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March 21, 2023

Brett Sollazzo  
Administrative Assistant  
City of Edgewood  
405 Laure Avenue  
Edgewood, FL 32809-3406

Re: 201 Mary Jess Road, March 13, 2023 Site Plan documents by Florida Engineering Group (FEG)  
CPH Project # E7601- Landscape Architecture Services

After reviewing the Site Plan Documents, I have the following comments and or suggestions for consideration.

- 1.** A height of the building is provided in the narrative as 35' maximum height, which is consistent with the special exception.
- 2.** The live oaks will take several years (15-20) to provide a screen for the residents. One possible solution for a more immediate screen is to require a vegetative screen wall, similar to the below images. The product used below is Greenscreen, and can be proposed as a continuous screen or segmental; for example centered between the oak trees. This would take approximately 2 -3 years for coverage using confederate jasmine. The Greenscreen product will provide a visual break of the building once installed. The down side, is, that it would only provide a screen of the walls, and not the roof, assuming a pitched roof, and not a flat roof. In lieu of Greenscreen, architectural detailing of the building façade and using a parapet wall to soften the roof line could be incorporated.
- 3.** I am concerned about the survival of the live oaks in the center of the retention pond due to flooding of their roots. Oaks require good drainage and occur upland of swampy conditions. Since the trees are surrounded by the pond, it could be a detriment to the trees, or at a minimum, stunt their growth. We will need to see the storm water report before confirming whether this is a problem or not, but everyone needs to be aware at this stage in the process that it could be a problem, if the water stages in the pond for several days.
- 4.** At least two oak trees will need to be removed to grade the pond on the west side as currently proposed. The landscape plan does not show them being removed or replaced.
- 5.** The special exception requires a continuous 3' hedge, capable of being 5' in 18 months on the east side. This hedge is not proposed on the east side, and there appears to be a structure either above or below grade that precludes the installation of this hedge. The structure is not identified on the civil or landscape drawings. Perhaps this is the railroad spur referenced in the narrative. Given that the commuter train passes this site daily, this hedge must be required, or

have a decorative wall or Greenscreen substitute. Given the increased building size, I also recommend that evergreen trees or palms be required to soften the height and size of the building. If plant material is not a viable solution, then the problem should be mitigated using architectural design features.

6. Will be any staging of trucks waiting on loading or unloading, outside of the building that would extend into the Rosen property, thus causing a nuisance to the adjacent residents?

7. Section E for the storm pond from the earlier submittal, (2-22-23 pdf) shows a berm that ends at the property line. This berm, height is above the current elevation of the existing planting, therefore the berm, will eliminate the existing vegetative buffer installed last year as a requirement of the special exception. The landscape plan, does not show the buffer being replaced. In fact, it calls it out as if it is to remain. If the hedge is to be replaced, then they should be replaced with plants that are of the height of the exiting hedge at the time of removal, or as specified by staff. The current submittal eliminated the storm pond cross sections, so perhaps it is being reconsidered.

**GREENSCREEN EXAMPLE (REFER TO COMMENT 2):**





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 that reads "James K. Winter". The signature is written in a cursive style.

James K. Winter RLA

Vice-President