

GreenbergFarrow

Memorandum

August 23, 2016

To Dept. of Sustainable Development Project Texas Roadhouse – Coconut Creek, Florida
City of Coconut Creek Project # 20160218.0
4800 West Copans Road From Emily Bernahl, GreenbergFarrow
Coconut Creek, Florida 33063 Re Development Review Committee Review #1

On behalf of our client, Texas Roadhouse, GreenbergFarrow prepared the following written responses to the DRC comments provided by staff, dated August 01, 2016. The applicant responses are noted in red below each staff comment. Please also see revised drawings provided.

Please contact me with any questions or if additional information is required. We look forward to receiving your input.

Thank you.

Emily Bernahl
ebernahl@greenbergfarrow.com
(847) 788-0694

ENGINEERING: **General Comments:**

1. Additional comments may be provided and/or required upon review of any revised plans.

RESPONSE: Understood that additional comments may be generated upon subsequent reviews.

2. All required approvals from Broward County Health Department and Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

RESPONSE: Broward County Health and Environmental Protection approvals will be obtained prior to Engineering permit issuance.

3. All elevation shown shall only be NAVD 88.

RESPONSE: All elevations are now referenced to the NAVD 88 datum.

4. A Water and Wastewater Agreement will be required prior to the issuance of an Engineering Permit including all water and wastewater impact fees paid to the City.

RESPONSE: A Water and Wastewater Agreement will be obtained as well as impact fees paid as directed.

5. A Letter of Map Amendment (LOMA) will be required to remove property from the SFHA.

RESPONSE: *LOMA process is currently underway and will be completed prior to final approval. Finalization of LOMA may be dependent on grading and drainage design approval by City.*

6. Should you have any questions or concerns please contact the Engineering Division at (954) 956-1531.

Traffic Engineering:

7. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

RESPONSE: *All pavement markings and signs are in accordance with the latest MUTCD manual. A note has been added to the Site Plan and Signing & Striping Plan referencing compliance with the latest MUTCD.*

8. All proposed sidewalks shall be a minimum of 5' width

RESPONSE: *All sidewalks are 5' in width or greater.*

Roadway and Pavement

9. Longitudinal slope of pavement shall be a minimum 0.4%.

RESPONSE: *All longitudinal slopes meet the 0.40% minimum requirement. See Grading and Drainage plan.*

10. All accessible parking spaces and sidewalks shall conform to ADA standards.

RESPONSE: *All accessible spaces and sidewalks conform to ADA standards. A note has been added to the Signing & Striping Plan and the Construction Details referencing compliance with the ADA Standards and Specifications.*

11. Disabled parking spaces shall conform to ADA and FDOT standards. Ensure all spaces have a proper landing area.

RESPONSE: *All disabled parking spaces do conform to ADA and FDOT Standards. Proper landing areas are provided. A note has been added to the Signing & Striping plan and the Construction Details referencing compliance with the ADA standards and specifications.*

12. Disabled parking spaces shall be 20 ft. in length. 18 feet to the curb stop and 2 feet overhang.

RESPONSE: *Per comments by the Planning and Zoning Department, all parking stalls have been reduced to 18 ft. with a 2 ft. overhang added to the sidewalk. Per the Handicapped Parking Details obtained from the City's Utility and Engineering Department, handicap stalls can be 20' to face of curb or 18' with a 2' overhang. Current design reflects the 18' stall length with a 2' sidewalk overhang.*

Drainage Collection System

13. Broward County Environmental Protection, Growth Management Department (BCEPGMD) license for surface water management to be Modified.

RESPONSE: *Surface water management license(s) to be modified*

Water Distribution System

14. Water meter to be located within utility easement. Based on the proposed location of the water meter a portion (12' width) of the property will need to be dedicated to the City as a utility easement.

RESPONSE: We have updated the Utility Plan showing the new easement line which will be dedicated to the City.

15. A fire flow test shall to be conducted to verify availability of required fire flow. Contact the Utilities and Engineering Department for fire flow test details and submit fire flow calculations using I.S.O. criteria at Final Engineering Review.

RESPONSE: Coordination with Utility providers will be conducted once plans reach Engineering Review.

16. Fire line sprinkler services, fire hydrants and water service connections shall be connected to the water main independently and, shall not be connected to each other.

RESPONSE: All proposed water service connections are connected to existing stubs provided by the Landlord. Each service connection made by the Landlord have been independently connected to the main.

Wastewater Collection System

17. Wastewater cleanout shall not be located in pavement area and shall be installed within green areas and utility easements for ease of access. City cleanout to be USF 7630. Provide a detail on the detail sheets.

RESPONSE: The proposed sanitary sewer from the building will be connected to an existing cleanout located in the landscaped area at the northwest corner of the proposed building. There are no new cleanouts proposed for this project.

18. Stormwater runoff from dumpster area shall flow into the wastewater collection system. Indicate on paving and drainage plan, Sheet C-5.0.

RESPONSE: Keynote G4 on Sheet C5.0 states "PROPOSED HEAVY DUTY DUMPSTER AREA DRAIN IS TO BE CONNECTED TO THE SANITARY SEWER SYSTEM. SEE C5.0 UTILITY PLAN FOR ADDITIONAL INFORMATION."

FIRE

1. Approved

GREEN

General Comments

1. The use of rye seeding during construction is not a common practice in South Florida. Meet with the building division to determine local practices.

RESPONSE: Temporary stabilization methods will be conferred with the Building division at later date.

Sec.13-320, Green Building Construction.

2. All new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices, pursuant to Ordinance 2007-040. Application submittals shall indicate how sustainable site development, water and energy efficiency, indoor air quality and building materials and recycling will exceed the requirements of the Florida Building Code and other applicable codes.

RESPONSE: Texas Roadhouse utilizes programmable thermostats, Energy Star qualified storage water heaters, insulated pipes, dual flush handle toilets. Building materials include cool roofing on the main building roof,

energy star qualified windows, light color materials on building walls. A 75% recycling of demolition waste is also specified on sheet C2.0

3. Sec.13-320(b)(2) - All new development or redevelopment applications shall address the following green building components at time of development applications. **Staff comments are noted in italic below.**

a. Sustainable site development

- i. Construction Pollution Prevention
- ii. Construction Site Materials Recycling
- iii. Stormwater Management – **At DRC, Engineering commented that these basins are designed with filters that are, in essence, a green practice. Add this language to your response. If there are questions, please contact engineering.**

RESPONSE: Filter methods noted as additional green practice.

- iv. Alternative Transportation
- v. Minimizing Heat Island Effect – **Pending Landscape review. Staff continues to discourage the use of the black concrete. If the black concrete is actually grey, please add the note to that effect.**

RESPONSE: Black concrete proposed to mask unsightly stains from peanut oil.

b. Water efficiency

- i. Innovative Water Technologies – **Locate and call out rain barrels on the site plan and landscape plan. Staff would like to see this as the applicants “conspicuous display of green technology” by perhaps using a metal/copper downspout that becomes artistic along with signage to explain to the patrons what the process is and the benefit.**

RESPONSE: Rain barrels with metal/copper downspouts have been added to the landscape plan and building east elevation.

ii. Water Efficient

c. Energy efficiency

- i. Minimum Energy Performance
- ii. On-Site Renewable Resources

d. Indoor environmental quality

i. Indoor Air Quality

e. Materials and recycling

- i. Recycling of Demolition Waste – **Correct your response to show that the note is on page C2.0 and is 75% rather than 50%**

RESPONSE: Not corrected on page C2.0 to show 75%

- ii. Storage and Collection of recyclables Post Occupancy – **Staff continues to encourage the business to offer additional recycling and education to the patrons. Examples include an educational awareness program on the use of straws and other plastics which end up in our oceans; the use of recyclable boxes for leftovers and take-out food (or print styrofoam recycling center locations on take-out containers); not using plastic bags for take-out; etc.**

RESPONSE: A resident meeting is to take place on Aug 29th to coordinated by GreenbergFarrow in order to answer questions and convey the scope and goals of the project to the general public.

- iii. Building Re-Use
- iv. Regional Materials – **The note relative to this requirement is not on the cover sheet. Please identify on which sheet this note is located.**

RESPONSE: Note to be included on cover sheet of construction documents.

Green Plan Comments

4. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan/rezoning process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City’s website under the “live green” tab.

5. **Action 1.2 – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.**
Identify those “Green Restaurant” items planned for the project from the Green Restaurant Association.

RESPONSE: Texas Roadhouse sustainable durable goods building materials include lumber, plywood, insulation, cool roofing membrane, drywall, steel framing, concrete, energy star qualified windows, low VOC paints and coatings. TRH energy items included light-colored materials on non-roof impervious surfaces, barrier between outside air and main entrance, programmable thermostats, Energy Star qualified storage water heaters, insulated pipes, dual flush handle toilets, 950W hand dryers, LED and LEP lamps, Conventional T8 lamps, occupancy sensors in the office, lighting timers on site lighting, timeclocks/smart breakers

6. **Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.**

Identify one of the parking stalls as a LEV priority parking stall. Instill a policy of only offering straws when asked and provide signage that explains the policy to the patrons. Consider the copper/metal downspout into the rain barrels with information on rain collection provided to the patrons.

RESPONSE: Rain barrels with metal/copper downspouts have been added to the landscape plan and building north elevation.

7. **Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.**

Pending landscape review.

8. **Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020. By increasing recycling, the City can begin to reduce waste at the source of generation and maximize reuse/recycle efforts in the community.**

Add a dual receptacle bin for the use of the patrons for garbage and recycling at the entry to the facility in the vestibule.

RESPONSE: Bins are not shown on plans but will be included as part of later building construction and layout plans.

9. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.
Correct your response to show that the note is on page C2.0.

RESPONSE: *Note is on page C2.0*

LANDSCAPE ARCHITECTURE

LP-0:

1. Provide note “All existing landscape along Lyons Rd. is to be maintained and undamaged during construction. Contractor will be responsible for replacing any damaged material to like or better condition.” Under tree barricade notes on this sheet. Unable to find General Note #15 as stated in the response letter.

RESPONSE: *Note is now shown on the landscape plan*

LP-1:

2. Review possibility of providing an additional tree in the landscape island in the SE corner of the project site. Engineering may allow with the use of root barrier.

RESPONSE: *Added note stating, “no landscaping due to utility easement.”*

3. If canopy tree is not feasible in the intermediate landscape island on the east side of the building due to sign visibility. Recommend using a smaller flowering tree to add to this façade of the building.

RESPONSE: *A small ornamental tree has been added to the landscape plan.*

4. Parking island requirements state that 7 trees are required and provided. Plans show 6 trees proposed.

RESPONSE: *A small ornamental tree has been added to provide the (7) required trees.*

5. Provide plant callouts and quantities on the plans for clarity. These are in addition to the symbols and hatched areas.

RESPONSE: *Plant callouts and quantities have been added to the plan for clarity.*

6. Provide more tree diversification along the building facades, not just palms to add more interest. Possible to use the Crape Myrtles or Dahoon Hollies that are already being used if visibility is a concern.

RESPONSE: *Dahoon hollies and crape myrtles were added along the building façade to diversify and to preserve visibility of the building.*

7. East building façade does not have the required two trees for foundation planting as stated in the data table.

RESPONSE: *Callouts were added to the plan to identify the trees used to meet this requirement.*

8. Show final locations of the relocated trees on landscape plans.

RESPONSE: *Final tree locations of all relocated trees are shown on the landscape plan.*

9. Proposed Gumbo Limbo tree on north perimeter is in conflict with underground storm drainage pipe.

RESPONSE: The tree line has been adjusted to avoid this conflict.

10. Building elevations show metal screens proposed on the west façade. Proposed landscape plans do not show location of screen or have any plant material proposed for the screens. In addition the third screen looks to be located adjacent to pavement. Is the intent of these screens to have plant material on them?

RESPONSE: The intent of the screens is to have plant material on them. Confederate jasmine has been added to the landscape plan to grow up the screens.

11. Show all underground utility pipes and structures on the landscape plans. Information around building look to be missing based on the Utility plans. Screening them back may be necessary for clarity.

RESPONSE: All underground utility pipes and structures are now shown on the landscape plans.

12. Remove river rock cobblestone sample note from general notes (#7).

RESPONSE: River rock cobblestone sample note has been removed.

13. Under General Note #8, revise sentence to read "Irrigation to provide 100% coverage with 50% overlap of all planted areas."

RESPONSE: General note #8 has been revised to read as stated above.

14. East perimeter (Lyons Rd.) falls under a separate codes section and is to be separated out on the data table. This is Section 13-443 (15). Provide required and provided for this section.

RESPONSE: Required and provided data is now shown on the landscape plan for Lyons rd.

15. Provide Street tree requirement for Lyons Rd. in data table.

RESPONSE: Street tree data for Lyons rd is now shown on the landscape plan.

16. Data table states 4 existing trees are being provided for the north perimeter requirement. Plans only show three queen palms, which includes the relocated queen palm. What other trees are being counted towards code requirements? Note that if a tree or palm is being used for the north perimeter requirement, it cannot be used to meet the east perimeter requirement.

RESPONSE: There is a fourth palm that did not show up on the survey, it's been added to the plan.

17. Provide complete native and diversification calculations in the data table. Doing rough calculations the proposed material does not meet these requirements.

RESPONSE: A data table has been added to the plan providing native and diversification calculations.

18. Comment 22 in the previous set of comments has not been addressed or provided. Per Sec. 13-444 (1), provide percentage break down required for each category of trees. Includes canopy, intermediate, small, and palms.

RESPONSE: Breakdown percentages have been added for each category of trees

19. Groundcovers are to have 50% coverage at time of planting. Adjust proposed plant sizes or on center spacing to reach this coverage.

RESPONSE: Groundcovers have been adjusted to provide 50% coverage at the time of planning.

20. Verify availability of Green Island Ficus at 36" height. If not available, an alternate species may be necessary to meet the required tiered landscape for the building foundation.

RESPONSE: The green island ficus at 36" height has been available for previous south florida projects. If it is not available at the time of planting, we can suggest a substitution.

21. Continuous hedge material is to be planted at a height of 24" minimum and is to be planted with a spacing of branch touching branch. Revise plant specifications as necessary.

RESPONSE: The spacing of the continuous hedge has been adjusted.

22. Proposed Viburnum hedge to screen the transformer is to be planted at the height of the transformer and be continuous. Revise specifications for minimum height and on-center spacing so they are continuous.

RESPONSE: The height and on-center spacing has been adjusted.

23. Further discussion with landscape reviewer may be necessary to clarify the additional comments prior to re-submittal.

RESPONSE: All comments seem clear and understandable.

PLANNING AND ZONING:

Pending/General Comments

1. Pending receipt of 14 sets of application packages prior to the Planning and Zoning Board meeting.

RESPONSE: Upon DRC approval, 14 sets of plans will be forwarded prior to the Planning and Zoning Board meeting.

2. Pending receipt of an address request letter.

RESPONSE: Request for Address letter has been submitted under separate cover and will be provided to staff upon receipt.

3. Pending presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.

RESPONSE: Color renderings will be provided.

4. Pending payment of cost recovery for landscape services.

RESPONSE: Payment of costs recovery for landscape services will be provided at later date.

5. Pending receipt of verification of public participation.

RESPONSE: Applicant has provided email correspondence demonstrating public outreach. Applicant is currently on the Victoria Isles HOA August 29th Board Meeting Agenda to meet and discuss the project.

6. Pending receipt of the Police and Fire impact fees.

RESPONSE: Police and Fire Impact fees will be paid closer to building permit review once fees are officially determined.

7. Pending receipt of the Affordable Housing Linkage fees.

RESPONSE: Affordable Housing Linkage Fees will be paid closer to building permit review once fees are officially determined..

8. Pending receipt of underground utility waiver application and associated fee prior to the Planning and Zoning meeting.

RESPONSE: Texas Roadhouse is not subject to the requirements for undergrounding based on conversation with Linda Whitman and Resolution 2006-127.

9. Pending letter from Republic Services approving the dumpster location on the site plan. (Francisco Valdes 954-583-1830).

RESPONSE: Coordination has been initiated between applicant and Geron Rodriguez at Republic Services for approval of dumpster location. An approval, once received, will be forward to the City.

Site Plan

10. Provide dimensions for the temporary construction trailer and dimensions from property lines for the trailer.

RESPONSE: The size of the temporary construction trailer and offset dimension from the property line have been added to the plans.

11. Provide a letter from the owner of the plaza allowing the temporary construction trailer location. Be advised that no signage may be placed on the trailer without sign review.

RESPONSE: An approval letter from the Landlord will be obtained following final site plan approval.

12. Provide additional dimensions on the site plan: drive isles, landscape islands, handicapped spaces, and regular parking stalls.

RESPONSE: Dimensions have been added to the plans.

13. Call out the underground propane tank on the site plan for clarification.

RESPONSE: Propane tanks have been labeled.

14. The handicapped parking detail denotes the HC parking with a wheel stop. The site plan does not. Modify the detail to match the plan.

RESPONSE: We have removed the wheel stop reference on the HC parking detail on sheet C8.0 Construction Details.

15. The handicapped stalls on the site plan show the HC signage in the 2' overhang space. The sign may not be located in the overhang area. Correct the plan to allow for the signs in the appropriate location.

RESPONSE: We have moved all signs outside the 2' overhang area.

16. In all cases, show a dashed line to indicate the 2' overhang area for the parking.

RESPONSE: *We have added a line that shows the vehicle overhang distance where applicable.*

17. The parking data table denotes 3 HC stalls but the site plan shows 4. Rectify the discrepancy.

RESPONSE: *Table has been revised.*

18. Applicant has stated that the “black concrete” is, in fact, grey. Provide a note on the site plan (and all other plans) that calls out the color more correctly.

RESPONSE: *Concrete sidewalk and black concrete areas have been labeled to appropriately reflect the grey color.*

19. Staff suggests establishing one of the front parking stalls as LEV parking.

RESPONSE: *We have included a LEV parking sign/stall. See Sheet 4.0 Signing & Striping Plan for location.*

20. Explain the necessity of having the black concrete extend into the drive isle, and off-site, on the west side at the dumpster area.

RESPONSE: *We are required to capture any runoff (e.g. water, oils, greases, etc.) from the dumpster pad area and discharge into the sanitary sewer. With this requirement we need to provide a roof above the dumpsters so no rain water will be captured and distributed into the sanitary sewer. With the roof in place, the approach pad has been determined to be 20' so the refuse vehicle will be on the concrete pad at all times during the transfer of waste from dumpsters into the truck.*

Photometric

21. Please review the ordinance and provide the required tables.

RESPONSE: *Tables have been added to the Photometric Plan (PH1).*

22. Lighting continues to trespass from the subject property onto neighboring areas. Revise the plans accordingly.

RESPONSE: *The Photometric Plan have been revised to avoid light trespass.*

23. Explain why the light fixtures as required by the PCD are not being used for site lighting. The existing light poles and fixtures should be re-used if they are functional to blend the site in with the surrounding plaza. The site fixtures as shown do not meet the requirement of the PCD.

RESPONSE: *Based on previous discussions with Staff, the center was developed prior to the adoption of the City's Dark Sky Ordinance in 2015. Staff had indicated the development's lighting was not installed per the ordinance. Therefore, we found comparable fixtures that met the dark sky ordinance requirements. The plan has been revised to show the re-use of the existing fixtures.*

24. Provide written verification on the photometric plan in the site plan set and building permit set of the required reduction to a maximum of 1 footcandle after hours.

RESPONSE: *Written verification has been added to the Photometric and Site Plan. A note will be added to the Architectural Cover Sheet CS1.*

Architecture

25. Upon further review of the floor plan, elevations, and site plan, it was discovered that there is a discrepancy relative to the loading zone, roof line, landscaping, and dumpster access. Review all plans

to ensure that the design is consistent and all plans match. Further review will not proceed if the plans are not consistent.

RESPONSE: Site plan, landscape plan and elevations have been updated to correct this discrepancy.

26. Provide common color names for the architecture for clarity.

RESPONSE: Common color names have been added to sheet A2.0 for clarity.

27. Downspouts are still called out on the elevations. Gutters and downspouts shall not be visible. Painting gutters and downspouts does not satisfy this requirement.

RESPONSE: Downspout note has been removed from sheet A2.0. All downspouts and gutters are concealed with the exception on the downspouts leading to the rain barrels on the east side of the building.

28. Sec.13-37(c)(3)e. & Sec. 13-359(b)(12)– Roof mounted mechanical equipment shall not be visible from ground view. Provide assurance that the mechanical equipment on the roof will not be seen from Lyons Road or from the shopping plaza. The rooftop equipment is clearly visible in the provided elevations. Provide graphic assurances that the equipment will not be visible from any vantage point around the building, including from the plaza.

RESPONSE: Parapet walls have been raised to screen rooftop equipment - see sheet A2.0 – Elevations. Sheet A3.0 - Sightline Exhibit dated 8/19/16 has been provided to demonstrate compliance.

Sign Review

29. Rename the elevations with proper directions for clarification: North, South, East (facing Lyons Road), and West.

RESPONSE: Building elevations have been renamed to reflect proper direction.

30. The sign at the entry door must maintain 6" clearance on all sides from any architectural feature. Show a detail of this in the plans.

RESPONSE: The sign has been shifted down to the top of the doorframe, which gives a clearance of 6.5"

31. The large sign facing Lyons on the east side of the building meets code and is acceptable. However, the larger, more proportional logo from the previous submission is more appealing and effective. Staff suggests submitting an application for a sign deviation to allow the larger logo. If submitted in a timely manner, this application will run concurrently with the site plan. Please contact Staff if there are any questions.

RESPONSE: Added previously proposed larger sign to design drawings. A sign deviation will be submitted to the City to run concurrent with site plan review.

GreenbergFarrow

Memorandum

September 13, 2016

To Dept. of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

Project Texas Roadhouse – Coconut Creek, Florida
Project # 20160218.0
From Emily Bernahl, GreenbergFarrow
Re Development Review Committee Review #3

On behalf of our client, Texas Roadhouse, GreenbergFarrow prepared the following written responses to the DRC comments provided by staff, dated September 7, 2016. The applicant responses are noted in red below each staff comment. Please also see revised drawings provided.

Please contact me with any questions or if additional information is required. We look forward to receiving your input.

Thank you.

Emily Bernahl
ebernahl@greenbergfarrow.com
(847) 788-0694

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RESPONSE: All elevations are now referenced to the NAVD 88 datum.

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RESPONSE: A Water and Wastewater Agreement will be obtained as well as impact fees paid as directed.

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RESPONSE: *LOMA process is currently underway and will be completed prior to final approval. Finalization of LOMA may be dependent on grading and drainage design approval by City.*

6. Should you have any questions or concerns please contact the Engineering Division at (954) 956-1531.

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7. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

RESPONSE: *All pavement markings and signs are in accordance with the latest MUTCD manual. A note has been added to the Site Plan and Signing & Striping Plan referencing compliance with the latest MUTCD.*

8. All proposed sidewalks shall be a minimum of 5' width

RESPONSE: *All sidewalks are 5' in width or greater.*

Roadway and Pavement

9. Longitudinal slope of pavement shall be a minimum 0.4%.

RESPONSE: *All longitudinal slopes meet the 0.40% minimum requirement. See Grading and Drainage plan.*

10. All accessible parking spaces and sidewalks shall conform to ADA standards.

RESPONSE: *All accessible spaces and sidewalks conform to ADA standards. A note has been added to the Signing & Striping Plan and the Construction Details referencing compliance with the ADA Standards and Specifications.*

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RESPONSE: Keynote G4 on Sheet C5.0 states "PROPOSED HEAVY DUTY DUMPSTER AREA DRAIN IS TO BE CONNECTED TO THE SANITARY SEWER SYSTEM. SEE C5.0 UTILITY PLAN FOR ADDITIONAL INFORMATION."

GREEN

General Comments

1. PASSED

Sec.13-320, Green Building Construction.

2. Pending verification that the rain barrels are covered to eliminate potential mosquito breeding.

RESPONSE: Rain barrels to be connected directly to downspouts and covered to prevent any debris or wildlife from entering.

LANDSCAPE ARCHITECTURE

LP-1:

1. Shift the two provided Dahoon Holly trees for the east building requirement around the corner of the building so the trees are along the east façade.

RESPONSE: Dahoon Holly trees have been shifted.

2. Show tree ID numbers with the final locations of the relocated trees on landscape plans..

RESPONSE: Tree IDs are now shown.

3. Recommend to provide additional Confederate Jasmine to the screen locations to allow for better coverage on the screen.

RESPONSE: Additional Confederate jasmine has been added.

4. Data table states 48% of the shrubs are native. A minimum of 50% is required per code. Groundcover quantities are to be included in the native calculation and must be 50% native.

RESPONSE: This calculation has been revised.

5. Cassia (Senna) surattensis is not considered native. Revise plant schedule and data table calculations accordingly.

RESPONSE: This calculation table has been revised.

6. Plant diversification calculations or percentages were not provided as stated.

RESPONSE: Calculations/percentages are now provided.

7. Comment 18 in the previous set of comments has not been addressed or provided as stated in the comment response letter. Per Sec. 13-444 (1), provide percentage break down required for each category of trees. Includes canopy, intermediate, small, and palms.

RESPONSE: Percentage break downs have been provided.

8. A few plant labels for the Dahoon Holly's are missing on the north side.

RESPONSE: Plant labels have been added.

9. Provided tree totals do not meet the total required trees per the data table. Palm trees are counted at three to one for required trees. Look at the possibility of switching the Montgomery Palms to a Dahoon Holly or Crape Myrtle.

RESPONSE: Totals have been corrected.

10. Provide light pole locations on the landscape plan. All canopy trees must be a minimum of 15' from light poles. Smaller trees and palms can be 7.5' from the light poles. Adjust tree and palm locations as need be.

RESPONSE: Light pole locations are shown and noted with 15' light pole setback circle, typical.

11. It is strongly urged for the Landscape Architect to call the reviewer to clarify any issues or submit the revised plans to the reviewer for a preliminary review prior to resubmittal.

RESPONSE: Reviewer was not in the office when I called.

PLANNING AND ZONING:

Pending/General Comments

1. Pending receipt of verification of public participation.

RESPONSE: Applicant has provided email correspondence demonstrating public outreach. Applicant is currently on the Victoria Isles HOA September 26th Board Meeting Agenda to meet and discuss the project.

2. Pending letter from Republic Services approving the dumpster location on the site plan. (Francisco Valdes 954-583-1830).

RESPONSE: Coordination has been initiated between applicant and Gerson Rodriguez at Republic Services for approval of dumpster location. An approval, once received, will be forward to the City.

Site Plan

3. Provide a letter from the owner of the plaza allowing the temporary construction trailer location. Be advised that no signage may be placed on the trailer without sign review. This letter must be provided prior to building permit submittal.

RESPONSE: A letter from the plaza owner has been requested and will be provided prior to permit submission.

4. The handicapped parking detail on Sheet C8.0 still denotes the HC parking with a wheel stop. Modify the detail to match the plan.

RESPONSE: Any reference to the use of wheel stops have been removed from the handicapped parking detail on Sheet C8.0.

5. Add a note to the plan that the handicap signs will be located outside the 2 foot vehicle overhang.

RESPONSE: Note has been added to plans.

6. Identify the LEV parking stall on the site plan.

RESPONSE: The LEV parking stall has been labeled.

7. Change LEV sign to limit language to LEV parking (LEED language) and remove permit requirement. The City does not issue permits for LEV parking.

RESPONSE: LEV parking sign language has been modified.

8. There is not a County or City requirement for the refuse vehicle to be on a concrete pad. Pull the concrete back onto the site and out of the drive isle.

RESPONSE: The concrete approach pad at the dumpster area has been removed from the drive aisle.

9. Applicant notes that there is a cover over the dumpsters but no cover is shown on the plan. Please clarify and provide detail of the dumpster area.

RESPONSE: No roof is required per Jack Boone, Building Official for the City of Coconut Creek, nor provided over the dumpster enclosure.

10. It appears that the loading area has no direct access to the building. Clarify delivery access route.

RESPONSE: We have included directional arrows and called out the delivery access route from the designated loading zone.

Sign Review

11. The sign deviation application must be submitted PRIOR to placement on the Planning and Zoning Board agenda to be processed concurrently with the site plan. If the applicant prefers, the sign deviation application may be submitted separately and will be placed on a subsequent P&Z agenda.

RESPONSE: A sign deviation application has been completed and will be submitted via FEDEX under separate cover.

12. Add dimension showing 6" clearance on bottom of sign as well as top for sign on north elevation at entry.

RESPONSE: Dimension showing 6" clearance on bottom of sign as well as top of sign on north elevation at entry has been added.

Photometric

13. Provide information on the solar bollards listed on the site plan. Show footcandles on plan.

RESPONSE: Hubbell brand Tempe Solar Bollards, 3500K have been added to the proposed plan and add little to no significant increase in footcandle production.

14. Lighting continues to trespass from the subject property onto neighboring areas to the south. Revise the plans to meet code as discussed with the lighting contractor.

RESPONSE: Fixture have been moved to reduce light spill over.

15. Place a note on the site plan and photometric plan that the light poles on the north side of the parking area will not be located within the 2' vehicle overhang.

RESPONSE: A note has been added to both the site plan and photometric plan.



Memorandum

July 14, 2016

To Dept. of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

Project Texas Roadhouse – Coconut Creek, Florida
Project # 20160218.0
From Emily Bernahl, GreenbergFarrow
Re Development Review Committee Review #1

On behalf of our client, Texas Roadhouse, GreenbergFarrow prepared the following written responses to the DRC comments provided by staff, dated June 08, 2016. The applicant responses are noted in red below each staff comment. Please also see revised drawings provided.

Please contact me with any questions or if additional information is required. We look forward to receiving your input.

Thank you.

Emily Bernahl
ebernahl@greenbergfarrow.com
(847) 788-0694

ENGINEERING:

General Comments:

1. Additional comments may be provided and/or required upon review of any revised plans.

RESPONSE: Applicant understands that a Water and Wastewater agreement will be required.

2. All required approvals from Broward County Health Department and Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

RESPONSE: Applicant will coordinate with the County agencies as necessary to secure the Engineering permit.

3. Clearly identify on plans the type of elevation used (which should only be NAVD 88 with conversion to NGVD 29).

RESPONSE: Elevations for this project is based on Benchmark "2428" per the Broward County Highway Construction & Engineering Division (Elevation: 15.89' – NGVD 29). Conversion to (Elevation: 14.335' - NAVD 88). This information has identified on the "Boundary/Topographic and Alta/NSPS Land Title Survey" prepared for this project. We have also included the benchmark on the Grading and Drainage Plan.

4. A Water and Wastewater Agreement will be required including all water and wastewater impact fees paid to the City.

RESPONSE: Applicant understands that a Water and Wastewater Agreement will be required.

5. The Proposed building is within a special flood hazard area (SFHA). Show on sheet S-2 the proposed location of the building pad. The building pad elevation shall be a minimum of 15.00 NAVD. A Letter of Map Amendment (LOMA) will be required to remove property from the SFHA.

RESPONSE: The building pad location has been added to Sheet S-2. The process to obtain a Letter of Map Amendment (LOMA) is ongoing will be provided prior to final permit approval.

6. If necessary, show all conflicts between water and wastewater and drainage with the minimum separations.

RESPONSE: We have included all utility crossing information on utility plan.

Traffic Engineering:

7. Provide a plan sheet for signage and striping with all necessary details.

RESPONSE: We have included a "Signing & Striping Plan" in the construction documents

8. Show a minimum of 4 ft. set back from all stop bars to crosswalks.

RESPONSE: A dimension has been added to show a 4 ft. separation between stop bar and pedestrian crosswalk.

9. Provide 25 LF double yellow thermoplastic pavement markings for all stop signs/stop bars locations.

RESPONSE: Centerline striping lengths have been added to plan. Keynote (S34) has been modified to indicate that centerline striping shall be thermoplastic.

10. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

RESPONSE: A note has been added to the "General Site Notes" referencing accordance with the latest Manual on Uniform Traffic Control Devices.

11. All proposed sidewalks shall be a minimum of 5' width

RESPONSE: All sidewalks are a minimum of 5 ft.

Roadway and Pavement

12. Transverse slope of pavement shall be a minimum of 2.0% for roadways and 1.0% for parking areas. Indicate on cross sectional detail.

RESPONSE: We have graded the site so that transverse slopes within drive aisles are a 1.0% min. See grading and drainage plan.

13. Longitudinal slope of pavement shall be a minimum 0.4%.

RESPONSE: We have provided a minimum of 1.0% for longitudinal slopes of pavement. See Grading & Drainage plan.

14. All accessible parking spaces and sidewalks shall conform to ADA standards.

RESPONSE: A note has been added to the Signing & Striping plan and the Construction Details referencing compliance with the ADA standards and specifications.

15. Disabled parking spaces shall conform to ADA and FDOT standards. Ensure all spaces have a proper landing area.

RESPONSE: A note has been added to the Signing & Striping plan and the Construction Details referencing compliance with the ADA standards and specifications.

16. Disabled parking spaces shall be 20 ft in length. 18 feet to the curb stop and 2 feet overhang.

RESPONSE: Per comments by the Planning and Zoning Department, all parking stalls have been reduced to 18 ft. with a 2 ft. overhang added to the sidewalk.

Drainage Collection System

17. Provide cross-sections for various locations of the parking areas, especially where catch basins are located to show that water will sheet flow into drainage collection system.

RESPONSE: Cross sections have been added to the plan set.

18. Additional directional flow arrows to be added to sheet C 4.0.

RESPONSE: Additional flow arrows have been added to the plan

19. Provide total pervious and impervious area before and after proposed construction.

RESPONSE: We have included a "Stormwater Management Comparison Plan" with the plan set

20. Broward County Environmental Protection, Growth Management Department (BCEPGMD) license for surface water management to be updated.

RESPONSE: This process is underway and will be completed prior to final permit.

Water Distribution System

21. Provide a utility plan showing all necessary connections to the water distribution system.

RESPONSE: A utility plan has been included showing all water distribution connections

22. Indicate size of water meter to be used and provide calculations justifying the size, if greater than one inch (1").

RESPONSE: 2" Domestic meter is proposed as prototypical for the restaurants water usage.

23. A fire flow test shall to be conducted to verify availability of required fire flow. Contact the Utilities and Engineering Department for details and submit fire flow calculations using I.S.O. criteria at Final Engineering Review. Fire flow tests can be requested from the City's Utilities & Engineering Department.

RESPONSE: Applicant typically coordinates this detail at the time of permit application. Applicant will request a flow test from the Utilities and Engineering Department. This will be supplied prior to Final Engineering Review.

24. Fire line sprinkler services, fire hydrants and water service connections shall be connected to the water main independently and, shall not be connected to each other.

RESPONSE: All water connections are connected separately to stubs provided on-site.

Wastewater Collection System

25. Provide a utility plan showing all necessary connections to the wastewater collection system.

RESPONSE: A utility plan has been included showing all water distribution connections.

26. Wastewater cleanout shall not be located in pavement area and shall be installed within green areas and utility easements for ease of access. City cleanout to be USF 7630. Provide a detail on the detail sheets.

RESPONSE: There are no cleanouts being proposed for project. New sanitary connecting to existing cleanout.

Landscaping, Lighting and Irrigation

27. Indicate if trees are existing and if they are to remain. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Therefore, any existing trees located within an existing easement shall be relocated.

RESPONSE: Existing trees have all been added to the Tree Preservation Plan (LPO) with designations as to whether existing trees will protected or transplanted elsewhere on site.

28. No trees shall be placed within the utility easements.

RESPONSE: No proposed trees have been added within the utility easements

29. Fire hydrant clear-zones shall be free of landscape (except sod).

RESPONSE: Clear zones have been added or adjusted.

30. Show clear sight triangles (10 ft x 10 ft) at street intersections on landscape plans.

RESPONSE: Sight triangles have been added to the landscape plans

FIRE

1. Show location of address (6" high lettering) around front door

RESPONSE: Elevations have been updated to show a proposed location.

2. We require the FDC be located outside the collapse zone

RESPONSE: FDC has been relocated to traffic island located in southwest corner of parking area.

3. We require the DDCV (double detector check valve) for the sprinkler line to be outside as well.

RESPONSE: FDC has been relocated to traffic island located in southwest corner of parking area.

Possible solution:

Place DDCV and FDC in the island where the S15 note is on sheet C 3.0. (FDC can placed on end of DDCV assembly). No PIV needed if installing a DDCV.

GREEN

General Comments

1. Corrections shall be made to plans "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.

RESPONSE: Responses shown below and included on plans

2. Please place the Green Standards spreadsheet directly on the drawings for the final set.

RESPONSE: Green Standards Spreadsheet has been added to the Site Plan sheet C3.0.

3. Clarify the use of rye seeding during construction.

RESPONSE: Rye seeding refers to annual rye grasses commonly used as temporary cover crop for vegetative establishment to reduce erosion during periods of inactivity or prior to turf grass installation.

4. Staff suggests that the restaurant participate in a food recovery program or some other option to reduce the food waste which will be placed in a landfill.

RESPONSE: Texas Roadhouse recycles all oil used. Cardboard products are also collected and recycled separately.

Sec.13-320, Green Building Construction.

5. All new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices, pursuant to Ordinance 2007-040. Application submittals shall indicate how sustainable site development, water and energy efficiency, indoor air quality and building materials and recycling will exceed the requirements of the Florida Building Code and other applicable codes.

RESPONSE: Green and sustainable actions are described above and below within this response letter as well as shown on the submitted plans.

6. Sec.13-320(b)(1) - All new development applicants must retain a LEED accredited professional within their planning and design team. *Please identify team member Frank Greico as his name does not appear to be associated with any of the drawings.*

RESPONSE: Frank M. Grieco, AIA, NCARB, LEED AP will be the building architect of record. His name, seal and signature will appear on the architectural construction documents.

7. Sec.13-320(b)(2) - All new development or redevelopment applications shall address the following green building components at time of development applications. *Staff comments are noted in italic below.*
 - a. Sustainable site development
 - i. Construction Pollution Prevention
 - ii. Construction Site Materials Recycling
 - iii. Stormwater Management – *The applicant hasn't addressed this item. It appears that there are existing storm drains on site so the applicant should discuss how*

these will be used in the proposed development along with proposed grades in the area to address stormwater management.

RESPONSE: *Existing stormwater facilities will be utilized when feasible. Any structures removed not for re-use will be subject to construction recycling.*

- iv. Alternative Transportation
- v. Minimizing Heat Island Effect – *Applicant indicates that additional trees will be added but the landscape plan is insufficient as it stands. Additionally, the applicant proposes black concrete which will increase the heat island effect as will the expansive use of rocks in the landscape beds. This element will be reevaluated after required changes are made to the landscape plans.*

RESPONSE: *The black concrete located at the entrance and front walk is an integrated component of the Texas Roadhouse design. Peanut oils from the interior remain on the patron's shoes and stain typical concrete sidewalk. Use of the black concrete minimizes the unsightly stains. Use of rocks in the landscape beds has been reduced to also address this concern in addition to the increased amount of shade providing trees.*

- b. Water efficiency
 - i. Innovative Water Technologies – *Rain sensors are code required. The requirements of this section are meant to be above code requirements. Indicate other ways this design meets this requirement.*

RESPONSE: *Rain barrels will be added to collect rainwater for re-use in irrigation to reduce required public water use. Rain sensors for irrigation as well as low volume fixtures within the building will also be utilized.*

- ii. Water Efficient
- c. Energy efficiency
 - i. Minimum Energy Performance

RESPONSE: *Texas Roadhouse uses programmable thermostats, Energy Star water storage heaters, heat recovery system, 1000W hand dryers, insulated pipes, LED/LEP lamps, conventional T8 lamps, occupancy sensors in select rooms, site lighting timers and tinted windows.*

- ii. On-Site Renewable Resources

RESPONSE: *Rain barrels will be used to collect rain water from roof downspouts and used for irrigation.*

- d. Indoor environmental quality
 - i. Indoor Air Quality – *Indicate actions planned to improve indoor air quality.*

RESPONSE: *Low VOC paints, stains and finishes will be specified on construction documents.*

- e. Materials and recycling
 - i. Recycling of Demolition Waste - *Please identify on which sheet this note is located.*

RESPONSE: *A minimum of 50% of construction waste is to be recycled. Noted on sheet CS1.*

- ii. Storage and Collection of recyclables Post Occupancy – *As a restaurant use, this project has a unique opportunity to offer additional recycling and education to the patrons. Examples include an educational awareness program on the use of straws and other plastics which end up in our oceans; the use of recyclable boxes for leftovers and take-out food (or print styrofoam recycling center locations on take-out containers); not using plastic bags for take-out; etc.*

RESPONSE: *Cardboard materials to be collected and recycled separately.*

- iii. Building Re-Use – *The applicant has an opportunity to explain how the existing drainage system will be utilized in the proposed design.*

RESPONSE: *Existing drainage structures will be integrated into site design as feasible. Structures removed not for repurposing will be recycled as allowable.*

- iv. Regional Materials – *Please identify on which sheet this note is located.*

RESPONSE: *All contractors are encouraged to purchase materials from local manufacturers and suppliers. This note is included on Cover Sheet CS1.*

Green Plan Comments

8. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan/rezoning process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City’s website under the “live green” tab.
9. *Action 1.2 – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.*
Staff recommends that the applicant consider pursuing a LEED certification or other “Green Restaurant” program.

RESPONSE: *Texas Roadhouse will incorporate numerous “Green Restaurant” program items as described by the Green Restaurant Association into the building environment.*

10. *Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.*
Applicant has noted a butterfly garden in one of the parking lot islands. Staff has concerns for the viability of a butterfly garden in this location and suggests relocation to the main entrance to accompany the changes required pursuant to the landscape comments.

RESPONSE: *Butterfly garden areas have been designed as a main feature new the main entrance and patio/waiting area to improve aesthetic quality of the site. Additional landscaping has been added around the building foundation, parking islands and along pedestrian pathways.*

11. *Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.*
Applicant notes that trees have been added in excess of code requirements but this was not achieved. This item will be reevaluated when the revised landscape plans are submitted.

RESPONSE: *Additional trees of various size and growth habits have been added to aid in production of shade for the parking field and building while also improving site aesthetics.*

12. *Action 2.2* – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet.

RESPONSE: *The building architecture does not lend itself to a green roof. The flat area will be roofed with “Cool Roof” product by Durolast. Several large trellises have been added to the rear of the building to supplement the green roof requirement with a “green wall” and add aesthetic appeal while contributing towards the 4-sided architecture requirement.*

13. *Action 5.1* – Increase recycling throughout the City by 25% by 2014 and 50% by 2020. By increasing recycling, the City can begin to reduce waste at the source of generation and maximize reuse/recycle efforts in the community.

As proposed, a restaurant will increase City waste. It is important to provide additional options for recycling as noted under the General and Sec. 13-320 comments.

RESPONSE: *Texas Roadhouse recycles all oil used. A recycle bin will be added to the dumpster area. All cardboard products are collected and recycled separately.*

14. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills. Please identify on which sheet this note is located

RESPONSE: *A minimum of 75% of construction waste shall be diverted from landfills. This note has been added to the cover sheet CS1.*

LANDSCAPE ARCHITECTURE

Demolition Plan:

1. How many trees are being proposed to be removed? Symbol provided for trees to be removed look like there is more than one as stated with call out.

RESPONSE: *One tree is proposed to be removed. Additional call outs have been added to clarify trees to be removed and trees to remain. No trees are proposed to be removed. Four (4) existing trees will be transplanted due to construction and easement locations. Additional call outs have been added to clarify trees to be removed and trees to remain.*

2. Provide Tree Disposition or Tree Removal plan showing all locations of existing trees on site and directly adjacent to the property. Along with the locations, provide ID numbers, scientific and common names, size, canopy, condition, and the status of the trees and palms in tabular form.

RESPONSE: *Tree Protection Plan has been added to the drawing set. Please see sheet LP0.*

3. Include tree mitigation calculations for any trees or palms that are being removed from site and the required replacement needed. Note that replacement trees are in addition to code required trees.

RESPONSE: *No trees are being removed. See Landscape Architecture Demolition Plan Note 1 above.*

4. Provide tree barricade details and notes per Sec. 13-448 (n). Also provide notes that all existing landscape along Lyons Rd. is to be maintained and undamaged during construction. Contractor will be responsible for replacing any damaged material to like or better condition.

RESPONSE: *General Note #15 and Keynote 22 state that existing trees and landscaping shall be protected throughout construction. A Tree Preservation Detail has been added to the Erosion and Sediment Control Details. A Tree protection detail and notes have been added to the new sheet LP0*

LP-1:

5. All mechanical equipment and dumpster enclosures are to be screened on three sides with landscape.

RESPONSE: *The dumpster will be screened on two sides as discussed at the DRC meeting. Landscaping materials including 4' ht. shrubs, 30" ht. shrubs and 20' Montgomery Palms have been proposed for screening the enclosure on the available parts of the south and north sides.*

6. Per Sec. 13-444 (a)(4), all areas not covered by building, pavement, sod, or preserved areas are to be installed with organic mulch. Proposed rock areas to be eliminated and additional shrubs, groundcover, and sod is to be installed.

RESPONSE: *Rock areas have been removed. Additional shrubs, groundcover, sod and trees have been proposed in lieu of the rocks.*

7. Building foundations require a minimum of 10' of landscape, which is to include 1 tree, 20 shrubs, and 30 groundcover per 40 linear feet of building length. This area is to provide tiered landscape at different levels.

RESPONSE: *Foundation Landscape plant quantities have been increased, and the table has been added to LP1*

8. Proposed island at the SE corner of the parcel does not meet the required 12' width.

RESPONSE: *Sidewalk has been adjusted and the two landscape areas have been combined*

9. Recommend providing an additional canopy tree in the intermediate landscape island on the east side of the building to provide more shade for the parking lot.

RESPONSE: *Recommendation has been noted, but the tree would block signage on the building, especially with all the established, mature trees between Lyons Road and the subject property.*

10. Recommend enhancing the entry landscape along the north parcel line beyond the required 1 tree per 40 LF and a continuous hedge to create a more aesthetic look along the roadway.

RESPONSE: *Eleven (11) trees and a variety of sixty-six (66) shrubs have been added along the north parcel line*

11. Provide a minimum of 15' setback for all canopy trees adjacent to proposed or existing light poles. Show a 15' radius dashed circle around all light poles to demonstrate compliance.

RESPONSE: *Proposed canopy tree locations have been adjusted and dashed 15' circles have been added to LP1*

12. Provide clarification of dashed oval located in the north parking area.

RESPONSE: *The dashed oval is the approximate location of a temporary single chamber sediment containment chamber or a temporary stockpile area while the site will be under construction.*

13. Landscape area for proposed Gumbo Limbo at the NW corner of the building is not sufficient. Adjust landscape island to allow for adequate tree growth.

RESPONSE: *Landscape area at the NW corner of the building has been enlarged and a 'Muskogee' Crepe Myrtle has been used in place of the Gumbo Limbo*

14. Eliminate all slender landscape areas if feasible. Look at parking islands in particular. These areas are difficult to maintain.

RESPONSE: Sidewalks have been adjusted to eliminate all slender landscape areas

15. Provide City standard landscape notes on the plans. Notes are available upon request.

RESPONSE: City Standard Landscape Notes have been added to LP1.

Data Table:

16. The east parcel line along Lyons Rd. falls under Sec. 13-443 (15) requirements. Revise table accordingly to reflect required trees and shrubs.

RESPONSE: Table has been adjusted to reflect the proposed and existing trees and hedge. There is an existing hedge amongst the existing trees along Lyons Road. The hedge and trees will be preserved.

17. Revise north parcel requirements to include required continuous hedge.

RESPONSE: Table has been adjusted to reflect the proposed and existing trees and hedge

18. Provide building foundation requirements stated previously in data table.

RESPONSE: Refer to comment 7 above under LP-1

19. Proposed planting does not meet the minimum 50% native requirement for all proposed plant material. Provide calculation in data table.

RESPONSE: Native planting materials have been identified as such on the Landscape Legend.

20. Include diversification calculation in provided data table. No more than 25% of one species can be used on the site.

RESPONSE: Plant quantities have been adjusted and additional species have been added to increase plant diversification

21. Standards set for the plaza require 1 tree and 5 shrubs per 1,000 SF of plot area not utilized for structures or parking. Provide required and provided trees on the data table.

RESPONSE: Comment not applicable

22. Per Sec. 13-444 (1) provide minimum and maximum tree category percentages required for the site. This includes, canopy trees, intermediate trees, small trees, and palms

RESPONSE: See response above under Green Plan Comments #11

PLANNING AND ZONING:

General and Advisory Comments

1. Corrections shall be made to plans "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.

RESPONSE: We have provided a response to comments letter.

2. Per the City's digital submittals guidelines, please provide one digital re-submittal in PDF format. Re-submittals shall include responses to each DRC comment shown here. Corrections shall be made to applications, documents or plans addressing and correcting each comment.

RESPONSE: Corrections have been made each document and uploading.

3. Applicant shall provide 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required only when all revisions have been made and plans are in substantial compliance with applicable code requirements.

RESPONSE: Applicant will supply 14 sets of packages prior to the P&Z Board meeting.

4. Be advised, any DRC item continued or inactive for more than 6 months may be considered null and void and any application submitted may be treated as a new application with applicable fees.

RESPONSE: Applicant understands this condition and will continue to address comments and concerns in a timely manner.

5. Pending receipt of an address request letter submitted to the Sustainable Development Department, an 11"x17" site plan and a \$100.00 filing fee. Addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the Planning and Zoning Board.

RESPONSE: Applicant will promptly pay and supply the necessary documents to secure the address.

6. Final site plan revisions shall be completed within seven days of Planning and Zoning Board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.

RESPONSE: Applicant understands this revision constraint.

7. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.

RESPONSE: Applicant will come prepared to make a formal presentation before the Board.

8. Additional comments may be provided upon review of any revised plans.

RESPONSE: Applicant understands the City may be supplying additional feedback and will work with staff to promptly address any concerns.

9. Site plan approval is valid for a period of 18 months from the Planning and Zoning Board approval. Applicant is permitted to extend the approval, one time, for a period of 12 months.

RESPONSE: Applicant understands the expiration of the approval.

10. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with 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. Applicant shall provide contact information for the person(s) and/or department responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgment.

RESPONSE: Please forward invoice to GreenbergFarrow, 21 S. Evergreen Avenue, Ste. 200, Arlington Heights, IL 60005. Please send it to the attention of Emily Bernahl.

11. Applicant shall make every effort to ensure public participation as part of this project review. Provide an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, resident or HOA meetings, site postings, correspondence, etc.

RESPONSE: *Texas Roadhouse will be hosting a luncheon at their Boynton Beach facility in early August (8/4). They are in receipt of all the local HOA and property management organizations and will be sending formal invitations to this event.*

12. The Planning and Zoning Board may place additional restrictions during the approval process.

RESPONSE: *Applicant understands there maybe additional conditions or restrictions to the Boards approval.*

Impact Fees

13. Police and Fire Impact Fees: Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. These fees for remodeling or conversion projects are based on additional impacts to services and must be paid prior to building permit issuance. Please acknowledge.

RESPONSE: *Police and Fire Impact Fees will be paid prior to building permit issuance.*

14. Affordable Housing Linkage Fee: Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms, must be paid prior to the issuance of a building permit. Please acknowledge. (Section 13-110 thru 13-117, Affordable Housing Program).

RESPONSE: *Affordable Housing Linkage Fee will be paid prior to building permit issuance.*

Underground Utilities

15. Section 13-142, Underground Utilities. Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place all utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground. If the applicant is seeking a waiver, please submit the application for the U UW and provide the applicable fee. The application information may be found on our website. The waiver application must include an estimate for undergrounding by a licensed engineer, qualified to prepare the estimate and a justification for the undergrounding. For additional information on this requirement, please contact staff.

RESPONSE: *Applicant will contact staff to discuss applying for the underground utilities.*

Site Plan

16. If proposed, show the location of temporary construction trailer. Trailer shall not be located adjacent to major thoroughfares and may require screening and sign review.

RESPONSE: *Location of construction trailer has been added to the Site Plan.*

17. Provide additional dimensions on the site plan, including handicapped spaces, distance of the north project entry access from Lyons Road, dimensions to any other ancillary structures on the site plan.

RESPONSE: *All parking, drive aisle and landscaping areas have been dimensioned. We have removed the northern most entrance/exit so no dimension to Lyons Road was provided.*

18. Show 24' wide utility easement adjacent to Lyons Road.

RESPONSE: Utility easement has been shown on plan.

19. Per the PCD, provide the required 10' landscape area on the south side of the building.

RESPONSE: The landscape area around building has been revised to provide a minimum of 10' around building. Additional dimensions have been added identifying so.

20. Staff suggests reducing the drive aisles to 24' on the north side of the parcel to allow additional landscaping and sidewalk.

RESPONSE: We have revised the layout to provide 24' drive aisles for the entire site.

21. Applicant has noted that the restaurant will utilize propane gas for this project. Please explain where the tank is located.

RESPONSE: We have included location for underground propane tanks.

22. The truck turning plan shows the access from Lyons Road into the site through the north entrance. The truck is shown illegally crossing a double-yellow line to access the site. Revise plans accordingly. Also note that this will require a "right turn only" sign posted at the exit in this location.

RESPONSE: The north entrance located close to Lyons Road has been removed. We have revised the truck maneuvering plan to reflect this change.

23. Parking stalls which abut sidewalks or required landscape area may not hang over into the required space. Applicant shall either add wheel stops to prevent the overhang or add two feet to the sidewalk or required landscape area to allow for the overhang.

RESPONSE: We have removed all wheel stops from project and have increased the sidewalk widths adjacent to perpendicular parking area to 7 ft. to account for 2 ft. overhang.

24. Staff suggests providing 18' curbed stalls to allow for additional landscape and sidewalk width.

RESPONSE: All parking stalls have been reduced to 18 ft. and sidewalk widths adjacent to perpendicular parking areas have been increased to 7 ft. to account for 2 ft. overhang.

25. Building setbacks are measured to the edge of the landscape buffer per the PCD. Revise plan and table accordingly.

RESPONSE: Revise plan and table accordingly. Plan and table setback references have been revised.

26. The handicapped parking detail denotes the HC parking signage located within the stall. This is prohibited. Additionally, parking stalls which abut sidewalks or required landscape area may not hang over into the required space. Applicant shall either add wheel stops to prevent the overhang or add two feet to the sidewalk or required landscape area to allow for the overhang.

RESPONSE: The detail has been revised to indicate that the HC sign is to be located at the back of curb. Sidewalk widths adjacent to perpendicular parking areas have been increased to 7 ft. to account for 2 ft. overhang.

27. Sec. 13-399(r) No parking lot designs which create traffic hazards shall be approved. Staff has concerns regarding the four parking stalls on the west side of the building which back into the interior plaza access way.

RESPONSE: We have removed the parking stalls from the design.

28. Black concrete at the entrance is discouraged. Staff suggests natural colored sidewalk in all locations to reduce heat island effect.

RESPONSE: The black colored concrete in certain areas is a standard design for all Texas Roadhouse developments. The applicant would like to keep all black colored concrete in all areas that are susceptible to discoloration due to oils and greases or spills. The colored concrete is actually a grayish color and would not produce a significant amount of additional heat effect as pure black concrete would.

29. See landscape comments relative to the use of rocks.

RESPONSE: The rock has been eliminated

30. Add square footage information to the parking calculation table for clarification.

RESPONSE: Building square footage has been added to the parking calculation section shown under the project information table.

31. The transformer on the west side of the building shall be screened with landscape material.

RESPONSE: The transformer will be screened on 3 sides as per discussions at the DRC meeting.

Photometric

32. The City has a new lighting ordinance. Please review the ordinance and provide the required tables.

RESPONSE: Ordinance has been reviewed and provided to their lighting consultant. Revised photometrics will be provided as part of this response as well as cut sheets for the proposed fixtures.

33. While staff recognizes that this is an outparcel of a larger plaza area, site lighting shall not trespass from the subject property onto neighboring areas. Revise the plans accordingly.

RESPONSE: Plans have been revised accordingly.

34. Lighting on the east side of the site may require shields. Provide a note on the plan that shields will be used if necessary to limit light/glare to surrounding areas.

RESPONSE: A note has been added on the plan.

35. Show proposed parking lot lighting on the site plan and label.

RESPONSE: The proposed site lighting has been included on the site plan.

36. The photometric plan and footcandle calculations shall include ALL lighting including parking, exterior building, signage, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans.

RESPONSE: Photometric plan has been updated accordingly.

37. Please provide the cut sheets for each luminaire used for any/all exterior lighting.

RESPONSE: Cutsheets have been supplied and uploaded as part of this response.

38. The second level wall wash is prohibited.

RESPONSE: Alternative fixtures have been proposed to address this concern.

39. The uplighting for the flags is prohibited.

RESPONSE: Flags have been removed to address this concern.

40. Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.

RESPONSE: Site and Building Lighting is turned off 1- 1-1/2 after closing.

41. As a reminder, per the lighting ordinance, wall-washing, uplighting, wallpacks and flood lighting are prohibited.

RESPONSE: Uplighting has been eliminated and alternative fixtures have been proposed to address the other concerns.

Aesthetic Criteria

42. 16. Sec.13-37(c)(3)a. - Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the relationship to surroundings.

RESPONSE: Building design is harmonious with the adjacent structures.

43. 17. Sec.13-37(c)(3)b.1. - Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.

RESPONSE: Building materials of dryvit, stone and clay tile roof are harmonious with adjacent buildings.

44. Sec.13-37(c)(3)b.2. - Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

RESPONSE: Building materials are suitable for this application, code requirements and are harmonious with adjacent buildings.

45. Sec.13-37(c)(3)d. - Colors shall be harmonious, using only compatible accents.

RESPONSE: Colors are harmonious with rest of plaza/center

46. Sec.13-37(c)(3)e. - Mechanical equipment or other utility hardware on the roof, ground, or buildings 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. This provision does not apply to the installation of electric vehicle charging stations. Show location of ALL ground mounted equipment around the proposed structure, ensure compliance, and revise all plans, including landscape and engineering plans accordingly.

RESPONSE: Roof top mechanical units will be screened from view by raised parapet walls. The gas meter and proposed transformer will be screened by landscaping

Architecture

47. Rename the elevations with proper directions for clarification: North, South, East (facing Lyons Road), and West.

RESPONSE: The proper directions of the elevations have been added to the colored elevation sheet.

48. Gutters, downspouts, and scuppers shall not be visible.

RESPONSE: Gutter and downspouts are concealed. Roof overflow scuppers on the rear elevation are framed with materials consistent with the building materials.

49. Staff recognizes that the style of architecture for the restaurant is part of the branding. However, the applicant shall make every effort to blend architectural elements of the adjacent plaza into the proposed restaurant using color or other architectural features.

RESPONSE: Clay / concrete tile will be used to blend with the adjacent structures.

50. Staff has reviewed the architecture of other Texas Roadhouse facilities and prefers the metal roof.

RESPONSE: After additional discussions with Staff, Applicant has been advised the tile roof is acceptable.

51. Sec.13-37(c)(3)e. – Roof mounted mechanical equipment shall not be visible from ground view. Provide assurance that the mechanical equipment on the roof will not be seen from Lyons Road or from the shopping plaza.

RESPONSE: Roof mounted mechanical equipment shall be screened from view by raised parapet walls.

52. Sec. 13-460(m) – Strip lighting shall not be used to border or outline a window, door, canopy, or any portion thereof.

RESPONSE: Strip LED lighting has been eliminated.

53. Sec. 13-468.3(a) – Flag poles may not be placed on top of buildings.

RESPONSE: Flag poles have been eliminated.

Sign Review

54. For resubmittal, provide sign elevations that match the architectural elevations.

RESPONSE: Signage has been corrected.

55. Provide dimensions for sign and façade on which the sign is placed; provide 75% calculation.

RESPONSE: The 75% calculation has been provided.

56. 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: Applicant has provided this information to Texas Roadhouse and their signage consultant. The address will be shown per staff comment.

57. Sec.13-458(f) – Any sign which is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or pedestrian, which shall include but not be limited to bare bulbs in excess of eleven (11) watts are prohibited.

RESPONSE: Shielded Low Voltage 12v. LED lighting placed behind pigmented plex covering.

58. Sec.13-460(h)(2) - All letters and symbols on permanent ground and wall identification signs must extrude from the sign face a minimum of one-half ($\frac{1}{2}$) of an inch and extrude no more than nine (9) inches.

RESPONSE: Sign A: 5" projection,, Sign C: 9"projection.

59. Sec.13-460(h)(3) - Exposed raceways are prohibited.

RESPONSE: Signage has been corrected.

60. Sec. 13-460(m)(6) – Strip lighting is only permitted as an integral part of a building sign. The white LED outline of the logo is not allowed as shown.

RESPONSE: LED has been eliminated.

61. Sec. 13-460(k) – Cabinet Signs. Letters and logos must be opaque.

RESPONSE: A plex pigmented cover is over the letters. The logo within the channel letterset has a plex covering.

62. Sec. 13-466.8(c)3 – A linear sign area is permitted 3' in height by 75% of the width of the façade to which the sign is attached.

RESPONSE: The calculation is shown on the corrected sign exhibit.

63. Sec. 13-466.8(d)2 – A minimum (6) six-inch clearance is required from all edges of the sign face to all architectural elements of the building façade. The clearance is also required for the logo.

RESPONSE: Additional measurement has been added to the sign exhibit.