

March 04, 2026

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:

Landscape Reviewer: Mark Brumet

Previous comments:

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Place note on the site plan and change proposed understory tree species to large canopy tree species.

Owner/Owners rep to provide more info.

2. 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 architectural site plan provided.

3. Provide a suspended pavement plan and cross section detail for the proposed suspended pavement. Provide soil volume detail and complete cross section detail of suspended pavement system. Also show suspended pavement on the site/civil plans.

Refer to sheet L-208 and L-208b.

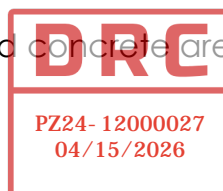
New comments:

4. Show how requirements from 155.5203.D.5 VUA Landscaping are being met.

Provide a 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.

Specifically where the proposed concrete area and bike racks are proposed.



Refer to revised site change. Planting provided as necessary within new proposed VUA.

5. 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.

Refer to revised siteplan provided. A combination of iv, vi and vii are being proposed.

6. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Add 1 tree to the SW swale area.

1 Live Oak added near SW swale.

7. A-001 Drawing index sheet does not match plan label's. Correct so all information matches.

Refer to sheet A-001.

8. Provide evidence of availability for proposed Sabal palms at 32 and 38' oa.

Sabal palms have been downsized to 18', 24' and 30' as available per plant ant.

9. Add minimum ct for Thrinax to be 4' ct.



Corrected to be 4' CT.

10. Raise minimum ct for Bismarck palm to 10' ct.

Corrected to be 10' CT.

11. All 16' tall trees proposed shall have a minimum 4" caliper.

Corrected to have 4" DBH.

12. Suspended Pavement plan shall be named as such. Correct plan names.

Corrected title to Suspended Pavement Plan.

13. Clarify note regarding potted plants on pool deck level.

Note adjusted to read "Pool deck to have potted plants. Pots and plants to be selected at a later date."

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

Understood.

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

Understood.

