



500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

May 10, 2022

Sandy Riffle
Interim City Clerk
City of Edgewood
405 Laure Avenue
Edgewood, FL 32809-3406

Re: Holden Ave PD/Haven Oaks, April 19, 2022 Arbor Schedule & Detail Plan Exhibit by Avcon Inc.
CPH Project # E7601- Landscape Architecture Services

After reviewing the referenced drawings, I have the following comments and or suggestions for consideration.

Sheet A-001

1. The Historic and Specimen Tree Replacements are not included in the "Replacement Tree Summary" If this is just a summary of the non-historic and specimen trees to be removed, then the title of the schedule should reflect that. They should make this clear to the City Council at the meeting.
Informational.
2. The code essentially states that the tree replacement shall be a 15 gal. at least 8'ht. and 1-1/2" diameter measured 3' above the ground for each tree. This is recognized on the "Total non Specimen to be Removed schedule, as it has 375 trees removed and 375 trees to be replaced. It is also noted in the top line of the "Replacement Tree Summary". Then they proceed to convert the tree per tree requirement to an inch per inch requirement. Line 5 of the schedule converts the 375 1-1/2 inches required trees to 562.5 total inches. Then in line 6, they convert the 3" and 2" DBH trees proposed for the street trees and yard trees into 301 inches. The balance between the 562.5 " and 301" is the 261.5" in line 7. Therefore they are proposing 174 1-1/2" additional trees to what is required by the Developer's agreement. If this calculation was done per code, it would be 375 replacement trees minus 129 site trees (43 street trees + 86 rear yard



trees) leaving a balance of 246, 1-1/2 trees. The applicant will need to ask the City Council to consider the inch per inch calculation they are proposing, because the code does not allow for it.

I recommend as a condition of approval, that they recalculate the replacement requirements based on a tree for tree replacement per code and modify the schedule to reflect the change.

3. There is a note at the bottom of the “Total non Specimen to be Removed” schedule that states, “the applicant shall have the option of contributing to the City tree replacement fund for some or all of the replacement trees”. This is a problematic one on two different fronts. First, the code states that the City official may offer a choice to a permittee to pay into the tree fund where space is limited. The applicant doesn’t demand that they are allowed to pay into the tree fund, to avoid planting trees. Second, since they are utilizing the required trees from the DO as replacement trees, they could potentially pay into the tree fund, in lieu of planting the street trees and rear yard trees.

I recommend that as a condition of approval, that the applicant strike this note from the drawing, as it is the City’s determination for offering the tree fund option or not. For consideration, the applicant must demonstrate that the required replacement cannot physically be planted on the site via a landscape planting plan, and request that the balance of the trees be paid into the City’s tree fund.

4. Tree number 76, is shown as saved on the tree data table on sheet A-001 and shown as removed on sheet A-101.

As a condition of approval, please resolve the conflict between the two sheets.

5. The applicant is proposing to utilize the required street trees and rear yard trees **located on lots** as replacement trees. Paragraph 5 Plan of Development; sub-paragraph o Tree Removal, states “for the common area/subdivision landscaping (**and not the lot landscaping**), the property owner and permittee shall guarantee survival of retained or replaced trees for one year from completion of construction. Should any tree be deemed a non-viable tree upon the inspection, that tree shall be replaced with a comparable tree within 60 days of the City’s notification of need.”

As a condition of approval, either avoid using the street trees and rear yard trees as replacement tree, or provide the same one year warranty for all



trees used for replacement trees on lots as provided for the common area/subdivision trees.

Landscape Drawings:

The landscape plan on sheet L-102 and H-201 show a 5' landscape buffer area between the parking lot sidewalk and lot 21.

As a condition of approval, please shift the parking lot to allow for the required 10' landscape buffer between the sidewalk and lot 21. Also, provide a parking lot buffer planting between the parking lot and residential lot, including a continuous 6' high solid vinyl fence and evergreen understory trees, 20' on center.

Thank you for the opportunity to review this submittal. Please do not hesitate to contact me with any questions or comments.

Sincerely,

CPH, Inc.

A handwritten signature in blue ink, appearing to read "James K. Winter".

James K. Winter, RLA

Vice-President