

Town of Hillsboro Beach Development Review Comments

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**Project Summary**

**Application:** Landscape Plan Review for 1174-1185 Hillsboro Mile.

**Application Summary:** The applicant is submitting proposed site plan for multi-family development with associated parking, drainage, and landscaping.

**Development Review Committee 1st Review Comments**

**Landscape:** Bill Tesauro (CGA) 954-921-7781

**RLA of Record:** Alejandro J. Perez

**Date:** NOVEMBER 5<sup>TH</sup>, 2021

If you have any questions, please contact RLA Alejandro J. Perez

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1. Please be advised that the proposed tree disposition plans are reviewed and approved by the Broward County for all tree preservation and tree permits. \*\*\* Recommend contacting them ASAP. NOTE: Please add a note that that all Tree Preservation, including, but not limited to tree trimming, tree removal, tree relocation, tree barricades and tree permits are being reviewed by Broward County. NOTE: Please clarify the existing Sea grapes on the survey and tree disposition plans and the existing trees on the other parcel not on the disposition and mitigation plans. Also, please clarify why no palms are proposed for relocation. Lastly, if any existing trees are proposed to be preserved, please indicate the proposed grade changes and the distance of any proposed impervious areas to them.

**Response:** Comment acknowledged but to due to pending information is unbalance to be addressed at the moment.

2. Please clarify how the existing ecological community is being preserved and not being affected by this proposed development. NOTE: It appears that a road is proposed and some walkways, as well as elevation changes.

Response: sidewalks and bike lanes have been removed from the proposed design. The dune areas are to remain as is to preserve its ecological condition. Also, a swale is being proposed to capture and help drain storm-water runoffs. Refer to updated landscape plans on sheets L1-11, L1-12 and L1-13.

3. Please provide a plan indicating the proposed impervious areas and pervious area to review and verify the proposed percentages. Also, please clarify what is considered pervious and what is not. NOTE: Some areas on the plans are synthetic turf, pavers, and other items. Lastly, is the proposed road, 10' road easement on both parcels and walkways in the ecological community on the pervious area count.

Response: A plan has been provided indicating the proposed impervious and pervious areas to indicate the proposed percentages. In the diagram and schedule the impervious areas are identified as off-street parking (in grey) and the pervious areas as landscape (in green). They represent areas open to the sky. Refer to landscape calculation sheet L0-02.

4. Please provide a complete - required and provided landscape table. Also, please provide all the tag lines and quantities on the planting plans of proposed landscape. Lastly, please provide specific accents, hedges, shrubs, vines, and groundcovers and not a cafeteria selection of proposed species. \*\*\* Please provide sheet with the overall plant list

Response: Refer to trees plan sheet L1-12 and shrubs plan sheet L1-13

5. Please provide and clearly label **all** existing and proposed drainage easements and utility easements on the site, civil and landscape plans to determine that landscaping can be planted in the required landscape buffers and other landscape areas. Also, please be advised that landscaping cannot be planted in the existing or proposed drainage maintenance easement, water sewer easements, drainage flow easements, without written approval from the easement holders and Town. NOTE: The minimum landscape requirements for landscape width, trees and hedges must be met. As such. **Highly Recommend** that the plans be reviewed by the applicable drainage agency before resubmittal to determine if trees and landscaping can be planted in the easements, as some of the agencies **have not been as amenable lately**. Lastly, the proposed landscape buffers and landscape requirements must be met.

Response: all utility easements have been identified in plan per civil. Refer to all updated landscape plans

6. Please dimension all landscape areas on the site plan to determine that the proposed landscape buffers, landscape islands and all landscape areas meet at least the minimum required code requirements. NOTE: There is a proposed road and 10' road easement on both parcels.

Response: Landscape buffers and areas have been dimensioned and labeled. Refer to all updated landscape plans

7. Please dimension, label and provide at least the minimum required 10' wide landscape buffers along the all the perimeters with one shade tree per 30 linear feet thereof. Also, provide at least the minimum required 24" tall continuous hedge. Lastly, provide the length of each landscape buffer with the number of required and provided trees in the chart.

Response: Dimensions and labels have been provided for landscape buffers along the perimeters, and shade trees have been placed 30 linear feet thereof. Number of provided trees can be found in the chart. Refer to sheet L1-12.

8. Please clarify and provide the required foundation planting of 20% of the building's facade the widest ROW.

Response: Ecological communities encouraged. Refer to sheet L0-02 landscape calculations. 80% of the facade of parcel B which is adjacent to the widest ROW is vegetated with trees, shrubs and groundcovers.

9. Please dimension and provide the proposed landscape islands to verify that they are at least the minimum required 9' wide including curbs with 8' wide landscape areas. Also, please provide at least the minimum required shade tree or three palms in each landscape island. Lastly, please label and provide the required Type "D" cubing around each landscape island.

Response: the proposed landscape buffers exceed 9'-0" in width on each side of state road A-1-A Hillsboro mile.

10. Please provide an irrigation plan to review per the code requirements.

Response: An irrigation plan has been provided. Refer to sheet IR-10.

11. Please indicate any proposed walls, fences, retaining walls, or sea walls on the landscape plans. Also, please provide a detail for them, including but not limited to height, type, color, and any footers.

Response: Seawall/retaining wall is indicated in the landscape plans and is subject to improvement. Refer to architecture drawings for more information.

12. Please clarify and provide a civil cross section of all the landscape buffers with existing and

proposed grades to determine that they are bermed or flat at grade. Also, any proposed retention areas outside the buffers must be at a 4 to 1 slope. Lastly, how does any grade changes affect the adjacent properties per code requirements.

Response: landscape cross sections have been updated. Refer to sheets L3-10 and L3-11.

13. Please indicate any existing and/or relocated overhead utility lines on the landscape plans and utilize the Right Tree for the Right Place for the proposed trees and palms. NOTE: The site has existing overhead lines.

Response: The proposed trees have been chosen per the intent to bury the existing overhead lines. Refer to the ground level tree plan on sheet L1-12.

14. Please provide the proposed and existing underground lines on the landscape plans to verify if there are any conflicts with the proposed or existing trees.

Response: The underground utilities have been provided by civil and they are reflecting in the landscape plans. Refer to ground level tree plan L1-12.

15. Please provide the required clear sight triangle on the landscape plans and add a note next to the clear site triangles that the landscaping will be maintained at the code requirements for sight visibility.

Response: The visibility site triangles have been added as well as a note that the landscaping will be maintained at the code requirements for sight visibility. Refer to updated landscape plans on sheets L1-12 ground level tree plan and L1-13 ground level shrub plan.

16. Please provide the current landscape code requirements, including but not limited to the code required specifications, degree of drought tolerance and native requirements.

Response: the current landscape code requirement: BROWARD COUNTY CODE OF ORDINANCES - CHAPTER 39. SEC. 39-87. MINIMUM LANDSCAPE REQUIREMENTS – MULTIFAMILY. For shade trees, any property line abutting a public thoroughfare: 1 shade tree spaced 30 ft. on center. Any property line not abutting a public thoroughfare: 1 shade tree spaced 30 ft. on center when abutting a single family or duplex residential. For open space, 1 tree per 2,000 sq. ft or lot are. For native trees, fifty percent (50%) of all vegetation to be native to south Florida. For shrubs, in open space: 10 shrubs per every 2,000 sq. ft of lot area. For native shrubs, fifty percent all vegetation to be native to south Florida. for turf, maximum fifty percent (50%) of all landscape areas. For foundation planting 20% of building frontage facing widest right of way. Ecological communities encouraged. Refer to sheet L0-02 landscape calculations.

17. Please provide the percentage palms, as only 30% is required of the required trees. Also, the

Sabal palms require three plants to be shade trees. Recommend providing them in at least groups of three.

Response: 256 trees and 119 palms are being proposed which is a total of 375 trees and palms in total. Therefore, the percentage of palms being proposed is 32% which exceeds the minimum required.

18. Please provide at least the minimum required height, spread and on center spacing for the proposed shrubs and ground cover. NOTE: All proposed ground covers require a minimum of 50% coverage at time of planting and hedges need to be continuous.

Response: Refer to shrubs and groundcovers plan sheet L1-13

19. Please demonstrate that the principals of Florida Friendly are being utilized on this project.

Response: The guiding principles of Florida-Friendly Landscaping are followed by proposing the appropriate planting material such as Florida native trees and shrubs capable to resist salt spray and high winds. The right place, meaning the landscape design has been conceived in order to offer a healthy environment for the future users of the site. We are proposing drought tolerant species which will help efficiently manage the use of water. A note: "All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source" has been added to ensure proper fertilization of the plant materials and manage yard pests responsibly. Mulch has also been proposed at all planting bed to ensure moisture balance and water conservation. A swale is being proposed in order to capture and reduce stormwater runoff. The dunes are being preserved and salt tolerant trees are being proposed to protect the waterfront. In terms of recycling, refer to architecture.

20. Please clarify and provide the maximum 50% high water turfgrass (label sod areas) of all the pervious area on site.

Response: In the hardscape plan, the lawn areas are labeled as sod and on the shrub and groundcover plan, the lawn areas are labeled as lawn. Refer to L1-11 and L1-13.

21. Please indicate all the proposed or existing stop signs on the landscape plans to ensure that the proper visibility will be provided with any proposed or existing landscape.

Response: Proposed stop signs have been identified. Refer to updated landscape plans on sheets, L1-11, L1-12, L1-13.

22. Please provide the existing, relocated, and proposed fire hydrants and fire check valves on the landscape plans. Also, provide at least the minimum required 7.5' clearance from all landscape material to the front and sides, with 4' clearance from the rear on the proposed and existing fire hydrants and fire department check valves. Recommend a dashed symbol on the landscape plans. NOTE: A tree is required in each landscape island.

Response: Existing fire hydrants have been labeled in plan per Civil. A 7.5' clearance from all landscape materials have been added around the fire hydrants. Proposed trees next to fire hydrants have been relocated 4 feet away from the hydrants. Refer to updated landscape plans on sheets L1-11, L1-12 and L1-13.

23. Please provide the proposed, relocated, and existing lighting on the landscape plan with the required minimum separation of 12' from the lights and large trees or 7' from the lights for palms. Recommend dashed circle for the separation. NOTE: A tree is required in the landscape islands. \*\*\* All proposed lighting must meet the Turtle lighting requirements, including any proposed landscape lighting.

Response: Refer to L1-11

24. Please provide the required 36" tall screening around the proposed or existing dumpsters, FPL transformers, A/C units, generators, above ground utilities, and irrigation pump.

Response: Above ground utilities and irrigation backflow preventers are being screened by 36" tall or more landscape materials. There are no existing dumpsters, a/c units and generators exposed to outdoors.

25. Please provide 24" depth the root barrier details. Also, please clarify if a dumpster is proposed. If so, please indicate it on the plans and provide the required screening around it.

Response: 24" deep root barrier detail has been added. Refer to detail #4 on Sheet L5-11 Ground level hardscape details. There is no dumpster on the west side/Parcel A. Each townhouse will have their own garbage container and will be picked up by a truck. Refer to architecture for trash chutes and trash collector locations in Parcel B.

26. Please provide landscaping around all proposed monument signs.

Response: Landscaping areas have been added around all monument signs on parcel A and B.

L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN AND L1-11 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL HARDSCAPE PLAN.

27. Please eliminate the large mulch areas.

Response: No large mulch area provided.

28. Please recheck some the small landscape areas to verify if the proposed landscaping can be planted within them to meet the proper horticultural practices. Also, some of the proposed trees and palms appear to be too close to buildings and may cause future damage to the buildings.

Response: the trees along the buildings, which have been planted six feet or more along the walls are medium trees such as pigeon plum and silver buttonwood, which do not have heavy root systems, therefore should not cause damage to proposed structures.

29. The proposed large Strangler Fig Ficus tree must be Florida Grade #1 or better.

Response: The proposed large strangler fig tagged FS2 in the tree plan is to be a specimen, collected. Refer to the ground level tree plan on sheet L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN.

30. Recommend not utilizing the proposed Mahogany trees as they drop hard fruit which can damage vehicles and cause a tripping hazard. Also, please add certified LY to the proposed Coconut palms and add a note that it shall be unlawful to allow a Coconut palms between June 1 and November 30 of each year to have coconuts exceeding 6" in diameter. Lastly, I would recommend that the proposed Coconut palms not be utilized as part of the roof planting so not allow any coconuts to be utilized as projectiles.

Response: comment acknowledged. Coconut trees specification has been updated and note has been added. Refer to the ground level tree plan on sheet L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN.

31. Recommend rechecking the proposed landscaping which will be most affected by the wind, sand, and salt spray. Additionally, please beware of the possible wind tunnel effect on the proposed landscaping which can strip all the foliage from the landscaping.

Response: Comment acknowledged. Species such as clusia rosea, buttonwood (green and silver), sabal palmetto are being proposed to address potential wind tunnel issues, as well as sand and

salt spray. Refer to the ground level tree plan on sheet L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN.

32. Recommend hedges around all the proposed tennis courts.

Response: Refer to L1-13 for shrubs and groundcovers plan.

33. Recommend calling to discuss the landscape and tree disposition comments.

Response: Comment acknowledged.

34. Please provide all the following notes on the landscape plans:

- All landscaping shall be Florida grade #1 or better. Response: Refer to note 2 under plant specification on sheet L0-01 Landscape Notes.
- All tree removal and relocated trees will require a tree permit and bonding from Broward County prior to the commencement of work. Response: Note has been added. Refer to note 29 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- All principals of Florida-Friendly landscaping and design standings shall be utilized. Response: Refer to note 14 under planting specifications on sheet L0-01 Landscape Notes.
- All landscaping shall meet or exceed code specification requirements. Response: Note has been added. Refer to note 30 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- Call Sunshine One Call Service at 811 before you dig. Response: Note has been added. Refer to note 31 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- A tree removal and/or relocation permit shall be obtained from Broward County prior to the commencement of any work. Response: Note has been added. Refer to note 32 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- All landscaping shall be warranted for 1 year after final acceptance. Response: Note has been added. Refer to note 33 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- All groundcovers shall be installed at 50% coverage and 100% within 6 months after final acceptance. Response: Note has been added. Refer to note 34 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- All Landscape islands shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the buildings require



excavation to a depth of 12" and backfilled with specified planting soil mix. Response: Note has been added. Refer to note 35 under general landscape notes cont'd on sheet L0-01 Landscape Notes.

- No landscape substitutions shall be made without the Town of Hillsboro Beach approval. Response: Note has been added. Refer to note 36 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- An underground, rust free, automatic irrigation system with a rain sensor shall be installed with 100% overlap prior to final inspection. Response: Note has been added. Refer to note 37 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- All PVC risers must be painted flat black and irrigation system shall have no overspray onto impervious areas. Response: Note has been added. Refer to note 38 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- All trees and palms shall be braced or guyed, and all nylon straps or wood bracing shall be removed within one year of final inspection. Response: Note has been added. Refer to note 15 under planting specification on sheet L0-01 Landscape Notes.
- The planting soil must be 50% muck and 50% sand and must free of construction debris, weeds, rocks, and ph. between 6.5 and 7.0. Response: Note has been added. Refer to note 13 under soil preparation and soil mix on sheet L0-01 Landscape Notes.
- All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source. Response: Note has been added. Refer to note 16 under planting specification on sheet L0-01 Landscape Notes.
- All plants to be top dressed in 3" deep layer of arsenic free organic mulch. Response: Note has been added. Refer to note 39 under general landscape notes cont'd on sheet L0-01 Landscape Notes.
- All trees or palms in lawn areas shall receive a 2-foot diameter mulch ring around the trees and the mulch must be pulled away 3" from the trunks. Response: Note has been added. Refer to note 40 under general landscape notes cont'd on sheet L0-01 Landscape.
- All above ground elements, including but not limited to a/c units, transformers, and irrigation pumps shall be screened with landscaping to 36" at installation. Response: Note has been added. Refer to note 17 under planting specification on sheet L0-01 Landscape Notes.
- All sod to be healthy, weed/pest free (including fungus and disease) laid smooth with tight alternating/abutting joints over 2" topsoil and conform to curbs and planters. Response: Note has been added. Refer to note 18 under planting specification on sheet L0-01 Landscape Notes.

- All plant root balls shall be 10% above grade and the wire baskets, burlap, string, and rope must be removed. [Response: Note has been added. Refer to note 19 under planting specification on sheet L0-01 Landscape Notes.](#)
- All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material. [Response: Note has been added. Refer to note 20 under planting specification on sheet L0-01 Landscape Notes.](#)
- All lights shall have a minimum 12' separation on large trees and 7' on palms. [Response: Note has been added. Refer to note 21 under planting specification on sheet L0-01 Landscape Notes.](#)
- All planting pits shall be a minimum of 2X the root ball diameter. [Response: Note has been added. Refer to note 22 under planting specification on sheet L0-01 Landscape Notes.](#)
- All trees trimming shall be done in accordance with Broward County requirements. [Response: Refer to note 25 under general landscape notes cont'd on sheet L0-01 Landscape.](#)
- All existing landscaping, including but not limited to tree, palms, shrubs, groundcover, sod, irrigation, grading, and curbing destroyed during the construction shall be restored/replaced prior to final inspection. [Response: Note has been added. Refer to note 42 under general landscape notes cont'd on sheet L0-01 Landscape.](#)
- Remove all invasive exotic plants from the site. [Response: Note has been added. Refer to note 43 under general landscape notes cont'd on sheet L0-01 Landscape.](#)
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping per code. [Response: Note has been added. Refer to note 44 under general landscape notes cont'd on sheet L0-01 Landscape.](#)
- All shrubs and groundcovers of different species planted adjacent to each other shall be separated by a minimum of 18". [Response: Note has been added. Refer to note 45 under general landscape notes cont'd on sheet L0-01 Landscape.](#)
- All planting to be done in accordance with proper horticultural practices. [Response: Note has been added. Refer to note 46 under general landscape notes cont'd on sheet L0-01 Landscape.](#)
- Call the Town of Hillsboro Beach landscape inspector to schedule a pre-construction landscape meeting prior to commencement of construction. [Response: Note has been added. Refer to note 47 under general landscape notes cont'd on sheet L0-01 Landscape.](#)

Please note we are still pending the updated arborist report; therefore, we were unable to address some of the comments. Thank you for understanding.

Sincerely,

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