

Narrative

Date: February 23, 2024

Project: 174 NW 10TH STREET, POMPANO BEACH

From: Jaime Mayor (56) 6650810

Reference: Permit Comments

Please see the following narrative with responses to the comments and changes shown on the Landscape plans under the revision delta #1

LANDSCAPE

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Status: Pending Resubmit

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: Owner is intended to maintain the existing overhead power lines on the North perimeter.
2. Provide methodology for Oak tree values as the condition appears low.
Response: Arborist report has been revised to provide the methodology used for the Live Oaks Tree values. Please see attached.
3. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.
Response: Values and sizes have been provided on revised landscape plans as required on comment. Please see revised Tree disposition and landscape plan. The total number of trees added is reflected on the table and the trees have been distributed among the houses to provide a balanced replacement per lot.
4. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.
Response: Acknowledged. Mitigation provided is above and beyond required plantings as required. See table on tree disposition plan.
5. Overall landscape plan seems to match typical labeling. LP refers to different units as 1, 2, 2M, 3, 4, 4M and typicals are referenced as A, B, & C. Clarify and correct.
Response: Labeling has been updated to call units type A, B, C, and D as required.

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6. Show required large canopy street trees on the overall landscape plan at 1:40'.
Response: Street trees have also been added to overall landscape plan. Scale used is 1:20' for larger size and clarity of plan. Schedule is also at the bottom of the sheet for reference.
7. Provide all elevations sheets per comment #5. If units are greater than one (1) story, trees and palms are required to be taller. 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: Please see architectural elevations on sheets 2/9, 3/10. Houses are one story and overall height is 17'-4". Trees provided have enough height to go above minimum compliance.
8. As per 155.5203.B.2.g No more than 50 percent of the total number of required trees shall be palm trees.
Response: Number of proposed palms per house and overall has been updated to provide compliance on the palms requirement. Please see updated table of requirements and plant schedules.
9. Provide a photometric plan.
Response: See response from ownership. There are not light fixtures proposed on set.
10. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular use 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: No light fixtures proposed on site. See Architectural plans.
11. Show all retention areas on the landscape plans.
Response: Retention areas are shown on all revised plans including the overall landscape plan.
12. Required trees shall not be placed right against the property lines, please adjust.
Response: Please see revised landscape plans showing adequate separation of trees from the property line.
13. Provide 1 large canopy tree in the front yards, the Tabs can remain.
Response: Please see revised Landscape plans locating canopy trees at front where there are no existing overhead powerlines to remain. Tabs have been kept on the corner unit type C plans as requested.
14. Please provide pervious calc's for the lot typicals.
Response: Pervious calculations are shown on all typicals as required. See revised landscape plans.
15. Will there be a homeowners association and doc's.
Response: No HOA proposed. Owner to confirm on application.
16. Propose an alternate species to Dahoon Holly's.

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- Response: Dahoon Holly's have been replaced with Pitch Apple and Pigeon plum trees. See revised landscape plan.
17. Please spec Jap Blues as tree form and no shearing.
Response: Japanese Blueberry spec have been updated as requested. See revised landscape Schedules.
 18. 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. Please note on the plans.
Response: See provided irrigation system on houses. Note has been added as required on sheet L-215.
 19. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.
Response: Please see revised irrigation plans including bubblers on new trees and palms as requested.
 20. Please provide soil specifications.
Response: Soil specifications are provided on landscape notes. Please see revised landscape plans sheet L-215.
 21. Label sod on the plans.
Response: SOD has been labeled on plans as requested. See revised landscape plans.
 22. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.
Response: Note added as requested on sheet L-215.
 23. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed on site.
Response: Note added on sheet L-215.
 24. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
Response: Note added on sheet L-215
 25. All tree work will require permitting by a registered Broward County Tree Trimmer.
Response: Acknowledged.
 26. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
Response: This narrative provides responses to comments and reference of sheets updated on set.
 27. Additional comments may be rendered at time of resubmittal.
Response: Acknowledged