

January 30, 2023

City of Pompano Beach
100 West Atlantic Blvd
Pompano Beach, FL 33060

Re: Entourage in the Sun
407 & 419 Riverside Drive
PZ-22-120000011

The following is a response to staff comments. Below are the comments along with our responses in bold:

Landscaping – Wade Collum – wade.collum@copbfl.com

- A. Changes should be noted and referenced in the revisions column of the title block so that staff can try to coordinate the ongoing changes to the plans as it relates to either staff's comments or needs of the client.

Response: Revision date has been added for coordination purposes as requested.

- B. Clearly label landscape plans as to what is being proposed as it relates to retention areas, planters, and drastic grade changes, POR, reference the sheets with notes.

Response: Additional labels have been added to the landscape plans (Sheet L-2.0) denoting the retaining walls and other architectural/structural features. In addition, cross sections for the north, south and east sides of the property have been added to sheet L-2.0A for additional clarification.

- C. The new pull off area long riverside is unclear and appears to allow access directly onto the site from the street. Clarify, note, and correct. What will this area be made of? Show it hatched or clarify. There must be a separation on site to control traffic flowing onto the site, the wall seems to stop prior to the pull off area.

Response: Per discussions with the city fire department, this area will serve as an emergency vehicle only pull off and a sidewalk has been added for direct access from this space. The space will be paved and striped and denoted as emergency access only.

- D. Add a street tree to the south side to meet the minimums.

Response: An additional tree (1) has been added south of the south driveway. See Sheet L-2.0.

- E. Why are there catch basins in all the required landscape areas, correct and remove.

Response: Catch basins are required for drainage to prevent runoff off the property. No trees are in conflict and root barriers are shown where necessary.

- F. It appears that the required landscaping is being proposed in the bottom of retention area, including Phoenix species which are an arid palm and will not fare well with wet feet. Secondly all the

landscaping in the front of the property appear to be proposed in a retention area that is +/- 4' deep. Remove retention areas to provide correct planting /pervious space for the required landscaping.

Response: There is no material, including and Phoenix species, shown at the bottom of any retention areas. The trees and plant materials in front of the building (east side) fronting Riverside are planted on the slopes. Cross sections for the north, south and east sides of the property have been added to new sheet L-2.0A for additional clarification.

- G. Provide Broward County surface water approvals, or, stormwater permit for retention areas proposed throughout the site.

Response: These permits shall be provided at time of building permit.

1. Provide palm tree mitigation information, it appears that none of the palms are being addressed. Provide an as per count or linear foot measurement comparison. Mitigation must be above and beyond what is required.

Response: Palm trees mitigation is shown on the tree disposition chart on Sheet L-1.0 at 31 palms removed at a value of \$6900.00. The hardwood trees removed are mitigated for on site via oversized materials and the palm mitigation will be satisfied through monetary contribution to the city tree fund.

2. Show how requirements from 155.5203.d.5 VUA landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. North side by added parking and garage entrance east side by hammerhead.

Response: Per discussions with staff and per allowances by code, we are proposing a minimum of 50% of the required width on the north side of the building in both areas on concern (12.8' and 14.94'). See Sheet L-2.0. Superior landscaping has been added in these areas including tiered shrubs beds and a mix of varying heights of palms and trees.

3. As per 155.5203.d.5 VUA in part, the development services director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: Landscaping as described above has been designed on all sides of the building where the 24' may not have been achieved. Superior Landscape Design for these areas include multi-trunk palms, more than two species of trees, palms in groups, foundation hedges, tiered shrubs with a minimum of two species and, flowering trees and shrubs.

4. As per 155.5203.d.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

Response: Acknowledged. All exterior parking spaces have been removed making this requirement N/A.

5. 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.

Response: Acknowledged and provided.

6. Provide 10' perimeter landscaping strip requirements as per 155.5203.d. On the NE side of the property, where it has been reduced to 5'. Relocate utilities out of this area to meet the requirements.

Response: Acknowledged and provided.

7. Provide pervious area calculations and diagram sheet to show how the site is meeting the minimums of 25 % of the site not including the row swale.

Response: Pervious calculations are now in the code requirement chart and the 25% minimum is being met (26.6% provided). Please see plan by IDEA Architecture for pervious areas (Sheet A-201).

8. Long-term maintenance of coconut palms may not be done with the use of climbing spikes clearly specify maintenance practices and note on this landscape plan, staff could not find note.

Response: Note has been added to Sheet L-2.0 specifying care for the Coconut Palms.

9. Staff is concerned about the staking / guying for the palms in the roof top planters. The system should maybe be fastened to the sides of planters.

Response: Please see "Raised Rooftop Planter Section" on Sheet L-2.1, L-2.2 and L-2.2A. Guying is attached to inside of planters.

10. All tree work will require permitting by a registered Broward County tree trimmer.

Response: Acknowledged. See Sheet L-2.0 for notation regarding Broward County tree trimming requirement.

11. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Provided.

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

Response: Acknowledged.

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Michael Grosswirth, PLA, ASLA, ISA
Thomas Engineering Group