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DELRAY RIDGE

REQUEST FOR: Alternative Interior Streetscape Design

### JUSTIFICATION STATEMENT

Our client, Elish Builders would like to create a distinctive look to this development. We have proposed this design to the PNZ Board, the SPRAB Board and the City Commission with positive feedback and approval. Generally, we are asking to move the required street trees back to the edge (backside) of the utility easement and place Canopy Palms between the sidewalk and the roadway. We will insert pictures into this justification statement of the proposed palms. These proposed palms are considered a canopy cover. To further enhance the visual appeal and comply with the spirit of the code, oversized "Ranch Style" Oaks have been added to the overall landscape plan at the entrances to the community. These palms will cost our client considerably more money than a traditional street tree. As we mentioned in our presentations, canopy trees placed between the sidewalks and the roadways will create big problems in a short amount of time. They will push up the sidewalks, asphalt and utilities if they are planted in this location.

We submit that this design does not result in any special privilege for this project. This is a private community and the street in question is a private street within a gated community. As stated above, the design intent of the code is to create canopied roadways, our design provides for this aesthetic. Any development may in the future, ask this same request.

We further submit that the proposed streetscape plan will not adversely affect our neighbors. This community will fit nicely within the wider community, the canopy palms are within the gated community and will have no effect on the wider community. The proposed oversized oaks at the entrance and exits to Delray Ridge are all that will be visible outside of the community along the Swinton and Twenty-second Street.

This request / design will not diminish the provision of public facilities. As stated above, this design will actually improve the provision of public utilities. Canopy trees will eventually create problems for utilities. The larger the canopy gets, the larger the root systems get and roots will interfere with utilities. We've been dealing with this issue in every city and county we work in. The root systems for the Canopy palms proposed for this project will remain at a width or their canopy and will not spread as far as a canopy tree.

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This request will not create any unsafe conditions. These Canopy palms do not drop their fronds like a royal palm or other self-heading palms. They will be trimmed by the community association twice a year. The Palms proposed are hurricane tough and will not blow over during a hurricane once established. They also do not have large seeds like a coconut, so they are not going to have the issue of throwing large projectile objects during a hurricane event. Generally, these Canopy Palms will actually be safer than a canopy tree that can drop limbs during severe weather events.



G. Allan Hendricks, PLA

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**MAY 27 2022**

Proposed Canopy Palm



End of memo