

**TOWN OF HILLSBORO BEACH
DEVELOPMENT REVIEW COMMENTS**

Application: Landscape Plan Review for 1174-1185 Hillsboro Mile.

Development Review Committee 3d Review Comments

Landscape: Bill Tesauro (CGA) 954-921-7781

Comment Responses**2022.01.19**

1. Please be advised that the proposed tree disposition plans are reviewed and approved by the Broward County for all tree preservation and tree permits. *** Recommend contacting them ASAP. Also, please provide all the existing Sea grapes which are on the survey and tree disposition plans and all the existing trees on the west parcel (which are not) that are being proposed for removal/ relocation on the tree mitigation chart. Also, please relocate the existing Sabal palms that are proposed for removal. Lastly, if any existing trees are proposed to be preserved, please indicate the proposed grade changes and the distance of any proposed impervious areas to them.

Response: Coordination with Broward County for all tree preservation and tree permits is ongoing/continuing. Request to have the Tree Preservation and Tree Permits be a Condition of Approval.

2. Please clarify, label and provide all the dimensions for the landscape buffers to be at least the minimum required 10' wide. NOTE: It appears that some landscape buffers have some discrepancies with other sheets and cross sections. Also, the buffer near the entrance of the access road on the SE side appears to be less than 10' wide.

Response: All Landscape buffers have been dimensioned, and are at least 10' in width. The access road on the SE side has been increased in width.

3. Please dimension and provide the proposed landscape islands to verify that they are at least the minimum required 9' wide including curbs with 8' wide landscape areas. NOTE: The landscape island between the handicap space the amenity building is deficient. Also, please provide at least the minimum required shade tree or three palms in each landscape island. Lastly, please label and provide the required Type "D" curbing around each landscape island.

Response: All landscape islands have been dimensioned, showing the minimum 8' wide landscape area exclusive of curb (dimensioned from inside of curb to inside of curb). The island between the handicap island and amenity building has been increased, and the minimum trees/palms and type D curbing callouts have been provided.

4. Please provide no more than 10 parking spaces in a row without at least the minimum required 9' wide including curbs with 8' wide landscape areas. NOTE: 20 spaces are proposed in a row. Also, please provide at least the minimum required shade tree or three palms in each landscape island.

Response: A landscape island was added on the west parcel to comply with the minimum island requirement between parking spaces, and trees have proposed within this island and the surrounding islands.

5. Please provide a complete irrigation plan to review per the code requirements. NOTE: Plans were provided. However, they were incomplete.

Response: Request to have the final irrigation plans as a Condition of Approval.

6. Please clarify the proposed civil cross section slopes with existing grades, proposed grades, slopes, retaining walls and how does any grade changes affect the proposed landscaping and adjacent properties per code requirements.

Response: Proposed landscape has been coordinated with the proposed Civil grading and cross sections, throughout the site and at the property line intersections (between neighboring properties and the A1A right-of-way). The slopes do not exceed 4:1 to accommodate tree/palm plantings.

7. Please provide all the proposed and existing underground lines on the landscape plans to verify if there are any conflicts with the proposed or existing trees.

Response: Proposed utilities and existing underground lines have been provided. Please refer to the proposed tree plan for reference.

8. Please provide all the tag lines symbols and quantities on the planting plans for the specific accents, hedges, shrubs, vines, and groundcovers and not a cafeteria selection of proposed species with no specifications. NOTE: Please provide at least the minimum required height, spread and on center spacing for the proposed accents, hedges, shrubs, ground cover and vines. NOTE: All proposed ground covers require a minimum of 50% coverage at time of planting and hedges need to be continuous.

Response: Shrub and groundcover schedules have been updated to include the required minimum heights, spacing, and quantities in lieu of a square footage number. A note has also been added below the schedule that all proposed groundcovers require a minimum of 50% coverage at time of planting and hedges need to be continuous.

9. Please correct some tag lines symbols and quantities on the planting plans for the proposed tree and palms.

Response: Tag line symbols and quantities have been corrected for the proposed trees and palms.

10. Please clarify the proposed grass pavers system (Is it Grass Pavers which sod is laid on top for support of vehicles) and provide a detail with specializations.

Response: Grass paver system has been clarified. Please refer to detail #5 on sheet L5-11.

11. Please provide the proposed, relocated, and existing lighting on the landscape plan with the required minimum separation of 12' from the lights and large trees or 7' from the lights for palms. Recommend dashed circle for the separation. NOTE: A tree is required in the

landscape islands. *** All proposed lighting must meet the Turtle lighting requirements, including any proposed landscape lighting. ***Did not see a lighting plan in the submittal.

Response: Refer to sheet L1-14 for Ground Level Lighting Plan.

12. Please provide the required 36" tall screening around the proposed or existing FPL transformers, A/C units, generators, above ground utilities, and irrigation pump.

Response: Required 36" tall screening around the proposed or existing FPL transformers, A/C units, generators, above ground utilities, and irrigation pump has been provided. Please refer to the proposed shrub and groundcover plan.

13. Please move all category one trees at least 10' away from the buildings, as they may cause future damage to the buildings.

Response: All category one trees have been moved atleast 10' away from buildings, particularly the Mahogany and Clusia Rosea in the west parcel near the amenity building.

14. Please provide the proposed building landscape planters specifications (size, depth), how they are being waterproofed, the proposed drainage and irrigation.

Response: Refer to sheets L5-20 and L5-30 for the proposed building landscape sections and details.

15. Please add Florida Grade #1 number on to the proposed large Strangler Fig Ficus trees.

Response: Florida Grade #1 note has been added to the proposed large specimen strangler ficus trees.

16. Recommend not utilizing the proposed Mahogany trees as they drop hard fruit which can damage vehicles and cause a tripping hazard. Lastly, I would recommend that the proposed Coconut palms not be utilized as part of the roof planting, so not allow any coconuts to be utilized as projectiles.

Response: Proposed mahogany's have been located away from pedestrian and vehicular areas to avoid the falling fruit. Coconut Palms (and other trees) were entirely removed from the top roof planting levels, only proposing shrubs and groundcovers on the west parcel roof.

17. Recommend hedges around all the proposed tennis courts. Also, recommend the proposed single Sabal palms be in clusters of three or more and at staggered heights.

Response: Hedges are shown around the tennis courts. The sabal palm clustering may be implemented along with further coordination with Broward County on the Tree Removal and Tree Permit plans, adding the possible relocated sabals to the single proposed sabal locations.

18. Please be advised that as a conditional approval the preserved existing ecological beach dune community must be reviewed, approved, and permitted by all the required governmental agencies.

Response: Noted.

19. Please be advised that as a conditional approval all overhead lines must be buried.

Response: Noted.

20. Please be advised as that as a conditional approval written approval from the easement holders must be provided to the Town for the proposed landscaping with in them.

Response: Noted.