

September 10, 2025

Wade Collum
City of Pompano Beach
100 West Atlantic Blvd
Pompano Beach, FL 33060
Phone: 954-545.7766

**RE: Cypress Landing Condo Parking Lot
KH Project No.: 044203010
Comments Response Letter – DRC Landscape**

Dear Mr. Collum,

This letter is in response to DRC landscape comments / staff report provided on April 16, 2025 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

Urban Forestry:

1. 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, OR, copy the survey with the trees on it and rename it as a tree Survey to match the Tree Dispo.

Response: A signed and sealed survey (including Tree Survey information) has been included as part of the re-submittal package.

2. Provided Arborist report is incomplete and does not include all trees as shown on the tree dispo and the numerations does not appear to match. Revise to not include the aurea that was lost during demolition. Correct to match, and to capture the two large Silver Buttonwoods at the entrance. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

Response: Please refer to the attached revised Arborist Report (dated 5/16/25), which has been updated . Additional tree inventory and condition assessments were provided via a site visit from the Arborist for trees on site within the newly proposed impact area.

3. Staff could not locate a Site Plan as part of this submittal, please clarify, correct, and submit.

Response: Please refer to the Site Plan (C2.00 SITE PLAN) that was submitted for DRC review on 6/3/2025.

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.

Response: Please refer to the revised Tree Disposition Plan for the requested revisions to the mitigation calculations.

5. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

Response: Acknowledged. On-site mitigation was maximized to the fullest extent possible, with remaining mitigation deficiencies proposed to be addressed via Canopy Fund Contribution. These calculations are provided.

6. Provide a data table showing how the site meets the requirements of 155.5203. C Minimum Site Development Landscaping of 56,530 square feet. Data table has conflicts in square footage and requirements.

Response: Please refer to the revised Landscape Plan as part of this resubmittal calculations. The total site area (56,628 SF), pervious area (20,474 SF), and impervious area (36,154) square footages have been coordinated with the latest Civil drawings (per 06/03/2025 site) and updated accordingly.

7. Clarify graphic scale. Provide a graphic scale on landscape plan.

Response: Graphic scale provided in the lower right corner of the Landscape Plan.

8. Provide tree #'s for tree Dispo for existing trees and palms to remain on the plan.

Response: Trees to remain and their corresponding Disposition list numbers have been included in the landscape plan.

9. Provide an alternate tree species to Dahoon Holly.

Response: All Dahoon Hollies have been replaced with Crape Myrtles across the project site. Refer to the revised landscape plans.

10. Show sod, street trees, and irrigation in the ROW swale. Provide 5 street trees.

Response: Based on previous coordination with the reviewer, the final/installed condition of the public right of way (associated with the McNab roadway improvements project) has been reflected as a part of this resubmittal package. Due to alignment changes in the McNab ROW, no swale area exists. However, 6 total trees (3 QV, 2 CE, and 1 LI) were planting within the immediate planting space of the private property to meet the intent of the Street Tree requirements.

11. Change one of the three SB's to a Crape Myrtle Multi to add some color to the front of the property.

Response: Landscape Plans updated accordingly, refer to revised submittal package.

12. Show light poles on the landscape plan as it appears that there are conflicts. 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).

Response: Lightpole and Tree Planting locations have been coordinated, refer to the attached resubmittal package.

13. As per 155.5203.B.5.a thru e: Please note on the IR & LP plans 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.

Response: Refer to note 10 on Sheet L1.00 and note 9 on sheet L2.00.

14. Bubblers will be provided for all new and relocated trees and palms. Please note on the IR & LP.

Response: Refer to note 9 on Sheet L1.00 and note 8 on sheet L2.00

15. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Refer to detail B and C/L2.50 for trunk staking method. Burlap protection provided between trunk and wood battens.

16. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: All trees have been revised to be F.G. (Field Grown).

17. 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 staffs recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.

Response: Refer to the callout note provided on L1.00 – Landscape Plan.

18. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Response: Acknowledged.

19. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

Response: Refer to note 15 on Sheet L1.00

20. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Response: Refer to note 15 on Sheet L1.00

21. Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

Response: Acknowledged.

22. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).

Response: Refer to note 11 on L1.00 landscape Plan.

23. 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: Refer to note 12 provided on L1.00 landscape Plan.

24. 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: Refer to note 13 on L1.00 landscape Plan.

25. 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 and be replaced with planting soil prior to landscape installation.

Response: Refer to note 14 on L1.00 landscape Plan, Note 14

26. Please adjust soil specifications in percentage form to minimally be 70/30.

Response: Soil mixture percentage was specified to consist of 70% sand and 30% clean florida muck.

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

Response: Acknowledged.

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

Response: A detailed comment response letter will be provided as part of the resubmittal.

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

Response: Acknowledged.

Sincerely,



Tom Hargrett, PLA, ASLA LA#6667512

Landscape Architect