

**Project:** Belmont Park Estate  
**DRC Meeting Date:** 2/1/2023  
**Application No.:** PZ22-12000014



4/28/2023

This letter is in response to the comments related to the site, landscape, irrigation and CPTED plans received from the Development Review Committee dated February 1, 2023 regarding the above referenced project.

## **PLANNING**

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 multifamily units on the property.

**Response: The updated plan has been reduced to 12 units.**

2. The property has been platted (Avondale - PB 6 Pg 29). Based on a letter from the Broward County Planning Council, based on policy 2.13.1, the proposal would not require a replat or amendment.

**Response: Acknowledged.**

4. The property is abuts SW 3 Street. The survey provides a measurement of the overall width of SW 3 Street that confirms the minimum right-of-way (110 feet) is provided & no additional dedications are necessary.

**Response: Acknowledged.**

5. The property also abuts SW 4 Avenue. The survey indicates that there is an existing 30 feet to the centerline of the rightof-way, and a total of 50 feet wide for this roadway. Therefore, it appears that no additional dedications are required for this property abutting SW 4 Avenue.

**Response: Acknowledged.**

6. The city has sufficient capacity to accommodate the proposal.

**Response: Acknowledged.**

## **ENGINEERING**

6. 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.

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**Response: This note has been added to the landscape plan and all utility lines have been shown. Please see Pompano Beach Note 1 on sheet LP 1.0.**

## **FIRE DEPARTMENT**

8. Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2) FIRE APPARATUS ACCESS WOULD BE FROM THE ACCESS ROAD ON PROPERTY AND NOT SW 3RD STREET.

**Response: Fire access has been added from the north drive lane to the building and noted on the site plan.**

## **LANDSCAPE**

1. No comment response sheet was found addressing previous comments. The below are repeat comments.

**Response: Comment response letter has been provided.**

2. 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.

**Response: Due to the narrow nature of the site, the applicant is requesting three administrative adjustments to fit the required parking, drive isle, sidewalks, building, and landscape strip. Please see responses for each adjustment below and supporting exhibit on sheet SP 1.4.**

**AA1: A 7' street yard setback has been provided on the south, which is a 30% maximum allowable extent of adjustment from the required 10' per table 115.2421.B.1. An administrative adjustment table has been provided on the site plan. Details of this area have been shown in Section C on sheet SP-1.2. Street trees and building base plantings have been provided in excess of code requirements. Please see sections 155.5203.F & 155.5203.G of the landscape code compliance table on sheet LP 1.0.**

**AA2: Perimeter landscape to the east and west have been provided at 18.7' (east) and 11.9' (west). An 2', or 20% administrative adjustment is being requested for the required 10' landscape strip on the north to provide 8'. This variance request is shown on both the site and landscape plan Administrative Adjustment Tables and in the exhibit on sheet SP 1.4. Section A on sheet SP-1.2 also show details of these areas. A 20% variance is the maximum allowable extent of adjustment per table 115.2421.B.1. All required buffer trees have been provided as well as shrubs and groundcover in excess of code requirements. Please reference section 155.5203.D.3.b of the landscape code compliance chart on sheet LP 1.0.**

**AA3: Due to the sawtooth parking configuration and narrow nature of the site, there's not enough room for a 12' planting strip between the building and vehicular use area. A minimum 3' building base planting strip has been provided where possible between the ADA ramps with a maximum of 9.5' (6.25' avg) planting area taking into account the sawtooth curbing. This area does not include the sidewalk. These areas have been dimensioned and detailed on the site plan and in Section B on sheet SP 1.2. The applicant is requesting a 48% reduction from the width requirement (12' required, 6.25' provided) and a 50% reduction for the area (2,568 sf required, 1,288 provided). This request has been detailed in the exhibit on sheet SP 1.4. In exchange for the variance, the applicant is proposing superior landscape design per section 155.5203.D.5.c as follows:**

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- i. Palms must be provided in multiples*
  - a. Triple Alexander Palms provided
- ii. If palms and trees are combined, one row of shrubs can be provided.*
  - a. Providing Alexander Palms and Crape Myrtles with six shrubs species
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;*
  - a. Many of the areas are too narrow to tier, therefor multiple species have been provided for diversity and interest.
- iv. If trees are provided, design must include a minimum of 2 species;*
  - a. Crape Myrtles and Alexander Palms have been provided
- v. Trees or palms must be a minimum of 14 feet in height;*
  - a. Crape Myrtles and Alexander palms are specified at 14' HT
- vi. Layered or height tiered shrubs are provided in variety with a minimum of 2 species;*
  - a. Many of the areas are too narrow to tier, therefor multiple species have been provided for diversity and interest. Six shrub species have been provided.
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.*
  - a. Not provided

3. Comment responses do not match the plan.

**Response: Comment responses have been provided that match site and landscape plans.**

4. Provide VUA requirements as per 155.5203.D along all sides 10' wide with trees, shrubs, sod and irrigation.

**Response: A 10' minimum landscape strip is being provided on the east and west of the VUA. The applicant is seeking and administrative adjustment for the 10' requirement on the north due to the narrow nature of the site. Please see response for item AA2 above. This deficiency is shown on the landscape code compliance chart on sheet LP-1.0. It is also shown on the Administrative Adjustment Exhibit on sheet LP-1.4.**

5. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

**Response: Section 155.5203.C has been included in the landscape code compliance chart.**

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 in lieu of canopy trees along the north buffer due to overhead power lines. This calculation is shown in the landscape code compliance chart in section 155.5203.D.3.b**

7. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

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**Response: Architectural building elevations have been provided on sheet A-2.1. Building height is 23'. Tree and palm height calculations have been provided in the landscape code compliance chart in section 155.5203.B.2.g.ii.**

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' tall and palms to be 18' OA, please adjust.

**Response: Acknowledged. This has been adjusted and included on the landscape code compliance chart on sheet LP-1.0 in section 155.5203.B.2.g.ii..**

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: The applicant is seeking two administrative adjustments for this requirement on the north and south property lines. Please see responses above for AA1 (south) and AA2 (north) above and Administrative Adjustment Exhibit on sheet LP-1.4.**

10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 10' of landscape areas between a vehicular use area and an abutting building.

**Response: The applicant is seeking an administrative adjustment for this requirement. Please see response for AA3 above. The deficiency has been shown on both the site plan data table and landscape plan code compliance chart.**

11. 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: Light poles have been relocated to the north buffer and shown on landscape plan with a 15' clearance.**

12. 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 are proposed in the north landscape strip in lieu of canopy trees due to overhead power lines.**

13. 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. East end island.

**Response: The east island has been corrected. All islands have been dimensioned and size noted on the landscape plan.**

14. 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.

**Response: Royal Palms and Montgomery Palms have been provided as street trees along Pompano Park Place and Live Oaks have been provided along SW 4<sup>th</sup> Ave. In addition, Jatrophas have been provided as understory trees. This has been identified in the code compliance chart.**

15. 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.

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**Response: Cross section details have been provided on sheet SP-1.2, with approximate footer dimensions.**

16. 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: Irrigation plan has been provided.**

17. All trees are required to be large canopy unless OHW are present, adjust where applicable. LJ's, ED street trees. Large canopy.

**Response: Ligustrum and Japanese Fern trees are no longer proposed street trees.**

18. Propose an alternate understory tree to Geigers that will fare better long term and are more sustainable.

**Response: Silver Buttonwoods have been selected in lieu of Orange Geigers.**

19. Exit apron on West side exceeds the boundaries of the north property line, correct.

**Response: This is now the entrance and apron has been corrected to be within property line.**

20. Provide site wall cross section of the footers to verify available planting space for required VUA trees and landscaping.

**Response: Footer locations have been provided on cross sections shown on sheet SP-1.2.**

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

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

22. 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.**

23. 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.**

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

**Response: Acknowledged.**

## ZONING

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

**Response: A comment response letter has been provided.**

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

**Response: The same naming convention has been used.**

3. Additional comments may be rendered a time of resubmittal. Pursuant to Section 155.5509, all electrical secondary feeder line and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground.

**Response: Acknowledged on the possibility of additional comments. A note has been added to the site plan that all overhead power lines along Pompano Park Place shall be buried per section 155.5509.**

4. Remove the note "Minimum size landscape island" from the plan sheets.

**Response: Minimum size landscape island note has been removed; however landscape island area has been included on the landscape plan.**

5. On the Civil Plan Sheet C-1 call out and label the 4 ft black aluminum fence around the retention areas.

**Response: Fence has been added and noted on civil, site, and landscape plans.**

6. The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (155.5101.1.2). The sidewalk on the South of the building should be 5ft wide. Provide a 5ft. wide walkway along the South of the building connecting to the nearest sidewalk.

**Response: This sidewalk has been removed.**

7. 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: Due to the sawtooth parking configuration and narrow nature of the site, there's not enough room for a 12' planting strip between the building and vehicular use area. A minimum 3' building base planting strip has been provided where possible between the ADA ramps with a maximum of 9.5' (6.25' avg) planting area taking into account the sawtooth curbing. This area does not include the sidewalk. These areas have been dimensioned and detailed on the site plan and in Section B on sheet SP 1.2. The applicant is requesting a 48% reduction from the width requirement (12' required, 6.25' provided) and a 50% reduction for the area (2,568 sf required, 1,288 provided). This request has been detailed in the exhibit on sheet SP 1.4. In exchange for the variance, the applicant is proposing superior landscape design per section 155.5203.D.5.c.**

8. 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: Perimeter landscape to the east and west have been provided at 18.7' (east) and 11.9' (west). A 2', or 20% administrative adjustment is being requested for the required**

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**10' landscape strip on the north to provide 8'. This variance request is shown on both the site and landscape plan Administrative Adjustment Tables and in the exhibit on sheet SP-1.4. Section A on sheet SP-1.2 also show details of these areas. A 20% variance is the maximum allowable extent of adjustment per table 115.2421.B.1. All required buffer trees have been provided as well as shrubs and groundcover in excess of code requirements. Please reference section 155.5203.D.3.b of the landscape code compliance chart on sheet LP 1.0.**

9. 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: The required 3' landscape strip adjacent to the building has been provided with shrubs planted at minimum 36" OC, exceeding the 6' OC requirement. Remainder of shrubs and extra trees have been provided in the sawtooth parking area, which is within 15' from the base of the building. A 5' sidewalk has also been provided within the base planting area. Detailed calculations of this requirement have been shown in the landscape code compliance table and Administrative Adjustment Exhibit on sheet SP-1.4**

18. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles. Revise the landscape plan accordingly to show the location of the light poles.

**Response: Lightpoles have been located along the north buffer out of the Base Building Planting area with a 15' radius shown. Trees have been located outside the clearance area.**

**BSO**

**Response: CPTED Narrative attached with this submittal.**

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