

Narrative

Date: July 5, 2024

Project: 3223 NE 5th STREET, POMPANO BEACH

From: MLA - 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 #1

Staff Conditions:

ZONING

Plan Reviewer: Hellena Lahens (hellena.lahens@copbfl.com) Status: Review

18. 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 10ft wide landscape strip along SW 9

Avenue in accordance with the code. (155.5203.D.3)

Response: Additional cocoplum and Podocarpus hedge have been included along the edge of the P.L. between entry drive and landscape areas to screen view from public ROW> Please see revised sheet L-210.

19. Shrubs shall be planted along the base of any building facade facing a street. (155.5302.E)

Response: Additional shrubs have been included in front of the building façade as requested. Lower plants like snake plants were replaced by Viburnum shrubs to be combined with TI plants, crotons, Japanese blueberry and green island Ficus shrubs. See revised sheet L-210 and planting schedule.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum (wade.collum@copbfl.com)

Status: Review Complete Resubmittal Required

1. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: Submit a Tree Appraisal for the 2 Coconut palms, 1 Sabal palm using Replacement Cost Method for palms from FS Rule 14-40.030.

Response: Please updated arborist report with appraisal on requested palms.

2. The mitigation table is incorrect and needs to be adjusted to reflect 2 Coconut and 1 Sabal with a dollar value. The Seagrape is mitigated as 1 diameter inch removed equals one diameter inch replaced.
Response: Mitigation table has been corrected to reflect 2 Coconut and 1 Sabal with a dollar value. The Seagrape tree is also being mitigated as 1 diameter inch removed equals one diameter inch replaced. Please see sheet L-200 for mitigation table and tree disposition chart.
3. Sabal palms proposed in the NE and NW corners conflict with existing powerlines. Change to an FPL right tree rightplace understory species.
Response: Sabal palms have been located away from existing power lines and two understory trees have been located instead to comply with FPL right tree rightplace understory species.
4. Pursuant to Code Section 155.2411.C.3: All tree work will be qualified by a Broward County Registered Tree Trimmer at the time of permitting in accordance with the referenced code section.
Response: Acknowledged.
5. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.
Response: Acknowledged. Application to be provided by owner or contractor.
6. Pursuant to Code Section 155.5301.A.1.a & 2.b: All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans.
Response: Acknowledged.
7. Provide alternate aerosol salt tolerant species for Live Oak. Staff recommends the use of Madagascar Olive or Brazilian Beauty leaf.
Response: Live oak trees have been replaced with Brazilian Beauty leaf trees per advice from City reviewer. See revised plan and schedule on sheet L-210.
8. Provide alternate species for Pigeon Plum trees; possible alternative recommended by staff is East Palatka Holly, or Pitch Apple.
Response: Pigeon Plum trees have been replaced with Pitch apple trees per staff recommendation. See updated plan and schedule on sheet L-210.
9. All canopy trees shall be a minimum of 5 linear feet from a property line.
Response: All canopy trees have been measured and dimensions are being shown on Landscape plan to make sure 5' clearance is provided from P.L... Please see sheet L-210.
10. Show all underground utilities on landscape plan.
Response: Underground utilities are shown in color on the revised landscape plan for easier identification. Please see sheet L-210.
11. Provide a note on the Irrigation Plan stating the following: Irrigation system shall provide 100% coverage with 50% overlap.
Response: Note added on plan as requested. Please see revised sheet L-300

12. Provide the following note on the landscape plan: 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 has been added on revised Landscape plan. Please see note on sheet L-210.
13. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.
Response: Note has been added on revised Landscape plan. Please see note on sheet L-210.
14. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.
Response: Note has been added on revised Landscape plan. Please see note on sheet L-210.
15. 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 has been added on revised Landscape plan. Please see note on sheet L-210.
16. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier bordering hardscapes and / or utilities.
Response: Root barrier detail, notes and specification has been provided on the revised Landscape plan. Legend and locations have also been provided to identify the areas required to have root barrier. See revised sheet L-210.
17. Provide bubblers for all new tree/palm installations until establishment and note on the landscape plan.
Response: Bubblers have been added to all new trees and palms proposed on plans. Bubblers for these trees and palms are distributed on two different zones to be shot off after establishment period. Note has also been added to landscape plan. See revised sheet L-210 for note and sheet L-300 for irrigation plan and schedule.
18. Staff does not recommend the use of large canopy, self-cleaning palms in and around high target areas such as pedestrian access, and vehicular use areas; propose an alternate large canopy palm such as Phoenix species. Alternatively, provide a detail indicating the securing of the fronds to the trunk, and provide maintenance notes.
Response: Palms in and around high target areas such as pedestrian access, and vehicular use areas have been replaced with Phoenix species per staff recommendation. Please see revised landscape plan on sheet L-210.
19. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Responses to comments are found under this document. PZ24-12000008
09/18/2024

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.

Response: Notes have been added to landscape plan as requested and location of existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines Please see revised sheet L-210 showing all these utilities in color.

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.

9. Please note on Landscape plan 065 L-210 that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees or site trees within established utility easements shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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 (verbatim).

Response: Notes have been added to landscape plans as requested. See revised sheet L-210

BSO/CPTED

Plan Reviewer: Patrick Noble (Patrick_noble@sheriff.org) Status: Review Complete
Resubmittal Required

Initials _____

2. CPTED Landscaping Standards 2A: Natural Surveillance - Landscaping

a. Ensure to design out all landscaping & lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning & design experience in this specialized field.

Initials _____

Response: acknowledged and provided on plans. See sheet L-210.

b. Ensure to design out existing or potential concealment & ambush points to deter/ prevent criminal activity. Again, planning & design experience in this area is vital.

Initials _____

Response: Acknowledged.

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, & ground cover.

Initials _____

Response: Acknowledged.

d. Maintain an 8'- feet clear tree trunk for canopy trees & tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

Initials _____

Response: Acknowledged.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLYWHILE MATURING per code,

Initials _____

2B: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile &/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing & to deny any concealed staging & ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance & results in providing concealment/ ambush opportunities.

Initials _____

Response: Acknowledged.