

Date: December, 10th 2025
Project Name: 11901 SW 63RD Avenue, Pinecrest, FL 33156
Landscape Architect: Flora Landscape Architecture + Design – Shaylin Castillo #LA6667593
Description: Village Comments 12/05/2025

4. Please remove minimum setback lines and clearly show proposed setback to front, sides, and rear of principal structure. Include setbacks to gravel, generator and all mechanical equipment, as well as south driveway setback, FFE for principal structure, minimum 12" setback to front fence, setback to pool deck and walkways, setback to wall near mechanical equipment, and widths of driveway at edge of road. The purpose of such information is to ensure that all sheets within master plan remain consistent. On a similar note, gravel areas, generator pad, and corner of driveway appear to be encroaching on minimum 5-foot interior side setback. Please correct. Must be corrected on master site plan as well.

FLA: Minimum setbacks have been removed from the plan. Proposed setbacks are being shown on the plan with dimension lines for the following, to gravel, generator and all mechanical equipment, as well as south driveway setback, FFE for principal structure, minimum 12" setback to front fence, setback to pool deck and walkways, setback to wall near mechanical equipment, and widths of driveway at edge of road.

5. Gravel areas are considered and calculated as impervious area. Please reflect all gravel on L0 groundcover legend with square footage amount and adjust pervious/impervious calculation. Show minimum 5-foot setback to gravel on L1 as well. Additionally, sheets on master construction plan containing the impervious/pervious area calculation must be amended to include gravel as impervious area as well as on site plan with required minimum setbacks.

FLA: Gravel areas have been setback 5' from property line. Total proposed area of 352 SF. Impervious/pervious areas have been updated to account for gravel areas being non-pervious on both the landscape set and the master construction set.

6. Remove clusia hedge from 10 x 10 triangle of visibility entirely. Only shrubs or hedges that do not exceed 30-inches in height at maturity may be placed within this area, but it must set back 12-inches from front property line. See comment 7 below.

FLA: There is no proposed Clusia hedge within the 10x10 visibility triangle. The only shrub within the visibility triangle is Green Island Ficus which will not exceed 30" in height at maturity. The Green Island Ficus is set back 3' from the property line. Please see sheet L-1.

7. All street-adjacent vegetation requires a 12-inch setback from property line. As such, clusia hedges must be placed on interior side of fence unless fence is pushed back further.

FLA: Podocarpus hedge along property line and fence have been removed. Please see sheet L-1.

8. Additional street trees beyond the one oak are required in areas north of driveway as well as are south of driveway as palms 1, 2, and 5 do not meet street tree requirements and may be removed to make room for a shade tree. Approved street trees include gumbo limbo, satinleaf, pigeon plum, green

11431 NW 21st STREET
PEMBROKE PINES, FL 33026
C 786.660.1097 O 305.677.9226

landscape architecture and design

buttonwood, live oak, black ironwood, paradise tree, wild tamarind, or mahogany. In areas where canopy from existing tree on property extend over the right of way, small shade-tolerant understory trees like Simpson stopper, Jamaican caper, crabwood is acceptable.

FLA: 2 additional Street trees have been added to the plan for a total of 3 street trees. No additional palms will be removed to avoid additional mitigation.

9. Three Slash pines required on property, 12-feet tall, 3-inches in diameter at planting and in a cluster. Must have saw palmetto or similar native noncompeting ground cover protecting the base of trees.

FLA: Three Slash Pines have been proposed on the north side of the property with saw palmetto ground cover. Please see sheet L-1 and landscape legend.

10. Please include legend of trees that are to remain on L0.

FLA: A legend with the existing trees to remain has been added to sheet L-0.

11. Regarding off-site receptor plan; if planting off-site for mitigation, minimum tree spacing requires must be met (with exception made depending on species). For proposed bay rum, a minimum of 15 feet o.c. between trees is required and a minimum 20 feet spacing o.c for green buttonwood. May not serve as a tree hedge as hedges a may not exceed 14-feet in height per code.

FLA: Tree spacing for proposed Bay Rum trees has been updates to be 15' O.C. and 20' O.C. for proposed Green Buttonwoods. No tree hedge is being proposed on the receptor site. A note has been added to the receptor plan that all hedges will not exceed the maximum allowed height of 14'-0".

12. Off-site plan must be a complete landscape plan with type, heights, type, spread, and diameter of all new and existing trees, and clearly reflect which trees will be designated as mitigation for this permit. This landscape plan must be submitted as a revision to active addition on the off-site property.

FLA: Off-site receptor plan includes a landscape legend denoting the proposed trees and their specifications. A table has also been provided for all existing trees on site and their corresponding tree numbers. This landscape plan will be submitted as a revision to active addition on the off-site property.

13. Clearly reflect on landscape plan which 3 trees, existing or new, will serve as required Energy Conservation trees. Trees must be within a maximum distance of 30 feet from principal structure and able to reach 30-feet in height at maturity.

FLA: The three energy conservation trees are labeled with 'EC' adjacent to the tree. The label has now been updated to be red and clouded for easier legibility. Please see sheet L-1.

14. Please provide a written Suitability and Feasibility Assessment conducted and signed by ISA Certified arborist for all trees being relocated. Must include all relevant information per ANSI-A300, Planting and Transplanting Standards (current edition). Additionally, must include specifications for transplanting, plant acceptance criteria, pre-transplanting root pruning information, pre-transplanting watering schedule, and all relevant information outlined by A300 standards. Arborist must either be the one conducting such relocation, or be on site to supervise. This must be clearly stated in assessment report. Further review required.

FLA: Please see provided Suitability and Feasibility Assessment from the ISA Certified Arborist.

Public Works Comments –

1. L-1: Provide proposed offset for the single proposed live oak from the edge of pavement. (10-1-25: no change in plan)

FLA: A dimension line is provided for the offset of the proposed Live Oak to the edge of the pavement. (7'-0") Please see sheet L-1 with the clouded dimension line on the NW side of the property.

2.L-1: Reference that all sod in the ROW is to be Sand-grown, Empire Zoysia. (10-1-25: no change in plan)

FLA: Sand grown Empire Zoysia is already being proposed for the ROW. Please see sheet L-1 with the clouded notes stating this and the landscape legend on sheet L-0.

If there are any further questions, please do not hesitate to contact us.

Thank you,

Shaylin Castillo, PLA, ASLA
ShayC@FloraLADesign.com
Flora Landscape Design