FLORÁ LANDSCAPE ARCHITECTURE + DESIGN

Date:	February, 3rd 2026
Project Name:	11901 SW 63RD Avenue, Pinecrest, FL 33156
Landscape Architect:	Flora Landscape Architecture + Design – Shaylin Castillo #LA6667593
Description:	Village Comments 1/26/2026

4. NOT SATISFIED. Missing FFE for structure. Driveway width at edge of pavement exceeds maximum allowable 26 feet. Setbacks to principal structure are inconsistent with those proposed on architectural site plan A1.1 for the new construction. Missing interior side setbacks to driveway.
FLA: FFE has been added for structure. Driveway apron width has been adjusted to be 25' wide. Setbacks to principal structure have been updated to match the architectural site plan on plan A1.1. Interior side setbacks to driveway have been added. Please see sheet L-1 for all of the above.

'5. NOT SATISFIED – Rework sheets have not yet been submitted to master construction for gravel areas. 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 are now being included as imperious on the master construction plan.

8. NOT SATISFIED – Still missing a street tree on south side of driveway apron as palms 1, 2, and 5 do not meet street tree requirements and may be removed to make room for a shade tree. Also, proposed Oaks require 30 feet of spacing between each other. (Approved street trees include gumbo limbo, satinleaf, pigeon plum, green 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: An additional street trees has been provided on the south side of the driveway apron. There are now 2 proposed Live Oak street trees proposed and 2 Simpson Stopper street trees proposed in areas where canopy of existing trees will create shade over the ROW. Street trees have been organized to be 30' maximum spacing. Existing palms 1,2, and 5 will remain to avoid increasing the tree mitigation contribution. Please see sheet L-1.

12. NOT SATISFIED. Off-site receptor plan must be submitted and approved as revision to the landscape plan under BL2021-0945. Revision has not yet been submitted.
FLA: Off-site receptor plan is no longer being provided as no off-site planting is proposed. The property owner has decided to provide the tree trust fund contribution of $16,400 for the contribution deficiency for the trees that were removed without a permit. Please see sheet TD-2 for calculation.

14. NOT SATISFIED. Report was not submitted within this review cycle. Please provide written Suitability

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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 is required. Cannot perform final tree mitigation calculation until above comments are satisfied.

FLA: Arborist report of suitability and feasibility assessment has been submitted with the submission.

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

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