



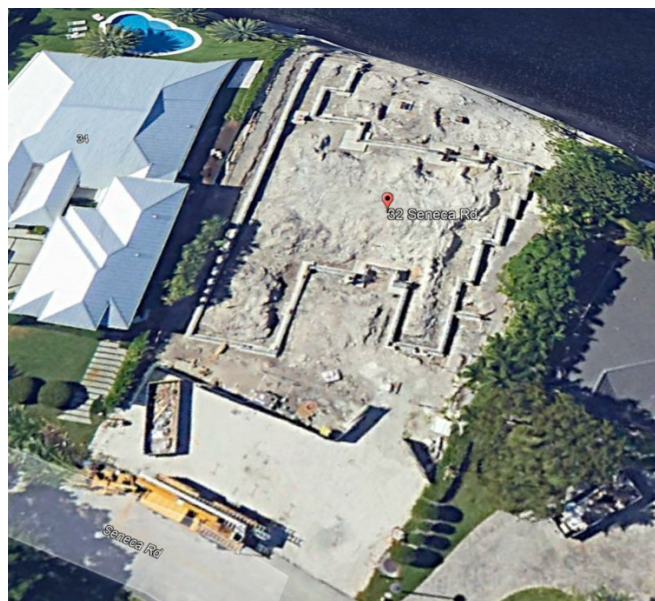
February 14, 2025

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Starr Paton
Village Clerk
Village of Sea Ranch Lakes
1 Gatehouse Road
Sea Ranch Lakes, FL 33308

**RE: Sea Ranch Lakes – 32 Seneca Road
Landscape Review
CGA No. 18-2526**

1. Please clarify how the trees on the east property line shown to remain on the plans are still present, as this aerial from November 2023 appears to show that most of the trees on the site have been removed. **Provide photo's of the existing trees noted to remain.**
2nd Review: Comment Addressed.



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2. Per Sec. 4.01.11 All fence material located adjacent to any road within the Village shall be obscured by a hedge or other plant material capable of growing to a height which obscures the fence with a 24 month period. **Applicant Response: There is no proposed fence adjacent to any road. 2nd Review: Comment Addressed.**
3. Per Sec. 4.01.02 (e) Shade trees at the time of installation shall have a minimum trunk diameter (caliper) of three (3) inches, a minimum height of twelve (12) feet; and a minimum crown spread of five (5) feet. The Green Buttonwood, and Clusia does not note the calipers and some spreads and the Calophyllum does not specify the 12' height. **2nd Review: The site is deficient of shade trees and the calophyllum are still not specified at 12' height or 3" caliper. Deficient shade trees and native trees. 3rd Review: Comment addressed.**
4. Shrubs at the time of installation shall not be less than two and one-half (2½) feet in height unless the Village Council determines that some are not available, in which case height will be determined by availability. Shrubs, when installed as a hedge, shall be planted with a spacing between the plants so that the plants are touching at time of installation. Provide this information on the planting plan on the planting specifications as most of the hedges are noted without a height. **2nd Review: The majority of shrubs are still not specified at 2/1/2' ht. The native shrubs are deficient. 3rd Review: Comment Addressed.**
5. Ground cover areas at the time of installation shall be planted with a minimum of seventy-five (75) percent coverage with one hundred (100) percent coverage occurring within three (3) months of installation. Provide this note on the planting plans with the planting specifications. Please separate the Plant list to show the ground covers as a separate category. **2nd Review: The note has not been added and the ground covers were not separated in the plant list. The native ground covers are deficient. 3rd Review: Comment Addressed.**
6. Provide a column to describe the native breakdown for Trees, Palm, Shrubs and Groundcovers. Trees %, Palms %, Shrubs %, Groundcovers %.

and Groundcovers %. Note that 50% of the planting is required to be native. **1st submittal breakdowns:**

18 trees, 7 native (39%) **does not comply**

16 Palms, 7 native (44%) **does not comply**

416 shrubs, 40 native (10%) **does not comply**

222 groundcover, 0 native (0%) **does not comply**

2nd Review: The trees and palms, shrubs and groundcovers are not separated on the Plant List and a column for natives was not provided. On this submittal:

10 trees, 0 native (does not comply)

15 palms, 8 native (53%) (complies)

222 shrubs, 40 native (10%) (does not comply)

222 groundcovers (Wart Fern), 0 natives (does not comply)

3rd Review: 16 trees, 16 native (100%)

Palms: 15 palms, 8 native (53%)

Shrubs: 366, 308 native (84%)

Groundcovers: 427, 367 natives (86%)

Comment Addressed.

7. Note on the Plant List that the **Paradise Tree is native**, but it is not noted as native. **2nd Review: This native tree was removed from the plans and plant list.**
8. Please describe what the plan with the green highlight is signifying as it is not called out. **2nd Review: Comment Addressed.**
9. Note on the planting plan if there is an existing or proposed fences or walls on the property. Provide the height, color and material of all of existing or proposed fences or walls. If there are new fences or walls, please provide details. Also, provide details for gates. The pool requires a wall or fence, but it is not clear on the drawings

where this will occur. **2nd Review: this has not been shown on the plans, please provide. 3rd Review: Comment Addressed.**

10. Is there any artificial turf to be included on this project? If so, note that the Village of Sea Ranch Lakes has a artificial turf ordinance. Refer to Section 4.01.05(k)(1-8) and ensure that all requirements are provided in the details and notes for the artificial turf. Specific information is required per the Artificial Turf Ordinance. The details, specifications must be provided to ensure that the Village requirements are met. Note that the synthetic turf is to be placed on a permeable base. **2nd Review: Comment Addressed.**
11. Notes shall be provided on the Planting Plans to ensure that the proposed landscape adheres to Section 4.01.02 for Landscape Material and Standards. These include some standard notes. **2nd Review: No Standard Notes have been provided. 3rd Review: Still no standard notes per the Village code. Comment Addressed.**
12. Per Section 4.01.05(c)(3) Proposed Planting elevation: Provide the proposed elevation which shall show architectural and landscaped elements in their proper relationship with enough detail to determine the impact of the proposed landscape treatment at the time of the planting installation. The drawing must be accurate and to a noted scale. Approximate size of plantings after fifth year of growth shall be indicated by dashed lines. **2nd Review: Comment Addressed.**
13. Per Section 5.01.01 (4) Lawn Area. Please provide the square footage of the lot area and demonstrate that the minimum greenspace area of 30% has been provided. It is noted that the type of sod proposed is Zoysia and the square footage is noted, please provide the percentage of the site for the sod. **2nd Review: the Sodding area is shown as 1,834 Sf or 46%. Comment Addressed.**
14. **2nd and 3rd Review: The Planting Plan is showing that existing trees/palms #4, 6, 42, 43 & 44 are in the front yard; however, they are shown on the Tree Disposition Plan to be removed. These trees/palms appear to have been removed per the aerial. Comment Addressed.**

15. 2nd and 3rd Review: Note that if any coconut palms are specified on the planting plan, a note shall be added referencing Section 16-8(b) It shall be unlawful to maintain a coconut palm tree between June 1 and November 1 of each year which has coconuts which exceed two inches in diameter, and it shall be unlawful to maintain a coconut palm which has coconuts which exceed six inches in diameter at any time during the year.

16. 2nd and 3rd Review: Per 4.01.02 (k) Synthetic Turf. -the synthetic turf ordinance requires that the cut pile infill with pile fibers must be a minimum height of 1.75 inches and a maximum height of 2.5 inches. The synthetic turf pile height for this project is noted as 3/8" which is below the minimum height. The note states that the synthetic turf will be installed over clean sand, but the detail is showing aggregate, so please ensure that this detail is shown with clean sand. Comment Addressed.

1. 2nd and 3rd Review; Per Sec. 4.01.04(b) Tree Requirements: - Each lot shall contain a minimum of three (3) trees. They shall consist of an equivalent of one (1) category 1 tree and two (2) category 2 trees. At least one (1) tree must be planted in the front of the property. Three (3) palm trees (category 4) can be used as an equivalent of one (1) category 2 or one (1) category 3 tree and not more than thirty (30) percent of the required trees shall be palms. The plant list contains more than 30 percent palms- it shows 60% on the current plant list. Comment Addressed.

Regards,

Tammy Cook-Weedon

Tammy Cook-Weedon, PLA, LEED AP BD+C
Calvin, Giordano & Associates, Inc.