

**Project:** Belmont Park Estate  
**PAM Comments Date:** 05/03/22  
**Application No.:** PZ22-12000014

**RESPONSIBLE CONSULTANT:**  
**Jessamine - Stephen Feccia**

## WASTE MANAGEMENT DEPARTMENT

Reviewer: Beth Dubow  
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954-545-7047

1. Place bollards in the dumpster enclosure to protect the walls from damage during service.  
**RESPONSE: Bollards have been placed in dumpster enclosure. See Site plan on sheet SP-1.**

## PLANNING DEPARTMENT

Reviewer: Daniel Keester  
[daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)

1. Land use for this parcel is Medium-High Residential (MH - 25 units / acre) and Commercial (C). The size of this property is 41,343 square feet / 0.94 acres (.75 acres in medium-high residential and .19 in commercial land use). Based on the area within the residential land use, the maximum dwelling units permitted is 18. The plans submitted propose 16 multi-family units on the property.  
**RESPONSE: Site data has been corrected to reflect this calculation.**

## ZONING DEPARTMENT

Reviewer: Hellena Lahens  
[Hellena.Lahens@copb.com](mailto:Hellena.Lahens@copb.com)

1. The property abuts SW 3rd Street/Pompano Park PL. The survey and site plan does not call out the dimension to the centerline of the road. Chapter 100.01 requires a minimum of 55 feet for this roadway.  
**RESPONSE: Dimensions to centerlines have been labeled on site plan.**
2. A portion of the property is zoned B-3. The residential use is not permitted in this zoning district. Include note on the site plan that no residential use will be sited in this area of the property.  
**RESPONSE: A note stating no residential use is permitted with B-3 has been added to the site plan.**
3. Provide a diagram demonstrating the impervious and pervious area with the associated area calculations.  
**RESPONSE: A pervious/impervious diagram has been added to site plan. Please see sheet SP-1.1.**
4. Identify and dimension all setbacks on the site plan.  
**RESPONSE: Setbacks have been identified and labeled on site plan. Please see sheet SP-1.0.**
5. Amend the density calculation provided on the zoning legend table. The size of this property is 41,343 square feet / 0.94 acres (.75 acres in medium high residential and .19 in commercial land use). Based on the area within the residential land use, the maximum dwelling units permitted is 18.  
**RESPONSE: Density calculation has been revised. Please see site data table on site plan.**
6. Include the bedroom unit breakdown with square footages in the Zoning Data Table on the site plan.

**RESPONSE: Unit breakdown with square footages has been added to the data table on site plan. Please see sheet SP1.0.**

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- Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point (155.5101.G.9.b). Dimension sight triangle on the site plan. Both egress and ingress should include the sight triangle dimensions.

**RESPONSE: Clear sight triangles have been labeled at both entrances.**

- Each off- street parking space shall include a continuous curb 155.5102.C.9. The proposed car parking design should be in a sawtooth layout.

**RESPONSE: Proposed parking is a continuous curb and in a sawtooth layout. Please see site plan on sheet SP-1.0.**

- The bicycle rack provided is not sufficient to the Code requirement. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces— provided that no more than 20 bicycle parking spaces shall be required in anyone parking area (155.5102.L).

**RESPONSE: There are 24 parking spaces provided, therefore 10 bike parking spaces are required, which have been shown on site plan.**

- The dumpster enclosure is facing the ROW (Pompano Park PL), but the zoning code requires that it shall be screened from view from adjacent streets and properties in accordance with the standards in this subsection (155.5301.C). Staff recommends re-orienting the opening of the dumpster enclosure or relocating it to comply with code.

**RESPONSE: The dumpster enclosure has been reoriented so the front doesn't face Pompano Park Blvd. See site plan on sheet SP-1.0.**

- 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).

**RESPONSE: Unfortunately, this is not possible due to the nature of the site. The landscape buffers, depth of the building, sidewalk, required parking, and drive isle preclude us from being able to provide the foundation planting area. Landscape has been provided in the sawtooth curb area in an effort to meet this requirement. We will be requesting a variance for this requirement as part of this application.**

- 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 in accordance with the Code. (155.5203.D.3).

**RESPONSE: 10' wide landscape buffers have been provided on the east and west. Unfortunately, due to the nature of the site, it is not possible to provide a 10' buffer on the north. A 6'HT masonry wall with a hedge has been provided as an intent to meet this requirement. We will be requesting a variance for this requirement as part of this application.**

- Demonstrate how the Building Base Planting landscape code section is being addressed per code section 155.5203.E. The required shrubs within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building. Required shrubs shall maintain a maximum average on-center spacing of six feet and be evenly distributed along the building façade.

**RESPONSE: Required shrubs have been provided in the sawtooth landscape area between the building and parking area.**

## FIRE DEPARTMENT

Reviewer: Jim Galloway

[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

1. Provide greater detail for site access to each proposed building and location of proposed stairs and stair discharges. North or South side of proposed building?  
**RESPONSE: Building access with stairs and ramps have been shown on the site plan. Please see sheet SP 1.0.**

## ENGINEERING DEPARTMENT

Reviewer: David McGirr

[david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

954-786-5514

1. Place note on all landscape plan sheets as per City Ordinance(s) §50.02(A) (4) and §100.35(E), 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 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 all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1.  
**RESPONSE: Notes has been placed on landscape plan. Please see sheet LP-1.0.**

## LANDSCAPE DEPARTMENT

Reviewer: Wade Collum

[wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.  
**RESPONSE: Note has been added to the site plan.**
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: Tree locations have been shown on the attached arborist report included with this application. Tree Disposition Plan has also been provided. Please see sheet TDP 1.0**
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 non-specimen 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: Tree appraisal has been provided on the attached arborist report.**
4. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.  
**RESPONSE: Minimum site development landscaping has been shown in the landscape code compliance chare on sheet LP-1.0.**
5. Provide VUA requirements as per 155.5203.D along.

**RESPONSE:** VUA landscaping requirements has been shown in the landscape code compliance chart on sheet LP-1.0.

6. As per 155.5203, provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.  
**RESPONSE:** Acknowledged. Understory trees have been provided at 20' OC along the northern buffer under the overhead powerlines.
7. Provide an elevations sheet as the height of required trees and palms are 8 contingents on the height of the building.  
**RESPONSE:** See elevations provided by architect. Tree heights have been added to landscape code compliance chart.
8. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' / 16' tall and palms to be 18' / 22' OA, please adjust.  
**RESPONSE:** Tree heights have been adjusted and added to the landscape code compliance chart.
9. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.  
**RESPONSE:** 10' wide landscape buffers have been provided on the east and west. Unfortunately, due to the nature of the site, it is not possible to provide a 10' buffer on the north. A 6' HT masonry wall with a hedge has been provided as an intent to meet this requirement. We will be requesting a variance for this requirement as part of this application.
10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building.  
**RESPONSE:** Unfortunately, this is not possible due to the nature of the site. The landscape buffers, depth of the building, sidewalk, required parking, and drive isle preclude us from being able to provide the foundation planting area. Landscape has been provided in the sawtooth curb area in an effort to meet this requirement. We will be requesting a variance for this requirement as part of this application.
12. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).  
**RESPONSE:** Parking lot lighting has not been shown in required VUA landscaping. A lighting plan will be provided in a future submittal.
13. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines;  
**RESPONSE:** Acknowledged. Understory trees have been provided at 20' OC along the northern buffer under the overhead powerlines.
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. Correct East end island soil space dimensions.  
**RESPONSE:** Islands have been corrected and dimensions shown.
15. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.  
**RESPONSE:** A continuous curb has been provided around all VUA landscape area.
16. Provide pervious area calculations.  
**RESPONSE:** Please see pervious/impervious diagram on sheet SP 1.1.

17. Provide Street Trees at 1:40' as per 155.5203.G.2.c.  
**RESPONSE: Street trees have been provided at 1:40' on the landscape plan and code compliance chart shown on the landscape code compliance chart.**
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: Refer to structural Sheet S-1.**
19. 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.  
**RESPONSE: An irrigation plan has been provided. Please see sheet IR 1.0.**
20. Bubblers will be provided for all new and relocated trees and palms.  
**RESPONSE: Bubblers have been provided for all new trees. Please see irrigation plan.**
21. It appears that proposed utilities are bisecting required landscape / tree areas.  
**RESPONSE: Plans will be coordinate to reduce/eliminate utility conflicts. Where conflicts do exist, root barrier will be provided.**
22. All trees are required to be large canopy unless OHW are present, adjust where applicable. LJ's, ED street trees.  
**RESPONSE: Due to the proximity of the building to the sidewalk, there is little room for a canopy tree to mature without growing onto the building. We're proposing six additional trees with small canopies to mitigate.**
23. Provide site wall cross section of the footers to verify available planting space for required VUA trees and landscaping.  
**RESPONSE: Building structural details are not available at this time. Cross sections will be included in a future submittal.**
24. Remove gallon size from the plant list.  
**RESPONSE: Gallon size has been removed from plant list.**
25. Provide overall OA heights of palms.  
**RESPONSE: Overall height of palms has been specified.**
26. Specify Royals to be Heavy's  
**RESPONSE: Royal Palms have been specified as heavy.**
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.  
**RESPONSE: Spread specification has been updated to reflect proposed spacing. MODEL**
28. All tree work will require permitting by a registered Broward County Tree Trimmer.  
**RESPONSE: A note has been added to the landscape plan.**
29. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
**RESPONSE: Comment response letter has been provided.**
30. Additional comments may be rendered a time of resubmittal.  
**RESPONSE: Acknowledged.**