



February 19, 2026

City of Pompano Beach  
Development Review Committee  
Zoning  
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Nathaniel Watson - [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

RE: 50 SW 5<sup>th</sup> St

### Response to Landscape Comments Received

City of Pompano Beach,

We are in receipt of the comments in regard to the landscape plans submitted for the project located at 50 SW 5<sup>th</sup> St. Please see below for individual responses to comments along with the landscape plans for review.

#### Comments (Landscape Related): David Cappellazo

9. A. Natural Surveillance (Landscaping)
  - 1.) Maintain 2 to 2.5 foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.
  - 2.) Maintain an 8- foot clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6 inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.
  - 3.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2 to 2.5 feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.  
Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush.  
**Response: Acknowledged. CPTED notes added to the plans accordingly. See Sheet LS-1.**

#### Landscape Review Comments: Wade Collum

20. *There are duplicative sheets in the drawing folder, please work with Frank Manusky to clarify and correct.*  
**Response: Acknowledged.**
21. *Please clarify "covered parking"*  
**Response: Acknowledged, see architectural plans for covered parking details.**



22. Provide VUA requirements as per 155.5203.D along East side with shrubs and trees at 1:40, contingent on covered parking clarification.  
**Response: Acknowledged site plan has been revised to allow for required planting. Landscape plans have been revised to provide VUA requirements per 155.5203.D.**
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, contingent on covered parking clarification.  
**Response: Acknowledged, two terminal island trees provided (6 Sabal Palms).**
24. Show ROW Swale with sod, irrigation and street trees @ 1:40. These trees may be large or medium canopy trees.  
**Response: Acknowledged, applicant is pursuing to retain existing asphalt parking in the right of way. Required street trees have been proposed within the property boundary.**
25. Adjust landscape plan to accurately show the property lines, ROW swale area and the correct location of the Silver Buttonwood.  
**Response: Acknowledged, landscape plans reflect current site plan.**
26. 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 (please note), providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.  
**Response: Acknowledged, to be provided.**
27. Bubblers will be provided for all new and relocated trees and palms.  
**Response: Acknowledged, to be provided.**
28. 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: Acknowledged, note added and can be seen on sheet LS-1.**
29. 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: Acknowledged, note added on sheet LS-1.**
30. 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 installation.  
**Response: Acknowledged, note added on sheet LS-1.**
31. Provide soil specifications in percentage form, i.e. 70/30.  
**Response: Acknowledged, note added on sheet LS-3**
32. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
**Response: Acknowledged, will be provided.**



33. *Additional comments may be rendered a time of resubmittal.*  
**Response: Acknowledged.**

39. *Please provide pervious area calculations for the site.*  
**Response: Acknowledged.**

**Zoning Comments:** Diego Guevara

45. *Previously the property owner provided a Retro-Landscaping plan making it legal nonconforming. However, such plan was not implemented accordingly. Current conditions making necessary to bring the property into compliance. site.*  
**Response: Acknowledged.**

**Utilities Comments:** Nathaniel Watson

66. *Please note on Landscape plan 008 LS-1 Landscape Planting plan that, as per City Ordinance(s) 50.02(A) (4) and 100.35(E), street trees shall not be placed on top of or 5 of either side of any City-owned utility infrastructure. 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.*  
**Response: Acknowledged. Note previously provided on Sheet LS-1.**

**Zoning Comments:** Diego Guevara

71. *The Site plan shows 7 feet wide walkway along the front of the building, and the landscaping plan depicts a 5 feet wide walkway at the same location.*  
**Response: Acknowledged. Landscape plans revised to match current site plan.**

**Landscape Review Comments:** Wade Collum

74. *Some trees may be large or medium canopy trees on the north side closer to the building.*  
**Response: Acknowledged. Trees proposed according to FPL Right-Tree-Right-Place requirements due to the existing powerline.**

75. *Rear landscape requirement shall not be any less than 5, currently shows at +/- 3.*  
**Response: Acknowledged. Site and Landscape Plan revised accordingly.**

76. *Right of way is not currently shown on the plan to the edge of pavement. Show ROW Swale with sod, irrigation, and street trees @ 1:40. For a total of 3 trees.*  
**Response: Acknowledged, applicant is pursuing to retain existing asphalt parking in the right of way. Required street trees have been proposed within the property boundary.**

77. *Update and provide - 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 (please note), providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Plan still shows previous layout.*  
**Response: Acknowledged and provided.**

78. *Bubblers will be provided for all new and relocated trees and palms.*  
**Response: Acknowledged.**



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

***Response: Acknowledged.***

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

***Response: Acknowledged.***

81. *Additional comments may be rendered a time of resubmittal.*

***Response: Acknowledged.***

If you need any clarification on the revisions or responses received, please do not hesitate to reach out directly.

Regards,

A handwritten signature in blue ink, appearing to read 'Brandon M. White', with a stylized flourish at the end.

Brandon M. White  
Landscape Architectural Services, LLC