

Monday, September 13, 2021

To: City of Pompano Beach  
Narrative Letter

Re: The Residences at Palm Aire Golf  
700 Cypress Grove drive  
Pompano Beach, FL

To whom it may concern;  
In response to DRC comments. P&Z # 21-12000003.

**Landscape**

by Wade Collum

1. *Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Any tree dbh sizes less than specimen (18") do not require a dollar value but will be mitigated per combined caliper inch replacement based on the most commonly available size of +/- 2 1/2" - 3". Could not find note.*

**Response: Dollar value added to site plan under "Existing Vegetation Notes".**

2. *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). Trees have been removed since last submittal, correct.*

**Response: Placement of lights and proposed trees in landscape islands has been coordinated with city staff. The resulting scenario is detailed out on the Revised Landscape Plan. In addition, we have reduced the width of the sidewalks leading from the driveways to the front doors from 5' wide to 4' wide to provide additional planting and root area for proposed trees and landscaping.**

3. *As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping, north side addressing neighboring parking.*

**Response: A "D" curb has been added to the North parking area to protect new landscaping.**

4. *What are all the conflicting broken and dashed lines on the plan, backside of buildings? If they do not represent necessary information, please remove them from the plans.*

**Response: The dashed lines on the landscape plan have been labeled. One was the required 10' buffer line, the other was the building overhang.**

5. *There appears to be several utility conflicts intersecting required landscape areas, please correct. Sheet C.1 gravity sewer lines and catch basins and run.*

**Response: Utilities were discussed with staff. We made them aware there was an existing sewer line and manhole that had previously been constructed for a development that was never fully constructed. This sewer line ends up in a landscape island in front of building "C" which is why there is not a tree located there.**

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6. *All tree work will require permitting by a registered Broward County Tree Trimmer.*  
**Response: Note has been added to plan. See clouded "General Notes" on Landscape Plan**
7. *Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.*  
**Response: Responses have been provided.**

### **Zoning**

by Lauren Gratzner

1. *This project is being reviewed as a major site plan with building design.*

#### **Response: acknowledge**

2. *This project is being reviewed as a major site plan with building design.*  
*Comment not addressed: The access agreements provided do not clearly demonstrate shared vehicular access ability for the subject property and the surrounding north and east property. Most of the agreements provided are in reference to FPL and several of these documents refer to attachments or exhibits that are not included in the submittal. Provide an updated shared access agreement in order to permit the drive aisle being used on the north and east property to be placed on the subject property as well as the gate access area in the rear. The agreements shall define maintenance responsibilities of property owners and be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development proposing the shared driveway access (155.5101.G.4.b.iv).*  
**Response: see legal agreement allowing for emergency vehicular access only.**
3. *The updated site plan proposed to remove an unidentified amount of pavement from the existing drive aisle to the north. Provide the amount of pavement that is proposed to be removed. For example, is this one foot being taken off? 2 feet?*  
**Response: see updated A101 Site Plan for the proposed 24" edge of pavement removal**
4. *Provide the dimensions of the 1,800 SF required for each townhome on the site plan. Each individual lot must be at least 18' wide (155.3212.C).*  
**Response: see updated A101 Site plan for dimensions.**
5. *Clarify what the dashed lines surrounding the three northern buildings represent and label it on the plans. Are these patios? Are they overhangs? If overhangs they are not shown on the elevations. If they represent patios, they are not permitted within the 10' landscape buffer as shown on the plan. If they do not represent anything, remove them.*  
**Response: see updated A101 Site plan added note for cantilevers.**
6. *Clarify on the site plan that the drive aisle to the east will maintain the required 23-foot drive aisle width.*  
**Response: see updated A101 Site plan for existing drive dimension.**
7. *There is a note on the left side of the site plan that is not completed. It says "dashed line represents". I believe it should indicate the utility easement.*  
**Response: see updated A101 Site plan for updated note.**

8. The landscape plan has a note that says “2’ vehicle overhang” where the landscape buffer should be to the north. Clarify why this is here. Remove if unnecessary.  
**Response: The 2' overhang is shown to provide a setback clearance from new landscaping (hedges or trees) to the new "D" curb. This allows vehicles to overhang curb while backing out and utilize the entire width of the drive aisle while not hitting any new landscaping.**
9. Provide the foot-candles within all driveways on the photometric plan. Multifamily residential is required to have a minimum of 0.5 foot-candle in all vehicular use areas (155.5401.E).  
**Response: see updated photometrics**
10. Comment not addressed: Provide the height of the proposed light poles on the photometric plan. The max light pole height is 20’ tall for multifamily zoning districts (155.5401.D). Only one light pole height was identified on the site plan. None of the light pole heights were identified on the photometric plan.  
**Response: see updated photometrics with mounting height called out in schedule**
11. Provide details of all lighting fixtures at time of building permits, including the number of lumens. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G).  
**Response: see updated photometrics**
12. Comment not addressed: Trees shall be planted at least 15 feet from any light fixture mounted on a pole per Code section 155.5203.B.2.g.i.c. Provide a 15’ radius around all light poles on the landscape plan that demonstrates this separation. The landscape plan shows a tree is within the 15’ radius circle of the light pole on the southwest corner of Building B.  
**Response: Trees have been located minimum 15' from all proposed light poles. See revised landscape plans.**
13. Comment not addressed: Provide the updated Type D curb detail from the City of Pompano Beach Engineering Division that shows the curb will be 5.5’ tall from the finished floor grade and remove the old detail from sheet “042-C2 Paving and Drainage Details”. The updated detail is not the approved curbing for the City.  
**Response: Sheet C2 dated 07/14/21 does show the D curb to be 5.5” above the road.**
14. The sustainable development options and points table (155.5802) require the sidewalk to be permeable, not pervious. Revise the proposed pavers document to indicate that the “permeable option 2” will be used and not the “pervious option 1”.  
**Response: see updated permeable paver selection**
15. A Minor Administrative Adjustment must be reviewed and approved by the Development Services Director for the reduction of the rear setback from 10’ to 8’. The previous Minor Administrative Adjustment for this on this property has expired. The Minor Administrative Adjustment application has been provided to staff and this is being processed.  
**Response: Acknowledged**
16. Provide a detail of the proposed rear gate at time of building permit submittal.  
**Response: will provide detail at permit**
17. Please note that any changes to neighboring properties will require separate permits.  
**Response: Acknowledged**

18. The pavers located on the west side of the property are required to obtain an easement agreement, signed off by all utility agencies, at time of building permits

**Response: Acknowledged**

Sincerely,



Randall E. Stofft, AIA  
President

RES. Carlos M. Linares

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