

DRC Narrative

PZ24-12000008
09/15/2025

Date: November 12, 2024

Project: 3223 NE 5th STREET, POMPANO BEACH

From: Foliage Expressions - 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 #2

Staff Conditions:

. LANDSCAPE REVIEW

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

- 1- Tree Appraisal values as indicated on sheet L-200 for the 2 Coconut palms & 1 Sabal palm add up to \$2555.00. Proposed mitigation Sabal palms equal to \$1200.00. Provide remaining mitigation requirements at the front landscape areas for the interior units that do not have trees.

Response: Four additional palms have been added as requested to provide value replacement. See mitigation chart on sheet L-200 and Landscape schedule on sheet L-210.

- 2- Correct Root Barrier placement on the plan to be shown along the edges of pavement (structure, sidewalk and driveway) only and to include utilities.

Response: all root barrier locations were adjusted as required. See sheet L-210.

- 3- Provide bubblers for all new tree/palm installations until establishment and clearly show locations on the irrigation plan adjacent to new tree locations.

Response: Bubblers were added to all new palm and trees as required. See revised sheet L-300

- 4- Sheet SP-2 identifies a small square green space for each unit. Clarify this area as it does not reflect this on sheet L-210. What are these areas being used for, and how do they relate to the overall pervious areas identified on the plans?

Response: Planting was added on landscape plan at the green spaces located inside the units per Architect site plan.





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5- Label all sod areas on the plan using the SOD label for the purposes of inspections post permit approval.

Response: All SOD areas have been labeled. See revised sheet L-210.

6- Clarify dashed line in front of units.

Response: Dashed line in front of units is building overhangs. These have been identified and labeled on sheet L-210. Palms and tall shrubs have been moved out of canopy overhangs.

7- Clarify proposed terrace at the rear of the units. It appears to be suspended over the landscape areas.

Response: Proposed terraces in the back of units are at grade only. These are not projected on the second floor. See revised sheet L-210 and s site plan from Architect.

8- Clarify if there is proposed onsite retention for this property.

Response: See details for exfiltration trench on Civil plans. Sheet L-210 identifies and labels it.

9- Remove any reference to separate permits on the plans.

Response: Acknowledged.

10- Provide a comments response sheet for staff to review.

Response: Responses provided under this document.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com Status: Review Complete Resubmittal Required

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

3- Place note on landscape plan sheet 065 L-210 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 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: Note added on sheet L-210 as required. All utility lines are shown to match Civil engineering plans.

