



TOWNHOMES  
& ASSOCIATES, INC.  
Landscape Architecture & Land Planning

**DRC**

**PZ23-12000054**  
**07/03/2024**

May 28, 2024

**RE: CANAL DRIVE TOWNHOMES**

**LANDSCAPE COMMENT RESPONSES**

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.

RESPONSE: Provided by Owner.

2. 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 nonspecimen 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. This also shall include tree #27.

RESPONSE: Provided by Owner.

3. 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 see Sheet LP-1. Chart has been added for proposed. Arborist Report and table are on Sheet LP-1.

4. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

RESPONSE: Please see Sheet LP-1. Chart has been added for proposed. Proposed plnating exceeds removals.

5. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

RESPONSE: See Sheet LP-1, chart has been added.

6. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

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RESPONSE: See Sheet Lp-1, Tree Specifications have been updated.

7. Provide a photometric plan.

RESPONSE: Provided by Owner.

8. As per 155.5401.C. remove light poles from required VCA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays and landscaping between vehicular use areas and buildings.

RESPONSE: Site plan has been updated.

9. Provide Street Trees at 1:40' as per 155.5203.G.2.c., they can be scooted on site.

RESPONSE: See Sheet LP-1, 3 street trees provided.

10. All onsite canopy tree shall be large / medium canopy trees unless OHW exist.

RESPONSE: Complies.

11. Propose an alternate tree species to Senna's as they are suffering from Rust disease throughout the industry, perhaps Yellow Tabs is an option.

RESPONSE: See Sheet LP-1. Plant Species revised to Yellow Tabebuia.

12. **Bubblers** will be provided for all new and relocated trees and palms. Please note on the landscape plans.

RESPONSE: See Sheet LI-1, note has been added.

13. Verify / Remove proposed drainage infrastructure from required planting areas on site that conflict with tree locations.

RESPONSE: Civil Plans have been coordinated.

14. Show retention areas on the landscape plan.

RESPONSE: Civil Plans have been coordinated, and shown on landscape plan.

15. Please propose some Coconut palm trees along the strip of the subject property along the canal to match the remainder of the road design.

RESPONSE: See Sheet LP-1, Coconuts added.

16. Please show sod on the plan.

RESPONSE: Sod labeled on Sheet LP-1.

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17. 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 birdling contact leader, circling and/or plunging roots will be rejected.

RESPONSE: See Sheet Lp-1, Note added.

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18. 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: See Sheet Lp-1, Note added.

19. 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: See Sheet Lp-1, Note added.

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

RESPONSE: Acknowledged.

21. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

RESPONSE: Provided.

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

RESPONSE: Acknowledged.

If you have any questions or concerns, I may be reached at 561-414-8269 or via email at [wtonning@tonningandassociates.com](mailto:wtonning@tonningandassociates.com).

Regards,

Wayne K  
Tonning

Digitally signed by  
Wayne K Tonning  
Date: 2024.05.28  
18:19:16 -04'00'

Wayne Tonning, PLA  
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03/05/2025