations of the street trees. This exhibit has been forwarded to the City reviewer for approval prior to resubmittal. Please refer to Sheet ST-1.00 for details.**

6. Show how requirements from 155.5203.D.5. VUA Landscaping are being met. Provide minimum of 8' 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: Sec. 5203 D.5 does not apply to this minor site plan amendment. As shown on the site plan, the buildings are existing and not being modified. Further, the vehicular use areas around the buildings are not being modified other than being resurfaced. The site plan does not provide for an expansion of any of the structures nor is there an expansion of any of the site use areas. Some of the truck parking areas have been converted to automobile parking and those affected areas are being brought up to current code requirements.**

7. As per 155.5203.D.5. VUA in part, the Development Services 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 palm as follows within the subject area and must include one or more of the following elements:

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

**Response: Please refer to response on comment # 6.**

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

**Response: Please refer to response on comment # 6.**

9. 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. Buffers must meet tree counts per Options 1 or 2

**Response: Acknowledged. The landscape plans, Landscape Requirement Chart, and Sections have been updated accordingly. Buffers have been revised to meet the requirements of Type B**

**Buffer Option 1. Additionally, a VUA Landscape Exhibit has been developed to illustrate the code-required landscape materials. Please refer to Sheet LP-2.02 for details on the VUA Landscape Exhibit.**

10. 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. Note on the plan that the irrigation will provide 100% coverage with 50% overlap on the plans.

**Response: Acknowledged. Irrigation plans have been updated to provide 100% coverage and show irrigation in the ROW swales. 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.**

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

**Response: Acknowledged. This note has been added to Landscape Notes #20 on Sheet LP-3.01 Landscape Details.**

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

**Response: Acknowledged. A comment response sheet has been provided.**

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

**Response: Acknowledged.**