



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – MAY 07, 2024

PROJECT NAME:	MainStreet @ Coconut Creek Block 8		
PROJECT NUMBER:	PZ-24040001		
LOCATION:	Banks Road and NW 40 th Street		
APPLICANT/AGENT:	HSQ Group, Inc.		
REVIEW/APPLICATION:	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar - Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
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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) 956-1474
ALTERNATE REVIEWERS			
Engineering	Mohammed Albassam - Engineer II	malbassam@coconutcreek.net	(954) 973-6786
Engineering	Tamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786

DEPARTMENT COMMENTS

BUILDING

This review shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for full review to obtain a building permit.

Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.

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.



ENGINEERING

Comment Type Legend:

- **Tier 1: Comment needs to be addressed at the DRC stage.**
- **Tier 2: Comment needs to be addressed at the Final Engineering Stage.**
- **Tier 3: Comment needs to be addressed at the Engineering Permitting Stage.**
- ***Tier 2 and Tier 3 comments will remain as conditions of approval at the DRC level.***

GENERAL COMMENTS

1. **(Tier 2)** Please note that all reviews and comments are preliminary and plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and Mainstreet Design Standards upon any resubmittal of the site plans and at the Final Engineering Review.
2. **(Tier 3)** All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of engineering permits.
3. **(Tier 3)** In accordance with the City's code Sec.13-186, the execution of Performance Bonds, for all proposed public improvements, are required prior to issuance of Engineering Permit.
4. **(Tier 2)** In accordance with the City's code Sec.13-169, the execution of Water and Wastewater Agreements and payment of impact fees are required during the Final Engineering Review and prior to approval of related building permits.
5. **(Tier 2)** Conflict schedule between all proposed utilities for this project is required at the Final Engineering Review stage.
6. **(Tier 1)** All proposed utility easements must be at least 12 feet wide. Some proposed easements around the water service lines seem to be less than 12 feet, please clarify.
7. **(Tier 3)** Please be aware that all Utilities & Engineering standard details have been revised and engineering staff will provide a copy of the latest revisions. All standard details are subject to change until they are approved and codified.

TRAFFIC / ROADWAY AND PAVEMENT

8. **(Tier 2)** All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
9. **(Tier 2)** All pavement and sidewalks must follow City of Coconut Creek's Standard Details.
10. **(Tier 1)** Some proposed ADA ramps do not lead to a crosswalk, therefore, it must be removed.
11. **(Tier 1)** Missing ADA mats at the crosswalks located at the southwest corner of Building 11, the southeast corner of Building 6, and the southeast corner of Building 9.
12. **(Tier 1)** Connect the sidewalk on the west side of Building 11 and the east side of Building 1.
13. **(Tier 1)** Clarify if there is a proposed gate at the Banks Rd driveway.
14. **(Tier 1)** Traffic calming device is required for the southern drive aisle.
15. **(Tier 1)** Provide standard detail for paveway treatment system.
16. **(Tier 1)** Connect sidewalk to park C2.B between Building 2 and Building 3.

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17. **(Tier 1)** Sheet SP-1: Clarify the bolded lines found along the center of the sidewalk in front of the green space between Building 19 and 20, including the lines crossing into the center of the roadway.
18. **(Tier 1)** Sheet PD-1: Entry gate motor and footer “may” encroach the proposed easement.
19. **(Tier 2)** CS B-B, F-F: Water main is not shown on the profile.
20. **(Tier 2)** Multiple cross sections are missing the dimensions annotation for the curbs.
21. **(Tier 2)** Section H-H: Drainage pipe is not shown on the profile.
22. **(Tier 2)** Section J-J: Clarify the purpose of the 8” rock base underneath the sidewalk.

STORMWATER COLLECTION SYSTEM

23. **(Tier 2)** Provide flow arrows throughout the site and in the vicinity of driveways, defining stormwater runoff.
24. **(Tier 2)** Please ensure that all proposed drainage structures maintain a minimum of 6 feet horizontal separation from all city utilities.
25. **(Tier 2)** Please show the location of the proposed PRBs within the proposed drainage system.
26. **(Tier 2)** Using parking areas for retention is not recommended by the City of Coconut Creek. Please submit statement of acknowledgement from the OWNER of the parking area possibly flooding during 25 and 100 yrs. storm events. (Acknowledgment can be provided as a formal letter or email).
27. **(Tier 2)** Please note that the City has acquired a consultant who is currently reviewing Mainstreet’s proposed storm water report, including Block 8, which may generate future comments.
28. **(Tier 2)** Sheet PD-1: D-B8-15 and D-B8-14 are recommended to be relocated due to pavement marking conflicts.
29. **(Tier 1)** Sheet PD-1: C-CM-9. Drainage pipes connecting into City right-of-way must be RCP, HDPP or greater.
30. **(Tier 1)** Sheet PD-1: Drainage system does not illustrate any “pre-treatment” methodology, therefore, is this system a direct conveyance in to the Lake?
31. **(Tier 2)** Sheet PDD-2: DWG #662 depicts friction & structural courses for the asphalt.
32. **(Tier 2)** Sheet PDD-2: General notes state S-3 when in fact it must state S.P. – 9.5 mix design.

WATER DISTRIBUTION SYSTEM

33. **(Tier 1)** Please show measurements of the proposed utility easements around all water service lines up to the meter, easement width must be at least 12 feet.
34. **(Tier 1)** Proposed blow-off on the Northwest side of the project appears to be in conflict with proposed traffic sign, please relocate the sign to avoid conflict.
35. **(Tier 1)** Provide one additional gate valve at the point of each main connection for testing purposes (at Banks Road and City Market Ave).
36. **(Tier 2)** Please show all proposed water sampling locations on the plan.
37. **(Tier 1)** Add fire hydrant clear zone detail to the plans provided in the City Code Section 13-276. Fire Hydrants must be located 4 to 7 feet from back of the curb.
38. **(Tier 2)** Please provide bollards for proposed fire hydrants.

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39. **(Tier 1)** Please provide water service line and meter type, size, and details. Service line material must be polyethylene. City prefers 2-inch water service lines. Notation must be added on the plans.
40. **(Tier 1)** Please clarify if there will be any proposed FDCs and/or fire lines within this project since the plans do not show any.
41. **(Tier 2)** Provide RPMs, one blue and one white, as indicators of each hydrant assembly.
42. **(Tier 1)** All proposed water meter boxes must be located within the green spaces between the units, not on concrete.
43. **(Tier 1)** Multiple proposed light poles are placed on top of water service lines and meters, please relocate to avoid conflicts.
44. **(Tier 1)** Please add notation that all meter boxes must be provided by the contractor.
45. **(Tier 1)** Proposed bike rack is in conflict with the proposed water service line and meter of the water bottle refill station, please relocate.
46. **(Tier 3)** Per City Code Sec.13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.

WASTEWATER COLLECTION SYSTEM

47. **(Tier 1)** Please provide invert and rim elevations for all maintenance access structures (MAS).
48. **(Tier 1)** Please show connection details to the maintenance access structures S-35.
49. **(Tier 1)** Please provide the type, material, and size for all proposed wastewater laterals. Per City Code Section 13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not to exceed 150' ft. in length.
50. **(Tier 1)** All proposed sewer clean-outs must be located in the green spaces (following City details), not on the concrete.
51. **(Tier 1)** Multiple proposed light poles are placed on top of sewer laterals and clean-outs, please relocate to avoid conflicts.

RECLAIMED WATER AND IRRIGATION

52. **(Tier 1)** Please show the reclaimed water connection with the meter box for Block 8, the connection must be inside an easement up to the meter.
53. **(Tier 2)** Please provide reclaimed water and irrigation plans at the final engineering stage.

LANDSCAPING

54. **(Tier 2)** Per the adopted PMDD, "*Root barriers shall be provided where large trees are located within six feet (6') of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of underground drainage, potable water, sanitary MainStreet @ Coconut Creek PMDD Development Standards Page 101 of 109 sewer, and re-use utility pipes.*" Please provide root barriers as needed.
55. **(Tier 2)** Landscape, lighting, and/or 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.



56. **(Tier 2)** Water meter and City clean out must be clear of any landscape, please maintain at least 4 feet clearance (6 feet preferred).
57. **(Tier 2)** Please be aware that trees are not allowed to be placed within utility easements.
58. **(Tier 1)** All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

FIRE

1. Fire department access through a gated community shall be provided with a Knox gate switch (NFPA 1-18.2.2.2). Activation of the switch shall activate both entrance and exit gates.
2. All automatic residential and commercial gates shall be provided with the Click-to-Enter universal access system approved by the Fire Chiefs Association of Broward County (F-109.9.3).
3. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (NFPA-1:11.10.1) The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County and Coral Springs standards. Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.
4. For the 150 feet requirement from the fire access road to any portion of the building can you confirm that the townhomes adjacent to Banks road, City Market Ave, and NW 40th street will not be restricted by perimeter fences or walls.
5. Using table 18.4.5.2.1 in NFPA 1 state the minimum required fire flow for the building with the most total square footage. Include the construction type of the building. Show the minimum number of fire hydrants required per the required fire flow (NFPA 1-18.5.4). The aggregate fire flow capacity of all fire hydrants within 1000 ft of a building shall not be less than the required fire flow determined with section 18.4. (NFPA 1-18.5.4.2) Please include this information during DRC review to prevent the possible later addition of a fire hydrant.
6. Proposed fire hydrants by building #28 and building #9 appear that the parking of vehicles in the proposed parking spots will interfere with the operation of the hydrants. 3 feet clearance is required around the circumference of a fire hydrant and 5 feet clearance is located in front of the hydrant (NFPA 1-18.5.7).
7. Fire hydrants subject to vehicular traffic shall be protected unless located within a public right of way. (NFPA 1-18.5.8).
8. While not required by the Florida Fire Prevention code, it is strongly encouraged to install an automatic fire sprinkler system in all new buildings.

LANDSCAPING

1. General Note: Tree Disposition plans and mitigation will be required to be submitted and approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals.
2. Applicant is requesting a Waiver for the south perimeter Buffer adjacent to VUA. Reduction in width from 8' to 5' as well as placement of trees due to drainage easement. Identify section of the PMDD that provides for this. If not addressed in the PMDD, then the applicant must submit a request per the Landscape Ordinance.

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3. Update City standard landscape notes per new version. Available upon request.
4. For Buildings 11 & 16 where the rear yards and opaque fencing facing the internal drive aisles, consider providing understory landscape to further buffer the rear yards from the vehicular use area.
5. Sheet LP-2, required trees missing from terminal landscape islands for parallel spaces and the west island west of transformer.
6. Look at continuing hedge material around mail kiosk.
7. Sheet LP-2, consider providing a more natural landscape planting layout along the NW corner of the block instead of the straight hedge to be more consistent with the adjacent public park.
8. Include Gumbo Limbo, Pitch Apple, Pigeon Plum, and Green Buttonwood in the plant legend on all landscape plan sheets.
9. Sheet LP-3, required trees missing from terminal islands for parallel spaces.
10. Sheet LP-4, correct reuse water meter note to state "...sod or mulch only allowed within 3' of meter" instead of 13'.
11. Sheet LP-4, perimeter buffer south of Building 6 does not meet the required buffer width. Applicant is requesting a waiver for this code requirement.
12. Sheet LP-5, consider repeating pattern of Green Buttonwood trees by adding an additional one between Buildings 27 & 28, like the other buildings.
13. Sheet LP-5, required trees missing from terminal islands for parallel spaces and perpendicular space at NE corner of Building 22.
14. Sheet LP-5, consider adding plant material around fire hydrant between Buildings 25 & 26 to reduce sod area. Maintain fire hydrant clear zone.
15. Sheet LP-6, consider repeating pattern of Green Buttonwood trees by adding an additional one between Buildings 17 & 18, like the other buildings.
16. Sheet LP-6, Substitute a portion of the smaller trees proposed along the south perimeter with canopy trees.
17. For the typical unit landscape plans, provide landscape shrub material on the opposite side of the sidewalk leading to the covered porch.
18. Sheet LP-7.3, *Clusia guttifera* is not considered native. Update plant schedule and revise native calculations.
19. Confirm that aluminum picket fencing is proposed for the Townhomes and opaque fencing is being provided for the Villa rear yards.
20. Sheet LP-7.4, label sod area for the third unit.
21. Sheet LP-7.5, adjust sod label on the far-right unit that overlaps the wall.
22. Sheet LP-8.2, extend required foundation landscape along frontage of the third unit from the right.
23. Sheet LP-8.1 and 8.2, consider providing accent plant Bird of Paradise or *Crinum* at the right corners of the 5 & 6 unit Villas, similar to the 4 unit Villas.
24. Additional comments may be provided upon review of the re-submittal application.

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PHOTOMETRICS

1. The photometric plans dated 07/22 and signed on 04/05/2024 are consistent with LDC 13-374. If the plans change with subsequent submissions for review, this status is no longer valid.
2. Additional comments may be provided upon review of revised plans.

POLICE

1. Recommend installing LPR Camera technology at entrance/exit gates that can share data with CCPD Real Time Crime Center.
2. Broward County has enacted an ordinance requiring a unified Click-2-Enter system for all gated communities throughout the County. Conversation needs to be had with CCFD Fire Marshal regarding Public Safety access to the community using the Click-2-Enter system.
 - o In addition, the PD should be provided with a unique access code as a backup to the Click-2-Enter system.
3. Recommend a trap style gate that would reduce “piggybacking” into the community.
4. Recommend adding convex mirrors/video surveillance/and locks to the dumpster enclosure. This will ensure the inside of the enclosure can be seen by an resident prior to entering, monitor the area for unauthorized activity/persons, and secure the enclosure to discourage unauthorized entry.
5. Recommend that the property join the CCPD Trespass Enforcement Program and post signage at all entrances and in accordance with Florida State Statute 810.011(5)(a).
 - o Further information is available through the CCPD Community Services Unit.
6. Recommend that “Woody Solar” bench be fitted with an armrest. Armrests are a common CPTED application and are a minimally intrusive solution to unauthorized use of bench space.
7. The desire for privacy in the rear of the units is appreciated, but it is recommended to replace the opaque fences with more transparent fencing (like those used in the rear loaded buildings) to enhance the security of the residences. By not fully obscuring the space, it enhances the perception that an abnormal user of the space will be seen and serves as a deterrent to commit unlawful acts (i.e. burglaries, trespassing, vandalism).
8. Historically, cluster mail kiosks are targets for mail theft and robberies of mail carriers. Recommend adding surveillance cameras at the mail kiosk to monitor the area and provide suspect information/video evidence in the case a crime does occur.
 - o IES security lighting guidelines recommend that shared mailbox areas be illuminated to 10 fc with a uniformity ratio of no more than 3:1.
 - o Placing benches, picnic tables, or small activities in the area will invite residents to occupy the space and provide natural surveillance over the area.
 - o If a bench is utilized, it is recommended that it be equipped with an armrest.
9. Recommend moving dead end signs to the beginning of dead end streets as opposed to the end. This may prevent vehicles from entering the dead end streets all together and trying to turn around, potentially damaging resident or community property.

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10. There is concern about locating trees directly in front of windows throughout the buildings (examples below from attachments 110-0 and 119-0). This potentially disrupts the natural surveillance of the outdoor common areas that is typically gained from having windows. We understand the importance of landscaping; however is it possible to move the trees slightly to one side of the other so that the trunks are not in front of the windows (in front of the building walls)? If these cannot be moved, we recommend placing mature trees that already comply with CPTED standards of canopies no lower than 6' so that they do not obstruct the windows. This comment applies to buildings throughout the plan, not only those shown below.

MAINSTREET TOWNHOMES
REAR LOADED - 4 UNIT BUILDING



MAINSTREET TOWNHOMES
REAR LOADED - 5 UNIT BUILDING



11. Attachment 121-A-8 notes that the kneewall and gates in front of the units are optional. Will this option be decided by the buyer of the units or the builder prior to construction? What is the other option?
12. The site plan (attachment 030-SP-1) appears to show that all parking spaces other than the driveways are guest parking. What is the parking plan for residents who do not have a driveway (Bldgs 11 through 28)?
13. Recommend traffic calming devices at crosswalks that do not have a stop sign such as on the south roadway of the property.
14. Recommend light fixtures at every entry point (front doors, garage doors, sliding doors).
15. Please add proposed photometric readings to the south side of Bldg 22.
16. The photometric plan has thick lines running through numbers and overlapping numbers. Can this be corrected to make evaluation of the proposed measurements more accurate?



PUBLIC WORKS & SOLID WASTE

1. Multi-Family are communities required to have Recycling Plan.
2. Enlarge enclosures to accommodate cardboard dumpsters and recycling carts for cans and bottles.
3. HOA will be required to have at least 3 (three) eight yard dumpster pickups per week at the 2 (two) locations.

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SUSTAINABILITY

General

1. Refer to zoning comments for:
 - a) Planning and Zoning Board and City Commission presentations.
 - b) Public meeting package submittal requirements.
 - c) Public outreach requirements.
2. Additional comments may be provided at DRC meeting and/or upon review of revised application.
3. The site/buildings must be green certified by either Florida Green Building Coalition, Green Globes, or LEED. Identify which certification this site will acquire and any efforts made to this end to date. Provide the applicable documentation.

Chapter 13-320 LDC

4. Innovative water technologies – Irrigation is required for the life of the project. If innovative irrigation is planned, such as drip irrigation, describe this method in the checklist.
5. On-site renewable energy – Identify planned photovoltaic uses on the site and landscape plan.
6. Provide examples of meeting elements of this chapter, for example, the inclusion of EV chargers to provide for alternative transportation. Construction prevention, “BMP’s such as, [example].

Resolution 2020-063

7. Water Fountains: Provide smart water fountains/touchless bottle refill stations on this site. Identify these on site and landscape plans.
8. Recycling: In addition to on-site recycling, provide information regarding the new “Recycle Right Drop-Off Facility” behind the Police Department adjacent to Lyons Road and also in Winton Park Nature Center.
9. Provide staff with the green cleaning policy for review.

Green Plan

10. *Action 1.6* – Identify the conspicuous displays of green technology for Block 8 on the site and landscape plans.
11. *Action 2.1* – The site is currently at 16% canopy coverage. There are category 3 trees planned in locations that could easily handle category 1 trees to increase canopy in this block. Consider swapping out for larger trees throughout. In addition, the space between the backs of the units could easily handle more trees if staggered rather than placed in a row. Furthermore, staggering at uneven intervals would feel less rigid.
12. Action Item 5.1 – Refer to comments from Public Works, Mike Heimbach, if provided for this site.
13. Action Item 6.2 – Bicycle parking is noted on sheet SP-2 in the data table as 22 required and 20 provided. Please explain the lack of two bicycle parking spaces for this block.
14. Action Item 6.4 – With 336 parking spaces, 34 shall be EV ready. Identify all proposed EV charging stalls on this block.

Exhibit Y

15. A conspicuous display of green technology is shown on the southwest corner of the site. Identify this element and show on the site and landscape plans.



TRANSPORTATION

1. The Site Plan Block Data (Sheet SP-2) notes 60-parking spaces within the Townhomes units will be provided inside each dwelling unit garage. Provide a draft copy of the Homeowners association documentation that requires the use of the garage to serve as a parking space or provide a narrative on how the townhome garage parking will be enforced, this may need to be a condition of approval as well;
2. The formal DRC submittal for Block 8 included a Traffic Generation Statement, prepared by Kimley-Horn & Associates. Based on the proposed PM Peak hour trip generation, please provide a Traffic Statement that identifies that the driveway gate operation will not result in the queuing of vehicles (residents or guests) onto NW 40th Street and/or Banks Road from the location of the call box (guests) and gates (residents). Provide a narrative on how the residential gate operation will operate;
3. What type of signage will direct residents only to use the single driveway from Banks Road? Provide a detail and/or a narrative on how the use of this driveway will be managed;
4. Provide a typical detail for the internal "paver treatment system" pedestrian crosswalks. Are these raised crosswalks using pavers or stamped asphalt? The southern east/west internal roadway's length may require using a raised pedestrian crosswalk at the midblock location into the open space/park to serve as a traffic calming measure;
5. Sheet SPM-1 shall provide the location of the gates (swing operation) that serve the driveway onto Banks Road;
6. Provide the reservoir and vehicle storage dimension for all driveways that connect to NW 40th Street as well as Banks Road;
7. How will resident vehicles access the mail kiosks if guests parking spaces are occupied in front of the kiosks?
8. A construction phasing plan will be required at time of building permit application submittal. This phasing plan shall identify all common area improvements assigned to each building such as the guest parking, mail kiosks, landscaping, sidewalks, roadway lighting etc. to be constructed, inspected and accepted as part of each building, villa or townhome prior to the issuance of a certificate of occupancy;
9. Design, construction, inspection and acceptance of NW 40th Street shall be completed (first lift of asphalt minimum) prior to the issuance of a certificate of occupancy of any residential building of Block 8; and
10. Additional comments may be forthcoming.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. The City has retained professional services to conduct landscape review of all Development Review Applications, which shall be billed to the applicant on a cost recovery basis, Sec.13-80(b). *Please acknowledge.*



2. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made to plans and re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
3. Additional comments may be provided at DRC meeting or upon review of any revised plans.
4. An address request must be submitted to the Sustainable Development Department with an 11"x17" site plan and \$300.00 fee. Addresses, subject to Postal Service approval, will not be issued until the site plan has been approved by the City Commission.
5. The City Commission approved an Amenities Package with standards for lighting, benches, trash receptacles, bus shelters, etc. Applicant shall use these elements or provide alternative for review.
6. Pending plat recordation.
7. Pending coordination pursuant to the ILA between the City and School Board related to SCAD forms as required for proposed unit mix adjustment.

Public Meetings

8. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission hearings including color renderings and aerials of the project, as applicable.
9. Prior to Planning and Zoning Board hearing, applicant shall provide one (1) digital copy and thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following:
 - 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 report;
 - d. Sustainable (Green) efforts;
 - e. Each set of DRC comment/response document:
Note: Printed copies to be 8.5"x11" in size.

Public Outreach

10. Applicant shall ensure public participation as part of this project. Provide updated outreach report.

Impact Fees

11. Division 5, Impact Fees, Sec.13-118 through 13-126. Pursuant to Ord.2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance.

Site Plan

12. Provide criteria *ON THE SITE PLAN* for allowable or prohibited private accessory structures. Include screen enclosures, non-pervious roofs, height, color, material, etc., as applicable.
13. Upon final site plan approval by the City Commission, property owner shall record public access easement(s) for all portions of private property that shall/may be used by the general public. Copies of recorded documentation shall be provided to the City prior to building permit issuance.



14. Site layout warrants discussion. The intent of the MainStreet Design Standards and the PMDD is to provide a “pedestrian first” community that responds to public spaces, trails and Greenways. The long vehicular road parallel to the greenway does not encourage walkability but rather, creates a visual and physical barrier to the greenway beyond. The raised paver crosswalks may address speeding concerns, but do nothing to address overall site design. No other block features this design with a long driveway, limited landscape buffering from the greenway, and pedestrian connections to the greenway. Site design, building placement and orientation shall be re-evaluated to address these concerns.
15. Pool and clubhouse amenity is distant from Block 8. It is advised that the applicant re-evaluate the Block 8’s amenities to address this concern and provide additional amenities as needed.
16. Confirm applicant / developer intent to install all fences at each townhome and villa.
17. Show location of temporary construction *and* sales trailers if proposed. Details must include required parking, landscaping and signage as applicable to the trailers use.
18. A building construction phasing plan is required at building permit review. See comment above.
19. Dead-end between buildings 2 and 3 to provide a sidewalk connection to Park C2.b.
20. Dead-ends shall be treated with trellis or other vertical element.
21. Provide “pavement treatment system” detail. Is this stamped asphalt? Pavers?
22. Review the area on the east side of Building 16 for additional parking space opportunity.
23. Provide detailed plans for gated entrance including gate style, color, height, etc.
24. Are villas serviced by curbside waste pickup? Provide Republic Services approval, 954-583-1830.
25. Pocket park at southeast corner at City Market should feature a prominent design. The greenway at Monarch Station will feed this park and could display public art, tower or entrance feature

Elevations

26. Staff is again concerned by proposed architecture. As discussed with applicant on numerous occasions, style shall vary between individual blocks. As proposed, this plan (Block 8) looks like Blocks 1, 5 and 6. Further, it does not add curb appeal to the development when streets are long and straight and all buildings look alike. Staff understands that applicant proposes to repeat the same floor plans from block to block. However, it is not too difficult to vary the façade details, materials, and colors. Refer to comment below.
27. Refer to comment above. Per previous meetings with applicant, side elevations shall be enhanced to include front façade elements where side elevations are seen from public ROW and open spaces. The following facades at a minimum, shall provide enhanced features.
 - North facades - Buildings 03, 08, 11, 12, 13, 14, 15 & 16
 - South facades - Buildings 05 & 06
 - East facades - Buildings 01, 09, 19, 22, 25 & 28
 - West facades - Buildings 02, 10, 20, 23 & 26

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.



28. Provide asterisk other symbol and note depicting enhanced elevations. Refer to comments above.
29. Detail all elevations to show maximum and mean roof height at all roofs.
30. Revise materials sheets to include simulated divided lite details for 2nd story windows.
31. Staff acknowledges response and analysis provided in concurrent PMDD. However, proposed amenity proposed on Block 15B to serve Block 8 shall be re-evaluated. Staff recommends applicant consider a separate amenity such as a pool, in addition to the passive park for this block.

Signage

32. Signage to be designed in accordance with City Land Development Code sign standards and submitted for staff review and approval prior to building permit issuance.