

March 26, 2021

THE DEVELOPMENT REVIEW COMMITTEE

REVIEW #5, December 8, 2020

RE: MARQUESA

5203 Coconut Creek Parkway, Margate, Fl. 33063

REVISION #7, DATED 03/26/21.

DEVELOPMENT SERVICES

LANDSCAPING (page 18)

COMMENT 14: The landscape calculation chart on sheet L-2 incorrectly transcribes landscaping requirements and applies certain landscaping requirements incorrectly and/or incompletely. The Urban Greenway tree spacing is incorrect and does not account for “pervious area” and ground covers required. **Section 23-7** of the code of the City of Margate does not apply to Coconut Creek Parkway and Banks Road Perimeters. The chart does not indicate the amount of interior landscape area provided within the vehicular use area. Additional comments may follow.

Sec. 23-6. - Driveway limitations, landscaping abutting right-of-way, visual clearance.

(B) *Required landscaping abutting rights-of-way.* On the site of a building or vehicular use area directly fronting on a public right-of-way, with the exception of single-family detached dwellings and duplex detached dwellings, there shall be landscaping provided between the site and the right-of-way as follows:

- (1) In non-residential districts and multi-family residential districts, a strip of land at least ten (10) feet in width, adjacent to and parallel with the right-of-way, shall be landscaped. Within said strip there shall be planted at least one (1) shade tree for every forty (40) lineal feet of frontage or portion thereof. In addition, a hedge shall be planted within the landscape strip and parallel with the street. All hedges must be planted a minimum of two (2) feet back from any public sidewalk. The remaining area of this strip shall be covered with ground covers and turf. Ground covers shall cover at least fifty (50) per cent of the landscaping strip not occupied by trees and shrubs.
- (2) In mixed use districts, where developments are required to provide an urban greenway of varying widths based on the size of the abutting roadway. The following provisions shall apply:
 - a. An eight-foot-wide planting strip measured from the curb or edge of pavement inward toward the private development, running parallel with the right-of-way shall be provided.
 - b. Within said planting strip, one (1) shade tree shall be planted within a minimum eighty (80) square foot pervious area every thirty (30) lineal feet of frontage. Ground covers shall fill areas of the pervious area not occupied by the required shade tree.
 - c. Where a substitution for a smaller tree is necessary because of existing overhead utility lines, each category 2 tree shall be planted within a minimum sixty-four (64) square foot pervious area, and each category tree shall be planted within a minimum forty (40) square foot pervious area.
 - d. Palm trees are permitted within the urban greenway but shall not be credited toward the urban greenway tree requirement.
 - e. Public amenities requested by the development review committee shall be provided within the planting strip at the time of development, including.

but not limited to, paved connections to the right-of-way, benches and other public seating, waste receptacles, bicycle racks or lockers, etc.

(3) Where overhead utilities are pre-existing and in conflict with the installation of required trees, a smaller category of tree may be planted at an increased frequency in lieu of the category 1 shade tree requirement, in accordance with subsection 23-6(C) and as follows:

a. One (1) category 2 tree, as provided in appendix 1 of chapter 23 of this Code, shall be planted for every eighteen (18) lineal feet of frontage; or

b. One (1) category 3 tree, as provided in appendix 1 of chapter 23 of this Code, shall be planted for every twelve (12) lineal feet of frontage.

Sec. 23-7. - Required landscaping adjacent to other perimeters.

(A) *Abutting properties.* All sites of buildings or vehicular use areas, except single-family detached dwellings and duplex detached dwellings, shall provide a perimeter landscape strip not less than five (5) feet in width *along parcel lines that do not directly abut a public right-of-way* or residential property. At the time both abutting properties are developed according to these standards, there will be a landscape strip of no less than ten (10) feet in width, both properties considered.

RESPONSE: TABLES AND LANDSCAPE PLANS HAVE BEEN REVISED PER CODE, PLEASE SEE SHEET L-2 AND SECTOR LANDSCAPE PLANS, L-2, L-3. INTERIOR LANDSCAPE OPEN SPACE FOR VEHICULAR USE AREA (V.U.A) SHOWN ON SHEET L-2 WITH DIAGRAM AND CALCULATIONS ON TABULATION CHART.

COMMENT 15: The PLANTLIST Table on sheet L-2 shows a number of shrubs shorter than the minimum required height of 24 inches at the time of planting. Minimum planting heights are described in Section 23-5 of the Code of the City of Margate.

(3) Shrubs and hedges shall be a minimum of two (2) feet in height after planting. Where hedges are required, shrubs must be planted every three (3) feet on center. Shrubs used for hedges shall be woody, evergreen species.

RESPONSE: MINIMUM SHRUB HEIGHT NOW SHOWN AT 24" PER COMMENT.

COMMENT 16: Include light fixture locations and all equipment installed on grade on the landscape plan. Adjust tree and palm locations so that the tree/palm canopies are at least 10 feet away from parking lot light poles, per Section 33.2(E)(7) of the Margate Zoning Code. All existing and proposed structures are required to be depicted on the landscape plan, per Section 23-4 of the Code of the City of Margate. Section 23-9 of the Code of the City of Margate requires all equipment installed outside and on the ground to be screen from the right-of-way.

Sec. 23-4. - Plan required

(B) Landscaping plan specifications. Landscaping plans shall be required to be submitted as follows:

1. The landscaping plan must be drawn to scale and *show the location and dimensions of all existing and proposed structures and infrastructure*, including, but not limited to, vehicular use areas, driveways, surface water areas, utilities, and fire lanes, zones and hydrants.

2. The landscaping plan shall indicate the location, size, grade and specifications of all landscaping materials, including common and botanical names, planting instructions, soil and fertilizer requirements, mulch specifications, berm elevations, protective curbs or other devices, existing trees, and the description of any adjacent conditions which affect the landscaping of the subject site.

3. Plant species and materials shall be selected and located on the plan so that plant groupings are organized by water, light, and soil condition requirements.

4. An irrigation plan for all landscaped areas within the site shall be submitted simultaneously with the landscaping plan. Said irrigation plan shall show the source of water, pumps, valves, pipe sizes, rain sensors, head types, locations and spray patterns.

Sec. 23-9. - Dumpster and other screening requirements.

(B) All mechanical, utility, or any other equipment installed outside and on the ground shall be screened from all public rights-of-way by a hedge maintained to a height not less than six (6) inches above the height of the installed equipment. The screening hedge shall be planted within ten (10) feet of the equipment that it was planted to screen. The hedge shall not be required if the equipment is screened by a building or other permanent structure.

Section 33.2. - Parking design standards.

(7) *Tree canopies*: Location of light poles in new facilities and substantial rehabilitation of existing facilities shall be such that poles are placed a minimum of ten (10) feet from the edge of the tree canopy. Tree canopies at existing facilities shall be trimmed in accordance with the City of Margate's Property Maintenance and Landscaping codes, in order to allow lighting to reach the parking surface.

RESPONSE: DIMENSIONS ARE SHOWN ON SHEET L-1 PER COMMENT. LIGHT POLES SHOWN WITH REQUIRED MINIMUM CLEARANCES PER CODE, DETAIL ON SHEET L-5. ALL UTILITIES, I.E. FIRE HYDRANTS, ETC. WITH RESPECTIVE EASEMENTS HAVE BEEN ADDED TO THE LANDSCAPE PLANS AND REQUIRED CLEARANCES PROVIDED.

COMMENT 17: Ensure that trees or other landscape materials do not block visibility or otherwise interfere with traffic control signage (stop signs, etc). Adjust tree locations and/or planting heights as necessary.

RESPONSE: PLACEMENT OF LANDSCAPE PLANT MATERIAL HAS BEEN CAREFULLY LOCATED TO AVOID ANY SIGHT VISIBILITY ISSUES, AND A DETAIL IS SHOWN ON SHEET L-5 TO PROVIDE ADDITIONAL VISIBILITY ALONG THE PARKING STALLS FOR SIGHT LINES WITH TRAFFIC DRIVING THROUGH THE PARKING LOT.

COMMENT 18: Landscape improvements in County right-of-way (Coconut Creek Parkway) typically require a revocable license agreement. Please verify with Broward County.

RESPONSE: UNDERSTOOD, WILL VERIFY WITH BROWARD COUNTY PER COMMENT.

COMMENT 19: The urban greenway landscape buffer on Banks Road tapers off and ends about halfway down the run where it is required. The full length of the Banks Road right-of-way adjacent to the east property is required to provide an urban greenway, per Section 9.7 of the Margate Zoning Code. The landscape buffer requirement for the urban greenway is described in Section 23-6(B)(2) of the Code of the City of Margate. Banks Road presently has turning lanes for two entrances into the site. The southern entrance from Banks Road is being eliminated and no longer needs a turn lane. Recover this area for the required urban greenway landscape buffer.

3. Sidewalks along all secondary roads are required to maintain a fifteen-foot sidewalk. Up to eight (8) feet of this area may be utilized for parallel on-street parking (See Illustration 15, Sidewalks).

RESPONSE: BANKS ROADWAY DESIGN HAS BEEN COORDINATED WITH THE CITY PUBLIC WORKS DEPARTMENT AND PROJECT CIVIL ENGINEER.

COMMENT 20: Sheet L-5 provides a tree planting detail which uses galvanized wire. This material is prohibited by Section 23-5 of the Code of the City of Margate. Please revise.

(4) All trees shall be stabilized in a workmanlike manner at the time of planting. The use of nails, wire, rope, or any other method which damages the tree is prohibited. Trees shall remain stabilized until establishment, but in no instance shall a tree remain stabilized for more than twelve (12) months. Trees shall be restaked in the event of blow over or other failures of the stabilization.

RESPONSE: TREE PLANTING DETAIL SHOWS A "BIODEGRADABLE SISAL ROPE" AS GUY LINES. REFERENCE TO GUY WIRES HAS BEEN RE-PHRASED TO "GUY ROPE".

COMMENT 21: Sheet NP-L-1 includes a note under the 8'ht., PVC Perimeter Fence label which reads, "Black Anodized Aluminum or similar." Please address inconsistency.

RESPONSE: THE 8' PVC PERIMETER FENCE IS ALONG THE NORTH PERIMETER OF THE PROJECT PER CITY COMMISSION AGREEMENT AND IS NOTED ON THE LANDSCAPE PLANS AND SHOWN ON THE "NORTH ELEVATION", SHEET NP-L-1. THE ANODIZED ALUMINUM FENCE IS ON THE EAST, SOUTH AND WEST PERIMETERS AND IS NOTED AND SHOWN ON THE LANDSCAPE PLANS ACCORDINGLY.

COMMENT 22: Sheets TU-1 through TU-3 for typical building unit landscape plan are missing several landscape details that are provided on sheets L-3 and L-4. Please include all landscaping adjacent to the buildings for this review.

RESPONSE: EACH BUILDING NOW SHOWS THAT SPECIFIC BUILDING WITH ITS ORIENTATION (NORTH UP) AND LANDSCAPING ADJACENT TO THAT SPECIFIC BUILDING. BUILDINGS ARE SHOWN ON NEW SHEETS TU-1-A THROUGH TU-1-E.

COMMENT 23: Sheet IRR-1 has overlapping text and lining that makes the labels and notes illegible. Please correct.

RESPONSE: OVERLAPPING TEXT RE-POSITIONED PER COMMENT.

COMMENT 24: Sheet IRR-2 has a detail for "MARGATE CHARTER SCHOOL CENTRIFUGAL PUMP SYSTEM DETAIL." Sheet IRR-1 shows a suction line running into the canal, and a pump station, within the Marquesa site. Please clarify why the charter school pump detail was provided, or correct the inconsistency.

RESPONSE: NAMING HAS BEEN CHANGED TO INDICATE MARQUESA PER COMMENT. ORIGINAL SPECIFICATIONS WERE PROVIDED BY HOOVER PUMPING PRIOR TO NAMING OF THE PROPOSED DEVELOPMENT.

END OF RESPONSES TO COMMENTS

James F. Socash, RLA
JFS DESIGN INC.
Project Landscape Architect