

# Narrative

**Date:** October 25, 2025

**Project:** 3223 NE 5<sup>th</sup> STREET, POMPANO BEACH

**From:** - Project Manager - Jaime Mayor (561) 6650810

**Reference:** Minor Site Plan comments - 24-12000008

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Please see the following narrative with responses to the comments and changes shown on the Landscape plans under the revision delta #4

## **Staff Conditions:**

. LANDSCAPE REVIEW

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

1. No comment response sheet as offered.  
**Response:** Please refer to this document for the narrative with responses to landscape comments.
2. Clarify dashed line in front of units.  
**Response:** Dashed line in front of units was referring to overhang on porch entry. This overhang has been removed per comments received under Architectural review. Since there is no overhang at porch, Palms and tall shrubs have no obstructions from floors above.
3. Clarify proposed terrace at the rear of the units. It appears to be suspended over the landscape areas.  
**Response:** Proposed paver terraces in the back of units are on the first floor only. These are not projected on the second floor. See section 02 on sheet A-301 from Architectural set and A.A on sheet L-210.
4. Clarify if there is proposed onsite retention for this property.  
**Response:** There is a proposed exfiltration trench proposed at the front of the property shown and labeled on the landscape plans. See details for exfiltration trench on Civil plans. Sheet L-210 identifies and labels it.
5. Remove any reference to separate permits on the plans.  
**Response:** Acknowledged. No separate permit notes are referenced on plans.
6. Provide a comments response sheet for staff to review at time of permitting.

**DRC**

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Response: Response letter is provided under this document. Please be aware that these comments and response letter were provided for review under the previous submission with clouds and delta #3 on plans updated.

Comment 6 – A. Natural Surveillance (Landscaping & Lighting):  
Maintain hedge/planting heights, tree clearance, and incorporate security lighting per IESNA G-1-2022 and CPTED principles.

Response:

All landscape design will maintain a maximum height of 2 to 2.5 feet for hedges, bushes, and low plantings in surveillance areas. Canopy trees will be maintained with an 8-foot clear trunk, excluding young trees under 6-inch caliper while maturing. Security lighting has been designed to comply with IESNA G-1-2022, using vandal-resistant motion-sensor lights at all exterior unit doors and access points. Lighting placement avoids over-illumination and shadow creation, with shielded LED fixtures to reduce glare and light trespass. Landscaping has been coordinated so as not to obstruct lighting or surveillance equipment.

Comment 39:

Clarify if the proposed exfiltration system along the front of the units will impede required plantings and trees. Provide note on CS-2 and L-210 to adjust trench if conflict exists.

Response:

Acknowledged. A note has been added to sheets CS-2 and L-210 stating that if conflicts occur between the exfiltration system and required plantings, the trench location will be adjusted so as not to interfere with landscaping requirements. Per the plans provided, any proposed tree and/or palm near the exfiltration system has been moved to avoid conflicts. Only groundcovers are being proposed within the trench drain area.

Comment 40:

Provide a comments response sheet for staff to review at time of permitting.

Response:

This document serves as the required comment response sheet.

Comment 44 – A. Natural Surveillance (Landscaping & Lighting):  
Maintain hedge/planting heights, tree clearance, and install motion-sensor lighting at exterior doors with proper placement to avoid shadows.

Response:



The following note has been added to the landscape plans for coordination and clarification: Landscape plans comply with the required CPTED standards: low plantings are limited to 2–2.5 feet maximum, and canopy trees will be maintained with an 8-foot clear trunk to preserve visibility. Security lighting is specified as vandal-resistant, motion-sensor fixtures located at all exterior doors and potential concealment areas. Lighting to be carefully placed to prevent glare and shadows while ensuring gateways, doorways, and windows remain well illuminated.

**DRC**

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12/17/2025