



06/28/2023

This letter is in response to the comments related to the site, landscape, irrigation and CPTED plans received from the Development Review Committee dated June 21, 2023 regarding the above referenced project.

LANDSCAPE

1. Minor administrative adjustment AA2 & AA3 are not supported in the current state. Specifically, AA3, sidewalk width is not enough and there for bumps out required landscaping along the south side. Redesign building footprint to allow for required landscaping. As per previous discussions, south side still has conflicts with required landscaping and encroachment of the balcony into the planting/growing area. Staff is not in support of #1. 7' street side yard has been provided on the south, which is a 30% maximum allowable extent of adjustment from the required 10' per table due to the encroachment of the overhead balcony.

Response:

AA1: Balconies have been removed from south side of building and out of the side yard setback area. Standard Crape Myrtles provided as street trees in lieu of Jatrophas as discussed with Wade Column on 6/13/2023.

AA2: Per telephone discussion on 6/13/2023 with Mr. Column and 6/21/2023 DRC meeting, a 3' reduction request in the north perimeter landscape strip is acceptable.

AA3: Per telephone discussion on 6/13/2023 with Mr. Column and 6/21/2023 DRC meeting, the VUA foundation planting area on the north side of the building is acceptable as shown. Per request, four Alexander Palms have been changed to Japanese Fern trees to add diversity to and further enhance the planting areas.

2. Correct data table showing how the site is meeting the requirement of 155.5203C Minimum Site Development Landscaping. Palm do not count towards street tree requirements on the south side.

Response: Standard Crape Myrtles have been provided as street trees in lieu of Montgomery Palms and Jatrophas along Pompano Park Place frontage. Bulnesias have been provided along SW 4th Ave.

3. Correct mitigation table as mitigation must be above and beyond what is required and proposed as superior landscape design to receive credit for AAs.

Response: Tree mitigation table has been corrected. Only 15 trees are applied to the mitigation calculation, which are above and beyond code plus the enhanced landscaping requirements. There are a total of 97 trees provided on the landscape plan, 66 of which are required per the Land Development Code plus 16 for the enhanced landscaping as part of Administrative Adjustment request 3 (AA3).

4. Change Ligustrums to be a minimum of 10' tall.

Response: Ligustrums have been changed to 10' HT.

5. Verify availability of Florida Grade #1 Jatrophas. Staff could not locate.

Response: Jatrophas have been removed from project.

6. Provide OA heights of PEs and VMs.

Response: Overall heights for all palms have been provided. Montgomery Palms have been removed from project.

7. Change out parking lot Bulnesias to Oak Trees or swap location on the plan.

Response: Bulnesias have been provided as street trees along SW 4th Ave and Live Oaks provided in parking islands as requested.

8. Provide street trees at 1:40 as per 155.5203.G.2.c. Please clarify which trees are being applied to this requirement. 12'CT. West Oaks in ROW please and where are the street trees on the south side?

Response: Three (3) Bulnesias are provided as street trees along SW 4th Ave and shifted into the ROW. Eighteen (18) standard Cape Myrtles have been provided along Pompano Park Place.

9. 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. Footers as proposed are not acceptable to provide adequate planting space.

Response: Cross section details have been provided on sheet SP-1.2 showing slab and foundation condition. Adequate foundation planting area has been provided.

10. Please provide a note for bubblers will be provided for all new and relocated trees and palms.

Response: A note has been provided on the landscape plan. See note 9 of the Pompano Beach Landscape notes. Bubblers have also been shown on the irrigation plan.

11. Please note that plant spacing shall supersede plant quantity to fill the bed.

Response: A note has been provided on the landscape plan. See note 8 of the Pompano Beach Landscape notes.

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

Response: Acknowledged. A note has been provided on the landscape plan. See note 7 of the Pompano Beach Landscape notes on sheet LP-1.0.

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

Response: A comment response letter has been provided.

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

Response: Acknowledged.

ZONING

PZ22-12000014
08/16/2023

Upon resubmittal, provide a comment response sheet demonstrating specifically how comments have been addressed.

Response: A comment response letter has been provided.

2. Upon resubmittal, use the same naming convention to version out drawings and documents.

Response: The same naming convention has been used.

7. Provided specs of the proposed retaining wall. Please note that measured from natural grade, the retaining wall must not exceed a height of six feet.

Response: The retaining wall has not been fully designed at this stage, however will be done so as a separate permit by the site contractor. At that time, full specifications and structural design will be provided for the city to review. The wall averages $\pm 2'$ ht and is shown in detail on the Civil Grading plan. Schematic cross sections are also shown on sheet SP-1.2.

8. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5). Show calculation in landscape table how this is being addressed.

Response: The applicant is requesting an administrative adjustment (AA3) for the Landscaping between VUA and Building that is demonstrated on the Site Plan (SP-1.0), Landscape Plan (LP-1.0), and Administrative Adjustment Exhibit (SP-1.4). Per 6/21/2023 DRC meeting, staff did not object reducing the total area up to 50%, as the applicant is providing superior landscape per Section 155.5203.D.5.c.

9. Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Provide a 10 ft wide landscape strip along rear of property in accordance with the Code. (155.5203.D.3). If unable to demonstrate compliance with provision, a Variance must be sought.

Response: The applicant is requesting administrative adjustments (AA1 & AA2) for a side setback and perimeter landscape strip reduction that are demonstrated on the Site Plan (SP-1.0), Landscape Plan (LP-1.0), and Administrative Adjustment Exhibit (SP-1.4). Per 6/21/2023 DRC meeting, staff did not object to a 3' reduction in the street side yard setback (AA1) or a 2' reduction to the north perimeter landscape strip (AA2) due to the narrow nature of the site.

BSO

1. Please place the following the following conditions on the actual Security Strengthening CPTED Drawing Safety & Security plan.

Response: All requested conditions have been added to CPTED plan on sheet CPTED-1.

I appreciate the opportunity to provide these responses to you. Please contact Stephen Feccia with any questions or concerns at 508-736-6897 or steve@jessaminedb.com.

Sincerely,

Stephen M. Feccia, PLA

