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RE: Project at 2233 E Atlantic Blvd.

**Process Number PZ22-12000041**

August 16, 2023

City of Pompano Beach

To Whom it May Concern,

--

I'm writing this letter to serve as a guide for the revisions hereby submitted. Please let us know if we can further clarify.

### **ZONING**

1. This project is being reviewed as a Major Site Plan with Building Design under the standards for the TO/EOD. Any existing non-conforming site features must come into compliance for all requirements, not just the new building. This includes off-street parking, landscaping, screening, walls/fences, and exterior lighting, per Code Section 155.7502.

**RESPONSE: NOTED.**

2. The subject properties must be unified as one, prior to building permit approval. The applicant shall submit a Unity of Title directly to me via email, outside of this DRC submission.

**RESPONSE: NOTED. WILL SEND.**

3. Comment not addressed: Verify the survey has the accurate property line locations. In reviewing the Broward County Property Appraiser (BCPA) map, it appears the property lines are in a different location than shown on the survey and are going through the front of the existing buildings. Additionally, BCPA shows the southeast corner as a point, opposed to curved as shown on the survey. Likewise, BCPA shows there has been a ROW dedication along the southern property line.

Provide a letter of approval from Broward County stating that the survey you provided is correct and that their map is wrong. In this case, coordinate with them to fix the property lines on their BCPA map. If they provide a letter stating that their map lines are correct, you will have to coordinate with your surveyor to provide an accurate survey. The current site plan proposal shows that the new building is potentially proposed within the public right-of-way (ROW), which cannot be approved. The minimum required ROW for Atlantic Blvd is 110' total (55' on either side). The survey provided shows the subject property has a measurement of 58.13' to the center point of Atlantic Blvd for 2233 E Atlantic and 60' for 2217 E Atlantic. This exceeds the minimum requirement dictated by the Broward County Trafficways Plan and the City Engineering Division's Chapter 100 Minimum Right-of-Way. Coordinate with these departments to see if this is necessary or if you may need to acquire a portion of the property back (from them) in order to correct the property line issue.

**RESPONSE: THE BCPA MAP HAS BEEN CORRECTED AS DISCUSSED IN EMAIL. SEE BELOW IMAGE OF THE UPDATED BCPA MAP.**

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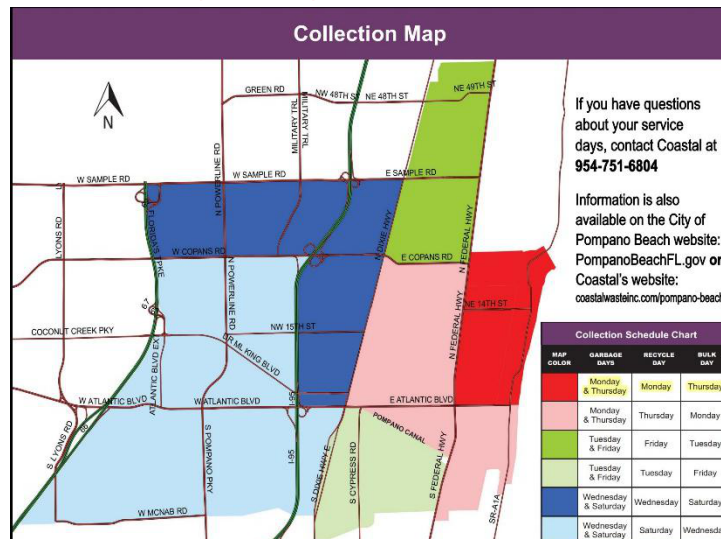


4. Clarify what “the original lot line” is that is called out on the site plan. This does not appear to be relevant to the current conditions of the site and does not appear to be necessary. Remove and clarify the correct location of the current property line per the above comment.

**RESPONSE: THE TEXT HAS BEEN TAKEN OUT OF THE SITE PLAN.**

5. Determine the trash pick-up times that will be placed on the signage for the on-street parallel parking spaces. This needs to be determined and placed as a note on the site plan prior to site plan approval. A building permit cannot be issued for these parking spaces without this determination as these are included within the count for the minimum number of parking spaces. If the minimum parking count cannot be met, the applicant shall obtain relief.

**RESPONSE: TRASH PICK-UP SIGNAGE WILL BE PROVIDED FOR THE ON-STREET PARALLEL PARKING SPACES. AFTER CONFIRMING WITH COASTAL WASTE INC. THE TRASH PICK-UP DAYS ARE MONDAYS AND THURSDAYS (7AM-6PM). SEE IMAGE BELOW.**





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6. The request submitted with this DRC review for a 15% parking reduction has been acknowledged. This request is to allow 34 parking spaces rather than the minimum required 39 spaces. Per discussion with the City Engineer, the Engineering Division cannot approve the existing back out parking spaces to remain. As the City Engineer oversees the space within the public ROW and the Zoning Code requires that all non-conforming features be brought up to current Code requirements, these must be removed. With the removal of these two spaces it does not appear that 34 parking spaces will fit on the site as proposed. The Development Services Director cannot approve a reduction of parking spaces greater than 15% in accordance with Code Section 155.5102.K.

**RESPONSE: REQUESTING 18% REDUCTION WITH THE EXISTING BACKOUT SPACES TAKEN OUT. REFER TO UPDATED PARKING REDUCTION ANALYSIS LETTER FROM OUR TRAFFIC CONSULTANT.**

7. Provide the dimensions of the proposed parallel parking spaces on the site plan. These spaces must be at least 9'x23' (155.5102.I.1).

**RESPONSE: PROPOSED PARALLEL PARKING SPACES ARE 10'X23'. REFER TO SITE PLAN ON SHEET A0.05.**

8. Comment not addressed: In the site plan data table call out the direction of the property for each setback. The front is the east, the rear is the west, the street side is the south, and the interior side is the north.

**RESPONSE: SITE PLAN DATA TABLE HAS BEEN UPDATED WITH THE DIRECTION OF THE PROPERTY FOR EACH SETBACK.**

9. Comment not addressed: the setbacks should be measured from the property lines to the closest part of the buildings. The front setback should be measured from the east property line to the chimney as this is the closest part of the building. Correct the site plan drawing and the site data table.

**RESPONSE: DIMENSION HAS BEEN UPDATED TO THE CHIMNEY. REFER TO SITE PLAN AND SITE DATA TABLE ON SHEET A0.05.**

10. Each landscaped island shall be at least five feet wide per the modified landscape standards of 155.3501.J.2.b. Provide the dimension of all islands inside the curbs on the site plan. The current proposal appears to be only 4' wide curb to curb.

**RESPONSE: The 5' min. landscape islands have been provided for the two middle islands. The landscape plan indicates the required dimensions for the middle islands, east & west terminal areas, north PL buffer & the VUA buffer between the rear of the buildings & the parking lot.**

11. Provide the required building base landscaping per Code Section 155.5203.E. This requires landscaping along the foundation of the building along the bases of building facades that face streets.

**RESPONSE: REFER TO UPDATED LANDSCAPE DRAWINGS.**

12. Provide landscaping in the rear of all buildings between the building and the Vehicular Use Area (VUA), per Code Section 155.5203.D.5.

**RESPONSE: REFER TO UPDATED LANDSCAPE DRAWINGS. The 5' landscape area is provided. (4) Pigeon Plum trees are proposed along with a cont. Green Buttonwood hedge. The dumpster enclosure is screened with a Clusia hedge.**

13. Provide a note on the elevation sheet for the new building stating, "The glazed area shall have a minimum visible light transmittance of 75% and a maximum reflectance of 15%", per Code Section 155.3501.O.2.h.ii.g. The glazed area shall be designed to allow view of an interior space at least five feet

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deep (e.g. transparent openings may include traditional storefront display windows, but not merely glass display cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing.

**RESPONSE: NOTE ADDED ON ELEVATION SHEETS A3.01 AND A3.02.**

14. Comment not addressed: Clearly draw all proposed awnings on the site plan. The canopies to the south are not clear where they will be or what their dimensions are.

**RESPONSE: THE SOUTH CANOPY IS SHOWN IN HATCH. IT IS 3'-5" AND 4'-0" IN DEPTH AND 49'-3" WIDE. SEE SITE PLAN ON SHEET A0.05.**

15. The front canopy appears to extend beyond the southern property line, into the public ROW. A revocable license agreement is required to be approved by the City Commission for this encouragement. Also note that table 155.3501.O.5 has a maximum encouragement for awnings into the ROW.

**RESPONSE: NOTED. AWNING TO MATCH ADJACENT EXISTING BUILDING. ACCORDING TO 155.3501.O.5 TABLE, MAX. ENCROACHMENT OF AWNINGS IS 6 FT.**

16. Comment not addressed, the width of the two different sidewalks are not provided between the southeast building and the new building. The width of the pathway leading to the existing 2233 looks to be about 4' wide. Provide the width of the pedestrian walkways surrounding the buildings, on the interior of the site. These shall be at least 7' wide per 155.5101.I.3.

**RESPONSE: THE NEW WIDTH OF PATHWAY IS 7'. THE PATHWAY TO THE EXISTING 2233 IS EXISTING TO REMAIN. THERE IS AN EXISTING SIGNAGE THERE TO REMAIN AS WELL.**

17. Section 155.5802. Non-residential developments in the TO must achieve at least 18 points from the Sustainable Development Point table for Options and Points. Provide a separate narrative in the documents folder as to how this project will achieve these points and remove the table from the floor plan sheet so that it is easy to find.

**RESPONSE: TABLE REMOVED FROM FLOOR PLAN AND NARRATIVE HAS BEEN UPLOADED TO DOCUMENTS.**

18. Provide a diagram with the next DRC submittal showing that 59% of the parking areas is made of permeable materials, per the applicant's sustainability development chart.

**RESPONSE: NOTE HAS BEEN ADDED ON SITE PLAN ON SHEET A0.05. ALL PARKING AREAS WILL BE MADE OF PERMEABLE MATERIAL. (100%)**

19. Provide a note on the roof plan with the next DRC submittal stating that all surfaces will be painted white, per the applicant sustainability development chart.

**RESPONSE: NOTE ADDED ON ROOF PLAN ON SHEET A1.03.**

20. Provide evidence with the next DRC submittal that the applicant has begun the submittal process for the Sustainable Sites certification for the sustainable landscape points. Clarify who on this team is certified for this professional certification.

**RESPONSE: SUSTAINABLE LANDSCAPE POINT HAS BEEN TAKEN OUT. REFER TO SUSTAINABLE DEVELOPMENT NARRATIVE.**

21. The applicant shall provide evidence for all sustainability points at time of building permit submittal. This includes documentation for the energy star A/C units and the water heaters for the new building.

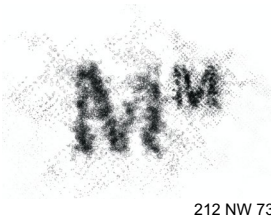
**RESPONSE: NOTED. WILL PROVIDE DURING PERMIT.**

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22. Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade (155.3501.M).  
Revise the mounting heights from 20' to 17.5'.

**RESPONSE: REFER TO REVISED SITE LIGHTING STUDY SHEET L0.**

23. Comment not addressed: Coordinate with the City Engineer/the Engineering Division to provide the offsite improvements within the right of way along NE 23 Ave and along Atlantic Blvd, per the EOD Street Diagrams, section 155.3709.F.2.

**RESPONSE: NOTED.**

24. Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Provide a note on the site plan stating all overhead utilizes will be undergrounded.

**RESPONSE: NOTE ADDED ON SITE PLAN ON SHEET A0.05.**

25. Utility connections and service boxes shall not be visible from any street and shall be placed on secondary walls and away from corners (155.3501.L). Provide a note on the site plan stating this will be met.

**RESPONSE: NOTE ADDED ON SITE PLAN ON SHEET A0.05.**

26. Show the dotted line of the roof top mechanical equipment on the elevations. The parapet wall shall be at least equal to or exceeding the height of the equipment (155.5301.A.1.a) on all sides for screening purposes and for all buildings on site.

**RESPONSE: ROOFTOP UNITS HAS BEEN DASHED ON ELEVATIONS. MECHANICAL SCREENING HAS BEEN PROVIDED AROUND THE MECH. EQUIPMENT.**

27. Provide a legend on all elevation sheets. There are items being called out with no explanation. Clarify what the hexagons represent.

**RESPONSE: THE HEXAGONS ARE WINDOW TYPES. REFER TO SYMBOL LEGEND ON A0.02 – ABBREVIATIONS + GRAPHIC LEGENDS.**

28. Label where the colors are proposed on the elevation drawings. The legend identifies colors but they are not shown where each color will be located.

**RESPONSE: COLORS AND MATERIALS LEGEND UPDATED ON ELEVATION SHEETS.**

29. Why does sheet "014 A3-01 ELEVATIONS" have a partial section shown for the west elevation? Revise to show the complete west façade.

**RESPONSE: REFER TO SHEET A3.01 FOR REVISED WEST ELEVATION.**

30. The CPTED plan states there will be outdoor seating in front of the building. Any outdoor seating shall obtain an Outdoor Café Permit prior to placing any furniture within the public right-of-way.

**RESPONSE: THERE ARE NO OUTDOOR SEATING BEING PROPOSED. TAKEN OUT OF THE CPTED PLAN AND SITE PLAN.**



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31. On the dumpster enclosure detail call out what color will be used for the trash enclosure. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot (155.5301.B.3).

**RESPONSE: DUMPSTER ENCLOSURE TO BE STUCCO PAINTED GREY.**

32. Revise the metal sliding gate of the dumpster enclosure, facing the street, to be sight-obscuring gate for screening purposes (155.5301.C).

**RESPONSE: REVISED TO SHOW SIGHT-OBSCURING METAL GATE. REFER TO DETAILS ON A5.01.**

33. All plans (civil, landscape, photometric, etc) should be updated to reflect the change of location for the dumpster enclosure with a 5' setback so that all plans are consistent.

**RESPONSE: PLANS HAS BEEN REVISED TO MATCH.**

34. The proposed project must meet the design standards of Code Section 155.5602. Commercial, Institutional, and Mixed-Use Design Standards:

a. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. The proposed building in addition to the existing building exceeds this 60' width.

**RESPONSE: PROPOSED BUILDING FRONT FACADE IS 50 FT. NO CHANGES TO EXISTING BUILDING.**

b. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements;
- ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height;
- iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
- iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

**RESPONSE: PROPOSED BUILDING FRONT FACADE IS 50 FT. NO CHANGES TO EXISTING BUILDING.**

c. The colored elevation sheets do not incorporate the other existing buildings into the drawing. Show the entire building as a whole (#2219 & the new building appear to be connected). It appears from the other elevation sheet that the existing building #2219 will be revised from its current condition to match the new building.

**RESPONSE: BUILDING #2219 WILL NOT BE REVISED TO MATCH NEW BUILDING. REFER TO UPDATED ELEVATIONS SHEETS A3.01 AND A3.02.**

d. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level. Provide the height of the parapet above the roof level on the elevations.

**RESPONSE: MECHANICAL SCREENS HAS BEEN PROVIDED TO COVER ANY MECHANICAL EQUIPEMENTS ON ROOF. PARAPET TO MATCH ADJACENT BUILDING PARAPET HEIGHT.**





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## **FIRE DEPARTMENT**

( ) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

**RESPONSE: FIRE FLOW DATA HAS BEEN SUBMITTED.**

( ) Provide location for proposed Fire Dept Connection. FDC must be within 100ft of an existing or proposed fire hydrant.

**RESPONSE: FIRE HYDRANT LOCATION AND DIMENSION SHOWN ON CIVIL FIRE HYDRANTS PLAN ON SHEET C4.00A.**

( ) Plans show 2inch water supply for fire protection. this may not meet minimum required for commercial building

**RESPONSE: 4" SHOWN. REFER TO CIVIL DRAWING SHEET C4.00.**

## **BSO**

**RESPONSE: NOTES ADDED ONTO CPTD SECURITY PLAN ON SHEET A0.08 AND SUBMITTED THE CPTD NARRATIVE INITIALED AND SIGNED.**

## **ENGINEERING DEPARTMENT**

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**RESPONSE: Acknowledged. Permit will be obtained.**

2. Plan sheet 020 C4.00 the proposed 1" meter needs to be set just inside the property line.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 for new location of proposed 1" water meter.**

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

**RESPONSE: Acknowledged.**

4. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

**RESPONSE: Acknowledged.**

5. Plan sheet 019 C3.00 PGD is showing on street parking. Per our code if you're paving more than 50% of the city right-of-way (NE 23 Ave.) you will be required to install a drainage system.

**RESPONSE: Please refer to Paving, Grading and Drainage Plan Sheet C3.0 and Paving, Grading and Drainage Details Sheet C3.01 to access drainage design along west side of NE 23RD Avenue.**

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6. Show on landscape plan sheet LA0.05 the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

**RESPONSE: Please refer to Detail sheets C5.00, C5.00A, C5.00B and C5.00C for updated City Details.**

7. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering. SOME DETAILS ARE 2019.

**RESPONSE: Please refer to Detail sheets C5.00, C5.00A, C5.00B and C5.00C for updated City Details.**

8. Plan sheet 019 C3.00 PGD is showing two back out parking spaces on NE 23 Ave. Please remove. 9. Please have the developer/designer try to design and comply as close as practically possible with ZONING EOD street diagrams (155.3709.F.2.)

**RESPONSE: Please refer to Paving, Grading and Drainage Plan Sheet C3.00 now showing parking spaces removed along NE 23RD AVE.**

9. Please have the developer/designer try to design and comply as close as practically possible with ZONING EOD street diagrams (155.3709.F.2.)

**RESPONSE: Acknowledged.**

#### **UTILITIES COMMENTS**

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

**RESPONSE: Acknowledged.**

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official eplan submittal.

**RESPONSE: Acknowledged. Permit will be obtained.**

3. Please indicate on civil plan 020 C4.00 Utilities Plan the total site water consumption in (GPD) gallons per day.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 for total site Water Consumption in (GPD).**

4. Please indicate on civil plan 020 C4.00 Utilities Plan the total wastewater discharge from the site in (GPD) gallons per day.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 for total site Wastewater Discharge in (GPD).**

5. Civil plan 020 C4.00 Utilities Plan proposes a 1" domestic water service in a public sidewalk. The water service per City engineering standard details must be paced just behind the recorded property line. Please correct.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 for new location of proposed 1" water meter.**

6. Civil plan civil plan 020 C4.00 Utilities Plan does not show or state a required dedicated fire meter for the proposed fire service. Please correct.

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**RESPONSE: Refer to Utilities Plan Sheet C4.00 for proposed 4" DDCV backflow preventer with fire meter.**

7. Please note on 027 LAO.05P Landscape plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

**RESPONSE: Noted. Refer to Landscape Plans.**

8. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 107-1 Typical 1" Water Service 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

**RESPONSE: Refer to Detail Sheets C5.00, C5.00A, C5.00B and C5.00C.**

## **LANDSCAPE**

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Overhead wires are still being shown on the plan(s), correct.

**RESPONSE: The revised landscape plan retains the existing overhead powerlines along the rear (north) property line, at this time. The previous landscape plan indicates that all of the elec service lines to the existing & proposed buildings will be buried under the new parking lot. Burial of the power lines along the north PL is impractical based on the presence of large exist. trees #12,14,15 Mahoganies are located on the adjacent property near the PL.**

2. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

**RESPONSE: The dollar value of the proposed trees is provided on sht. LA0.06. The dollar value of the non-specimen trees removed has been provided on the Certified Arborist's Report.**

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

**RESPONSE: Refer to the Arborist's Report for the values provided.**

4. Appears that on street parking is being proposed in areas of large existing trees. On street parking is not required, alter to retain the trees and the adjoining root space. On street parking is not required and the proposed will negatively impact the existing trees critical root zone. Staff can work on providing credit for some of the street trees based on retention of trees #'d 9 & 10.

**RESPONSE: There is existing asphalt currently where we are proposing street parking. (See google image below). The revised Site Plan retains the three proposed parallel parking spots along NE23rd Ave. The two backout spaces have been removed. The two existing Black Olive Trees are approx. 6.75' from the proposed edge of asphalt/curb. A "root zone/exploration trench" report could be performed by a Certified Arborist, prior to building permit approval, to identify structural roots & recommend root pruning techniques.**

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5. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along NE 23rd. On street parking is not required but the street trees are. Critical root zone planting space, eliminate parking. (see above comment).

**RESPONSE: The revised Site Plan retains the three proposed parallel parking spots along NE 23rd Ave. Two proposed Street Trees are provided. A Wild Tamarind and a Silver Buttonwood are proposed. The Landscape Plan indicates that two existing Balack Olives are being retained. They are located on the property, less than two feet from the R/W. Their mature heights and canopies provide substantial shade. The planting of understory trees would have minimal shade value.**

6. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Required vs provided is not adding up.

**RESPONSE: The data table has been revised, in relation to the requirements of 155.5203.C. The provided number of trees & shrubs has been revised. Any discrepancies will be clarified w/ the next submittal.**

7. Provide large canopy trees for the proposed ED and KF, save the northern most landscape island middle islands and end island trees within The FOP Setback

**RESPONSE: The revised Landscape Plan proposes Wild Tamarinds, in lieu of the Black Ironwoods. The Japanese Blueberries are proposed for the two middle landscape islands.**

8. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 5' wide and contain trees, sod and irrigation. With suspended pavement to meet soil volume requirements.

**RESPONSE: The Site Plan has been revised. The landscape island widths have been provided on the landscape plan. The dimensions exceed the min. 5' requirement at the ends. The middle islands are 5' w, exclusive of the curb & asphalt.**

9. As per 155.2709.F.2, provide street trees at 1 per 25'. Please change the Atlantic street tree to a Caesalpinia's.

**RESPONSE: The previously proposed Live Oak has been revised to a Caesalpinia granadillo, Bridalveil to match the exist. Bridalveil trees along Atlantic Avenue.**

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10. Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all proposed planters and sidewalk and paver areas. Please provide a separate silva cell sheet with the soil volume graph and all associated details.

**RESPONSE: The Modular Suspended Pavement System, plan & details, have been provided on a separate sheet in the re-submittal. The plan indicates the specification & quantity of the proposed system. The structural soil volumes are provided for the separate areas & in the cumulative amount. The system is provided in the CRZ areas of the proposed trees only. The site plan indicates paver walkways & sidewalks that are not in the vicinity of proposed trees.**

11. Provide an elevations sheet as the height of the trees are based on building height.

**RESPONSE: An elevation sheet has been provided in the re-submittal.**

12. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting all buildings facing the rear VUA areas. This has yet to be provided.

**RESPONSE: The 5' min. landscape areas has been provided along all of the buildings facing the rear VUA areas, on the revised Site Plan provided. The two middle islands are 5' w. The revised landscape plan indicates the required dimensions.**

13. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**RESPONSE: The landscape plan provides landscaping in all of the landscape areas provided for on the site plan. No planting is req'd in front of the facades that face Atlantic Ave. There is a portion of the existing corner building w/o shrubs- due to a proposed conc. area.**

14. Remove two backout parking stall along NE 23rd and convert to green space.

**RESPONSE: The two backout parking spaces have been removed, as per the revised Site Plan.**

15. Remove note #14 on details sheet.

**RESPONSE: The note has been removed. Sht. LA0.06.**

16. Please note on the Irrigation Plan illustrating that the system will be a rust free system installed in accordance with requirements of the Building Code.

**RESPONSE: The note has been added to the Irrigation Plan. Sht. IR0.05. The Plan was revised as per the rev. Site Plan.**

17. All tree work will require permitting by a registered Broward County Tree Trimmer.

**RESPONSE: The note is Sht. LA0.06. A Rev. cloud & delta have been added for clarification.**

18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**RESPONSE: The comment sheet has been included in the re-submittal.**

19. Additional comments may be rendered a time of resubmittal.

**RESPONSE: Understood. Comment is consistent with design review process.**