



CITY COMMENTS NARRATIVE/ REVISION #2

DATE: 10/03/2025

FROM: ALL LANDSCAPE DATA Inc.

SUBJECT: **WAREHOUSE**
1441 S.W. 29th Avenue- 2900 Gateway Drive
POMPANO BEACH
FLORIDA 33160-33069

FIRE DEPARTMENT

Comment 6.() Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7)

Response: This note was included in all the Landscape sheets and requirements were implemented. Please, see Sheets L-01A Existing Tree Disposition Charts & details, L-02 Landscape Plan & Plant Schedule and L-03 Landscape Notes & Details.

ZONING

Comment 39.11. Section 155.5203.D.4. Interior Landscaping requires 15% of the total VUA calculation as landscaping. Provide the calculation and the landscaping as needed.

Response: Calculation and the landscaping required were provided. Please, see sheets L-01A Existing Tree Disposition Chart & details and L-02 Landscape Plan & Plant Schedule.

Comment 40.12: Section 155.5203.D.4.b. Landscape Island in Parking Bays. This provision of the Code requires the following:

- A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces. (East parking rows).
- Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces.



- Each landscaped island shall contain at least one canopy tree. Understory trees may be substituted for canopy trees in areas beneath overhead utility lines. Trees shall be maintained to provide maximum canopy crown.

Response: Project includes Landscape islands with Canopy trees and Understory trees in areas beneath overhead utility lines. Please, see sheets L-01A Existing Tree Disposition Charts & details and L-02 Landscape Plan & Plant Schedule.

Comment 41.13: Sec. 155.5203.D.5 Landscaping. Provide the landscaping between the VUA and the building as needed.

Response: Landscaping between the VUA and the building was provided. Please, see sheets L-01A Existing tree Disposition Charts & details and L-02 Landscape plan & Plant Schedule.

42.14. Sec. 155.5203.E Building Base Planting. Provide the landscaping planting as required.

Response: Landscape planting as required was provided. Please, see sheet and L-02 Landscape plan & Plant Schedule.

LANDSCAPE REVIEW

Comment 58.1: Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: Submit a Tree Survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of ALL existing trees and palms in accordance with the referenced code sections.

Response: Provided.

Comment 59.2: Pursuant to Code Section 155.5203.B.5.a: Provide a scaled Irrigation Plan prepared, in accordance with the referenced code section.

Response: Irrigation Plans were provided. Please see IR-01 Irrigation Plan and IR-02 Irrigation Details.

Comment 61.4: Pursuant to Code Section 155.5204.D.4.: Tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

Response: A Bond was included according to the Arborist Report. Please, see sheets L-01 Existing Tree Disposition Plan and L-01A Existing Tree Disposition Charts & details.

Comment 62.5: Verify crown spread on plants is to scale with what is existing, specifically as it pertains to the areas where existing trees are close to proposed buildings; example new building proposed along Gateway Drive where the building setback is only 11 feet from the property line and the trees are 5 feet or less from the proposed building.

Response: Crown spread on plants were verified according to the Arborist Report. Please, see Sheet L-01 Existing tree Disposition Plan and L-02 Landscape Plan & Plant Schedule.



Comment 63.6: Pursuant to Code Section 155.5203.B.2.g.ii.(A)(2) & 155.5203.B.2.g.ii.(D)(2): Based on the height of the new building, half of all required canopy trees are to be 14' tall and palms to be 18' OA. Adjust the heights on the plant list in accordance with the referenced code section.

Response: The heights on the plant list were adjusted. There are 56 proposed Lot trees: 51 trees are 14' OA and 16' OA, equivalent to 91%. Please, see sheet and L-02 Landscape plan & Plant Schedule.

Comment 65.8: Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan.

Response: The following quantities have been determined in accordance with Article 155.5203. LANDSCAPING, TABLE 155.5203.C: MINIMUM DEVELOPMENT SITE LANDSCAPING for the Lote corresponding to the Zoning I-1 (Corner lots more than 7,000 sq ft in area) 254,210.68 sq.ft.-5.83 acres provided:

- MINIMUM TOTAL OF LANDSCAPE AREA: (SOD, ETC.) 20% MIN. **(50,842.14 SF)**
PROVIDED OF LANDSCAPE AREA: 20.02% **(50,900.52 SF).**
- REQUIRED TREES: 1 tree per 3,000 sq ft of lot area or major fraction thereof. In this case: 254,210.68 sq.ft/ 3,000 sq.ft.= 84,7=**85 trees.**
PROVIDED TREES: **85 Trees.**
- REQUIRED STREET TREES: Maximum average spacing (40'o.c.) linear feet along street/40.
PROVIDED STREET TREES 410.95(SW 30th AVENUE) +569.99(SW 14th STREET) +180.04(SW 29th AVENUE) =1,161'/40= **29 trees.**
- REQUIRED SHRUBS: 5 shrubs per 3,000 sq ft of lot area or major fraction thereof.
PROVIDED SHRUBS: 254,210.68 sq.ft *5 / 3,000 sq.ft.= 423,6= **1,144 Shrubs.**

Please, see detailed information in Landscape Legend on sheet and L-02 Landscape plan & Plant Schedule.

Comment 66.9: Pursuant to Code Section 155.2411.C.3. Submit a numbered Tree Assessment by an ISA Certified Arborist for all trees / palms within the scope of work; provide species, DBH, health condition %, and status to be PROTECTED, RELOCATED, or REMOVED.

Response: Information was provided according to the Arborist Report. Please see sheets L-01 Existing tree disposition Plan and L-02 Landscape plan & Plant Schedule.

Comment: 67.10. Pursuant to Code Section 155.5204.C. Per Code Section 155.5204.C. Submit a Tree Appraisal using FS Rule 14-40.030 for all palms, and specimen canopy trees 18 inch DBH and great and 60% health condition and greater by an ISA Certified Arborist.

Response: Information was provided according to the Arborist Report. Please see sheet L-01 Existing tree disposition Plan.

Comment 68.11. Mitigation for trees proposed to be removed is above and beyond minimum site requirements. Provide a mitigation table identifying total specimen tree dollar values, non-specimen tree total DBH inches, and palm tree dollar values per applicable code sections referenced above.

Response: The Mitigation information was corrected. Please, see L-01A Existing Tree Disposition Charts & details.

Comment 69.12. Pursuant to Code Section 155.5102.C.9.a: Provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping in accordance with the referenced code section.

Response: A continuous curbing around all VUA area was provided. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 70.13. Submit a photo metric plan; information on this plan shall match information provided on the landscape.

Response: Information was coordinated with Photo metric plan. Light fixtures on the Landscape Plan with radio were labeled. All proposed trees and the ones identified to be transplanted are located more than 15' from the light fixtures. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 71.14. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 8' of landscape areas in accordance with the referenced code sections.

Response: Information was provided. 8' of landscape areas in accordance with the referenced code sections were provided. Landscape Requirements are shown on Landscape legend and plant schedule. Please, see sheets L-01A Existing tree disposition Charts & details and L-02 Landscape plan & Plant Schedule, plant Schedule & Images Plan.

Comment 72.15. 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 palms 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: Design was modified. Please, see sheet L-02 Landscape plan & Plant Schedule.**

Comment 73.16. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section.

Response: Information was provided. Please, see sheet L-02 Landscape plan & Plant Schedule, plant Schedule & Images Plan.

Comment 74.17. Pursuant to Code Section 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces, and 1 island for every 10 spaces. Landscape parking islands are to be a minimum 8' feet wide (not including curbs), and contain trees, sod, and irrigation in accordance with the referenced code section.

Response: Landscape parking islands were provided. Please, see sheet L-02 Landscape Plan & Plant Schedule.

Comment 75.18. Pursuant to Code Section 155.5203.D.4.c: Provide an 8' foot wide landscape area with a continuous hedge, and 1 large canopy tree per 40' linear feet between abutting parking rows in accordance with the referenced code section.

Response: Provided. Please, see sheet L-02 Landscape Plan & Plant Schedule.

Comment 76.19. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements around entire property in accordance with the referenced code sections. *This is to be a clear measurement not to include vehicular overhang.

Response: 10' foot wide perimeter landscaping strip around entire property was provided. Please, see Sheet L-02 Landscape plan & Plant Schedule.

Comment 77.20. Pursuant to Code Section 155.5203.G.2.c: Provide Street trees at 1:40' linear feet in accordance with the referenced code section.

Response:

- REQUIRED STREET TREES: Maximum average spacing (40' o.c.) linear feet along street/40.

PROVIDED STREET TREES: 410.95 (SW 30th AVENUE) + 569.99(SW 14th STREET) +180.04(SW 29th AVENUE) =1,161'/40= 29 street trees.

Please, see detailed information in Landscape Legend on sheet L-02 Landscape plan & Plant Schedule.

Comment 78.21. Pursuant to Code Section 155.5301.C.1.a: Show the location of the dumpster on all plans and provide a dumpster detail including hedges in accordance with the referenced code section.



Response. The location of all dumpsters and information was shown and provided. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 79.22. Pursuant to Code Section 155.5203.B.1.(F): Provide a note on the plans specifying that all hedges abutting City Rights of way shall be maintained at a height no greater than 24" in accordance with the referenced code section. Additionally, it is staff's recommendation that all trees VUA perimeter trees be 14' OA to create the largest CPTED clear line of sight from roadway.

Response: Trees in the VUA perimeter are existing. The proposed ones are 12 OA due to the Overhead utility lines. Please, see Sheet L-02 Landscape Plan & Plant Schedule.

Comment 80.23. Pursuant to Code Section 155.2411.C.3: All tree work will be qualified by a Broward County Registered Tree Trimmer at the time of permitting in accordance with the referenced code section.

Response: Understood.

Comment 82.25. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

Response: All trees are large canopy except for trees located on S.W. 29th Avenue (Overhead wires). Please, see sheet L-02 Landscape Plan & Plant Schedule.

Comment 83.26. Remove colors from landscape and tree disposition plans.

Response: Colors were removed from Landscape and Tree Disposition Plans. Please, see sheets L-01 Existing Tree Disposition Plan and L-02 Landscape plan & Plant Schedule.

Comment 84.27. Remove plant community details from the landscape plan.

Response: Plan Community details were removed from Landscape Plan. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 85.28. Pursuant to Code Section 155.5301.A.1.a & 2.b: All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

Response: Mechanical equipment was screened by a Sea grape hedge. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 86.29. Pursuant to Code Section 155.5203: Identify sod in all open areas including ROW swales and provide total sq ft.

Response: Sod was identified and labeled in all open areas including ROW swales and total sq. ft. was provided. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 88.31. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive.

Response: Provided. Please, see sheet L-03 Landscape Notes & Details.



Comment 89.32. Plant list container size column is cut off. Correct list.

Response: Plant list container size column was deleted from the page. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 90.33. Minimum tree caliper is 2.5. Correct list to be caliper measurements instead of dbh for all new proposed trees.

Response: Tree caliper was revised. Please, see Sheet L-02 Landscape Plan & Plant Schedule.

Comment 91.34. 14' tall trees to be specified at 3" caliper, correct plant list.

Response: 14' tall trees were specified at 3" caliper. Please, see sheet L-02 Landscape Plan & Plant Schedule.

Comment 92.35. Clarify location of proposed street trees to be placed onsite.

Response: Proposed Street trees were labeled on plan. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 93.36. Remove container sizes from all shrubs and ornamentals and provide height, width and spacing to match width.

Response: Plant list container size column was deleted from the page. Height, width and spacing to match width were provided. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 94.37. Pursuant to code section 155.5203: Provide 424 shrubs at a minimum 24" x 24" planted 24" oc for the site.

Response: Shrubs were provided at a minimum 24"x24" planted 24" o.c for the site. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 95.38. Provide evidence of availability for Black Ironwood and Jacaranda as specified in the plant list.

Response: Black ironwood and Jacaranda were removed from the plant list and plan. Please, see sheet L-02 Landscape plan & Plant Schedule.

Comment 96.39. Provide a planting detail and note to reflect the following current industry standard and BMP's: tree and palm planting holes are to be 2.5 to 3 times the size of the root ball.

Response: Information was provided. Please, see Sheet L-03 Landscape Notes & Details.

Comment 97.40. Remove details and proposed use of Add-a-pave and structural soil added to sheet L-03.

Response: Details and proposed use of Add-a-pave and structural Soil were removed from the proposal. Please, see sheets L-02 Landscape Plan and L-03 Landscape Notes & Details.

Comment 98.41. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Additionally, identify if reused water is going to be used.

Response: Note was provided in the Landscape Set. Reused water is no going to be used. Please, see sheet L-01 Existing tree disposition Plan, L-02 Landscape plan & Plant Schedule, L-03 Landscape Notes & Details, IR-01 Irrigation Plan and IR-02 Irrigation Details.

100.43. Provide a note on the Landscape Plan and or Notes/Details Plan stating the following: plant spacing shall supersede plant quantity to fill the landscape bed.

Response: Note was included on the Landscape plan and details. Please, see sheet L-02 Landscape plan and L-03 Landscape Notes & Details.

Comment 101.44. Provide a small palm tree guying, small tree guying details.

Response: A small palm tree guying and small tree guying details were provided. Please, see Sheet L-03 Landscape Notes and Details.

Comment 102.45. 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: Note was included in plans. Please, see sheet L-02 Landscape Plan & Plant Schedule and L-03 Landscape Notes & Details.

Comment 103.46. 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. This note was provided. Please, see sheets L-02 Landscape Plan & Plant Schedule and L-03 Landscape Notes & Details.

Comment 104.47. 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: This note was included in the pages. Please, see sheets L-02 Landscape Plan & Plant Schedule and L-03 Landscape Notes & Details.



Comment 105.48. 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 with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).

Response: The required note was included in the plan. Please, see sheet L-01 Existing Tree Disposition Plan.

Comment 106.49. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.

Response. Note was included in the plan. Please, see Sheet L-01 Existing Tree Disposition Plan.

Comment 107.50. 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: Note was included in the plan. Please, see sheet L-03 landscape Notes & Details.

Comment 108.51. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: Note was included in the plan. Please, see sheet L-02 landscape Plan & plant Schedule and L-03 Landscape Notes & Details.

Comment 109.52. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

Response: Root barrier specifications on the plan were provided. Please, see Sheets L-02 Landscape Plan & Plant Schedule and L-03 Landscape Notes & Details.

Comment 110.53. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: All trees near to underground utility lines will have root barriers. Note was included in Landscape Plan. Please, see L-02 Landscape Plan & Plant Schedule.

Comment 111.54. Provide bubblers for all new tree/palm installations and relocations until establishment and provide note on landscape plan.

Response: Bubblers for all new tree/palm installations and relocations until establishment will be provided. This note was provided on Landscape Plans. Please, see sheets L-01A Existing tree disposition Charts & Details L-02 Landscape Plan.