

DEVELOPMENT REVIEW COMMITTEE  
Meeting Date: APRIL 17, 2024  
File #: LN-592  
Project address: **400 Sunset Dr**

**05/07/2024**

### **LANDSCAPING / URBAN FORESTRY**

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

Response. The note "all overhead utilities will be buried for this project as per 155.5509" has been added to the plans.

2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203

Response. The plans are signed and sealed by Landscape Architect registered in Florida.

3. 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. **We will provide survey by requirements.**

4. Tree survey does not match dispo, correct

Response. The tree disposition plan has been made based on the arboriculture tree report.

5. Adjust Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, that more accurately reflect the cost per tree based on Florida Grade #1 Oak trees

Response. The cost per tree have been calculated by an Arborist.

6. 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. The request information has been updated.

EXISTING TREES & PALMS													
Tree #	Common name	Botanical name	DBH	Height OA	Height cit	Canopy size	Condition	Price per in / #	Value before Diminution	Value	Notes	Disposition	Mitigation
1	Norfolk Island Pine	Araucaria heterophylla	22	60	N/A	12x12	60%	85	1870	1122		To remove	Nuisance Tree
2	Live oak	Quercus virginiana	19	25	N/A	40x35	60%	177.08	3364.52	2018.712	Co-dom branch union, lip decline	To remove	*
3	Christmas palm	Adonidia merrillii	5	17	12	8x8	70%	32.74	392.88	275.016		To remove	*
4	Christmas palm	Adonidia merrillii	5	17	12	8x8	60%	32.74	392.88	235.728		To remove	*
5	Queen palm	Syagrus romanzoffiana	8	15	7	24x24	60%	25.83	180.81	108.486		To remove	*
6	Sea grape	Coccoloba uvifera	14	17	N/A	25x25	40%	229.17	3208.38	1283.352	Very poor structure, co-canopy	To relocate	
7	White bird of paradise	Strelitzia nicotai	4	12	6	12x12	80%	30.95	185.7	148.56	Multi trunk cluster	To remove	N/A
TOTAL										\$191.854	TOTAL DBH REMOVED	19	
											TOTAL PALMS REMOVED	3	

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

Response. Mitigation trees and palms are additional to the required planting. Please refer to corresponding charts.

REPLACEMENT TREES						
Qty.	Botanical Name	Common name	Height (')	DBH (")	Canopy (')	Value
5	Coccoloba diversifolia	Pigeon Plum	12	2	10	400\$
3	Conocarpus erectus	Green Buttonwood	12'	2	10	250\$
8						

REPLACEMENT PALMS						
Qty.	Botanical Name	Common name	Height (')	DBH (")	Canopy (')	Value
3	Adonidia merrillii	Christmas palm	14'	14"	10'	250\$
3						

PLANT LIST									
Qty.	Label	Botanical Name	Common name	Size	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
5	COD	Coccoloba diversifolia	Pigeon Plum	16'	3"	12'	YES	Tolerant	Florida Grade # 1 or better
4	COE	Conocarpus erectus	Green Buttonwood	16'	3"	12'	YES	Tolerant	Florida Grade # 1 or better
1	COES	Conocarpus erectus 'sericeus'	Silver Buttonwood	16'	3"	12'	YES	Tolerant	Florida Grade # 1 or better
4	BUS	Bursera simaruba	Gumbo Limbo	12'	3"	12'	YES	Tolerant	Florida Grade # 1 or better
PALMS									
4	ADM	Adonidia merrillii	Christmas palm	22'	14"	12'	NO	Tolerant	Florida Grade # 1 or better
SHRUBS									
4	CYR	Cycad revoluta	King sago	3' x 3'		3'	NO	Tolerant	Florida Grade # 1 or better
230	TRD	Tripsacum dactyloides	Fakahatchee Grass	3 gal		24"	YES	Tolerant	Florida Grade # 1 or better
230	ILV	Ilex vomitoria	Yaupon Holly	3 gal		24"	YES	Tolerant	Florida Grade # 1 or better
6	HAP	Hamelia patens	Firebush	4'		3'	YES	Tolerant	Florida Grade # 1 or better
GROUNDCOVERS									
104	ERL	Erodia littoralis Sw.	Beach Creeper	1 gal	YES	12"	YES	Tolerant	Florida Grade # 1 or better
SOD									
1492	SOD	Empire zoysia	Zoysia japonica						

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

Response. Data table is presented below

155.5203. LANDSCAPING	
Required	Provided



50 percent of the required trees shall be native species	50 percent of the required trees is native species
No more than 20 percent of the required trees shall be palm trees	2 required trees are proposed
The required trees shall consist of at least four different species.	2 tree species: 1 Conocarpus erectus 1 Conocarpus erectus 'sericeus'
Canopy trees shall be at least twelve feet in height above ground level	Trees are 12' height
At least 50 percent of required canopy trees shall be 14 feet high if the principal structure on the lot is between 15 and 25 feet high, and 16 feet high if the principal structure on the lot is more than 25 feet high.	The heights of trees and palms have been adjusted
At the time of planting, palm trees shall be at least 14 feet in height above ground level.	Palms are 14' height
At least 50 percent of required palm trees shall be 18 feet high if the principal structure on the lot is between 15 and 25 feet high, and 22 feet if the principal structure on the lot is more than 25 feet high.	The heights of trees and palms have been adjusted
No more than 50 percent of the total number of required trees shall be palm trees.	50 percent of 2 is 1 palm
Street trees shall be provided at a ratio of one street tree per 40 feet of street frontage. Required street trees shall be spaced no closer than 15 feet apart and no farther than 60 feet apart	$73.50' / 40' = 2 \text{ trees @ } 19' \text{ spacing}$
The variety and species of required street trees shall be in accordance with the Street Tree Plan	Ilex cassine trees are proposed as street trees
RM-45	
1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof	The lot has 6,615: $1 \times 2 = 2 \text{ trees}$ $5 \times 2 = 10 \text{ shrubs}$

9. 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.

Response. The heights of trees and palms have been adjusted. Please refer to Plant list on LP-2 sheet.

PLANT LIST									
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<b>TREES</b>									
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<b>GROUNDCOVERS</b>									
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<b>SOD</b>									
1492	SOD	Empire zoysia	Zoysia japonica						

10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response. Landscape areas has 20' of front set back.

11. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:
- Palms must be provided in multiples (doubles or triples);
  - If palms and trees are combined, one row of shrubs can be provided;
  - If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
  - If trees are provided, design must include a minimum of 2 species;
  - Trees or palms must be a minimum of 14 feet in height;
  - Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
  - Suspended pavements systems are provided for the adjacent vehicular use area.

Response. The proposed trees are of 2 different species

12. Show how requirements as per 155.5203.E., Building Base Plantings are being met

Required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building.	The first layer of shrubs is at 1'6" and the second at 9'-4"
Required shrubs shall maintain a maximum average on-center spacing of six feet, and be evenly-distributed along the building facade.	In the area where 2 shrubs can be planted, the distance between them is 5'6"

13. Provide Street Trees at 1:40' as per 155.5203.G.2.c. on both Sunset Dr and NE 4th St.

Response. Street trees have been added to both sides. Please refer to Landscape plan on LP-2

14. Propose an alternate tree species to Dahoon's, all trees are to be large canopy unless OHW are present.

Response. The street trees have been changed to Bursera Simaruba. Please refer to Landscape plan on LP-2 sheet.

15. Show overhead and underground utilities on landscape plan.

Response. Overhead and underground utilities are shown on the plans.

16. Rear yard setbacks and property lines are unclear and incorrect. Why is the adjacent parcel being shown on this site plan, remove and correct.

Response. The property line has been better demarcated. Please refer to plans.

17. Provide soil specifications

Response. 50 - 50 soil.

A. Where landscape plans are required, applicants shall, as determined by Zoning Administrator or designee, seek a soil test and analysis performed by a reputable soil testing lab to determine soil texture, percentage of organic matter, measurement of pH, total soluble salts, and estimated soil infiltration rate.

B. Existing horticulturally-suitable topsoil shall be stockpiled and respread during final site grading.

C. Any new soil required shall be similar to the existing soil in pH, texture, permeability, and other characteristics, unless demonstrated to the city that a different type of soil amendment approach is justified.

D. The use of solid waste compost as a soil amendment is encouraged where it is appropriate.

18. 18. 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 on site and in the ROW swales.

Response. The irrigation plan has been adjusted according to the requirements. Please refer to IP-1 sheet.

19. Bubblers will be provided for all new and relocated trees and palms.

Response. A bubbler has been added to relocated tree. Please refer to irrigation plan on IP-1 sheet.

20. Show St. Augustine sod in the plant list and on the plan, including the ROW swale.

Response. Sod has been added to the Landscape plan and the plant list. Please refer to LP-2 sheet.

21. Remove sod designation to are north of the property line and do not include as part of this submittal.

Response. The sod area has been adjusted on the plans.

22. Provide pervious area calculations for the site excluding the ROW and area to the north not part of this property.

Response. Pervious area = 2,152 SF = 32.5% total lot

23. Sight triangles are to only be noted outside of the property line.

Response. The visibility triangles have been adjusted as suggested. Please refer to plans.

24. Change note #9 to reflect Pompano Beach and not Miami-Dade County's ordinance.

Response. The note #9 has been changed. Please refer to LP-3 sheet.

25. Provide a mechanical equipment screening detail.

Response. This detail has been added to landscape details. Please refer to LP-3 sheet.

26. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.

Response. The plant list has been completed with the request information. Please refer to LP-2

27. 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 staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response. The note "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." has been added to the plans.

28. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials. Clarify gravel areas and verify it is within the percentage.

Response.

Pervious area = 2,152 SF

Sod area = 1,291 SF

Gravel area = 322 SF

29. 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. The note "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" has been added to the plans.

30. 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. The note "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" has been added to the plans.

31. 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. The note "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." Has been added to the plans.

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

Response. Yes, we will do with a specialist tree trimmer.

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

Response. We add the response letter with the required documents.

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