

# DRC

PZ21-12000047  
04/17/2024

Department	Comments	Responses
Landscape	Plans do not match. Site and landscape. Pavement area location.	Site plan and Landscape have been updated and it matches.
	Provide soil volume cubic footage for tree proposed in planter in front.	There is no planters in the front.
	As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate subbase (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System	Detail has been added, please check sheet L2.
	What is stippled areas around perimeter as it does not match plant list. Provide a call out.	Please review sheet L2. The appropriate material label has been added.
	What is walkway compromised of? Show this as living ground cover.	Please check sheet L2. It was changed from pearock to groundcover
	Provide the combined square footage of proposed non-living groundcover, aka artificial turf in relation to the pervious area shown. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials only.	Detail added on L-3
	Proposed Poliothrysis Juniperus virginiana is not acclimated in this Hardiness Zone and is limited to Zones 6 -9, not 10b. Propose viable localized large canopy tree species.	Changed by a conocarpus erecuts 'sericeus'. Please see changes on sheet L2.
	Tree disposition is incorrect and does not match Arborist report, correct to match.	The information has been reviewed, and the tree disposition matches with the arborist report.
	Based on this condition all trees/palms are to be removed and mitigated. Provide a correct mitigation data table and show on the site. We don't operate by crown square footage, see comment below.	Please see sheet L1, mitigation chart. Tree values has been added.
	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 see sheet L1, mitigation chart. Tree values has been added.

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	All trees are to be large canopy trees unless OHW are present.	All trees will be large canopy trees unless OHW are present.
	As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.	Please see sheet L2. Heights have been corrected and updated.
	Remove any reference to gallon size for plant material.	Please see sheet L2. Gallon size info have been eliminated.
	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). Provide a photometric plan.	No Exterior lights are shown in landscape areas.
	Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.	
	Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509, and the TO-DPOD overlay districts	Note added. Please check sheet L2.
	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.	Please see irrigation plan.
	Bubblers will be provided for all new and relocated trees and palms. No reference to bubblers was found on the irrigation plans.	Bubblers will be provided for new and relocated trees. Will revise irrigation plan to show accordingly bubblers after landscape plan is approved.
	Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is	Note added. Please check sheet L2.

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	performed onsite. where there is tree protection and/or plant material is installed on site.	
	Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.	Note added. Please check sheet L2.
	Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.	Note added. Please check sheet L2.
	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.	Note added. Please check sheet L2.
	All tree work will require permitting by a registered Broward County Tree Trimmer.	Required tree work will be done by a registered Broward County Tree Trimmer.
	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Answer sheet provided.