

6.24.2024

Paola West
Planw3st

RE: DRC Comments for Patagonia

Dear Paola,

We received review comments from the Landscaping/Urban Forestry Reviewer, Wade Collum which asked that we provide responses to relevant comments. The following are responses to those comments related to landscape from the Development Order:

1. Resubmittal appears incomplete.

Provided. Plans revised to include previously missing Existing tree disposition information.

2. Tree Disposition sheets have no information.

Provided. (See sheets LA.100 and LA.101)

3. Overlay tree survey onto tree dispo and reference, OR, number the survey to match the Arborist Report and rename.

Tree numbering, locations, and descriptions match the Arborist report. Note: The arborist report includes several trees outside of the property, to the north, which are not included in the Landscape Plans.

4. Label the tree disposition (remove, replace, protect) in a separate cell in the table

Provided (sheet LA.100)

5. Bold and highlight building overhangs on the landscape plans.

Overhangs shown in purple color. (See sheets LA.100, LA.200, LA.202, and LA.400)

6. A 5' landscape strip with trees @ 1:40' are required in head to head parking on the west side / north end of parking rows.

See sheet LA.200

7. 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 5' wide with suspended pavement and contain trees, sod and irrigation at south end of loading berth.

Provided. (see sheet LA.200)

8. Sight triangles are to be shown only outside of property lines.

10' sight triangles located per 155.5101.G.9.b as described: "Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point—see [Figure 155.5101.G.9.b](#), Sight triangles at intersections." (see sheets LA.200 and LA.201)

9. Show the existing street scape along MLK on the plan and greyed and referenced as existing

Existing streetscape shown and labeled as to remain (sheet LA.200)

10. Site plan does not match landscape plan East side entrance at lobby and ramp

Revised. (See sheets LA.100, LA.200, LA.202, and LA.400)

11. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Provided.

12. 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.

Provided. (See sheets LA.100 and LA.101)

13. As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged.

Understood. Specimen Oak #51 preserved as focal point and new Native trees proposed as street trees and buffer trees. (See sheets LA.100 and LA.200)

14. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

Understood. A line item notes "Surplus trees provided to meet mitigation" included on Sheet LA.100

15. Please provide and update data tables for each individual site and label as such.

Provided on LA.201 and LA.202.

16. As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.

Silva Cell-specific Layout plans provided on LA.203 and LA.204. These plans also note the total soil volumes around the site. Additionally, Silva Cells are shown on planting sheets LA.201 and LA.202

17. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System

Silva Cell-specific Layout plans provided on LA.203 and LA.204. These plans also note the total soil volumes around the site. Additionally, Silva Cells are shown on planting sheets LA.201 and LA.202

18. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.

Solid physical root barrier Shown on both Silva Cell detail (Sheet LA.203) and Root Barrier Installation Detail (sheet LA.301)

19. Provide street trees at 1:25' per the above. Palms do not qualify.

Revised. (see sheets LA.200 and LA.201)

20. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk. Trees species shall be changed to a more readily available tree species to meet the requirements, staff recommends Oak trees, either Reason 7 or RPG certified trees. Fifty percent (50%), the rest shall be flowering trees.

Provided. See Oak trees as street trees and their size spec on sheets LA.200 and LA.201.

21. As per 155.3501.H.6. vi. Except as modified through the Street Development Regulating Diagrams for each TO District, all streets and alleys/service roads shall adhere to the following standards: b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.

No on-street parking is proposed. Landscape strips are used.

22. Provide a separate Suspended Pavement Sheet showing required soil volumes and layout (DeepRoot can help with plan support if that helps)

Provided on Sheets LA.202 and LA.203.

23. Provide required Type B Perimeter Buffers on North side as per 155.5203.F.3. and provide a cross section detail to include the wall

Buffers provided. Sections on Architect/Engineering plans show landscape clearance without footers impeding landscape/rootballs.

24. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Shown in Landscape Requirements charts LA.200 and LA.201.

25. Change out Clusias to Tabebuia heterophyllas due fruit drop and that they tend to have a more upright and columnar growth pattern. Bahamensis are a great tree but difficult to get, verify availability.

No Clusias proposed.

26. Provide VUA requirements as per 155.5203.D along the west side of Apt. Add 1 more large canopy tree to that area.

Shown in Landscape Requirements chart LA.200.

27. b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.

No on-street parking is proposed. Landscape strips are used. (see LA.200 and LA.201)

28. Provide a large canopy tree at the end of the parking row in the end island on the NW corner.

Provided. See LA.200.

29. As per 155.3501.H.5. Street Development Applicability The Specific Street Design Standards are applicable to city initiated streetscape Partial or mid-block development shall only be required to provide streetscape improvements for the entire street frontage abutting the development to the extent feasible, in coordination with the City Engineer, however, the dedicated widening of the right-of-way or dedicated public easement shall be provided, where applicable in accordance with the DPOD Street Section diagrams.

Understood.

30. Twnhs side.

Understood. Seems this is not a comment but a change in comments directed to the East side lot.

31. 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.

No longer townhouses. New design is for Retail. Sections i-vii are being provided. See sheets LA.101, LA.201, LA.203, LA.401.

32. Provide palms in the finger islands as part of accomplishing the above.

Trees provided in finger islands. See sheets LA.200 and LA.201.

33. Each parcel will have to have the minimums for trees and landscaping per lot.

Provided. See Landscape Requirements chart Sheet LA.201.

34. Please provide sod in the plant list,

Provided. See Plant List chart Sheet LA.201.

35. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Provided. See sheets LA.200 and LA.201.

36. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas

Sections on Architect/Engineering plans show landscape clearance without footers impeding landscape/rootballs.

37. 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.

Head layout with requested equipment Provided on sheets LA.400 and LA.401. Full piping will be provided on the permit set of documents.

38. Bubblers will be provided for all new and relocated trees and palms.

Provided.

39. Remove existing trees being shown on neighboring properties as it makes the plan muddy

Revised.

40. Provide 1 tree on either side of the drive aisle entering on the east side of the Apt. bldg..

Provided.

41. Provide a photometric plan.

See lighting plans (not in landscape scope).

42. Provide a civil plan.

See Civil plans (not in landscape scope).

43. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses 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).

See Lighting plans (not in Landscape scope).

44. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

Sections on Architect/Engineering plans show clearance for planting.

45. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Understood.

46. 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.

Head layout with requested equipment Provided on sheets LA.400 and LA.401. Full piping will be provided on the permit set of documents.

47. Bubblers will be provided for all new and relocated trees and palms.

Provided. (see sheets LA.400 and LA.401)

48. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

28' Washingtonia Palms provided. (See sheet LA.200)

49. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Note provided on sheets LA.100, LA.200, and LA.201.

50. 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.

Note provided on sheets LA.100, LA.200, and LA.201.

51. Provide a note on plan that a Preconstruction meeting with Urban Forestry is required before any work is performed onsite. Especially where there is tree protection and/or plant material is installed on site.

Note provided on sheets LA.100, LA.200, and LA.201.

52. 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.

Note provided on sheets LA.100, LA.200, and LA.201.

53. All tree work will require permitting by a registered Broward County Tree Trimmer.

Note provided on sheets LA.100, LA.200, and LA.201.

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

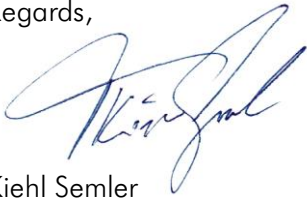
Provided herein.

55. Additional comments will be rendered a time of resubmittal.

Understood.

I hope these responses prove helpful. Should you have any questions, please don't hesitate to call.

Regards,



Kiehl Semler