

October 24, 2025

Re: Comment Response Letter  
P&Z number: 22-12000027  
Project Name: Festival Marketplace – Racetrac  
Project Address: 2900 W Sample Rd  
Folio number: 484221070010

## **LANDSCAPE**

### Wade Collum

1. Clearly define a scope of work line on the plans, particularly on the west and south perimeter.

Revise all plans to show how the 1-acre parcel to the west applies to this project, or the forthcoming warehouse project to the west, as both projects are showing this as included in the proposed project and calculating trees and pervious individually. Clarify and correct

**Response: Limits of work line for Racetrac has been revised to include only that work within the Racetrac project limits line. Ingress-egress from Sample Rd. has been included in the approved plan 010 SP-1.2- Partial Site Plan and 041 L-3 Landscape Plan, both in the scope of Festival Flea market improvements as determined at DRC hearing 10-01-25. All tree mitigation and landscape requirements for portions of the master site outside of the Racetrac parcel are included in the Festival Flea Market Industrial portion of the development. The portion necessary for Racetrac C.O., is being coordinated internally between Landlord and Lessee with both parties aware that Racetrac will not be able to acquire T.C.O. without that portion of the Festival Flea Market being phased for construction to coincide with Racetrac construction, and built under that phased portion prior to Racetrac opening for business, including paving, drainage, landscape, irrigation, and mitigation associated with the Sample Rd. ingress/egress drive. See attached cross-access agreement.**

2. Clearly define a scope of work line on the plans, particularly on the west and south perimeter on all sheets. Sheets are conflicting and do not match.

**Response: Same response as above and please see new revised scope of work line including only Racetrac parcel limits per DRC directive 10-01-25.**

3. Coordinate and remove conflicting landscape sheets in the submittal as those are also conflicting. Old vs new.

**Response:** An internal request has been issued to permitting staff to remove all previous landscape set sheets. New sheets have an updated, easier numbering system. They are:

- **L-100 Tree Disposition Plan**
- **L-200 Landscape Planting Plan**
- **L-201 Landscape Details**
- **L-202 Landscape Notes & Specifications**
- **L-300 Irrigation Plan**
- **L-301 Irrigation Details**
- **L-302 Irrigation Notes & Specifications**

4. Remove notes from L-200 reference 'this area not included in RaceTrac except for Bahia sod...'. and rework LP to match the Phase Plan and Master Site Plan.

**Response:** Notes have been removed/revised to reflect only most-recently-approved Festival Flea Market Plans including paving, grading/drainage and approved tree disposition/landscaping/irrigation plans. Project limits lines have been revised per DRC Order on 10-01-25.

5. Show required VUA trees along the north entrance drive aisle on both sides as previously approved. +/-16 trees to match the Phase Plan and Master Site Plan.

**Response:** The north ingress-egress drive aisle has been removed from Racetrac scope of limits and shown only for reference per DRC directive on 10-01-25. Racetrac project limit lines have been revised per DRC meeting to exclude any reference to northern ingress-egress from Sample being included in Racetrac scope. This is in compliance with the most-recent approved Site Plans for Festival Flea Market industrial development. Any

**prior plans have been replaced and superseded by the most-recently approved development plans.**

6. Show required VUA / Street trees along the north property line east of entrance drive aisle on as previously approved. +/-16 trees to match the Phase Plan and Master Site Plan.

**Response:** The new Racetrac Tree Disposition Plan Sheet L-100 has been revised to only include those trees removed within Racetrac scope of limits. Adjacent Festival Flea Market site is shown only for reference in relation to Racetrac scope of development. Project limits lines have been revised per DRC Order on 10-01-25.

7. Recalculate mitigation to add +/- 21 trees now proposed to be eliminated with the new plan around 1 acre parcel and along the west side of drive aisle as previously approved.

**Response:** The new Racetrac Tree Disposition Plan Sheet L-100 has been revised to only include those trees removed within Racetrac scope of limits per 10-01-25 DRC Order. Adjacent site is shown only for reference in relation to Racetrac. These are now separate and independent projects with timing coordinated between owners. Additionally, Racetrac project limit lines have been revised per DRC meeting to clearly identify limits of work and areas included in Racetrac scope. Project limits lines have been revised per DRC meeting directive on 10-01-25.

8. Revise all plans to show how the 1 acre parcel to the west applies to this project, or the forthcoming warehouse project to the west, as both projects are showing this as included in the proposed project and calculating trees and pervious individually. Clarify and correct.

**Response:** The new Racetrac Tree Disposition Plan Sheet L-100 has been revised to only include those trees removed within Racetrac scope of limits per 10-01-25 DRC Order. Adjacent site is shown only for reference in relation to Racetrac. These are now separate and independent projects with timing coordinated between owners. Additionally, Racetrac project limit lines have been revised per DRC meeting to clearly identify limits of work and areas included in Racetrac scope. Project limits lines have been revised per DRC meeting directive on 10-01-25.

9. 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, circling and/or plunging roots will be rejected.

**Response:** This note has been added to Sheet L-200 Landscape Planting Plan beneath the 'Plant List and Specifications' schedule, in 'Description' column of the same, and in 'Landscape Notes & Specifications' number 26. on Sheet L-200, as well as a note below the Plant List schedule.

10. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

**Response:** This note is on the following plans: L-100 Tree Disposition Plan note number 14. and L-200 note number 21 both under each page's "Notes and Specifications" sections.

11. As per 155.5203.B.2.b; 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

**Response:** This note can be found on sheet L-200 note number 20., under "Notes and Specifications" section.

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

**Response:** This specification has been revised from 50/50 to 70/30 for 'amended planting soil', note number 11., under "Notes and Specifications" section on sheet L-200.

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

**Response:** Please find responses herein.

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

**Response:** Acknowledged.



666 N.E. 125<sup>th</sup> Street | North Miami, FL 33161

15. Despite mutual ownership, the properties have been site planned separately and are not unified by any declaration. Cross-access agreements must be provided. If on site drainage is proposed to be off-site, these agreements will be necessary to be recorded as well. Site Data table to include the limits of the site plan, without overlap for the industrial site plan.

**Response: See enclosed recorded easement.**

Please feel free to contact me at [CCollins@urbndesigngroup.com](mailto:CCollins@urbndesigngroup.com) or 321-217-6247 should you have any comments or concerns.

Thank you,

Christopher Collins, P.E.  
President