



“Designing Quality Architecture that Builds Lasting Relationships”

LAKESIDE PARK IMPROVEMENTS

City of Coconut Creek

Supplemental Documents

September 14, 2022



CPZ ARCHITECTS, INC.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – MAY 10, 2022

PROJECT NAME:	Lakeside Park		
PROJECT NUMBER:	PZ-22040005		
LOCATION:	5555 Regency Lakes Blvd		
APPLICANT/AGENT:	CPZ Architects		
APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Planning & Zoning	Liz Aguiar - Principal Planner	laquiar@coconutcreek.net	(954) 973-6756
Planning, Photometrics & Sustainability	Linda Whitman - Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning, Zoning & Signage	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx- Police Department	bhendrickx@coconutcreek.net	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin- Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

1. Show compliance with FBC 2020 Accessibility Section 201.1.
2. Detail all accessibility requirements for all elements, components and amenities shown on SP-1, SP-8, 9 and 10 and illustrate on plans. Examples: 1004 Exercise machines & equipment; 1008.4.3 Play Tables; 903 Benches; 228 EV Chargers; 206.2.12 Court Sports; 405.7.3 Sheet A-100A top of ramp landing shall have a clear length of 60 inches long minimum.

ENGINEERING

GENERAL COMMENTS

1. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



2. Additional comments may be provided and/or required upon review of any revised plans.
3. All required approvals from Broward County Health Department, Broward County Environmental Protection, or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.
4. Show all existing easements on plans to avoid conflicts.
5. Provide a conflict schedule to show all conflicts/crossing between all of the proposed/existing utilities.

ROADWAY AND PAVEMENT

6. Provide ADA ramps with details to all proposed crosswalks.
7. Provide labels and dimensions to all roadways, sidewalks, driveways, and parking spaces on the site plan.
8. Clearly show all the new proposed stop signs and stop bars with dimensions.
9. All replaced sidewalks shall comply with ADA guidelines.
10. Parking spaces, minimum 10 feet wide and 20 feet long or 18 feet with 2 feet overhang; and 12 feet wide for handicap.
11. Curb details must be provided.
12. Pavement details must be provided

DRAINAGE COLLECTION SYSTEM

13. Please label all proposed drainage pipes with size and type.
14. All proposed drainage pipes and structures must follow City of Coconut Creek Standard Details, not FDOT as proposed.
15. Please provide a storm drainage conflict schedule for the proposed system.
16. Please provide PRBs for all inverts that lead to the proposed retention areas.
17. Please provide a complete storm drainage calculations.
18. Ensure 15% water retention on site per COCOMAR standards.
19. PG-1 does not depict the existing City fiber optic main within the retention pond.
20. PG-2 does not depict the existing City fiber optic main within the retention pond.
21. City to verify that the existing drainage system is indeed in compliance prior to the commencement of this project.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



WATER DISTRIBUTION SYSTEM

22. WS-2 sheet must clearly annotate the dimension of the water bottle connection along with the meter size.
23. Existing water main stub on the west side of the property must be removed and plugged at the main.

WASTEWATER COLLECTION SYSTEM

24. Wastewater pipe diameter must be annotated.
25. Lateral cannot be connected to the MAS per City code of ordinance and the Engineering Manual. It must be connected to the sewer main.
26. Elevations must be provided for inverts inside the MAS.
27. Linear footage and gradient slope must be provided to the plans.

LANDSCAPING, LIGHTING, AND IRRIGATION

28. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.
29. Remove all proposed trees/permanent structures from utility easements.
30. There is an existing fiber optic line that runs along the West property line (North to South), this line may be impacted by the proposed trees.

FIRE

1. Provide a Truck Route Plan with a two axle fire truck or similar truck that is 39 feet long and shows turning radius dimensions. This shall traverse the entire site including all turns and gates.
2. Show the address on the elevation detail. Address must be 6 in. high with a minimum stroke width of ½ in. and positioned to be plainly legible and visible from the street or road facing the property. The address numbers shall be contrasting with the background NFPA 1-10.11.
3. Mobile or temporary cooking operations shall be separated from buildings or structures, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (NFPA 1-50.7.1.5). Show how this will be accomplished. (signage, road markings, etc.)

LANDSCAPING

1. As a general note, this submittal was reviewed as a Community Facility (CF) regarding landscape code requirements.



2. For buildings within a Community Facility, a minimum of 8' of landscape is required between the building and vehicular use area. The north side of the amphitheater does not provide this landscape area. Landscape area cannot include sidewalks or building overhangs.
3. Proposed wheel stops located at perpendicular parking on sheet LP-2 is not necessary if proposed D-curb is shifted to allow for bumper overhang into sod area. Note that any bumper overhang area cannot be included in any open space or landscape area calculations. This is considered vehicular use area.
4. Provide landscape buffer setback dimensions on site plan and landscape plans. A dashed line is provided, but not a distance.
5. Review proposed retention grading around tree #3333 to allow for it to remain instead of being removed.
6. Provide species identification for trees #3359 and #3362 in tree disposition chart.
7. Tree #4835 is outside of the proposed field area and does not appear to conflict with any other proposed elements. Reevaluate the proposed removal for the tree to remain.
8. Tree #3359 is a large mature native tree in good condition and should be considered to remain in place. Review the possibility of shifting the multi-purpose field south and reconfiguring the dry retention to allow for this tree to remain.
9. Tree #3375 is at a size that it can be relocated instead of removed. Revise plans to show tree to be relocated.
10. Revise proposed sidewalk connection and existing parking spaces to allow for Tree #3442 to remain in place.
11. Relocated canopy square footage does not require mitigation. Remove from mitigation required totals on sheet TS-8.
12. Trees and Palms with a DBH 18" or greater and have a condition rating of 60% or higher are considered specimen trees and require an ISA appraisal value form be submitted for review. Appraisal forms are only required for specimen trees proposed for removal.
13. Provide a copy of the mitigation calculations table that is provided on sheet LP-8 on sheet TS-8 for reference.
14. Landscape Roadway Buffers along Johnson Street require three tiers of landscape, including a continuous hedge per Sec. 13-443 (15).
15. Provide and label all existing and proposed easements on all landscape sheets.
16. Provide sight triangles at Johnson Street and School Park Road intersection. Verify there are no conflicts with landscape.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



17. Divider median separating parking spaces and internal driveways require 1 canopy tree per 40 LF. Provide required trees and include in landscape data table.
18. Provide and label existing and proposed light pole locations on all landscape plans. adjust any conflicts. Trees shall have a minimum of 15' setback from light poles, 7.5' for small trees and palms.
19. Substitute specified Dahoon Hollies at NW corner of project for a smaller species due to existing overhead wires. Dahoon Hollies are considered a medium tree and cannot be placed directly adjacent to overhead wires.
20. Provide proposed planting for the amphitheater planter boxes on the north side.
21. Provide required building foundation planting along the amphitheater façade that faces the vehicular use areas. A minimum of two tiers of shrub material is required. Sod is not considered a tier.
22. Proposed restroom building is missing the required trees along the north façade that faces vehicular use area. 1 tree per 40 linear feet is required.
23. Verify that the existing owl nest shown on the survey can be removed. An environmental study or determination may be required to address this issue.
24. The Landscape Roadway Buffer along School Park Road requires a 15' buffer, not including sidewalks, 1 tree per 2,000 SF of buffer area, and three tiers of landscape with a continuous hedge. This is in addition to the required street trees. Applicant to work with City staff on a landscape layout that meets code requirements, but at the same time provides access to the park.
25. Verify distance of proposed Live Oaks to existing overhead wires. Provide dimensions.
26. Dahoon Holly trees are considered a medium tree and cannot be placed directly adjacent overhead wires. Substitute Holly trees along School Park Road for a smaller species.
27. Provide larger terminal islands and canopy trees for the east end of the parking lot on sheet LP-2.
28. Recommend providing additional canopy trees along the western perimeter of the field to provide additional shade from western sun exposure and provide screening for the property to the west.
29. There are several conflicts with proposed trees and palms with existing underground utilities within the site. Root barrier will not be sufficient for the majority of these conflicts as the trees and palms are directly adjacent or on top of the utility lines. Re-routing the lines may need to be considered to allow for the required landscape.
30. On sheet LP-3, provide root barrier for existing sewer line to the west of the proposed relocated Gumbo Limbo.
31. Look at shifting relocated Live Oak NW away from existing utilities on sheet LP-4.

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32. Proposed Dahoon Holly trees around new pavilion and volleyball court are in conflict with existing utility lines.
33. Relocate proposed electrical lines away from Bald Cypress trees on sheet LP-5.
34. Update Zoning designation on landscape data table to Community Facility (CF).
35. Open Plot Area only excludes structures and parking. Buffer area square footage is to be included in the calculation. Revise data table as necessary.
36. If proposed thatch palms are being counted toward code, they are required to have a minimum of 6' clear trunk at time of planting. Provide specification on plant schedule.
37. In addition to the minimum shrub requirements under Roadway Landscape Buffer, a continuous hedge is required. Add to landscape data table.
38. Verify that existing south perimeter landscape is meeting code requirements. Provide additional trees and shrubs if it's not in compliance.
39. *Hamelia patens* 'compacta' is not considered a native plant. Revise designation. *Hamelia patens* 'Calusa' is a native cultivar that can be used if a compact size is desired.
40. Provide native calculations for trees, palms, and shrub/groundcover categories. A minimum of 50% of all plant material proposed on site is to be native.
41. Provide plant diversification calculations for trees, palms, and shrub/groundcover categories. No more than 25% of one species per category is to be provided.
42. Provide tree and palm percentage requirement calculations per Sec. 13-444 (1).
43. Clarify that landscape tabulation is only for north parcel and that existing trees within the south parcel are not being counted towards the north parcel requirements.
44. As stated in the landscape data table, the north parcel is deficient on required trees provided and is not in compliance. Additional trees will be required to meet the necessary quantities.
45. Provide Roadway Landscape Buffer width per roadway in landscape data table. Johnson Road- 20' and School Park Road- 15'. Buffer not to include sidewalk or vehicular use unless approved by the City.
46. Include City standard landscape notes in landscape set. Notes available upon request.
47. Proposed irrigation pump/ well to be enclosed and screened by landscape on three sides. Provide pump location and screening on landscape plans. Note that a new irrigation well will require a modification to an existing water use permit or a new water use permit with SFWMD.
48. All above ground equipment is to be screened with landscape on three sides. Provide detail and notes on landscape plans.

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49. Additional comments may be provided upon the site plan re-submittal review.

POLICE

1. Put proposed gaming tables where the proposed volleyball courts are in the plan. This would provide natural surveillance to the parking lot and playground area. By having this covered area closer to the parking lot and within view, it would allow city employees and officers to easily view any inappropriate use or illegal activity of the facility.
2. Put the proposed volleyball court where the proposed basketball courts are in the plan. Move the basketball courts to where the proposed gaming tables are in the plan or on the south end of the multi-use field is proposed. Calls for service for disturbances are more frequent on the basketball court than on the volleyball court. If a disturbance, fight, or foul language occurs on the basketball court I think it would be better to be further away from the playground area where there are small children. In addition, the two areas I propose would allow for a quicker response from officers because it is closer to the parking lot. They could even place some of the charging stations for the electrical vehicles near the basketball courts, which would provide additional natural surveillance.
3. Make sure all proposed landscape set back follow the CPTED principles of 3" for shrubs and 6" up or higher for trees, to prevent obstructions of natural surveillance.
4. Place gates at the entrances and exits of all parking lots within the park to prevent subjects in vehicles from inappropriate behavior or illegal activity when the park is closed.
5. Install additional surveillance cameras to cover activity areas and parking lots.

SUSTAINABILITY

Sustainable "Green" Comments

1. Sec.13-320(b)(3) – Property owner must maintain green building components for the life of the building. Please acknowledge and provide note on plan.
2. Sec.13-320(c)(2) – Concurrent with site plan and building permit submittals, documentation shall be provided identifying the LEED accredited professional on the applicant's team.
3. Sec.13-320(e)(1) – As an alternative to this section, projects can fulfill the green building requirements by obtaining a valid certification through one (1) of the following outside organizations: (Please respond)(See comments # 7 thru 10 below)
 - a. United States Green Building Council (LEED).
 - b. Florida Green building Coalition, Inc.

TRANSPORTATION

1. Why is the design team using FDOT driveway design standards?



2. The driveway radii appears to limit turning traffic movement onto Park School Road. Explain the site's traffic circulation operation.
3. Provide a typical parking detail for all standard parking spaces (angled parking, 90-degree, etc.) along with handicap parking spaces, accessible route, h/c sign.
4. Is a solid waste dumpster required or provided? Where?
5. Why did the design team incorporate a large drainage retention area for a site with what appears to be such a small total impervious area. Provide the total pervious/impervious area calculations.
6. Revised the street name to Park School Road.
7. The City of Coconut Creek has an approved CSLIP application with the Broward MPO that includes a new shared use pathway along Park School Road. The design team will have to coordinate this project with the proposed development.
8. Provide the removable bollard detail.
9. Provide a bike rack detail.
10. Is the park accessible to pedestrians 24-hours/day? If not, identify the fence or security features and how they may affect the shared use pathway.
11. Provide a detail of the traffic separator that is proposed between the designated food truck area and the SB Park School Road travel lane?
12. Provide the drainage calculations used for Park School Road. There appears to be only one drainage inlet in the food truck area, however, you are removing a significant portion of positive drainage with the existing swale that serves Park School Road.
13. Adjustments to all valve boxes and utility manhole covers shall be provided on the construction notes within the civil engineering plans.
14. Provide a raised concrete traffic separator for EB Johnson road adjacent to the turn lane for Park School Road.
15. Is an alternative location available to relocate and screen the backflow preventer?
16. Provide a turning radii plan that the proposed driveways can accommodate both bus traffic and fire access. Provide a plan using a B-40 bus template that allows for a 25-foot inside and 50-foot outside turning movement in all parking or driveway areas.
17. Is there a secondary pedestrian access route from Johnson Road?
18. Provide an overall parking tabulation for the proposed development (existing, required & provided).

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URBAN DESIGN AND DEVELOPMENT

General

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.
2. Be advised, the current zoning classification for this property is IO-1, Industrial Office. Applicant would be required to rezone the property to allow a park and recreation facility.
3. Be advised, site plan approval is contingent upon Rezoning approval. (See above comment #2).
4. Pending submittal of rezoning application. (See above comment #2).
5. Be advised, only those items specifically requested by the applicant in this site plan has been reviewed.
6. Pending approval of the amendment to the NVAL (Non-Vehicular Access Lane) request.
7. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be done through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
8. Additional comments may be provided at DRC meeting and/or upon review of revised application.
9. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge and provide contact information of person(s) responsible for payments to the City.
10. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. This effort is the responsibility of the applicant and in addition to any City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda. *Please note, presentation of the proposed development must be the most current plan in compliance.*
11. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, as applicable.

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12. Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital copy, and, thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following to the City;
 - a. Site plan package;
Note: digital copy to be **unlocked and unsigned**.
Note: Printed copies to be no larger than 11"x17" in size.
 - b. PowerPoint presentation;
Note: Printed copies to be no larger than 11"x17" size.
 - c. Public outreach;
 - d. Sustainable (Green);
 - e. Each set of DRC comment/response document:
 - f. Note: Printed copies to be 8.5"x11" in size.

Site plan

13. Provide an overall parking tabulation for the proposed development (existing, required, and provided).
14. Provide pervious and impervious tabulation for the proposed development.
15. Sec. 13-443(7)g. - Recreation areas and community facilities shall be landscaped according to commercial landscaped requirements.
16. Sec. 13-443(7)c. - A minimum five-foot landscaped buffer shall be located around the perimeter of a project that abuts a similar district.
17. It is unclear if the park is accessible to pedestrians' 24-hours/day. Identify existing and proposed fence on master site plan. (See Transportation comments for additional information).
18. Why are temporary bollards proposed? Isn't accessibility not to be shared with the school?
19. Pedestrian walkway on the northwest side of the amphitheater appears to have stopped midway. Connect the proposed walkway to the existing sidewalk on Johnson Road. Revise all applicable sheets that may be affected with this change.
20. The dimensions of the loading space shall be at least twelve (12) feet wide, thirty-five (35) feet long. Provide and revise.
21. Provide documentation for the relocated communication utility. Is this a proposed relocation? Was this completed? (Refer to Sheet 048-SP-6).
22. Sec.13-37(c)(3)e. – Mechanical equipment or other utility hardware on the roof, ground or building shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways. Identify the location of the mechanical equipment.
23. Applicant stated that there will be bike racks proposed throughout the site. However, only one (1) was identified on the south side, improvement site. Provide and identify location of bike racks for the proposed development.

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24. Provide setback for proposed volleyball and basketball from property line. Be advised, all game playing surfaces shall be located no closer than ten (10) feet from any property line.
25. Show location of any construction trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening and may require sign review.

Elevations

26. Relabel elevations for both restroom and amphitheater.
27. Downspouts shall not be visible. Painting the downspouts does not satisfy this requirement. Remove downspouts and/or install them so they are not visible from public view.
28. Sec. 13-37 Aesthetic design – The restroom façades lack of visual interest. Include some architectural treatments, such as, but not limited to colors, stone, screens on building facades. Staff recommends that the applicant consider some design changes to alleviate these concerns. Large expansive walls are prohibited.

Signage

29. Be advised that per the Fire Department, address numbers shall be at least 6” tall and placed in a highly visible location on the building.
30. Show location of any ground sign(s) if proposed. Location of ground identification signs must be setback 5’ from property line and cannot encroach into utility easement. In no case may the sign obscure the line of sight required for traffic safety.



July 25, 2022

City of Coconut Creek Department of Sustainable Development
4800 West Copans Road
Coconut Creek, Florida 33063

RE: Lakeside Park PZ-22040005

To whom it may concern:

The following are responses to DRC comments:

BUILDING

1. Show compliance with FBC 2020 Accessibility Section 201.1.
Response: See sheet A-100A for Amphitheater ramp accessibility dimensions/clearances/slope. Please refer to Civil drawings for accessibility & grading. The plans include minimum acceptable clearances for access to the park amenities, detectable warnings, cross walks, accessible parking spaces & signage, etc.
2. Detail all accessibility requirements for all elements, components and amenities shown on SP-1, SP-8, 9 and 10 and illustrate on plans. Examples: 1004 Exercise machines & equipment; 1008.4.3 Play Tables; 903 Benches; 228 EV Chargers; 206.2.12 Court Sports; 405.7.3 Sheet A-100A top of ramp landing shall have a clear length of 60 inches long minimum.
Response: See sheet A-100A for Amphitheater ramp accessibility dimensions/clearances/slope. Please refer to sheet SP-8 for clear passage dimensions within the exercise equipment area. The gaming tables have been removed from the project programming based on comments from the public input meeting held on May 31st, 2022. Dimensions have been added to the site plan where the clear route is near the proposed benches. Access to the sports courts and batting cages have a gate opening of 5' or more. A dimension has been provided demonstrating the clear passage width between the EV charging station on the adjacent sidewalk. Please refer to the site plan sheets for proposed dimensions.

ENGINEERING

GENERAL COMMENTS

1. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.
Response: Acknowledged.

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
200 N. EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FLORIDA 34957
TEL (954) 792-8525



2. Additional comments may be provided and/or required upon review of any revised plans.
Response: Acknowledged.
3. All required approvals from Broward County Health Department, Broward County Environmental Protection, or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.
Response: Acknowledged.
4. Show all existing easements on plans to avoid conflicts.
Response: Acknowledged. All existing easements provided by surveyor are shown on plans.
5. Provide a conflict schedule to show all conflicts/crossing between all of the proposed/existing utilities.
Response: Acknowledged. These will be generated and provided prior to Broward County RED.

ROADWAY AND PAVEMENT

6. Provide ADA ramps with details to all proposed crosswalks.
Response: ADA ramps are provided on the site plan drawings. Details are included with the site civil detail sheets.
7. Provide labels and dimensions to all roadways, sidewalks, driveways, and parking spaces on the site plan for the proposed retail and restaurant.
Response: The labeling requested is provided on the site plan drawings. No retail or restaurant are proposed on this site.
8. Clearly show all the new proposed stop signs and stop bars with dimensions.
Response: Stop signs and stop bars are provided on the site plan drawings. Details are included with the site civil detail sheets. Signing and marking plans will be provided at the time of the building department/construction documentation submittal.
9. All replaced sidewalks shall comply with ADA guidelines.
Response: New sidewalks are ADA compliant. Refer to grading plan.
10. Parking spaces, minimum 10 feet wide and 20 feet long or 18 feet with 2 feet overhang; and 12 feet wide for handicap.
Response: The proposed parking meets the minimum standards noted. Refer to site plan.



11. Curb details must be provided.

Response: Acknowledged. All curb details are provided in Civil Details sheet SP-11.

12. Pavement details must be provided.

Response: Acknowledged. See sheet SP-11.

DRAINAGE COLLECTION SYSTEM

13. Please label all proposed drainage pipes with size and type.

Response: Acknowledged. These will be generated and provided prior to submittal for the Surface Water Management License.

14. All proposed drainage pipes and structures must follow City of Coconut Creek Standard Details, not FDOT as proposed.

Response: Acknowledged. Refer to sheet SP-15 for all drainage structure and pipe standards per City of Coconut Creek Utilities and Engineering Department Standard Details (May 2021).

15. Please provide a storm drainage conflict schedule for the proposed system.

Response: Acknowledged. These will be generated and provided prior to submittal for the Surface Water Management License.

16. Please provide PRBs for all inverts that lead to the proposed retention areas.

Response: Acknowledged. Refer to PGD plans for callouts calling for addition of PRBs.

17. Please provide a complete storm drainage calculations.

Response: Acknowledged. These will be generated and provided prior to submittal for the Surface Water Management License.

18. Ensure 15% water retention on site per COCOMAR standards.

Response: Acknowledged. Current grading and drainage is designed to keep all water on site. A combination of retention ponds and exfiltration trench will be used to retain all water and maintain water quality and quantity per SFWMD.

19. PG-1 does not depict the existing City fiber optic main within the retention pond.

Response: Existing City fiber optic main is now depicted on the sheet, although it should be noted based on location provided for the main it is not located within the proposed retention pond, but rather slightly to its west.



20. PG-2 does not depict the existing City fiber optic main within the retention pond.
Response: Existing City fiber optic main is now depicted on the sheet, although it should be noted based on location provided for the main it is not located within the proposed retention pond, but rather slightly to its west.
21. City to verify that the existing drainage system is indeed in compliance prior to the commencement of this project.
Response: Acknowledged, all necessary reviews will be completed and comments addressed prior to the commencement of this project.

WATER DISTRIBUTION SYSTEM

22. WS-2 sheet must clearly annotate the dimension of the water bottle connection along with the meter size.
Response: Acknowledged. Dimensions of water bottle connection and meter sizes added to labels in WS-2.
23. Existing water main stub on the west side of the property must be removed and plugged at the main.
Response: Acknowledged. See callout on sheet WS-2.

WASTEWATER COLLECTION SYSTEM

24. Wastewater pipe diameter must be annotated.
Response: Acknowledged. Diameter of wastewater service line provided on sheet WS-1.
25. Lateral cannot be connected to the MAS per City code of ordinance and the Engineering Manual. It must be connected to the sewer main.
Response: Acknowledged. Sanitary lateral is now connected to existing 8" PVC sanitary sewer main.
26. Elevations must be provided for inverts inside the MAS.
Response: No proposed sanitary structures present on plans.
27. Linear footage and gradient slope must be provided to the plans.
Response: Acknowledged. Linear footage and gradient slope of sanitary lateral have been added to sheet WS-1.



LANDSCAPING, LIGHTING, AND IRRIGATION

28. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

Response: The proposed site amenities notes are a minimum of 6' from the water, wastewater and drainage lines.

29. Remove all proposed trees/permanent structures from utility easements.

Response: The proposed trees and structures fall outside of the utility easements.

30. There is an existing fiber optic line that runs along the West property line (North to South), this line may be impacted by the proposed trees.

Response: The existing fiber optic line is accounted for on the current landscape plans. Proposed trees are offset a minimum of 6'. Additionally, root barrier is proposed at this location.

FIRE

1. Provide a Truck Route Plan with a two axle fire truck or similar truck that is 39 feet long and shows turning radius dimensions. This shall traverse the entire site including all turns and gates.

Response: Acknowledged. See AutoTurn Exhibits.

2. Show the address on the elevation detail. Address must be 6 in. high with a minimum stroke width of ½ in. and positioned to be plainly legible and visible from the street or road facing the property. The address numbers shall be contrasting with the background NFPA 1-10.11.

Response: Address now shown on Elevations A-200, A-200A

3. Mobile or temporary cooking operations shall be separated from buildings or structures, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (NFPA 1-50.7.1.5). Show how this will be accomplished. (signage, road markings, etc.)

Response: Striping will be provided designating food truck locations with 10 ft minimum gap between parking locations.

LANDSCAPE

1. As a general note, this submittal was reviewed as a Community Facility (CF) regarding landscape code requirements.

Response: Acknowledged. The data charts have been updated to reflect CF zoning.



2. For buildings within a Community Facility, a minimum of 8' of landscape is required between the building and vehicular use area. The north side of the amphitheater does not provide this landscape area. Landscape area cannot include sidewalks or building overhangs.
Response: An 8' wide landscape area is now provided between the north side of the amphitheater and vehicular use area.

3. Proposed wheel stops located at perpendicular parking on sheet LP-2 is not necessary if proposed D-curb is shifted to allow for bumper overhang into sod area. Note that any bumper overhang area cannot be included in any open space or landscape area calculations. This is considered vehicular use area.
Response: Per DRC review meeting with the City, wheel stops shall be included to provide opportunity to test green initiative carbon negative concrete. The D-curb in the new parking lot has been removed.

4. Provide landscape buffer setback dimensions on site plan and landscape plans. A dashed line is provided, but not a distance.
Response: The landscape buffer on the site and landscape plan have been added to the plans as requested.

5. Review proposed retention grading around tree #3333 to allow for it to remain instead of being removed.
Response: The proposed retention basin has been revised to accommodate tree #3333

6. Provide species identification for trees #3359 and #3362 in tree disposition chart.
Response: Both trees (#'s 3359 & 3362) have been identified and included on the tree disposition chart.

7. Tree #4835 is outside of the proposed field area and does not appear to conflict with any other proposed elements. Reevaluate the proposed removal for the tree to remain.
Response: The proposed improvements have been revised to accommodate tree #4835.

8. Tree #3359 is a large mature native tree in good condition and should be considered to remain in place. Review the possibility of shifting the multi-purpose field south and reconfiguring the dry retention to allow for this tree to remain.
Response: Tree #3359 is now proposed for relocation.

9. Tree #3375 is at a size that it can be relocated instead of removed. Revise plans to show tree to be relocated.
Response: Tree #3375 is now proposed for relocation. Refer to landscape plan for receiving area.



10. Revise proposed sidewalk connection and existing parking spaces to allow for Tree #3442 to remain in place.

Response: The proposed improvements/geometry of the proposed parking area cannot accommodate tree #3442. The tree is proposed for removal and mitigated for accordingly.

11. Relocated canopy square footage does not require mitigation. Remove from mitigation required totals on sheet TS-8.

Response: The canopy square footage for relocated trees have been removed from the mitigation tabulations.

12. Trees and Palms with a DBH 18" or greater and have a condition rating of 60% or higher are considered specimen trees and require an ISA appraisal value form be submitted for review. Appraisal forms are only required for specimen trees proposed for removal.

Response: The specimen trees within the construction area(s) have been evaluated by and appraised by Chen Moore/ISA certified arborist. The valuations are predicated on the ISA appraisal formula and included on sheet TS-8.

13. Provide a copy of the mitigation calculations table that is provided on sheet LP-8 on sheet TS-8 for reference.

Response: The mitigation calculations have been copied to sheet TS-8 as requested.

14. Landscape Roadway Buffers along Johnson Street require three tiers of landscape, including a continuous hedge per Sec. 13-443 (15).

Response: The Johnson Street Buffer now has 3 tiers of landscape.

15. Provide and label all existing and proposed easements on all landscape sheets.

Response: The easements have been labeled as required.

16. Provide sight triangles at Johnson Street and School Park Road intersection. Verify there are no conflicts with landscape.

Response: Sight triangles have been added at the intersection of Johnson Street as well as other proposed ingress/egress locations on the property.

17. Divider median separating parking spaces and internal driveways require 1 canopy tree per 40 LF. Provide required trees and include in landscape data table.

Response: Divider medians are included on the plan and data table as required.



18. Provide and label existing and proposed light pole locations on all landscape plans. adjust any conflicts. Trees shall have a minimum of 15' setback from light poles, 7.5' for small trees and palms.
Response: Clear tree radii have been added to the site lighting and labeled accordingly.

19. Substitute specified Dahoon Hollies at NW corner of project for a smaller species due to existing overhead wires. Dahoon Hollies are considered a medium tree and cannot be placed directly adjacent to overhead wires.
Response: Silver buttonwood are now proposed adjacent to overhead wires.

20. Provide proposed planting for the amphitheater planter boxes on the north side.
Response: Perennial shrubs are now proposed in the planter boxes.

21. Provide required building foundation planting along the amphitheater façade that faces the vehicular use areas. A minimum of two tiers of shrub material is required. Sod is not considered a tier.
Response: Two (2) tiers of landscape are now proposed at the rear façade of the amphitheater.

22. Proposed restroom building is missing the required trees along the north façade that faces vehicular use area. 1 tree per 40 linear feet is required.
Response: Two (2) trees are now proposed in the planting aera north of the restroom building.

23. Verify that the existing owl nest shown on the survey can be removed. An environmental study or determination may be required to address this issue.
Response: The surveyor confirmed that the owl nest is abandoned and has been removed from the survey and plan package.

24. The Landscape Roadway Buffer along School Park Road requires a 15' buffer, not including sidewalks, 1 tree per 2,000 SF of buffer area, and three tiers of landscape with a continuous hedge. This is in addition to the required street trees. Applicant to work with City staff on a landscape layout that meets code requirements, but at the same time provides access to the park.
Response: A 15' buffer is shown on the landscape plans along School Park Road. Sidewalks do overlap this buffer in areas where driveway cuts are present. The sidewalk configuration is designed do move in and out of the buffer area as quickly as possible to preserve as much green space as possible. Additionally, the food truck staging area and associated sidewalk violate the landscape buffer and are part of the programmatic requirements for the proposed improvements. Three (3) layers of landscape are provided as required.

25. Verify distance of proposed Live Oaks to existing overhead wires. Provide dimensions.



- Response: Dimensions have been added where large/mid-size trees are adjacent to overhead utilities.**
26. Dahoon Holly trees are considered a medium tree and cannot be placed directly adjacent overhead wires. Substitute Holly trees along School Park Road for a smaller species.
Response: Silver buttonwood are now proposed adjacent to overhead wires.
27. Provide larger terminal islands and canopy trees for the east end of the parking lot on sheet LP-2.
Response: The proposed landscape islands have been expanded as required.
28. Recommend providing additional canopy trees along the western perimeter of the field to provide additional shade from western sun exposure and provide screening for the property to the west.
Response: Additional trees have been added along the western buffer as requested. Please note there is approximately 120' of an overhead existing overhead utility at the northwest corner of the new property. Small trees are proposed at this location.
29. There are several conflicts with proposed trees and palms with existing underground utilities within the site. Root barrier will not be sufficient for the majority of these conflicts as the trees and palms are directly adjacent or on top of the utility lines. Re-routing the lines may need to be considered to allow for the required landscape.
Response: Utility conflict have been resolved by adjusting tree planting locations and/or relocating utilities.
30. On sheet LP-3, provide root barrier for existing sewer line to the west of the proposed relocated Gumbo Limbo.
Response: Root barrier is proposed at the location(s) noted.
31. Look at shifting relocated Live Oak NW away from existing utilities on sheet LP-4.
Response: Relocated tree locations have been revised.
32. Proposed Dahoon Holly trees around new pavilion and volleyball court are in conflict with existing utility lines.
Response: The volleyball courts are no longer part of the scope and have been removed. The holly trees have been removed at this location as well.
33. Relocate proposed electrical lines away from Bald Cypress trees on sheet LP-5.
Response: The Cypress tree has been removed from the plan.



34. Update Zoning designation on landscape data table to Community Facility (CF).
Response: The zoning designation has been updated accordingly.
35. Open Plot Area only excludes structures and parking. Buffer area square footage is to be included in the calculation. Revise data table as necessary.
Response: The data table has been revised to include the open plot area, excluding structures and parking. The buffer area is included in the total provided.
36. If proposed thatch palms are being counted toward code, they are required to have a minimum of 6' clear trunk at time of planting. Provide specification on plant schedule.
Response: The planting specification has been revised to meet the minimum requirements.
37. In addition to the minimum shrub requirements under Roadway Landscape Buffer, a continuous hedge is required. Add to landscape data table.
Response: The continuous hedge requirement has been added to the tabulation chart.
38. Verify that existing south perimeter landscape is meeting code requirements. Provide additional trees and shrubs if it's not in compliance.
Response: The landscape buffer in the southern portion of the property and is not part of the landscape scope of services and is considered to be in compliance with the City's code. The only work scoped for the southern portion of the property includes site amenities (sports courts, fencing, drainage improvements and landscape restoration. The southern portion of the property is also being utilized for mitigation purposes and/or tree relocations as the City is in the process of unifying the north and south parcels.
39. *Hamelia patens* 'compacta' is not considered a native plant. Revise designation. *Hamelia patens* 'Calusa' is a native cultivar that can be used if a compact size is desired.
Response: The cultivar variety has been updated to reflect the native cultivar.
40. Provide native calculations for trees, palms, and shrub/groundcover categories. A minimum of 50% of all plant material proposed on site is to be native.
Response: Refer to the native species calculations provided with the landscape calculations.
41. Provide plant diversification calculations for trees, palms, and shrub/groundcover categories. No more than 25% of one species per category is to be provided.
Response: A species diversity table has been provided with the landscape calculations.
42. Provide tree and palm percentage requirement calculations per Sec. 13-444 (1).
Response: Tree and palm percentages have been provided with the landscape calculations.



43. Clarify that landscape tabulation is only for north parcel and that existing trees within the south parcel are not being counted towards the north parcel requirements.
Response: A note has been included on the landscape tabulations clarifying the tabulations reflect the north parcel. The landscape in the south parcel is existing and considered to be compliant with the landscape requirements for that parcel. Please note that the tree relocation receiving areas are proposed in the southern parcel.
44. As stated in the landscape data table, the north parcel is deficient on required trees provided and is not in compliance. Additional trees will be required to meet the necessary quantities.
Response: The data table and landscape have been revised to meet the minimum landscape requirements. Additionally, a note has been added to the landscape data chart acknowledging the calculations apply to the north parcel only.
45. Provide Roadway Landscape Buffer width per roadway in landscape data table. Johnson Road- 20' and School Park Road- 15'. Buffer not to include sidewalk or vehicular use unless approved by the City.
Response: The landscape buffers are provided as requested, however, they do include sidewalks and vehicular uses to accommodate the proposed amenities (330' x 195' multi-use field + 10' recovery area)
46. Include City standard landscape notes in landscape set. Notes available upon request.
Response: The City's standard landscape notes have been added to the plan set.
47. Proposed irrigation pump/ well to be enclosed and screened by landscape on three sides. Provide pump location and screening on landscape plans. Note that a new irrigation well will require a modification to an existing water use permit or a new water use permit with SFWMD.
Response: An area has been delineated on the landscape plans in the northwest corner of the new property where the anticipated location of the new irrigation pump system will be located. Notes have been provided on the landscape plans stating that this equipment will be screened on three (3) sides. Design consultant will coordinate the water use permitting with the SFWMD.
48. All above ground equipment is to be screened with landscape on three sides. Provide detail and notes on landscape plans.
Response: This note has been added to the landscape plan sheets. Additionally, a screening detail has been provided.
49. Additional comments may be provided upon the site plan re-submittal review.
Response: Acknowledged.



PHOTOMETRICS

1. Be advised, court and field lighting are excluded from the requirements of 13-374. The following comments do not apply to court or field lighting, however, every effort shall be made to prohibit light trespassing into residential neighborhoods.
Response: Understood.
2. Sec 13-374 - Review the lighting code and provide the table as required (Sec. 13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens. (Do not include the court and field lighting in this table as they are not covered under this section of code).
Response: Revised lighting layout and photometrics comply with code. All tables provided. See revised sheets E-1.01 and E-1.02.
3. Section 13-374 (2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. While the footcandles are illegible in some areas, the data table indicates that the ramps for the stage exceed 10fc. Revise accordingly.
Response: Revised lighting layout and photometrics comply. See revised sheets E-1.01 and E-1.02.
4. 13-374 (2) d 4 - Light shall not trespass off the subject property. Photometric values shall be shown to the property line and shall be less than .5. Revise the plans accordingly.
Response: Photometric values are less than 5 at property line. See revised photometric plan.
5. Sec 13-374 (2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.
Response: Court/ field lighting turn off at park closing. Parks close at 10:00pm on weekdays and 9:00pm on weekends. Parks & Recreation can also control these areas manually if needed. The parking lot lights, and pedestrian lights will operate by timer which is set to turn on at 7:42pm and turn off at 12:00am. Lighting controls to be provided in construction document package.
6. When will the court/field lighting be turned off?
Response: Court/ field lighting turn off at park closing. Parks close at 10:00pm on weekdays and 9:00pm on weekends.
7. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited unless they are dark sky rated and used as such.
Response: No wallpacks or flood lighting is proposed.
8. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.
Response: Understood.



POLICE

1. Put proposed gaming tables where the proposed volleyball courts are in the plan. This would provide natural surveillance to the parking lot and playground area. By having this covered area closer to the parking lot and within view, it would allow city employees and officers to easily view any inappropriate use or illegal activity of the facility.
Response: The pavilions and gaming tables have been eliminated from the proposed plan to accommodate alternate/preferred amenities (pickleball courts) per comments received during the public input meeting. See sheet SP-6.

2. Put the proposed volleyball court where the proposed basketball courts are in the plan. Move the basketball courts to where the proposed gaming tables are in the plan or on the south end of the multi- use field is proposed. Calls for service for disturbances are more frequent on the basketball court than on the volleyball court. If a disturbance, fight, or foul language occurs on the basketball court I think it would be better to be further away from the playground area where there are small children. In addition, the two areas I propose would allow for a quicker response from officers because it is closer to the parking lot. They could even place some of the charging stations for the electrical vehicles near the basketball courts, which would provide additional natural surveillance.
Response: The volleyball courts have been eliminated from the proposed plan to accommodate alternate/preferred amenities (pickleball courts) per comments received during the public input meeting. The proposed basketball courts have been relocated to the area requested and the pickleball courts are proposed near the park's south entrance and existing playground. See sheet SP-6.

3. Make sure all proposed landscape set back follow the CPTED principles of 3" for shrubs and 6" up or higher for trees, to prevent obstructions of natural surveillance.
Response: The installation size of the proposed shrub/ground cover material, where shown as a hedge or massing are lower than 3'. All proposed trees are taller than 6'. Maintenance of the clear sight corridors will be the responsibility of the owner.

4. Place gates at the entrances and exits of all parking lots within the park to prevent subjects in vehicles from inappropriate behavior or illegal activity when the park is closed.
Response: Gates are not included as requested, these site elements were not included as part of the park programming or scope of work.

5. Install additional surveillance cameras to cover activity areas and parking lots.
Response: Surveillance cameras are not part of the proposed improvements under this project. City staff is coordinating additional surveillance cameras/IT equipment independently of the project team.

SUSTAINABILITY



1. Sec.13-320(b)(3) – Property owner must maintain green building components for the life of the building. Please acknowledge and provide note on plan.
Response: Acknowledged. Note added. See sheet A-100A and A-100.
2. Sec.13-320(c)(2) – Concurrent with site plan and building permit submittals, documentation shall be provided identifying the LEED accredited professional on the applicant's team.
Response: While this is not a LEED project, we do have a LEED professional AP on the project team; our MEP engineer, Steven Bender.
3. Sec.13-320(e)(1) – As an alternative to this section, projects can fulfill the green building requirements by obtaining a valid certification through one (1) of the following outside organizations: (Please respond)(See comments # 7 thru 10 below)
 - a. United States Green Building Council (LEED).
 - b. Florida Green building Coalition, Inc.**Response: This project will not be submitted for environmental certifications, as it is not currently in our contract to do so. However, we have submitted a green initiatives worksheet as part of our submittal.**

TRANSPORTATION

1. Why is the design team using FDOT driveway design standards?
Response: Design standards have been updated to City of Coconut Creek Utilities and Engineering Department Standard Details (May 2021), where applicable. For any proposed components whose standards are not present in said document, FDOT standards have been provided.
2. The driveway radii appears to limit turning traffic movement onto Park School Road. Explain the site's traffic circulation operation.
Response: Removable bollards were added to the north parking lot, which service the amphitheater, in order to prevent vehicles from cutting through it while headed to the school located on the east side of Park School Road. The bollards will remain in place and only be removed for events at the amphitheater.
3. Provide a typical parking detail for all standard parking spaces (angled parking, 90-degree, etc.) along with handicap parking spaces, accessible route, h/c sign.
Response: Acknowledged. See sheet SP-14 for details.
4. Is a solid waste dumpster required or provided? Where?
Response: No Dumpster is proposed/required.



5. Why did the design team incorporate a large drainage retention area for a site with what appears to be such a small total impervious area. Provide the total pervious/impervious area calculations.
Response: The retention area was designed for water quality treatment, not for storage of surface water runoff. These basins were designed prior to receiving a geotechnical report and which does not factor in the use of exfiltration trench. The drainage/stormwater management system has been revised.

6. Revised the street name to Park School Road.
Response: Street names have been revised.

7. The City of Coconut Creek has an approved CSLIP application with the Broward MPO that includes a new shared use pathway along Park School Road. The design team will have to coordinate this project with the proposed development.
Response: City staff coordinated with the Broward County MPO and the proposed design meets the intent of the CSLIP application.

8. Provide the removable bollard detail.
Response: Refer to site plan details.

9. Provide a bike rack detail.
Response: Refer to site plan details.

10. Is the park accessible to pedestrians 24-hours/day? If not, identify the fence or security features and how they may affect the shared use pathway.
Response: No additional gates or security fences are proposed affecting the shared use pathway.

11. Provide a detail of the traffic separator that is proposed between the designated food truck area and the SB Park School Road travel lane?
Response: Acknowledged. Cross section for the traffic separator is provided in sheet SEC-1. Details for the type F curb which comprises the traffic separator are provided in civil details.

12. Provide the drainage calculations used for Park School Road. There appears to be only one drainage inlet in the food truck area, however, you are removing a significant portion of positive drainage with the existing swale that serves Park School Road.
Response: All portions of swale removed are being compensated for with the installation of type F curb and gutter, which will provide conveyance to existing structures. Existing grading is being maintained for Park School Road such that existing low points are maintained, with existing catch basins at these locations. Additionally, a catch basin is being proposed towards the south end of Park School Road, where an existing low point is located with no existing drainage structure, and is to be connected to the existing system. Consequently, and taking into consideration the flatness and lack of storage capacity of the existing swale, as well as the



relatively minimal change in perviousness for that section, the overall functionality of the system is being maintained.

13. Adjustments to all valve boxes and utility manhole covers shall be provided on the construction notes within the civil engineering plans.

Response: Acknowledged. Note has been added to the PGD plans instructing all manhole tops and valve lids impacted by grading activities to be adjusted to match existing grade.

14. Provide a raised concrete traffic separator for EB Johnson road adjacent to the turn lane for Park School Road.

Response: A raised concrete traffic separator on Johnson Road is outside of the scope of services.

15. Is an alternative location available to relocate and screen the backflow preventer?

Response: No better location for backflow preventer can be established, but adequate landscape screening will be provided.

16. Provide a turning radii plan that the proposed driveways can accommodate both bus traffic and fire access. Provide a plan using a B-40 bus template that allows for a 25-foot inside and 50-foot outside turning movement in all parking or driveway areas.

Response: Acknowledged. See AutoTurn Exhibits.

17. Is there a secondary pedestrian access route from Johnson Road?

Response: Yes, an additional connection to Johnson Road has been provided.

18. Provide an overall parking tabulation for the proposed development (existing, required & provided).

Response: Refer to the overall site plan for parking tabulations.

URBAN DESIGN AND DEVELOPMENT

GENERAL

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.

Response: Understood.

2. Be advised, the current zoning classification for this property is IO-1, Industrial Office. Applicant would be required to rezone the property to allow a park and recreation facility.

Response: The property owner is currently pursuing property rezoning. This endeavor is outside of the contracted scope of services.

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
200 N. EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FLORIDA 34957
TEL (954) 792-8525



3. Be advised, site plan approval is contingent upon Rezoning approval. (See above comment #2).
Response: Understood.
4. Pending submittal of rezoning application. (See above comment #2).
Response: Understood. City is concurrently applying for rezoning.
5. Be advised, only those items specifically requested by the applicant in this site plan has been reviewed.
Response: Understood.
6. Pending approval of the amendment to the NVAL (Non-Vehicular Access Lane) request.
Response: Understood. Pulice Land Surveyors will be applying for NVAL Amendment. Application to be submitted after second round of comments.
7. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be done through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
Response: Understood.
8. Additional comments may be provided at DRC meeting and/or upon review of revised application.
Response: Understood.
9. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge and provide contact information of person(s) responsible for payments to the City.
Response: City Project Manager Brian Rosen (954)545-6614 can provide information regarding payments for Developmental review.
10. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. This effort is the responsibility of the applicant and in addition to any City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda. *Please note, presentation of the proposed development must be the most current plan in compliance.*
Response: Public outreach meeting took place on 5-31-2022 at 6:30pm at City of Coconut Creek Recreation Complex 4455 Sol Press Blvd, Coconut Creek FL 33073. Meeting minutes were recorded and distributed to the city on 6-1-2022. Sign-in Sheet was distributed to the city in a follow up email on 6-2-2022. See attached for both documents as well as a copy of the aforementioned emails. Proposed improvements are reflective of this public participation meeting.



11. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, as applicable.

Response: Understood. Applicant is prepared to make presentation to Planning and Zoning.

12. Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital copy, and, thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following to the City;
 - a. Site plan package;
Note: digital copy to be unlocked and unsigned.
Note: Printed copies to be no larger than 11"x17" in size.
 - b. PowerPoint presentation;
Note: Printed copies to be no larger than 11"x17" size.
 - c. Public outreach;
 - d. Sustainable (Green);
 - e. Each set of DRC comment/response document:
 - f. Note: Printed copies to be 8.5"x11" in size.

Response: Understood. Applicant will provide the documentation noted prior to the to Planning and Zoning meeting as required.

SITE PLAN

1. Provide an overall parking tabulation for the proposed development (existing, required, and provided).

Response: Refer to site tabulations on Overall Site Plan.

2. Provide pervious and impervious tabulation for the proposed development.

Response: Refer to site tabulations on Overall Site Plan.

3. Sec. 13-443(7)g. - Recreation areas and community facilities shall be landscaped according to commercial landscaped requirements.

Response: The landscape tabulations and proposed landscape conform to the community facilities requirement as noted in the landscape comments, which defaults to the commercial landscape requirements as outlined in the City's code.

4. Sec. 13-443(7)c. - A minimum five-foot landscaped buffer shall be located around the perimeter of a project that abuts a similar district.

Response: The minimum 5' buffer is provided on the plans as required.

5. It is unclear if the park is accessible to pedestrians' 24-hours/day. Identify existing and proposed fence on master site plan. (See Transportation comments for additional information).

Response: The existing/proposed fencing is shown on the master site plan as requested.

6. Why are temporary bollards proposed? Isn't accessibility not to be shared with the school?



Response: The temporary bollards were requested by the owner to deter parents from blocking traffic and having students cross Park School Road during the schools drop off and pick up times.

- 7. Pedestrian walkway on the northwest side of the amphitheater appears to have stopped midway. Connect the proposed walkway to the existing sidewalk on Johnson Road. Revise all applicable sheets that may be affected with this change.

Response: The sidewalk in question now connects to Johnson Road.

- 8. The dimensions of the loading space shall be at least twelve (12) feet wide, thirty-five (35) feet long. Provide and revise.

Response: Acknowledged. Loading space has been updated to have dimensions of 12'x35'. See sheet SP-2.

- 9. Provide documentation for the relocated communication utility. Is this a proposed relocation? Was this completed? (Refer to Sheet 048-SP-6).

Response: Proposed relocation will be coordinated with the City and utility providers.

- 10. Sec.13-37(c)(3)e. – Mechanical equipment or other utility hardware on the roof, ground or building shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways. Identify the location of the mechanical equipment.

Response: No mechanical unit is proposed for Restroom Building. Only one mechanical unit proposed for Amphitheater (see A-100A for location). It will be mounted on a concrete pad at ground level and screened by landscape. Note added to each landscape plan sheet.

- 11. Applicant stated that there will be bike racks proposed throughout the site. However, only one (1) was identified on the south side, improvement site. Provide and identify location of bike racks for the proposed development.

Response: Bike racks are proposed near the new restroom building, south of the food truck area and south of the new pickleball courts.

- 12. Provide setback for proposed volleyball and basketball from property line. Be advised, all game playing surfaces shall be located no closer than ten (10) feet from any property line.

Response: The volleyball court has been removed from the programmatic site amenities based on public input. The asphalt courts meet the minimum 10' setback from the property line. Please refer to the site plan.

- 13. Show location of any construction trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening and may require sign review.

Response: This information cannot be provided at this time. There has not been a public, bid or selection of a contractor. Additionally, design team cannot speculate on the means, methods or construction equipment that will need to be staging on site. Additionally, the City has not determined if any of the park amenities in the south will need to be closed to the public for staging purposes. The design team will work with City staff and contractor once selected to provide the most discrete location of the construction trailer.



ELEVATIONS

14. Relabel elevations for both restroom and amphitheater.
Response: Elevations have been relabeled. See Sheets A-200, A-200.1, A-200A, A-200.1A.

15. Downspouts shall not be visible. Painting the downspouts does not satisfy this requirement. Remove downspouts and/or install them so they are not visible from public view.
Response: Downspouts removed and replaced with internal drains. See sheet A-200.

16. Sec. 13-37 Aesthetic design – The restroom façades lack of visual interest. Include some architectural treatments, such as, but not limited to colors, stone, screens on building facades. Staff recommends that the applicant consider some design changes to alleviate these concerns. Large expansive walls are prohibited.
Response: Understood. Elevations have been revised accordingly. See sheets A-200 – A-201.1

SIGNAGE

17. Be advised that per the Fire Department, address numbers shall be at least 6” tall and placed in a highly visible location on the building.
Response: Understood. Note added to Elevation detail 2/ A-200

18. Show location of any ground sign(s) if proposed. Location of ground identification signs must be setback 5’ from property line and cannot encroach into utility easement. In no case may the sign obscure the line of sight required for traffic safety.
Response: No ground identification signs proposed under this scope of work.

If you have any further comments or questions, feel free to contact our office.

Respectfully,

CPZ Architects, Inc.

Nikolas Marchan

Architect