

DRC

PZ22-12000039 Pre App

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1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. **Owner to provide.**
2. 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 Code Section 155.2411, and Part 5. **Surveyor to provide.**
3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised. **Arborist to provide.**
4. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced, and mitigation. Please make this a separate table. Required trees / palms cannot be applied towards minimum requirements for the site and street trees. **Arborist to provide.**
5. Show the property lines on the landscape plan so as to clarify required street trees vs site trees. **Revised all plan sheets.**
6. As per 155.3501.K.5.d correct Oak tree street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk. **Revised L3.1.**
7. Sight triangles are to be shown on the ROW only and not onsite, clarify correct. **Revised L3.1.**
8. Show 50% of the remainder of the required street trees along NE 22 Ave to be Cassia fistula's as per the regulating plan. **Provided L3.1.**
9. As per 155.3501.K.5.a.i. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Cluster like flowering trees together in street tree layout mentioned above. **Provided L3.1. Flowering trees and stately palms both clustered.**
10. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. **Provided L3.1 and L3.2. Suspended pavement now connects all large, open planting volumes.**
11. Provide a separate suspended pavement systems sheet showing the highlighted location and the scaled out required soil volume of a minimum of 1200 cubic feet per tree for large medium canopy trees. **Provided L3.2.**
12. As per 155.3501.J.3 a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. **Provided L3.2.**
13. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. **Revised L3.1. 16 of 32 trees 16' min.**
14. It appears the no pervious area is proposed on site. This is highly irregular, adjust and correct. **Landscape plans are shown correctly.**
15. Correct data table to reflect the correct amount of Oak street trees along Federal Hy to be a count of 11 and 7 along NE 4th St. **N Federal Hwy has 150 l.f. of frontage. 150'/25' o.c. is (6) required trees. We have (5) 24' Oaks and a cluster of (3) 30'**

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Washingtonia Palms on the corner per comment #18. 11 trees would be 1 tree per 13.6' l.f.. Please advise.

16. Show Elaeocarpus to be a minimum of 12' tall and tree form, no shaped. Provide an additional tree species for the site. Palms must be a minimum of 14'OA to be counted towards meeting the requirements. Plant List updated L3.1.
17. Clarify the availability of growth pattern of Wild Cinnamonbark. Species changed to Pigeon Plum L3.1.
18. Provide sets of 3 staggered height palms (Washingtonia's) on the corners to help create a sense of scale for this tall building to soften the corners, particularly on the Federal Hy side. Provided SW and SE corners L3.1.
19. Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas. There are no longer any trees within a hardscape/plaza space L3.1.
20. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site. Owner to provide.
21. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas. There are no longer any trees within a hardscape/plaza space. Standard bracing provided L3.1 and L3.3.
22. Provide details for planters on Pool Deck or upper deck. It appears that a large amount of plant material will be installed in planters, not in the ground. Please provide specifications for planter areas – waterproofing, soil, bracing, etc. Provide detail, cross sections, soil composition, irrigation staking & guying, drainage, etc. Not in scope.
23. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Provided L4.1 and L4.2.
24. Bubblers will be provided for all new and relocated trees and palms. Provided in both spray and drip irrigation areas L4.1.
25. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Adjusted L3.3.
26. Provide a mechanical equipment screening detail. No mechanical equipment on ground floor.
27. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed. Note added to sheet L3.1
28. 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 co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected. Note added to sheet L3.1
29. Provide detail tree and palm guying system for all planter areas on Promenade Deck. See #22 response.

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30. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site. **Note added to sheet L3.1**
31. 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. **Note added to sheet L3.1**
32. All tree work will require permitting by a registered Broward County Tree Trimmer. **Understood.**
33. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. **Provided.**

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