

DRC

PZ24-12000027

07/02/2025

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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D E S I G N

17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 6

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PZ24-12000027
03/04/2026

January 29, 2025

City of Pompano Beach
100 W Atlantic Boulevard
Pompano Beach, FL 33060

RE: 1600 S Federal Highway

We received your comments and prepared these responses:

Engineering Department: David McGirr

1. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) 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

Note added to sheet L-207.

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Landscape Reviewer: Wade Collum

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
Please refer to note on sheet L-207 which was previously submitted. Overhead utilities are to remain along east property line.
2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.
Landscape plan was previously submitted.
3. 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 Code Section 155.2411, and Part 5.
Refer to Tree Survey submitted.
4. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.
Please refer to submitted Arborist report. No specimen trees on site.

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5. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Proposed mitigation spelled out on the submittal does not translate. More caliper is muddying the waters and hard to manage based on the plant availability. We suggest staying with the minimums and negotiating from there on either extra trees or standard payment to the TCTF.
Understood.
6. Please provide overall landscape and irrigation plans so that a more accurate review can be performed.
Overall site plans have been provided as requested. Refer to sheets L-100, L-200 and L-300.
7. Update data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping according to the correct square footage of 102,393 square feet.
Site data is showing the correct minimum requirements based off the 102,393 sf. Please elaborate if incorrect.
8. Staff could not locate the actual Site Plan, please provide with all applicable dimensions.
Refer to arch plans for site plan along with landscape plans. Dimensions are shown on plans.
9. Provide VUA requirements as per 155.5203.D along all sides. (overall plan will help to calculate). Existing trees on the perimeters installed in the +/- 2' - 3' planting bed should be removed and replaced due to confined root space and the long term height and spread of trees.
VUA Requirements are shown on sheet L-207 along with buffer and street tree requirements. If incorrect, please elaborate. Existing trees along perimeter are proposed to remain other than those areas where construction will be too close.
10. Provide required Type B Perimeter Buffers on East sides as per 155.5203.F.3. and provide a cross section detail to include the location of the fence/wall.
Type B perimeter is being proposed along East side of property. See sheet L-207 for requested detail.
11. All trees shall be large canopy unless OHW exist.
All required trees along buffers and street trees are large canopy trees. There are other smaller native trees proposed around the site as well.
12. There appears to be utility conflicts bisecting required landscape areas, please revise, relocate, and correct.
Utilities are being shown on plan and landscape has been revised to reflect.
13. As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.
Smaller trees have been used for areas under overhead utilities. (East property line)

14. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' / 16' tall and palms to be 18' / 22' OA, please verify based on square footage.

Correct. Please refer to the requirements chart and proposed plant list on sheet L-207. Any smaller trees are due to overhead utility conflicts.

15. Provide VUA requirements as per 155.5203.D along all sides.

Please refer to the requirements chart on sheet L-207.

16. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

Please refer site plan. Dimensions are provided.

17. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building.

Please refer to site plan and landscape plan provided.

18. 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:

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- 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 with 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 with a minimum of two (2) species;
- Suspended pavements systems are provided for the adjacent vehicular use area.

Understood.

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

Please refer to sheet L-207 and the requirements chart.

20. Please provide a photometric plans.

Refer to lighting plans.

21. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Refer to lighting plans.

22. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.

Understood.

23. 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.

Refer to revised site plan.

24. 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. Please scoot trees to the end 1/3 of the islands.

Understood and shifted.

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

Refer to revised site plan.

26. Clarify the use of drip irrigation in the sandy environment and how will it be installed in the areas of existing trees and root systems. A long term enforceable maintenance plan **DRC** be required for this approach.

There is no proposed drip irrigation on the groundfloor level.

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27. Staff sees drip notes on the details sheet but other irrigation plans show standard spray heads and bubblers, staff feels this is a better long term approach.

There is no proposed drip irrigation on the groundfloor level. Drip irrigation is proposed on the upper levels of the plan.

28. Provide Street Trees at 1:40' as per 155.5203.G.2.c. spread out along the length of the property. These trees cannot be counted towards site requirements.

We are meeting street tree requirements and not counting towards lot trees required.

29. Great Notes Section. The below are standard and are included with the understanding that most are addressed!

Thanks! Benefits of working with the city often!

30. Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.

Note was already in the notes section. Please refer.

31. Provide soil specifications in percentage form, i.e. 70/30.

Please refer to proposed plant list. Soil specs are provided by percentage.

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32. Provide soil specifications in percentage form, i.e. 70/30.

Same comment as previous comment.

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

This note is in our note section on sheet L-207.

34. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Understood.

35. Additional comments may be rendered a time of resubmittal.

Understood.

Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.

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