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November 22, 2021

Ms. Sandy Riffle
Deputy City Clerk
City of Edgewood
405 Laure Avenue
Edgewood, FL 32809-3406

Re: 5645 Hansel Ave – Mecatos Bakery and Café – siteplan/landscape plan review
CPH Project # E7601- Landscape Architecture Services

After reviewing the referenced site plan and landscape plans, I have the following comments and or suggestions for consideration.

Site Plan:

1. I still recommend that the traffic flow through the site become One way throughout, with angular parking throughout, to increase the landscape buffer on Hoffner Avenue and to provide for a safer more efficient traffic flow. Please consider a patron entering off Hoffner from the east and turning left (west) in the parking lot on the current plan. If the parking spaces are full, the patron will have to exit on to Hansel Avenue to park in the east or north parking spaces, or forget about using the business. If using the drive through lane, this driver off Hoffner, must drive around the building anyway, so this traffic pattern is already established for one way use.
2. Lots abutting Hoffner must comply with the road view site standards and the standards of the People Space, (formally Tree/Furnishings/Sign areas). The People Space area extends 25' from the property line inward towards the build line. A waiver from this requirement in Division 12 – Edgewood Central District (ECD) Sec. 134-468-Site Design, (h) People Space, must be applied for to provide the parking adjacent to the Hoffner ROW. The suggestion above for the one way drive would help with providing additional green space so the street trees can be planted and the foundation planting can be provided.
3. The 36" wall is noted "by others". Please define who the "others" are and where the wall details can be found, IE refer to Architecture drawings. Submit the wall details in the follow up submittal. Note that the finish on the wall must match material used on the building. For example, if stone is used as an accent feature on the building, it should be used on the wall.
4. The bike rack is allowed in the People Space, but is preferred behind the wall. The wall can bump out towards the street to allow for this with approval of a waiver of code section 134.471(2)e that requires the wall to be at the build line, 25' off of the property line. The current layout of the wall does not provide a visual tie between the offset walls. I recommend placing a column opposite the column at the bike rack south of the sidewalk, then provide a wall



section to the east to screen the bicycle parking. The other acceptable option is to place the bicycle parking behind the building, and re-align the walls into alignment at the setback line.

5. The depth of the bike rack must be a minimum of 72" wide, and 30" minimum between the vertical loops. Please provide a detail showing compliance with code section 134.471(6).
6. An 8' sidewalk is required, parallel to the street in the People Space. The 8' walk along Hansel Avenue is not shown on the landscape plans. Please show the FDOT improvements and the 8' sidewalk along Hansel on all plan sheets. A waiver will be required to maintain the existing sidewalk width on Hoffman, in lieu of the 8' walk requirement.
7. The ECD allow a maximum of 30% of the building frontage for outdoor seating area per ECD Section 134-468 (f)(2). Please demonstrate how the plan complies.
8. The sidewalk east of the building from the north parking spaces must be 6' wide.
9. Show FDOT Greenbook sight triangles at exits on to Hansel Avenue and Hoffman Avenue, on the landscape plans.
10. Refer to chapter 4 plumbing code for plumbing fixtures based on total occupancy including outdoor seating.

Landscape Plan:

1. The landscape plan must follow the current ECD 2021 Amended Ordinance.
2. Provide site property line, utility lines and proposed walls and or fences on the Landscape Plans.
3. Provide buffer calculations to demonstrate compliance with the requirements.
4. Per the above referenced ordinance, Division 12 – Edgewood Central District (ECD) Sec. 134-468-Site Design, (h) (2), highrise live oaks are required 35' on center along Hansel Avenue and Hoffman Avenue. Due to overhead lines on Hansel Avenue, a smaller shade trees may be used as long as they can be planted 12.5' off of the center of the power poles. Refer to City current Tree Stock Replacement list for acceptable species. The intent of the code is to have an evergreen tree equally spaced along the street frontage of the same size requirement of the highrise oaks, which is 5" caliper. A waiver will be required for a smaller size, with documentation supporting the request for the waiver.
5. The intent of providing an alternative to a row of shrubs in front of the People Space wall is to allow for a balanced tiered planting of groundcover, shrubs and accent plants that provide interest to the landscape. The planting of primarily lirope in front of the wall does not meet this intent. The planting should complement the wall and provide visual interest, using the mix of planting mentioned above.
6. The hedge proposed along Hoffner, should be placed at the top of the slope, to screen the parking. The trees should be centered within the width of the landscape area.
7. I have no objection to the parking lot island being less than the minimum 15' width, since an elm is proposed in the island.
8. Submit a tree removal permit in accordance with Section 130-5(b). Coordinate tree removal with the Civil demolition plans and landscape plans.
9. Per (ECD) Sec. 134-468-Site Design, (g) (1)a, a 7' brick wall is required at the east property line instead of a 6' vinyl fence. A brick wall helps abate noise pollution from the parking lot, for the residential property, so I do not recommend approval of a Vinyl fence.
10. Provide cultivar names under plant material botanical names.



11. Provide minimum spread of plant material in the plant list descriptions.
12. Recommend removing the existing palm, north of the Hansel exit, to allow the further setback of the overhead lines for the shade tree.
13. Recommend moving the Tabebuia east of the parking spaces a minimum of 4' off of the pavement.

Please ask the applicant to revise and resubmit the necessary plans addressing the comments noted above. Please also ask the applicant for a response letter addressing the above comments. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State or County agencies which may have jurisdiction.

Sincerely,

CPH, Inc.

A handwritten signature in blue ink, appearing to read 'John Q. White', is written over the typed name.

Vice-President