



DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 16, 2023

File #: **LN-486**

Project address: **324 NW 6 ST Pompano Beach**

01/21/2025

UTILITIES

1. 9. Please note on L-102 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. The proposed street tree is proposed in a location that does not create conflict with city utilities (INSIDE PROPERTY). The notes: "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" and "No trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter." Have been added to the Landscape plans.

2. 10. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 210-2 Sewer Box and Cover Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response. The Required Tree Locations detail (316-1) has been added to Landscape details and notes. (L-102 sheet)

3. (17) Please note on L-102 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. The proposed street tree is proposed in a location that does not create conflict with city utilities (INSIDE PROPERTY). Please refer to L-102 sheet.

ENGINEERING

1. 5. Please note on landscape plans as per City Ordinance(s) 50.02(A) (3) and 100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction



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shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show 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 Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316 -1 and 315-1.

Response. The notes "Landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc." and "No trees, shrubbery, or obstruction shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter." Have been added to the Landscape plans.

URBAN FORESTRY

1. Note; Site layout has been changed

Response. The site plan has been updated on Landscape plans.

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.

Response. We will provide survey by requirements. **It is necessary to submit the Survey with the required documents.**

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. No dollar values were provided on Sheet L.101. provide the DBH to caliper calculation and populate the cell on the tree dispo list.

Response. We will provide the Arborist's report by requirements. **A report must be requested from an arborist and submitted along with the required documents.**

4. 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. Replacement tree information has been expanded. Please refer to Replacement chart on L-101 sheet.

5. Remove mitigation table on the plans as proposed as it does not align with code calculations for mitigation, see dbh – caliper comment above.

Response. Replacement chart has been updated. Please refer to L-101 sheet.

6. 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.

Response. The suspended pavement systems sheet has been added to the set with the required information. Please refer to L-105 sheet.

7. Based on site inspection for trees proposed to remain, trees #'d 8, 14A, 17, 20, 24, & 25 shall be shown to be removed and mitigated for based on current conditions

Response. The trees #8, 14A, 17, 20, 24, & 25 are proposed to remove (**) and mitigated. Please refer to Existing trees & palms and Replacement chart on L-101 sheet.

8. 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.

Response. The volume of soil is indicated for each tree, ensuring 1200 ft³ as a minimum. Please refer to L-105 sheet.

9. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.,

Response. Cluster of palms have been added in the front and corners of property as suggested. Please refer to Landscape plan on L-102 sheet.

10. Provide a separate sheet suspended pavement for this and include on the civil plans.

Response. The suspended pavement systems sheet is addressed. Please refer to L-105 sheet. **This sheet must be included in the civil plans.**

11. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.

Response. Root barrier details was include in Landscape details and notes. Please refer to L-103 sheet.



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12. Provide VUA requirements as per 155.5203.D along the perimeters @ 1:40 along the West, East and South perimeters. This is currently not being shown

Response. Perimeter trees are @1:40 max. Please refer to Landscape plan on L-102 sheet.

13. 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 8' wide and contain trees, sod and irrigation.

Response. Green areas are based on the architectural availability of the property.
Architecture

14. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response. Green areas are based on the architectural availability of the property.
Architecture

15. Provide 4 islands along the south property line for parking, is this area under overhang?

Response. Green areas are based on the architectural availability of the property.
Architecture

16. 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 at 1:30', only the Oaks should be in the ROW swale. Remove or relocate everything else out of there

Response. No trees are proposed in the row swale.

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

Response. The front of building is covered with shrubs. Please refer to Landscape plan on L-102 sheet.

18. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

Response. At the foot of the building, small shrubs are proposed, the closest proposed palms and trees are located more than 3'. Please refer to Landscape plan.

19. Please provide a consistent staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

Response. Cluster of palms have been added in the front and corners of property as suggested. Please refer to Landscape plan on L-102 sheet.

20. Please provide a more palm like symbol for proposed palms on the plan

Response. The symbols for palms have been updated. Please refer to Landscape plan on L-102 sheet.

21. 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. Suspended pavement or structural soil shall be used in this application.

Response. Green areas are based on the architectural availability of the property.
Architecture

22. Please provide a drawing or clarification as to which parts, if any, are open to the sky.

Response. The area open to the sky has been marked with a diagonal hatch on the landscaping plans.

23. Provide rooftop planter detail with soil composition, soil profile, material, waterproofing, drainage specs, soil specs, top dressing, etc. Where is rooftop plan?

Response. The planter detail has been included in the Landscape details and notes. Please refer to L-103 sheet.

24. Please propose some alternate flowering trees along the street on the site, Tabebuia caraiba may be an option. This should be on site if it has available sunlight - if not then nix it.

Response. 1 tree (Tabebuia caraiba) is proposed as street tree inside of property. Please refer to Landscape plan on L-102 sheet.

25. Please remove note referencing Miami Dade County.

Response. The notes have been updated.



26. 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. Including ROW swale area and please note rust free.

Response. The irrigation plan with the requested information is addressed. Please refer to IR-101

27. Bubblers will be provided for all new and relocated trees and palms. Please note on the plans.

Response. The bubblers are located for all new and relocated trees and palms. The note "Bubblers will be provided for all new and relocated trees and palms" has been added to Irrigation plan. Please refer to IR-101 sheet.

28. 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.

Response. The shrub specifications are addressed. The note "Plant spacing shall supersede plant quantity to fill the bed" has been added to Landscape plans.

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

Response. Yes, we will do tree work with a specialist tree trimmer.

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

Response. We provide the response letter with the required documents.