

Narrative

Date: July 11, 2025

Project: 3223 NE 5th STREET, POMPANO BEACH

From: - Project Manager - Jaime Mayor (561) 6650810

Reference: Minor Site Plan comments - 24-12000008

Please see the following narrative with responses to the comments and changes shown on the Landscape plans under the revision delta #3

Staff Conditions:

. LANDSCAPE REVIEW

Plan Reviewer: Wade Collum (wade.collum@copbfl.com) Status: Review Complete
Resubmittal Required

1. No comment response sheet as offered.
Response: Please refer to this document for the narrative with responses to landscape comments.
2. Clarify dashed line in front of units.
Response: Dashed line in front of units was referring to overhang on porch entry. This overhang has been removed per comments received under Architectural review. Palms and tall shrubs are not in conflict with any overhang anymore.
3. Clarify proposed terrace at the rear of the units. It appears to be suspended over the landscape areas.
Response: Proposed paver terraces in the back of units are at grade only. These are not projected on the second floor. See revised sheet L-210 and site plan from Architect.
4. Clarify if there is proposed onsite retention for this property.
Response: There is a proposed exfiltration trench proposed at the front of the property shown and labeled on the landscape plans. See details for exfiltration trench on Civil plans. Sheet L-210 identifies and labels it.
5. Remove any reference to separate permits on the plans.
Response: Acknowledged. No separate permit notes are referenced on plans.
6. Provide a comments response sheet for staff to review at time of permitting.
Response: Response letter is provided under this document.