

May 28, 2024



LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

Mark E. Brumet, ISA CA
Landscape Inspector
City of Pompano Beach
Mark.Brumet@copbfl.com
954-786-4523

RE: Proposed Warehouse for Reganzani Group LLC
Vacant Property, SW 3rd Street
Pompano Beach, Florida 33069
Process Number: PZ23-12000055
Response to Landscape Comments Received

Mr. Brumet,

We are in receipt of the comments in regard to the landscape plans submitted for the project process number PZ23-12000055. Please see below for individual responses to comments along with the landscape plans for review.

Landscape Comments:

1. Pursuant to Code Section 155.5509: Provide evidence that all overhead utilities will be buried for this project in accordance with the referenced code section. In addition, provide a note on the site and landscape plans and in a narrative stating the following: All overhead utilities shall be buried for this project.

Response: Acknowledged. Existing OHU shown on the landscape plans and noted to be buried.

2. Pursuant to Code Section 155.5203.A.5: Provide a scaled Landscape Plan prepared, signed, and sealed by a Florida Registered Landscape Architect in accordance with the referenced code section. Plan provide does not meet minimum requirements. Also clarify B, D, and E labels on the landscape plan.

Response: Acknowledged and provided.

3. Pursuant to Code Section 155.5203.B.5.a: Provide a scaled Irrigation Plan prepared, in accordance with the referenced code section.

Response: Acknowledged. To be provided.

4. Pursuant to Code Section 155.5203.B.2.g.ii.(A)(2) & 155.5203.B.2.g.ii.(D) (2): Based on the height of the new building, half of all required canopy trees are to be 14' tall and palms to be 18' OA. Adjust the heights on the plant list in accordance with the referenced code section.

Response: Acknowledged, landscape plans revised accordingly.

5. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan. Zoning designation is also incorrect; change to I-1.

Response: Acknowledged, data table revised accordingly.

6. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: 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 the referenced code sections.

Response: Acknowledged and provided.

7. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: 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. Submit a Tree Appraisal for all specimen trees/palms (equal to or greater than 18" inch DBH) by an ISA Certified Arborist in accordance with Rule 14-40.030, Florida Administrative Code, as amended, and submitted as part of the application for a Tree Permit, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and diameter 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 within the scope of work in accordance with the referenced code sections. For all non-specimen trees (less than 18 inches DBH), provide the diameter in the tree list. Mitigation is above and beyond required minimum for the site.

Response: Acknowledged. Appraisal and existing tree evaluation to be provided by ISA certified arborist. Tree disposition plans provided per tree survey and mitigation calculations provided accordingly. See Sheet LS-02.

8. Pursuant to Code Section 155.5401.C: Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. Staff did not see a photometric plan in the submittal.

Response: Acknowledged. Photometric lighting plans and pole locations forthcoming.

9. Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide canopy trees spaced a maximum of 30 feet on center, and continuous shrubs along all VUA abutting ROW's as per the code section referenced above.

Response: Acknowledged and provided. See revised landscape plans and data calculations.

10. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 20' foot wide perimeter landscaping strip along the north side, 10' foot wide landscape strip along the west, east and south perimeters requirements in accordance with the referenced code sections. This is to be a clear measurement not to include vehicular overhang.

Response: Acknowledged. Landscape plans revised accordingly and dimensions of landscape widths added to the plans. Due to both vehicular and pedestrian access and circulation required for the proposed use, the site limits accommodating code required widths of landscape buffers between VUA and perimeter of property as well as the landscape areas between vehicular use areas and buildings. Landscape proposed exceeds code required quantities and is placed where space allows.

11. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 12' of landscape areas in accordance with the referenced code sections. 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:
 - i. Palms must be provided in multiples (doubles or triples).
 - ii. If palms and trees are combined, one row of shrubs can be provided.
 - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers.
 - iv. If trees are provided, design must include a minimum of 2 species.

- v. Trees or palms must be a minimum of 14 feet in height.
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species.
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: Acknowledged and illustrated within the data table and landscape plans. Continuous landscape strip and width unable to be provided as noted in response to Comment #10 herein. Two-tiered shrub planting along with 14' height palms have been proposed where landscape space allows.

12. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section. Provide shrubs along the base of the building per the above referenced code section.

Response: Acknowledged and noted in according to response to Comment #11 herein.

13. Pursuant to Code Section 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces, and 1 island for every 10 spaces. Landscape parking islands are to be a minimum 8' feet wide (not including curbs), and contain trees, sod, and irrigation in accordance with the referenced code section.

Response: Acknowledged. Calculations added to landscape plans and terminal island trees provided accordingly.

14. Pursuant to Code Section 155.5203.D.4.c: Provide an 8' foot wide landscape area with a continuous hedge, and 1 large canopy tree per 40' linear feet between abutting parking rows in accordance with the referenced code section.

Response: Acknowledged. Not applicable, no parking rows proposed on site plan.

15. Pursuant to Code Section 155.5203.G.2.c: Provide sod, irrigation, and street trees at 1:40' linear feet in the row swale area in accordance with the referenced code section.

Response: Acknowledged and landscape plans revised accordingly. Irrigation plans to be provided.

16. Pursuant to Code Section 155.5301.C.1.a: The location of the proposed dumpster is in conflict with a required terminal landscape island and required tree location. In addition, provide a dumpster detail including hedges around the entire enclosure in accordance with the referenced code section.

Response: Acknowledged. Small tree species proposed to meet terminal island requirement. Shrubs provided to screen trash enclosure according to requirements.

17. Pursuant to Code Section 155.5203.B.1.b.ii: Provide a minimum four different species for required site trees in accordance with the referenced code section.

Response: Acknowledged. Six (6) trees species proposed in revised landscape plans.

18. Pursuant to Code Section 155.5203.B.1.(F): Provide a note on the plans specifying that all hedges abutting City Rights of way shall be maintained at a height no greater than 24" in accordance with the referenced code section. Additionally, it is staff's recommendation that all trees VUA perimeter trees be 14' OA to create the largest CPTED clear line of sight from roadway.

Response: Acknowledged. Note added to plans accordingly. All proposed perimeter VUA trees are specified at 14' height, see plant schedule on revised landscape plans, Sheet LS-01.

19. Pursuant to Code Section 155.2411.C.3: All tree work will be qualified by a Broward County Registered Tree Trimmer at the time of permitting in accordance with the referenced code section. Provide note on the landscape plan.

Response: Acknowledged. Note added to plans accordingly.

20. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section. Provide note on the landscape plan.

Response: Acknowledged. Note added to plans accordingly.

21. Pursuant to Code Section 155.5203: All trees shall be large canopy trees unless utilities or overhead wires dictate otherwise. Change proposed Silver Buttonwood trees to a large canopy tree species option such as Green Buttonwood, Gumbo Limbo or Wild Tamarind.

Response: Acknowledged. Revised landscape plans have proposed multiple large canopy trees where space allows, smaller tree species proposed in areas where space is limited due to vehicular or pedestrian access.

22. Pursuant to Code Section 155.5301.A.1.a & 2.b: All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

Response: Acknowledged. Ground mounted mechanical equipment (A/C condenser units) have been labeled and screened with landscape accordingly.

23. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response: Acknowledged and data table revised accordingly.

24. Label all sod areas on the plan including the ROW swale areas.

Response: Acknowledged, plans revised accordingly.

25. Provide complete landscape notes and specifications on sheet L-1.2.

Response: Acknowledged. See landscape specifications provided on Sheet LS-03.

26. Provide soil specifications of mix and ratio to be used for all landscape areas. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive.

Response: Acknowledged. See landscape specifications provided on Sheet LS-03.

27. Due to submittals being in digital format, provide a graphic scale on the Landscape & Irrigation plans.

Response: Acknowledged and provided.

28. Replace Tree Protection Barricade Detail on L-1.2 with the COPB approved detail.

Response: Acknowledged. See landscape details provided on Sheet LS-03.

29. Provide a planting detail and note to reflect the following current industry standard and BMP's: tree and palm planting holes are to be 2.5 to 3 times the size of the root ball.

Response: Acknowledged. See landscape details provided on Sheet LS-03.

30. Adjust tree, palm, and plant details and notes to show root flare above or equal to surrounding grade. In addition, provide a note that mulch shall not be placed against stems or trunks.

Response: Acknowledged. See landscape details provided on Sheet LS-03.

31. If trees are to be containerized, specify that the root ball will be shaved at the periphery, and radial slices to correct all circling roots and rootball deficiencies.

Response: Acknowledged. See landscape specifications and details provided on Sheet LS-03.

32. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. In addition, provide a note in the notes section stating this.

Response: Acknowledged. See landscape specifications and details provided on Sheet LS-03.

33. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Correct note on landscape plan.

Response: Acknowledged. Note added to plans accordingly. Irrigation plan to be provided.

34. Provide plant widths of proposed shrubs and groundcover material to align with plant spacing. In addition, provide a note on the Landscape Plan and or Notes/Details Plan stating the following: plant spacing shall supersede plant quantity to fill the landscape bed.

Response: Acknowledged. Note added to plans accordingly.

35. Remove references to gallon size for shrubs and groundcovers and provide height and width specifications.

Response: Acknowledged. Plant specifications proposed accordingly, see revised plant schedule on Sheet LS-01.

36. Provide a note on detail page to indicate the removal of the wire basket halfway down the root ball at a minimum. Staff recommends complete removal if the rootball is able to hold together.

Response: Acknowledged. Note added to plans accordingly. See Sheet LS-03, Note 3.03.M.

37. Remove all references of approvals from the City of Hollywood from the landscape plan.

Response: Acknowledged, no note references City of Hollywood on revised landscape plans.

38. Change note that all landscape shall be installed prior to issuance of a CO to ALL LANDSCAPE SHALL BE INSPECTED AND APPROVED BY COPB URBAN FORESTRY, AND INSTALLED PRIOR TO ISSUANCE OF A CO OR CC.

Response: Acknowledged. Note added to plans accordingly.

39. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.

Response: Acknowledged. Note added to plans accordingly.

40. 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 to plans accordingly.

41. 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 codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: Acknowledged. Note added to plans accordingly.

42. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

Response: Acknowledged. Detail added to plans, see Sheet LS-03. Root barrier locations also shown and noted on landscape plans.

DRC

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43. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs. In Addition provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

Response: Acknowledged. Plans to be updated per civil and MEP plans forthcoming.

44. Provide bubblers for all new tree/palm installations and relocations until establishment.

Response: Acknowledged. Irrigation plans to be provided accordingly.

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

Response: Acknowledged and provided.

46. Additional comments may be rendered upon re-submittal.

Response: Acknowledged.

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

Regards,



Brandon M. White
Landscape Architectural Services, LLC