



# CITY OF COCONUT CREEK

## DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3 – JULY 1, 2026

<b>PROJECT NAME:</b>	NBPS Art and Innovation Center and Early Childcare Center		
<b>PROJECT NUMBER:</b>	PZ-25110002		
<b>LOCATION:</b>	7600 Lyons Road		
<b>APPLICANT/AGENT:</b>	Miskel Backman, LLP		
<b>REVIEW/APPLICATION:</b>	Site Plan		
<b>STATUS:</b>	Submit for Planning and Zoning Board		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
Planning and Zoning	Deandrea Moise, AICP - Planning Manager   DRC Chair	<a href="mailto:dmoise@coconutcreek.net">dmoise@coconutcreek.net</a>	(954) 973-6756
Resilient Design and Development	Liz Aguiar – Assistant Director	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Resiliency & Photometrics	Linda Whitman – Resiliency Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Planning and Zoning	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti – Transportation Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape Consultant	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	<a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>	(954) 956-1453
ALTERNATE REVIEWERS			
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Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### A. BUILDING

1. Reviewed with no substantive comments or conditions.

### B. ENGINEERING

1. At time of Engineering permitting the following shall be addressed:

#### GENERAL COMMENTS

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.



- a. Please note that additional comments may be provided and/or required upon review of any revised plans.
- b. This project is subject to approval and permitting by other agencies, and the following is a comprehensive list of licenses and permits that may be required. Note that said permits and licenses are required prior to receiving an Engineering Permit.
- c. Use the City of Coconut Creek's standard details.

#### TRAFFIC / ROADWAY AND PAVEMENT

- a. Sheet C-300: Are there any proposed "pedestrian crossing ahead" or "yield to pedestrian" signs along the western access aisle?
- b. Sheet C-411: "Typical brick paver" detail which illustrates the header band does not match the City of Coconut Creek detail DWG No: 632.
- c. Sheet C-400: Proposed concrete & crosswalk (along Yellow Bird Farin) must clearly be annotated within the plans. Advance warning signs must also be incorporated into the geometric control plan.
- d. Sheets C-400 and C-401: Transverse slope of inverted crown pavement should be a 1%, and longitudinal slope of inverted crown pavement should be a minimum 0.5%. Based on provided elevations it would appear that some sections of the proposed parking areas will not meet roadway slope requirements (especially around the low point located near drainage structure 69). Please revise the proposed elevations to ensure that minimum longitudinal and traverse slopes are met.
- e. Sheets C-400 and C-401: Provide elevations for all drainage structures.
- f. Provide cross-section details for all pavement systems including material and compaction specifications.
- g. Construction of sidewalk along NW 74<sup>th</sup> street connecting from the adjacent property (4211 NW 74<sup>th</sup> street) to NW 44<sup>th</sup> Terrace must be shown on plans. Existing Broward County monitoring wells/fire department connection(s) should also be considered within this design.

#### STORMWATER COLLECTION SYSTEM

- a. Sheet C-402: Conflict data at CB-69 & CB-74 must clearly identify the elevation of the wastewater lateral. Lateral cannot go directly through the proposed exfiltration trench.
- b. Site data tabulation for the previous and impervious areas must be incorporated into this submittal.
- c. Sheets C-400 and C-401: Provide flow arrows clearly defining direction of storm water runoff.
- d. Sheet C-400: There is a proposed low point of 9.33 located near drainage structure 69. Revise elevations to mitigate ponding.



- e. Sheet C-400: Drainage structure 69 (Catch basin) shows an elevation of 16.40 which is a high spot relative to its surroundings. Revise elevations in order to ensure runoff drains properly into the proposed catch basins.
- f. Provide a drainage schedule.
- g. Sheets C-402 and C-403: Label all roof drain and/or yard drain pipe sizes, types and slopes.
- h. Provide yard drain details. All yard drains grates must be Americans with Disabilities Act (ADA) compliant.

#### **WATER DISTRIBUTION SYSTEM**

- a. Plans denote as new water piping to be PVC while all existing piping is DIP. All proposed piping must be DIP.
- b. Provide a conflict schedule.

#### **WASTEWATER COLLECTION SYSTEM**

- a. Provide a lift station analysis of the existing private lift station.
- b. Sheet C-402: Conflict data at CB-69 & CB-74 must clearly identify the elevation of the wastewater lateral. Lateral cannot go directly through and/or on top of the proposed exfiltration trench. Please revisit the proposed elevations for burial depths.

#### **LANDSCAPING, LIGHTING, AND IRRIGATION**

- a. No comments at this time.

### **C. FIRE**

1. The truck plan provided in the provided shows multiple areas where the truck is going over curbs. Please provide a truck routing plan with the following: Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius (please label the turn radius on the site plan where the turns are located).

### **D. LANDSCAPING**

1. Following the removal of all invasive plant species within the area between NW 74th Street and the project site, the applicant shall work with City staff to ensure appropriate understory plant material are provided along NW 74th Street at eye level. All plantings shall be designed in a naturalistic and organic arrangement consistent with the existing natural environment, including proposed species selection. Prior to the issuance of the Certificate of Occupancy for the first building of the Arts and Innovation Center and Early Childhood Center expansion, the final installation shall be completed, inspected, and accepted.
2. The following shall be revised prior to building permit issuance for the first building of the AIC and ECC expansion:
  - a. Provide native and plant diversification calculations in data table per Section 13-444(c). A minimum of 50% of the proposed plant material per type shall be native

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and no more than 25% of one species per plant material type may be used. Plant types are Trees, Palms, shrubs/groundcovers. Calculations are to include total plant quantities proposed.

- b. **Jan. 2026 submittal:** Comment partially addressed. Revise Palm totals and Shrub totals stated per the provided plant schedule. Count 26 palms and 5,067 shrubs. Provide species diversification calculations based on total proposed plant material per category (Trees, Palms, Shrubs/Groundcover).
- c. **May 2026 submittal:** Comment not addressed. Correct plant quantities under native calculation table per proposed plant schedule and provide plant diversification calculations.
- d. Provide additional root barrier for proposed canopy trees adjacent to the chilled water line located on the east side of the project and adjacent to hardscape and utilities for the proposed canopy trees within the west divider median.
- e. Tree Disposition Chart shows Tree 2534, 2643, 3140, and 3175 as relocates, but they are not located on the Landscape Plans. Provide proposed relocates on the landscape plans and include in Plant Schedule.
- f. Tree Disposition Chart states 19 Sabal Palms are being relocated where landscape plans state 22 Sabal Palms. Correct chart and plan discrepancy.

#### E. RESILENCY AND PHOTOMETRICS

1. Reviewed with no substantive comments or conditions. The following advisory comment(s) have been provided for informational purposes or consideration:
  - a. Proposed turf shall be installed according to the State of Florida FDEP proposed rules; 62-308.100, at a minimum.
  - b. Action Item 6.4 – Staff continues to suggest installing EV charging, especially at this location which will be used for performances attended by parents.

#### F. POLICE

1. Reviewed with no substantive comments or conditions. The following advisory comment(s) are provided for informational purposes or consideration:
  - a. While we acknowledge that anti-climb wire mesh differs from the existing fencing on campus, security technologies and materials have evolved significantly since the school's initial construction. Given these advancements, combined with the shifting landscape of modern threats to school campuses, we maintain our recommendation to transition to this updated fencing to ensure optimal perimeter security for the new facility.
  - b. While Type "D" curbs will be present along the drive aisles, we maintain our recommendation for bollards in this area to protect pedestrians from both intentional and unintentional vehicle intrusion. A standard 6-inch vertical curb can effectively redirect or slow a low-profile, slow-moving vehicle; however, it is structurally insufficient to stop larger or fast-moving vehicles from jumping the curb.



## G. PUBLIC WORKS

1. Reviewed with no substantive comments or conditions.

## H. TRANSPORTATION

1. The following advisory comment(s) have been provided for informational purposes or consideration:
  - a. A form of surety acceptable to the City may be required prior to the issuance of a building permit for the proposed Lyons Road improvements;
  - b. Provide a certified Maintenance of Traffic (MOT) plan for the Lyons Road improvements with your building permit application; and
  - c. Prior to the issuance of a building permit, provide a Construction Staging Plan that identifies how the Lyons Road median and/or turn lane work will address the staging of equipment, stockpiling of materials, personnel parking, etc. The City will prohibit using sections of the existing Lyons Road median that are unaffected by the public improvements for an area for staging of equipment, construction materials, or employee vehicles. All of the off-site roadway improvements assigned to Lyons Road shall be completed, inspected and accepted prior to the issuance of a Certificate of Occupancy;
  - d. Provide a Civil Plan assigned to all of the roadway improvements for Lyons Road, including but not limited to, the SB Left Turn Lane extension, closing of the existing median opening, pavement markings and signage for "Do Not Block" the intersection(s), etc.;
  - e. A roadway maintenance agreement may be required prior to issuance of the final certificate of occupancy for the AIC and ECC.
2. The following condition(s) shall be recommended at time of Board hearing. Exact language subject to change: Provide a copy of the Palm Beach County and Broward County approved permits for the roadway improvements for Lyons Road. This is required prior to the issuance of a Building Permit;

## I. PLANNING AND ZONING

1. A courtesy notice shall be mailed to all property owners within 700 feet of the subject property at time of Board and City Commission consideration.
2. Applicant shall provide PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project and other information as applicable.
3. Side setback as measured from the dedication shall also be reflected in the data table.
4. The proposed solar flower does not qualify as public art. Public art must be commissioned by an artist and may not consist of mass-produced items, reproductions, or works available in unlimited copies. In addition, a minimum of seventy-five percent (75%) of the total value of the required artwork must be located in areas clearly visible from the public sidewalk or other public spaces. All notations on the plans indicating that the solar flower satisfies the public art requirement shall be removed.

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.



In lieu of providing artwork, the owner may elect to pay \$0.40 per square foot of estimated gross floor area into the City's Public Art Fund prior to the issuance of a building permit. This calculation applies to proposed buildings that exceed 12,500 square feet.

Any artwork not included in the Site Plan application for City Commission consideration will require separate City Commission approval when later proposed.

Accordingly, the applicant must select one of the following paths:

- a. Provide compliant artwork
  - b. Pay the public art fee in lieu of providing artwork.
  - c. Submit artwork at a later date, which will require City Commission approval.
7. At time of Planning and Zoning Board consideration, Staff may recommend the following conditions in addition to conditions placed by other reviewers. Exact language subject to change.
- a. Limit student enrollment to 2,400 students.
  - b. Provide timeframes to complete offsite improvements.
  - c. Require annual reporting and certification of the NBPS student enrollment numbers, including number of high school students that are permitted to drive, prior to each academic calendar year.
  - d. Require annual review of the Lyons Road traffic operations and impacts related to NBPS student pick up and drop off operations with oversight, recommendations and/or adjustments may be required in coordination with City Staff and City PD.
  - e. Require 15-foot dedication along NW 74 Street including the construction of a sidewalk and crosswalk.
  - f. Require coordination with City staff regarding landscape material along NW 74<sup>th</sup> Street following the removal of invasive species.
8. The following advisory comments are provided for informational purposes or consideration:
- a. The City has retained professional services to conduct the landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis Fees shall be paid to the City no later than prior to the issuance of a building permit. Provide contact information of person(s) responsible for payments to the City.
  - b. This project may be subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Applicable fee will be imposed on the building permit.



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 – MARCH 12, 2026

<b>PROJECT NAME:</b>	NBPS Art and Innovation and Early Childcare Center		
<b>PROJECT NUMBER:</b>	PZ-25110002		
<b>LOCATION:</b>	7600 Lyons Road		
<b>APPLICANT/AGENT:</b>	Miskel Backman, LLP		
<b>REVIEW/APPLICATION:</b>	Site Plan		
<b>STATUS:</b>	Resubmit for DRC review		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design and Development	Deandrea Moise- Planning Manager	<a href="mailto:dmoise@coconutcreek.net">dmoise@coconutcreek.net</a>	(954) 973-6756
Resilient Design and Development	Liz Aguiar – Assistant Director	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability & Photometrics Resilient Design and Development	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design and Development	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation Planning	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	<a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer II	<a href="mailto:tjoseph@coconutcreek.net">tjoseph@coconutcreek.net</a>	(954) 973-6786
Engineering	Santiago Florez-Molina- Engineer I	<a href="mailto:sflorezmolina@coconutcreek.net">sflorezmolina@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

Reviewed with no comments

### ENGINEERING

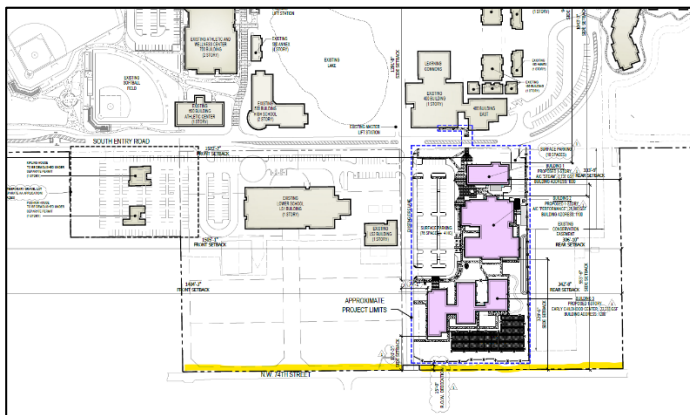
1. Sheet C-301: The southernmost sidewalk abutting the western road intended to serve as a means of egress does not appear to connect to any existing sidewalks or infrastructure that

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would show connectivity for students/staff. Please clarify a safe route for pedestrians that justifies this connection to the road.

2. Advisory comment: Be advised that the number of ERCs and subsequent impact fees associated with schools in the City are based on the total capacity of students that the institution is meant to hold/enroll. If the max capacity of students is meant to increase as a result of the proposed project, then additional impact fees may need to be paid (contingent on the current ERC allocation for the plat) at the permitting stage.
3. Sheet A1.00: The 15 ft right-of-way dedication shown on the sheet does not clearly depict the boundaries of said dedication. The boundaries for the 15 ft ROW dedication should encompass the entirety of the southern property line of the school as shown on BCPA. See the image below for a sketch of requested ROW dedication along 74<sup>th</sup> street (highlighted in yellow).



4. In conjunction to comment #3: Provide a 5ft wide sidewalk within the dedicated right-of-way abutting 74th street starting from the eastern property line on NW 44th Terrace to the western property abutting the incoming development on 4211 74th Street to aid in pedestrian continuity. Ensure sidewalk is designed with applicable swale modifications and ramps are set up so that the sidewalk does not impede travel along existing access roads.

## FIRE

1. Comment 3: The truck plan provided in the Fire Access Plan shows 40 Ft. Please provide a truck routing plan with the following: Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Please note that the illustrations provided on Sheets C-600 and C-601 depict the fire apparatus entering into oncoming traffic.
2. Comment 5: Show that the fire flow requirements meet the minimum required for the new mbuildings (NFPA 101-18.4) Fire flow requirements shall meet the requirement of table 18.4.5.2.1 of NFPA 1.
3. Comment 6: Show that the minimum number of fire hydrants are meet per the required fire flow (NFPA 101-18.5) Please identify the applicable code section(s), fire flow requirements, building area(s), construction type, and methodology used to determine the hydrant quantity and

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spacing. Question number 5 states that a fire flow test will be done during the permitting process.

4. Comment 7: Please display the fire department connection (FDC) and the fire backflow preventer on the site plan. FDC shall be located adjacent to a fire hydrant. FDC and fire hydrant location shall not be in a location that will cut off other fire department apparatus when in use. Please provide clarification as to whether the Fire Department Connection (FDC) shown on Sheet C-600, as referenced in your response, is intended to serve all three buildings.

## LANDSCAPING

1. Tree and Palms that are listed in good to fair condition are to be considered to remain or be relocated prior to Staff reviewing for removal. Re-access the existing trees and palms for additional candidates for relocation instead of removal. Relocations do not need to be limited to project site area, consider locations available throughout the NBPS campus. **Comment not addressed.**
2. Trees and Palms of 18" DBH or greater and have a condition rating 60% or greater are considered Specimen trees. Specimen trees proposed for removal require an ISA tree appraisal to be submitted for review. The Trunk Formula Method per the latest edition of the Guide for Plant Appraisal is to be used. **Comment not addressed.**
3. Per Section 13-448 (g)(1)f, an additional 50% of tree replacement canopy is required. **Comment not addressed.**
4. Provide a Tree Mitigation Summary table on the plans, including the additional 50% replacement, accordingly. **Comment not addressed.**
5. Include a canopy square footage column on the tree disposition list. **Comment not addressed.**
6. Provide note regarding placement of tree barrier prior to construction on sheet L-101 in addition to the note on sheet L-202.
7. Provide a note on sheet L-201 to remove all invasive plant material from the landscape area between the project site and NW 74th Street. Additional plant material is required to be replanted once area is cleared. Determination of species, quantity, and spacing shall be made at time of invasive clearing and a plan provided to the City for review and approval. This proposed plan must be reviewed and approved prior to the issuance of an Earthwork Permit, Clear and Grub Permit, or Landscape Permit, whichever comes first.
8. Remove dashed tract line that runs north/south along the east side, 50' off the conservation easement line or provide labels.
9. Provide an intermediate or small sized tree at the NE landscape island on sheet L-200 due to the proposed underground utilities.
10. Southern terminal landscape island at the NE corner of Building B is missing a required tree, as well at the landscape islands at the NW driveway entrance. All terminal and intermediate landscape islands require one tree per Sec. 13-443 (10) a. Revise data table on sheet L-202

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accordingly. Due to utility constraints, consider providing the island required trees within the project limits.

11. Trees within the divider median along the west perimeter of the project site are required per Section 13-443 (10) c. Due to the existing utility easement, applicant is to verify if there are any existing utilities within the easement. If no utilities exist, required trees are to be planted and the easement may need to be vacated.
12. Verify a minimum 10' landscape foundation planting area is being provided between all building facades and abutting vehicular use areas. Include dimensions. **Comment not addressed. Foundation landscape area has not been labeled or dimensioned as stated.**
13. Provide native and plant diversification calculations in data table per Section 13-444(c). A minimum of 50% of the proposed plant material per type shall be native and no more than 25% of one species per plant material type may be used. Plant types are Trees, Palms, shrubs/groundcovers. Calculations are to include total plant quantities proposed. **Comment partially addressed. Revise Palm totals and Shrub totals stated per the provided plant schedule. Count 26 palms and 5,067 shrubs. Provide species diversification calculations based on total proposed plant material per category (Trees, Palms, Shrubs/Groundcover).**
14. Provide tree category percentage calculations per Section 13-444(c)(1)a, Shade Trees, Intermediate Trees, Small Trees, and Palms. **Comment partially addressed. Verify provided small tree total provided in calculation.**
15. The City will send an arborist to the site to verify the Tree Disposition plans prior to an earthwork or clear and grub permit. This time will be recovered under the consultant notice provided at the pre-development meeting.

#### PHOTOMETRICS

Reviewed with no comments

#### POLICE

Due to the anticipated increase in student body, at a minimum, maintaining the current police detail for traffic is paramount. It may be necessary to increase the number of Officers due to the increased enrollment numbers and the anticipated increase in vehicles for parent drop off/pick up.

The Coconut Creek Police Department acknowledges North Broward Preparatory School's interest in evaluating new traffic flow strategies to mitigate congestion on Lyons Road during peak morning drop-off and afternoon dismissal periods. Any proposed plan should detail the following:

- Directional traffic flow and lane utilization.
- Identification of taper points and staff deployment locations.
- Designated emergency vehicle lanes, which must remain unobstructed at all times.

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Furthermore, delivery schedules must be restricted to off-peak hours to ensure emergency access is never compromised.

## PUBLIC WORKS

Reviewed with no comments.

## SUSTAINABILITY

### General

1. Proposed turf shall be installed according to the State of Florida FDEP proposed rules; 62-308.100, at a minimum.

### Green Plan

2. Action Item 6.4 – Staff continues to suggest installing EV charging, especially at this location which will be used for performances attended by parents.
3. Additional comments may be produced from future reviews.

## TRANSPORTATION

1. A Traffic Evaluation Report dated January 26, 2026, was prepared by Kimley-Horn & Associates and was submitted as part of this application. This application of North Broward Preparatory School Arts & Innovation Center & Early Childhood Center includes, but is not limited to, expanding classroom buildings along with an anticipated student enrollment of 2,400 (+/- 20% increase) in student enrollment on this campus. This includes the addition of a new pre-k student population. The subject Kimley-Horn & Associates' report was completed to review and evaluate traffic impacts associated with the proposed new buildings and increase in overall student campus population.
2. City Staff has outlined previous concerns regarding the existing southbound left turn storage capacity at the unsignalized intersection of southbound Lyons Road (AM Peak hour) left turn movements into the north campus driveway. Upon review of the projected traffic summary, summarized in Table 1 of the subject report, a total of 168 new net inbound trips is anticipated during the AM peak hour. Traffic counts collected at the school driveways indicate trip distribution of approximately 50% to/from the north and 50% to/from the south. Provide a summary of the existing student enrollment by County, in an effort to confirm this trip distribution.
3. Maintaining concurrency is one of the goals of the City of Coconut Creek and refers to the timely provision of public facilities and services relative to the demand for them. To maintain concurrency means that adequate public facilities are in place to serve new development as it occurs or within a specified time period. The City of Coconut Creek gives special attention to concurrency for transportation. The northern and unsignalized northern most driveway appears to operate during school pick up and drop off periods as an "F". As a reminder, Level of Service F does comply with the City's roadway concurrency requirements and/or standards. What additional traffic mitigation measures are proposed?
4. For NBP, the City requires that transportation improvements or strategies are required to accommodate development impacts. This shall occur and be completed concurrently with land development. "Concurrent with the development" shall be defined by the City to mean that any needed "improvements or strategies are in place at the time of development, or that a financial

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commitment is in place to complete the improvements or strategies" will be completed over a reasonable period of time. At a minimum, the existing PD detail and commitment for Traffic control assistance, this PD detail may be conditioned to remain in-place and the financial obligation of NBP for the duration of this campus offering student education. City Staff suggests that this petitioner's Development Team review, evaluate and propose other comprehensive traffic engineering strategies that would support the future changes proposed with campus or student enrollment intensity.

5. The Synchro Results outlined on Page 13 analyzed access management to the campus driveway(s). The Traffic Evaluation Report states that the Level of Service (LOS) and delay for the unsignalized intersection was based on movements with the highest delay, and therefore no overall delay for the intersection was reported. However, field observations along with discussions with the City's PD, who perform a field detail and traffic control at this campus, have identified the SB Left Turn lane at the unsignalized driveway often failing during the AM peak periods. Vehicle capacity exceeded the left turn lane storage capacity and vehicle queuing occurs within the Lyons Road thru lanes. Moreover, the City's PD (with the arraignment from NBP) who perform and operate the traffic details along Lyons Road adjacent to the campus, have also identified traffic issues along NB Lyons Road during the AM peak periods queuing or stacking from the south entrance to the school to areas extending beyond the 7400 Block.
6. Within the conclusion of the Traffic Evaluation Report, outlined on Page 22, and summarizes "there are physical constraints to substantially extending the turn lane storage". It remains unclear on which County Agency owns and/or maintains the Lyons Road bridge over the Hillsboro Canal. Moving forward, the Development Team shall provide a formal response from either Broward County Road & Bridge Department, the Water Management Agency, and/or Palm Beach County's Engineering & Public Works Department that states "extending this Lyons Road SB Left Turn Lane's storage capacity is not possible as the existing bridge is structurally constrained".
7. A Condition of Approval may require annual reporting and certification of the NBP student enrollment numbers annually, prior to each academic calendar year. Moreover, a condition of approval may require annual review of the Lyons Road traffic operations and impacts related to NBP student pick up and drop off operations. Lastly, an annual operational review of the Student pickup or drop-off services with oversight, recommendations and/or adjustments may be required in coordination with City Staff and City PD.
8. In summary, NB Lyons Road vehicles in-line to enter the NBP campus are often blocking the intersection of NW 74th Street at Lyons Road and this is observed during AM school drop off operations. Vehicle stacking has been observed to extend to the south as far as the Hillsboro Marketplace commercial plaza. City Staff encourages a comprehensive review and evaluation of the school's traffic management plan as it relates to student pick up and drop off operations in an effort to reduce vehicle queuing with a public right-of-way (Lyons Road). Expansion of student enrollment in the order of 20% at this campus will only contribute to additional traffic congestion, queuing or safety issues. A Condition of Approval may be drafted in a manner to address the annual review of the student pick-up and drop off operations and a commitment from the School to ensure an investment into reducing traffic impacts along Lyons Road.
9. The petitioner shall apply for a Broward County permit to install "Do Not Block" pavement markings at the Tall Trees community entrance along SB Lyons Road as well as the NB Lyons Road intersections of NW 71<sup>st</sup> Street and NW 74<sup>th</sup> Street; and

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10. Vehicle stacking along Lyons Road is an issue during school pick up and drop off operations. The design team shall consider a comprehensive review and amendment to the campus traffic management plan for parent/student pick up and drop off operations where it may allow for double stacking vehicles on the campus main driveway route. The new double stacking plan shall be reviewed by RDD, Fire, and PD.
11. Additional comments may be forthcoming.

## URBAN DESIGN AND DEVELOPMENT

### General

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30-day response period identified above. Additionally, a DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. The City's waiver form is available upon request.
2. Provide neighborhood meeting report package. The neighborhood meeting report shall include:
  - a. Copy of mailed or e-mailed notice and a certification that such notice was provided,
  - b. Date, location and copy of sign-in sheets of all neighborhood meetings/ activities,
  - c. Digital copy of all content shown to participants at the neighborhood meeting,
  - d. Summary of all concerns and issues discussed,

If the Applicant is proposing changes to the application as a result of this meeting, then a list of proposed changes shall be provided. If the Applicant is not proposing changes to address the concerns and issues raised at the meeting(s), then the Applicant should provide information as to why the concerns and issues raised at the meeting(s) cannot or will not be addressed. Additional Development Review Committee comments may be provided upon review of any revised document submitted after the neighborhood meeting(s).

### Application

1. Plat note amendment "No Objection" letter was provided by the City to the applicant on 2/10/2026 (ref: L-26002). Provide update on the plat note amendment with Broward County.
2. Provide breakdown of elementary/middle school students and high school students within the projected 2,400 student population.

### Zoning

1. Ensure that projections are based on max projection of 2,400 students as provided in the narrative.
2. Revise plans to illustrate that 15-foot dedication will extend for the entire length of the property along NW 74<sup>th</sup> Street.

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3. Building coverage, open space, paved areas, and FAR must be calculated using the entire property, not just the portion where work is proposed. Even if improvements are limited to one area, the parcel is still treated as a single property. Revise accordingly.
4. Side setbacks shall be measured to the limits of the required 15-foot dedication.
5. Provide side setbacks to the closest property line to the west.
6. Parking data table indicates that parking for high school students excludes the high school boarding students as they “do not own or operate vehicles.” Clarify if the school rules and regulations strictly prohibit high school boarding students from owning vehicles that are parked on campus.
7. Clarify whether the parking calculation for high school students includes the high school students accounted for within the projected 2,400-student enrollment.
8. Clarify whether the parking calculation for elementary and middle school classrooms includes the elementary and middle school classrooms accounted for within the projected 2,400-student enrollment.
9. On Overall Master Plan the “SURFACE PARKING” callout of 10 spaces is incorrect. There are 12 parking spaces. Revise accordingly.
10. Survey for area of work shall list the net lot area in sq.ft. and acres. Revise accordingly.
11. In tabular data within the Overall Master Plan identifies the “TOTAL SITE ACREAGE” as 70.54 acres; however, this is not consistent with previous applications. Provide a survey for the entire property. The survey shall include the net lot area in sq. ft. and acres.
12. Parking spaces shall be revised to be 10 feet by 20 feet as per Section 13-399(3). Parking space may be permitted to be 18 feet long provided there is a two-foot vehicle overhang provided and illustrated in a curb, sidewalk or landscape area adjacent to the parking space. However, such a sidewalk or landscaped area shall not be counted toward meeting any requirements for sidewalks or landscaping specified elsewhere in this Code. If the overhang is within a landscaped area, the landscaped area shall be protected from vehicle encroachment by curbs or wheel stops.
13. The sidewalks extending west from Building 3 do not appear to connect into an existing sidewalk system. Clarify and revise accordingly.
14. Was the placement of the retaining wall included in Broward County’s review of potential impacts to the Conservation area?
15. Clarify how trash pick-up will occur for the STEAM, AIC, and ECC buildings and identify the location of any associated trash facilities.
16. Continue to work with Transportation regarding the potential to reconfigure queuing and pick up and drop off operations from Lyon Road.

### Design

1. The applicant must demonstrate compliance with the Aesthetic Design requirements in Section 13-37. The architectural design and materials for use in the buildings proposed under this site plan do not appear harmonious to other buildings on the school campus and to surrounding areas. As discussed at the 3/2/2026 meeting, staff noted concerns regarding the proposed

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architectural design and recommend that these items be further reviewed with City staff and administration.

2. As per Section 13-144 compliance with the Public Art regulations is required. Public Art may be provided on site subject to the requirements of 13-144(b) (1) or in lieu of providing artwork, the owner may pay into the Public Art Fund per Section 13-144(b)(2). If an owner chooses to pay a public art fee, it shall be collected by the building department at the time of permit issuance.

#### Signage

1. Canopy signs shall not exceed seventy-five (75) percent of the canopy width. Illustrate compliance.
2. Ground sign:
  - a. Provide details regarding the face of the monument sign. Sign face shall comply with Section 13-466.6 (2) Shall not exceed six feet in height. Revise accordingly.
  - b. Illustrate compliance with Section 13-466.6 (3) Required landscaping.
  - c. Shall be setback five feet from the face of any curb bordering a vehicular use area. Provide setbacks.
  - d. Sign face area shall not exceed sixty (60) percent of the sign structure area. Revise accordingly.

#### Additional comments

1. The Overall Master Plan notes proposed temporary parking lot currently under review for an Administrative Approval (AA). Continue to work with staff through the AA application to ensure adequate landscape buffer from residential homes along the south and west property lines.
2. At time of Planning and Zoning Board consideration, Staff may recommend conditions that:
  - a. Limit student enrollment to 2,400 students. \*
  - b. Prohibits the use of the performing arts venue for non-school-related performances or shows. Exact language subject to change. \*
  - c. Requires annual reporting and certification of the NBPS student enrollment numbers annually, prior to each academic calendar year. \*
  - d. Requires annual review of the Lyons Road traffic operations and impacts related to NBPS student pick up and drop off operations. \*
  - e. Requires annual operational review of the student pickup or drop-off services with oversight, recommendations and/or adjustments may be required in coordination with City Staff and City PD.\*
  - f. Requires that at the time of invasive clearing the applicant works with staff to provide additional plant material between the scope of work area and NW 74<sup>th</sup> Street to maintain the buffer and rural character along NW 74<sup>th</sup> Street. \*

\* Exact language subject to change.

3. The City has retained professional services to conduct the landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis Fees shall be paid to the City

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no later than prior to the issuance of a building permit. Provide contact information of person(s) responsible for payments to the City.

4. This project may be subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Applicable fee will be imposed on the building permit.
5. Prior to the Planning and Zoning Board hearing, applicant shall provide the following to the City:
  - a. One (1) digital copy of all application documents and plans **unlocked and unsigned**.
  - b. Thirteen (13) printed copies of all application documents and plans **individually** bound, stapled and 3-hole punched.
  - c. Plans shall be no larger than 11"x17" in size.
  - d. Documents shall be no larger than 8.5"x11" in size.

It is the applicants' responsibility to digitally re-submit revised applications, as applicable, in a timely manner for placement on a Planning and Zoning Board and/or City Commission agenda.

6. Applicant shall make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project and other information as applicable.
7. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be done through plan revisions, graphics and/or notes. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
8. Additional comments may be provided at DRC meeting and/or upon review of revised application.

May 18, 2026

**RE: “NBPS Art and Innovation and Early Childcare Center”**

City Reference Number: **PZ-25110002**

Project Address: 7600 Lyons Road, Coconut Creek, Florida, 33073

Jurisdiction: City of Coconut Creek



**DITMAN**  
ARCHITECTURE

Comments are addressed, as required, below, with attached revised sheets as indicated/if applicable, under each response.

<i><b>Discipline</b></i>	<i><b>Status</b></i>	<i><b>Reviewer</b></i>	<i><b>Date</b></i>
DRC Chair Resilient Design and Development (RDD)		Deandrea Moise Planning Manager	03/12/26
Resilient Design and Development (RDD)		Liz Aguiar – Assistant Director	03/12/26
Sustainability & Photometrics	<b>DENIED</b>	Linda Whitman – Sustainability Manager	03/12/26
Urban Design and Development	<b>DENIED</b>	Natacha Josiah - Planner	03/12/26
Transportation Planning	<b>DENIED</b>	Michael Righetti - Senior Project Manager	03/12/26
Building	<b>APPROVED</b>	Sean Flanagan – Chief Building Official	03/12/26
Engineering	<b>DENIED</b>	Eileen Cabrera - Senior Engineer	03/12/26
Fire	<b>DENIED</b>	Ryan Banyas – Fire Marshal	03/12/26
Landscape	<b>DENIED</b>	Scott Peavler - Landscape (consultant)	03/12/26
Police	<b>DENIED</b>	Barbara Hendrickx - Police Department	03/12/26
Public Works	<b>APPROVED</b>	Mike Heimbach – Public Works	03/12/26
<b><i>Alternate Reviewers</i></b>			
Engineering		Santiago Florez-Molina- Engineer I	01/12/26
Engineering		Thamar Joseph - Engineer II	01/12/26
Engineering		Steve Seegobin - Construction Supervisor	01/12/26

**BUILDING**

Reviewed with no comments

**ENGINEERING**

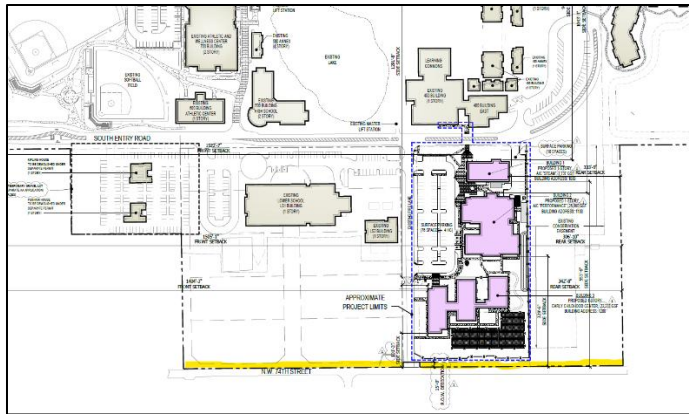
**Comment 1:** Sheet C-301. The southernmost sidewalk abutting the western road intended to serve as a means of egress does not appear to connect to any existing sidewalks or infrastructure that would show connectivity for students/staff. Please clarify a safe route for pedestrians that justifies this connection to the road.

*Answer: Southernmost sidewalk is provided for service access and emergency egress only. Students/staff will use the campus sidewalk connectivity towards the north.*

**Comment 2:** Advisory comment. Be advised that the number of ERCs and subsequent impact fees associated with schools in the City are based on the total capacity of students that the institution is meant to hold/enroll. If the max capacity of students is meant to increase as a result of the proposed project, then additional impact fees may need to be paid (contingent on the current ERC allocation for the plat) at the permitting stage.

*Answer: Acknowledged.*

**Comment 3:** Sheet A1.00: The 15 ft right-of-way dedication shown on the sheet does not clearly depict the boundaries of said dedication. The boundaries for the 15 ft ROW dedication should encompass the entirety of the southern property line of the school as shown on BCPA. See the image below for a sketch of requested ROW dedication along 74<sup>th</sup> street (highlighted in yellow).



*Answer: Hatch added to graphically depict boundaries of 15 ft ROW dedication. See updated sheet A1.00 Pursuant to discussions with City staff, the area along NW 74<sup>th</sup> Street lying west of the internal fire access road will be dedicated to the City subject to the existing Conservation Easement.*

**Comment 4:** In conjunction to comment #3: Provide a 5ft wide sidewalk within the dedicated right-of-way abutting 74th street starting from the eastern property line on NW 44th Terrace to the western property abutting the incoming development on 4211 74th Street to aid in pedestrian continuity. Ensure sidewalk is designed with applicable swale modifications and ramps are set up so that the sidewalk does not impede travel along existing access roads.

*Answer: Pursuant to further discussions with City staff, the existing conservation easement limits the ability to construct a sidewalk along NW 74<sup>th</sup> Street in the area west of the internal fire access road. As such, the Applicant is agreeable to a condition requiring the Applicant to construct a sidewalk along the north side of NW 74<sup>th</sup> Street from the eastern boundary of the North Broward Prep School property to the internal fire access road prior to the issuance of the CO for the last building for the AIC/ECC.*

## **FIRE**

**Comment 1:** Comment 3: The truck plan provided in the Fire Access Plan shows 40 Ft. Please provide a truck routing plan with the following: Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Please note that the illustrations provided on Sheets C-600 and C-601 depict the fire apparatus entering into oncoming traffic.

*Answer: Please refer to Sheet C-600 and C-601, B40 Bus template with 39 feet long, 9 feet wide show with a 50 foot outside turning radius.*

**Comment 2:** Comment 5: Show that the fire flow requirements meet the minimum required for the new buildings (NFPA 101-18.4) Fire flow requirements shall meet the requirement of table 18.4.5.2.1 of NFPA 1.

*Answer: Fire flow requirements for the proposed development have been evaluated in accordance with the Florida Fire Prevention Code/NFPA 1. In accordance with NFPA 1 Section 18.4.5.2 and Table 18.4.5.2.1, required fire flow was determined based on building area, construction type, and land use. Please refer to table below for full breakdown. All buildings are fully protected with automatic sprinkler systems which allows fire flow reductions by 75% but not less than 1,000 gpm. A fire flow test was previously provided with an available fire flow of 1,067 gpm which exceeds the minimum required fire flow of 1,000 gpm in accordance with NFPA 1. The table below has been included on sheet C-600.*

**Comment 3:** Comment 6: Show that the minimum number of fire hydrants are meet per the required fire flow (NFPA 101-18.5). Please identify the applicable code section(s), fire flow requirements, building area(s), construction type, and methodology used to determine the hydrant quantity and spacing. Question number 5 states that a fire flow test will be done during the permitting process.

*Answer: Please refer to Comment 5 response for fire flow requirements. A total of three hydrants are provided on-site, please refer to sheets C-500 and C-501.*

**Comment 4:** Comment 7: Please display the fire department connection (FDC) and the fire backflow preventer on the site plan. FDC shall be located adjacent to a fire hydrant. FDC and fire hydrant location shall not be in a location that will cut off other fire department apparatus when in use. Please provide clarification as to whether the Fire Department Connection (FDC) shown on Sheet C-600, as referenced in your response, is intended to serve all three buildings.

*Answer: Please refer to sheet C-500 and C-501. A total of three FDC's are proposed one for each building. All FDCs are within 100' of proposed hydrants and located on the same side as to avoid cut off.*

## **LANDSCAPING**

**Comment 1:** Tree and Palms that are listed in good to fair condition are to be considered to remain or be relocated prior to Staff reviewing for removal. Re-access the existing trees and palms for additional candidates for relocation instead of removal. Relocations do not need to be limited to project site area, consider locations available throughout the NBPS campus. **Comment not addressed.**

*Answer: Palms in good condition have been saved and relocated within the buffer between building C and NW 74<sup>th</sup> Steet. See Tree Disposition Plan sheets for their locations.*

**Comment 2:** Trees and Palms of 18" DBH or greater and have a condition rating 60% or greater are considered Specimen trees. Specimen trees proposed for removal require an ISA tree appraisal to be submitted for review. The Trunk Formula Method per the latest edition of the Guide for Plant Appraisal is to be used. **Comment not addressed.**

*Answer: Specimen tree values have been included in tree charts. See sheets L-102, L-103, and L-104.*

**Comment 3:** Per Section 13-448 (g)(1)f, an additional 50% of tree replacement canopy is required. **Comment not addressed.**

*Answer: 50% replacement canopy has been included in mitigation chart. See sheet L-104.*

**Comment 4:** Provide a Tree Mitigation Summary table on the plans, including the additional 50% replacement, accordingly. **Comment not addressed.**

*Answer: Mitigation chart has been included on sheet L-104.*

**Comment 5:** Include canopy square footage column on the tree disposition list. **Comment not addressed.**

*Answer: Canopy SF has been included in charts. See Tree Disposition Chart sheets.*

**Comment 6:** Provide note regarding placement of tree barrier prior to construction on sheet L-101 in addition to the note on sheet L-202.

*Answer: Tree Barrier note has been added to sheet L-101.*

**Comment 7:** Provide a note on sheet L-201 to remove all invasive plant material from the landscape area between the project site and NW 74th Street. Additional plant material is required to be replanted once area is cleared. Determination of species, quantity, and spacing shall be made at time of invasive clearing and a plan provided to the City for review and approval. This proposed plan must be reviewed and approved prior to the issuance of an Earthwork Permit, Clear and Grub Permit, or Landscape Permit, whichever comes first.

*Answer: Note has been provided on the plans, see sheet L-202.*

**Comment 8:** Remove dashed tract line that runs north/south along the east side, 50' off the conservation easement line or provide labels.

*Answer: Dashed line has been removed from plans.*

**Comment 9:** Provide an intermediate or small sized tree at the NE landscape island on sheet L-200 due to the proposed underground utilities.

*Answer: Simpson Stopper has been provided. See sheet L-200.*

**Comment 10:** Southern terminal landscape island at the NE corner of Building B is missing a required tree, as well at the landscape islands at the NW driveway entrance. All terminal and intermediate landscape islands require one tree per Sec. 13-443 (10) a. Revise data table on sheet L-202 accordingly. Due to utility constraints, consider providing the island required trees within the project limits.

*Answer: Trees have been provided within the islands. Where existing and proposed underground utilities are located and inadequate room is available, trees have been located elsewhere within the limit of work. Labels were provided for the two trees that were located elsewhere. See Landscape plans for locations.*

**Comment 11:** Trees within the divider median along the west perimeter of the project site are required per Section 13-443 (10) c. Due to the existing utility easement, applicant is to verify if there are any existing utilities within the easement. If no utilities exist, required trees are to be planted and the easement may need to be vacated.

*Answer: It is the Applicant's understanding that the public utility easements have all been abandoned. No existing utilities were located within these easement areas. The applicant is continuing to review to ensure any necessary steps are taken to resolve any easement conflicts.*

**Comment 12:** Verify a minimum 10' landscape foundation planting area is being provided between all building facades and abutting vehicular use areas. Include dimensions. **Comment not addressed. Foundation landscape area has not been labeled or dimensioned as stated.**

*Answer: Dimensions and labels have been provided on the landscape plans. See sheet L-200.*

**Comment 13:** Provide native and plant diversification calculations in data table per Section 13-444(c). A minimum of 50% of the proposed plant material per type shall be native and no more than 25% of one species per plant material type may be used. Plant types are Trees, Palms, shrubs/groundcovers. Calculations are to include total plant quantities proposed. **Comment partially addressed. Revise Palm totals and Shrub totals stated per the provided plant schedule. Count 26 palms and 5,067 shrubs. Provide species diversification calculations based on total proposed plant material per category (Trees, Palms, Shrubs/Groundcover).**

*Answer: Comment addressed, see L-202 for calculations.*

**Comment 14:** Provide tree category percentage calculations per Section 13-444(c)(1)a, Shade Trees, Intermediate Trees, Small Trees, and Palms. **Comment partially addressed. Verify provided small tree total provided in calculation.**

*Answer: Tree percentage calculations have been provided, see sheet L-202.*

**Comment 15:** The City will send an arborist to the site to verify the Tree Disposition plans prior to an earthwork or clear and grub permit. This time will be recovered under the consultant notice provided at the pre-development meeting.

*Answer: Acknowledged.*

## **PHOTOMETRICS**

Reviewed with no comments.

## **POLICE**

**Comment 1:** Due to the anticipated increase in student body, at a minimum, maintaining the current police detail for traffic is paramount. It may be necessary to increase the number of Officers due to the increased enrollment numbers and the anticipated increase in vehicles for parent drop off/pick up.

The Coconut Creek Police Department acknowledges North Broward Preparatory School's interest in evaluating new traffic flow strategies to mitigate congestion on Lyons Road during peak morning drop-off and afternoon dismissal periods. Any proposed plan should detail the following:

- Directional traffic flow and lane utilization.
- Identification of taper points and staff deployment locations.
- Designated emergency vehicle lanes, which must remain unobstructed at all times.

Furthermore, delivery schedules must be restricted to off-peak hours to ensure emergency access is never compromised.

*Answer: Acknowledged. Note that an updated traffic study, dated May 8, 2026, is provided with this resubmittal.*

## **PUBLIC WORKS**

Reviewed with no comments.

## **SUSTAINABILITY**

### General

**Comment 1:** Proposed turf shall be installed according to the State of Florida FDEP proposed rules; 62-308.100, at a minimum.

*Answer: Not applicable, section 62-308.11 regulates the installation of synthetic turf on single-family residential properties of 1 acre or less in size. Proposed turf to be Rymer Grass Tropical 56 or similar and to be installed according to environmentally conscious industry standards.*

### Green Plan

**Comment 2:** Action item 6.4 - Staff continues to suggest installing EV charging, especially at this location which will be used for performances attended by parents.

*Answer: Acknowledged*

**Comment 3:** Additional comments may be produced from future reviews.

*Answer: Acknowledged*

## **TRANSPORTATION**

**Comment 1:** A Traffic Evaluation Report dated January 26, 2026, was prepared by Kimley-Horn & Associates and was submitted as part of this application. This application of North Broward Preparatory School Arts & Innovation Center & Early Childhood Center includes, but is not limited to, expanding classroom buildings along with an anticipated student enrollment of 2,400 (+/- 20% increase) in student enrollment on this campus. This includes the addition of a new pre-k student population. The subject Kimley-Horn & Associates' report was completed to review and evaluate traffic impacts associated with the proposed new buildings and increase in overall student campus population.

*Answer: Acknowledged. Note that an updated traffic study, dated May 8, 2026, is provided with this resubmittal.*

**Comment 2:** City Staff has outlined previous concerns regarding the existing southbound left turn storage capacity at the unsignalized intersection of southbound Lyons Road (AM Peak hour) left turn movements into the north campus driveway. Upon review of the projected traffic summary, summarized in Table 1 of the subject report, a total of 168 new net inbound trips is anticipated during the AM peak hour. Traffic counts collected at the school driveways indicate trip distribution of approximately 50% to/from the north and 50% to/from the south. Provide a summary of the existing student enrollment by County, in an effort to confirm this trip distribution.

*Answer: Because the school has no attendance boundary, the domicile of students enrolled in the school will vary from year to year. Note that one of the proposed conditions of approval is to extend the storage length for both left turn lanes to the extent feasible, subject to permit approval.*

**Comment 3:** Maintaining concurrency is one of the goals of the City of Coconut Creek and refers to the timely provision of public facilities and services relative to the demand for them. To maintain concurrency means that adequate public facilities are in place to serve new development as it occurs or within a specified time period. The City of Coconut Creek gives special attention to concurrency for transportation. The northern and unsignalized northern most driveway appears to operate during school pick up and drop off periods as an "F". As a reminder, Level of Service F does comply with the City's roadway concurrency requirements and/or standards. What additional traffic mitigation measures are proposed?

*Answer: Updated traffic data was collected and is included in the report, Note that the school has implemented a number of operational measures to mitigate traffic operations in recent years, and the updated evaluations show most movements operating at LOS D or better. Notwithstanding that, the School is proposing to implement the following mitigation measures:*

- *Extend SB left turn lane at south driveway, including closure of adjacent NB U-turn lane and median modification to prohibit left turns out of north driveway*
- *Extend SB left turn lane at north driveway*
- *Install "Do Not Block the Box" signage and pavement markings on Lyons Road intersections with the south site driveway, NW 74<sup>th</sup> St and NW 71<sup>st</sup> St.*

**Comment 4:** For NBP, the City requires that transportation improvements or strategies are required to accommodate development impacts. This shall occur and be completed concurrently with land development. "Concurrent with the development" shall be defined by the City to mean that any needed "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies" will be completed over a reasonable period of time. At a minimum, the existing PD detail and commitment for Traffic control assistance, this PD detail may be conditioned to remain in-place and the financial obligation of NBP for the duration of this campus offering student education. City Staff suggests that this petitioner's Development Team review, evaluate and propose other comprehensive traffic engineering strategies that would support the future changes proposed with campus or student enrollment intensity.

*Answer: Note the above proposed mitigation measures. In addition, a condition of approval is proposed to include an annual review of school operations and procedures in the late spring prior to the commencement of school for the following fall term.*

**Comment 5:** The Synchro Results outlined on Page 13 analyzed access management to the campus driveway(s). The Traffic Evaluation Report states that the Level of Service (LOS) and delay for the unsignalized intersection was based on movements with the highest delay, and therefore no overall delay for the intersection was reported. However, field observations along with discussions with the City's PD, who perform a field detail and traffic control at this campus, have identified the SB Left Turn lane at the unsignalized driveway often failing during the AM peak periods. Vehicle capacity exceeded the left turn lane storage capacity and vehicle queuing occurs within the Lyons Road thru lanes. Moreover, the City's PD (with the arraignment from NBP) who perform and operate the traffic details along Lyons Road adjacent to the campus, have also identified traffic issues along NB Lyons Road during the AM peak periods queuing or stacking from the south entrance to the school to areas extending beyond the 7400 Block.

*Answer: As noted, extensions of the left turn lanes and implementation of "Do Not Block the Box" signage and striping is proposed as mitigation measures.*

**Comment 6:** Within the conclusion of the Traffic Evaluation Report, outlined on Page 22, and summarizes "there are physical constraints to substantially extending the turn lane storage". It remains unclear on which County Agency owns and/or maintains the Lyons Road bridge over the Hillsboro Canal. Moving forward, the Development Team shall provide a formal response from either Broward County Road & Bridge Department, the Water Management Agency, and/or Palm Beach County's Engineering & Public Works Department that states "extending this Lyons Road SB Left Turn Lane's storage capacity is not possible as the existing bridge is structurally constrained".

*Answer: An extension of the southbound left turn lane at the north driveway is proposed as a mitigation measure.*

**Comment 7:** A Condition of Approval may require annual reporting and certification of the NBP student enrollment numbers annually, prior to each academic calendar year. Moreover, a condition of approval may require annual review of the Lyons Road traffic operations and impacts related to NBP student pick up and drop off operations. Lastly, an annual operational review of the Student pickup or drop-off services with oversight, recommendations and/or adjustments may be required in coordination with City Staff and City PD.

*Answer: A condition of approval is proposed to include an annual review of school operations and procedures in the late spring prior to the commencement of school for the following fall term.*

**Comment 8:** In summary, NB Lyons Road vehicles in-line to enter the NBP campus are often blocking the intersection of NW 74th Street at Lyons Road and this is observed during AM school drop off operations. Vehicle stacking has been observed to extend to the south as far as the Hillsboro Marketplace commercial plaza. City Staff encourages a comprehensive review and evaluation of the school's traffic management plan as it relates to student pick up and drop off operations in an effort to reduce vehicle queuing with a public right-of-way (Lyons Road). Expansion of student enrollment in the order of 20% at this campus will only contribute to additional traffic congestion, queuing or safety issues. A Condition of Approval may be drafted in a manner to address the annual review of the student pick-up and drop off operations and a commitment from the School to ensure an investment into reducing traffic impacts along Lyons Road.

*Answer: A condition of approval is proposed to include an annual review of school operations and procedures in the late spring prior to the commencement of school for the following fall term.*

**Comment 9:** the petitioner shall shall apply for a Broward County permit to install “Do Not Block” pavement markings at the Tall Trees community entrance along SB Lyons Road as well as the NB Lyons Road intersections of NW 71<sup>st</sup> Street and NW 74<sup>th</sup> Street; and

*Answer: This is proposed as a condition of approval, subject to permit approval from Broward County.*

**Comment 10:** vehicle stacking along Lyons Road is an issue during school pick up and drop off operations. The design team shall consider a comprehensive review and amendment to the campus traffic management plan for parent/student pick up and drop off operations where it may allow for double stacking vehicles on the campus main driveway route. The new double stacking plan shall be reviewed by RDD, Fire, and PD

*Answer: The school will continue to coordinate with the City during the proposed annual review process to review and address the pick-up/drop-off routes, procedures and vehicular stacking for the school.*

**Comment 11:** additional comments may be forthcoming.

*Answer: Acknowledged.*

## **URBAN DESIGN AND DEVELOPMENT**

### General:

**Comment 1:** pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30-day response period identified above. Additionally, a DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. The City's waiver form is available upon request.

*Answer: Acknowledged.*

**Comment 2:** Provide neighborhood meeting report package. The neighborhood meeting report shall include:

- a. Copy of mailed or e-mailed notice and a certification that such notice was provided,
- b. Date, location and copy of sign-in sheets of all neighborhood meetings/ activities,
- c. Digital copy of all content shown to participants at the neighborhood meeting,
- d. Summary of all concerns and issues discussed,

If the applicant is proposing changes to the application as a result of this meeting, then a list of proposed changes shall be provided. If the Applicant is not proposing changes to address the concerns and issues raised at the meeting(s), then the Applicant should provide information as to why the concerns and issues raised at the meeting(s) cannot or will not be addressed. Additional Development Review Committee comments may be provided upon review of any revised document submitted after the neighborhood meeting(s).

*Answer: Please see neighborhood meeting report package provided with this submittal.*

### Application:

**Comment 1:** plat note amendment "No Objection" letter was provided by the City to the applicant on 2/10/2026 (ref: L-26002). Provide update on the plat note amendment with Broward County.

*Answer: The Applicant has submitted the Plat Note Amendment to Broward County and it is currently under staff review. Based on our pre-application meeting with County staff, this is being viewed mostly as a clean-up item and we do not expect any issues with the proposed amendment. The County Commission will be on break for much of the coming months, but we are hopeful the amendment will be scheduled for County Commission review and approval upon return in late August or September and will continue to keep City staff updated.*

**Comment 2:** Provide breakdown of elementary/middle school students and high school students within the projected 2,400 student population.

*Answer: Please see table below*

<b>GRADE</b>	<b>DIVISION</b>	<b>NUMBER OF STUDENTS</b>
PK3	Early Childhood	30
PK4	Early Childhood	60
K	Early Childhood	80
1 <sup>st</sup>	Elementary School	85
2 <sup>nd</sup>	Elementary School	90
3 <sup>rd</sup>	Elementary School	90
4 <sup>th</sup>	Elementary School	100
5 <sup>th</sup>	Elementary School	100
6 <sup>th</sup>	Middle School	164
7 <sup>th</sup>	Middle School	172
8 <sup>th</sup>	Middle School	238
9 <sup>th</sup>	High School	276
10 <sup>th</sup>	High School	277
11 <sup>th</sup>	High School	317
12 <sup>th</sup>	High School	321
<b>TOTAL</b>		<b>2,400</b>

**Zoning:**

**Comment 1:** Ensure that projections are based on max projection of 2,400 students as provided in the narrative

*Answer: Projections are based on max projection of 2,400 students.*

**Comment 2:** Revise plans to illustrate that 15-foot dedication will extend for the entire length of the property along NW 74<sup>th</sup> Street.

*Answer: please refer to updated sheet A1.00. Pursuant to discussions with City staff, the area along NW 74<sup>th</sup> Street lying west of the internal fire access road will be dedicated to the City subject to the existing Conservation Easement.*

**Comment 3:** Building coverage, open space, paved areas, and FAR must be calculated using the entire property, not just the portion where work is proposed. Even if improvements are limited to one area, the parcel is still treated as a single property. Revise accordingly.

*Answer: Zoning and Building data chart is updated on sheet A1.00. Please note the latest campus survey reflects 69.5 Acres, however a 1.16 acres area was vacated in 2017 for a total of 70.66 acres. Both calculations are shown on A1.00. It is intended to update the campus survey to also include the addition of ROW dedication along NW 74<sup>th</sup> street.*

**Comment 4:** Side setbacks shall be measured to the limits of the required 15-foot dedication.

*Answer: Not applicable*

**Comment 5:** Provide side setbacks to the closet property line to the west.

*Answer: Setbacks have been revised to the nearest western property line. Please refer to revised sheet A1.00*

**Comment 6:** Parking data table indicates that parking for high school students excludes the high school boarding students as they “do not own or operate vehicles.” Clarify if the school rules and regulations strictly prohibit high school boarding students from owning vehicles that are parked on campus.

*Answer: School rules do not allow International residential students to have cars or driving privileges.*

**Comment 7:** clarify whether the parking calculation for high school students includes the high school students accounted for within the projected 2,400-student enrollment.

*Answer: International residential students are not allowed cars or driving privileges.*

**Comment 8:** clarify whether the parking calculation for elementary and middle school classrooms includes the elementary and middle school classrooms accounted for within the projected 2,400-student enrollment.

*Answer: Confirmed.*

**Comment 9:** On Overall Master Plan the “SURFACE PARKING” callout of 10 spaces is incorrect. There are 12 parking spaces. Revise accordingly.

*Answer: Acknowledged. See revised sheet A1.00*

**Comment 10:** Survey for area of work shall list the net lot area in sq.ft. and acres. Revise accordingly.

*Answer: Please see updated survey with area tabulation on sheet 3 of 3.*

**Comment 11:** In tabular data within the Overall Master Plan identifies the “TOTAL SITE ACREAGE” as 70.54 acres; however, this is not consistent with previous applications. Provide a survey for the entire property. The survey shall include the net lot area in sq. ft. and acres.

*Answer: The Applicant is updating the calculations. The prior surveys and projects identified the property as 69.5 acres. However, this did not account for 1.16 acres was previously dedicated/deeded as right-of-way for the school’s bus loop, which was subsequently abandoned through the County during/following the platting process. Following the abandonment/conveyance of that 1.16 acres back to the school, the total land area has increased to 70.66 acres.*

**Comment 12:** Parking spaces shall be revised to be 10 feet by 20 feet as per Section 13-399(3). Parking space may be permitted to be 18 feet long provided there is a two-foot vehicle overhang provided and illustrated in a curb, sidewalk or landscape area adjacent to the parking space. However, such a sidewalk or landscaped area shall not be counted toward meeting any requirements for sidewalks or landscaping specified elsewhere in

this Code. If the overhang is within a landscaped area, the landscaped area shall be protected from vehicle encroachment by curbs or wheel stops

*Answer: Please refer to sheets C-300 and C-301, parking stalls dimensions have been confirmed to be 18 feet long by 10 feet wide. A 2 foot vehicle overhang has been identified in all areas of parking with landscape areas protected by curbing.*

**Comment 13:** The sidewalks extending west from Building 3 do not appear to connect into an existing sidewalk system. Clarify and revise accordingly.

*Answer: There are no existing sidewalk connections west of the proposed Building 3. The two southernmost sidewalks are to be used for service and maintenance only. All staff/student connectivity to campus is directed northward towards the proposed crosswalks at the NW corner of parking lot. The third sidewalk from the south extending to the west is anticipated to have a future connection, however, is not included in this design phase of the project.*

**Comment 14:** was the placement of the retaining wall included in Broward County's review of potential impacts to the Conservation area?

*Answer: Retaining wall placement was included in the review with Broward County. The retaining wall is placed within the boundary limits to avoid impacts to the preserve area.*

**Comment 15:** clarify how trash pick-up will occur for the STEAM, AIC, and ECC buildings and identify the location of any associated trash facilities

*Answer: Refer to Project Narrative with this package describing campus trash collection plan.*

**Comment 16:** continue to work with Transportation regarding the potential to reconfigure queuing and pick up and drop off operations from Lyon Road.

*Answer: Acknowledged.*

#### Design:

**Comment 1:** The applicant must demonstrate compliance with the Aesthetic Design requirements in Section 13-37. The architectural design and materials for use in the buildings proposed under this site plan do not appear harmonious to other buildings on the school campus and to surrounding areas. As discussed at the 3/2/2026 meeting, staff noted concerns regarding the proposed architectural design and recommend that these items be further reviewed with City staff and administration.

*Answer: There are numerous roofing materials currently on campus, including standing seam metal roof. Additionally, there is already a pre-engineered metal building at the NE area of campus. The design intent is to further blend with neighboring structures via the use of scale and color. Please refer to Elevations sheets with updated color legend that is used throughout campus on sheet series A6. Building heights and scale are harmonious with existing structures on Campus. Mechanical equipment is concealed from view by enclosed yards. Furthermore, the new buildings are largely surrounded by existing lush vegetation that will aid to visually filter campus buildings from public view.*

**Comment 2:** As per Section 13-144 compliance with the Public Art regulations is required. Public Art may be provided on site subject to the requirements of 13-144(b) (1) or in lieu of providing artwork, the owner may pay into the Public Art Fund per

Section 13-144(b)(2). If an owner chooses to pay a public art fee, it shall be collected by the building department at the time of permit issuance

*Answer: Please refer to A1.51 submitted under Revision 1 for description of Solar Sculpture.*

**Signage:**

**Comment 1:** canopy signs shall not exceed seventy-five (75) percent of the canopy width. Illustrate compliance.

*Answer: Acknowledged. Dimensions added for clarity. Refer to updated elevation sheets in series A6.*

**Comment 2:** Ground sign:

- a. Provide details regarding the face of the monument sign. Sign face shall comply with Section 13-466.6 (2) Shall not exceed six feet in height. Revise accordingly.
- b. Illustrate compliance with Section 13-466.6 (3) Required landscaping.
- c. Shall be setback five feet from the face of any curb bordering a vehicular use area. Provide setbacks.
- d. Sign face area shall not exceed sixty (60) percent of the sign structure area. Revise accordingly.

*Answer: a. sign face updated to not exceed six feet in height.*

*b. landscaping shown on L-200.*

*c. sign is setback more than 5 feet from any curb. See updated detail 01/A1.52.*

*d. sign face updated to not exceed (60) percent of the sign structure area. See updated detail 01/A1.52.*

**Additional comments:**

**Comment 1:** The Overall Master Plan notes proposed temporary parking lot currently under review for an Administrative Approval (AA). Continue to work with staff through the AA application to ensure adequate landscape buffer from residential homes along the south and west property lines.

*Answer: Acknowledged. An increased landscape buffer to the south is proposed in AA application.*

**Comment 2:** At time of Planning and Zoning Board consideration, Staff may recommend conditions that:

- a. Limit student enrollment to 2,400 students.

*Answer: Acknowledged.*

- b. Prohibits the use of the performing arts venue for non-school-related performances or shows. Exact language subject to change.

*Answer: Upon further discussion with City staff, it is our understanding that the City is concerned over large concerts, shows or similar events utilizing such a space. As discussed with Justin Proffitt, the school has no intention of renting out the space for such large-scale events. However, the Applicant would like to retain the ability to rent out the multi-use arts space for local, community needs, such as dance recitals for local dance companies, use by summer camps, or similar uses that may help serve the needs of the local community, similar to how the school's sports facilities may be utilized for local soccer, baseball and similar programs.*

- c. Requires annual reporting and certification of the NBPS student enrollment numbers annually, prior to each academic calendar year.  
*Answer: Acknowledged. Please see below for proposed conditions related to traffic and annual reporting requirements.*
- d. Requires annual review of the Lyons Road traffic operations and impacts related to NBPS student pick up and drop off operations.  
*Answer: Acknowledged. Please see below for proposed conditions related to traffic and annual review requirements.*
- f. Requires annual operational review of the student pickup or drop-off services with oversight, recommendations and/or adjustments may be required in coordination with City Staff and City PD.  
*Answer: Answer: Acknowledged. Please see below for proposed conditions related to traffic and annual reporting requirements.*
- g. Requires that at the time of invasive clearing the applicant works with staff to provide additional plant material between the scope of work area and NW 74th Street to maintain the buffer and rural character along NW 74th Street.  
*Answer: Pursuant to the meeting with City staff on April 28<sup>th</sup>, the Applicant has revised the landscape plan to address the additional plantings discussed to further screen the view of the Project from NW 74<sup>th</sup> Street. As the landscaping has now been identified on the plans, this condition is no longer necessary.*

\* Exact language subject to change.

*Answer: Pursuant to discussions with City staff on April 28<sup>th</sup>, the Applicant has proposed the following conditions related to traffic and annual review of operational requirements:*

- (1) Prior to issuance of Certificate of Occupancy for the first building in the Early Childhood Center/Arts & Innovation Complex/STEAM expansion, the Applicant shall:
  - a. Implement “Do not Block” signage and striping where currently not provided, at intersections of:
    - i. Lyons Road & South School Driveway
    - ii. Lyons Road & NW 74<sup>th</sup> Street
    - iii. Lyons Road & NW 71<sup>st</sup> Street

This condition is subject to permit approval from Broward County.
- (2) Prior to issuance of Certificate of Occupancy for the third building in the Early Childhood Center/Arts & Innovation Complex/STEAM expansion, the Applicant shall:
  - a. Construct a turn lane extension of approximately 350 feet to the southbound left turn lane on Lyons Road at the north site driveway for the school. This condition is subject to permit approval from Broward County, Palm Beach County, and any other relevant permitting/approval agencies, and is subject to the ability to construct this improvement on the existing bridge structure without requiring replacement of significant structural reinforcement of the existing bridge structure over the Hillsboro Canal.
  - b. Construct a turn lane extension of approximately 200 feet to the southbound left turn lane on Lyons Road at the south site driveway for the school. Included in this construction is the elimination of the northbound-to-southbound U-turn lane

aligned with the school's north driveway and channelization of the median to prohibit westbound-to-southbound left turns out of the school's north driveway. This condition is subject to permit approval from Broward County and any other relevant permitting/approval agencies.

- (3) Commencing on April 15, 2027 and occurring on an annual basis each year thereafter, Applicant will submit a School Operations Plan to the City of Coconut Creek Planning Department that provides an outline of the School's operational procedures during arrival and dismissal for the upcoming school year. Specifically, that plan will include:
- a. Anticipated enrollment numbers by component of the School (Lower School, Middle School, Upper School, etc.)
  - b. Arrival and dismissal times for the school campus and approximate number of students arriving and dismissing in each arrival/dismissal shift
  - c. Diagram(s) of vehicle circulation routes within the campus for arrival and dismissal
  - d. Approximate number of buses and approximate number of students riding buses to and from school
  - e. Approximate number of residential students enrolled in the coming school year

Following submittal of the School Operations Plan but prior to commencement of fall classes for the School, Applicant will attend a minimum of one (1) meeting with City staff to review the plan and discuss vehicular/pedestrian circulation within the campus and, if necessary or proposed, identify any proposed changes in school operations or vehicular circulation/operations on the school campus.

**Comment 3:** The City has retained professional services to conduct the landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis Fees shall be paid to the City no later than prior to the issuance of a building permit. Provide contact information of person(s) responsible for payments to the City.

*Answer: Acknowledged.*

**Comment 4:** This project may be subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Applicable fee will be imposed on the building permit.

*Answer: Acknowledged.*

**Comment 5:** Prior to the Planning and Zoning Board hearing, applicant shall provide the following to the City:

- a. One (1) digital copy of all application documents and plans unlocked and unsigned.
- b. Thirteen (13) printed copies of all application documents and plans individually bound, stapled and 3-hole punched.
- c. Plans shall be no larger than 11"x17" in size.
- d. Documents shall be no larger than 8.5"x11" in size.

It is the applicants' responsibility to digitally re-submit revised applications, a applicable, in a timely manner for placement on a Planning and Zoning Board and/or City Commission agenda.

*Answer: Acknowledged.*

**Comment 6:** Applicant shall make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project and other information as applicable.

*Answer: Acknowledged and understood.*

**Comment 7:** Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be done through plan revisions, graphics and/or notes. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.

*Answer: Acknowledged. All plans as digitally signed and sealed and written responses contained herein identify appropriate sheet(s) where corrections have been made.*

**Comment 8:** Additional comments may be provided at DRC meeting and/or upon review of revised application.

*Answer: Acknowledged.*

Best regards,



Craig M Ditman, AIA, NCARB  
Principal  
Ditman Architecture



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – DECEMBER 4, 2025

<b>PROJECT NAME:</b>	NBPS Art and Innovation and Early Childcare Center		
<b>PROJECT NUMBER:</b>	PZ-25110002		
<b>LOCATION:</b>	7600 Lyons Road		
<b>APPLICANT/AGENT:</b>	Miskel Backman, LLP		
<b>REVIEW/APPLICATION:</b>	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design and Development	Deandra Moise- Planning Manager	<a href="mailto:dmoise@coconutcreek.net">dmoise@coconutcreek.net</a>	(954) 973-6756
Resilient Design and Development	Liz Aguiar – Assistant Director	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability & Photometrics Resilient Design and Development	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design and Development	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation Planning	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	<a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer II	<a href="mailto:tjoseph@coconutcreek.net">tjoseph@coconutcreek.net</a>	(954) 973-6786
Engineering	Santiago Florez-Molina- Engineer I	<a href="mailto:sflorezmolina@coconutcreek.net">sflorezmolina@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

1. The mezzanine must be accessible. There is a lift to the control booth (room2186), but it does not serve the mezzanine. FBC Accessibility 206.2.4.
2. Accessible and companion seats must be dispersed throughout the auditorium including the mezzanine. FBC Accessibility 221.1/802.
3. Viewing boxes must be accessible and comply with FBC Accessibility 221.2.1.3.

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.



4. Identify what the PR rooms will be used for.
5. This is a Threshold Building a threshold building special inspector and threshold building inspection plan will be required. FBC BCAP 110.8 and F.S. 553.79.

**Early child development.**

6. Rooms 1108, 1113, 1125, 1126, 1127, 1133, 1134, 1135 and 1161 do not show a door from inside the room to the outside.

**ENGINEERING**

1. Sheet C-200: Annotation indicates the grout filling of an existing 30" storm pipe. Any abandoned utilities must be fully removed from the site.
2. Sheet C-200: Clarify whether the existing parking lot will be demolished. If so, please include the existing parking lot as part of the demolition plan.
3. Sheet C-200: Resolve the conflicting annotations regarding the existing 30" drainage line segment. One note claims the pipe is RCP and is to remain, whereas another annotation states pipe is HDPE and is to be removed.
4. Sheet C-200: Annotate the type of storm structure located near the northeastern corner of the construction area. Also, specify if this structure is to remain or to be removed.
5. Sheet C-200: The annotation "BEGIN REMOVE EXIST. TYPE "D" CURB" located outside the enclosed construction area on the northeast side of the sheet implies that construction/demolition activities are to take place outside of the shown limits of construction. Make sure the shown limits of construction enclose all areas of work proposed and that proper erosion control measures are installed for the entire construction area.
6. Sheet C-200: Annotate if the storm manhole located on the northeastern corner of the sheet outside of the construction area is to remain or to be removed/replaced. Sheet C-400 shows that the existing drainage lines in this area are being rerouted. Make sure the plan sheets are consistent and match.
7. Sheets C-300 & C-301: Show sidewalk connectivity for the proposed crosswalks to ensure students are routed to an ADA compliant walking path. The proposed crosswalks are not shown to connect to an existing sidewalk.
8. Sheet C-301: No crosswalk is provided for the two southernmost sidewalks abutting the western road.
9. Sheet C-400: The proposed asphalt pavement section appears to be in conflict with an existing sign shown west of Storm Structure #80. Please clarify the removal or relocation of this sign.
10. Sheets C-410, C-411 & C-412: Use City of Coconut Creek Standard details when available (e.g. Exfiltration Trench Detail and Type "D" Curb).
11. Sheet C-413: Duplicate standard details have been provided for some of the proposed infrastructure, please remove the details that are not to be utilized. Make sure that City details are used for developments when available.
12. Be advised that impact fees may apply in association to the newly proposed water and wastewater connections for the proposed buildings. A new Water and Wastewater Agreement may need to be executed depending on the existing ERC allocations for the plat.

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.



13. The City requires a 15 ft ROW dedication for 74th Street measured from the southern property line (for the entire length of the property line adjacent to 74th street) into NBPS property for future improvements by the City.

## FIRE

1. State the buildings construction type per the Fire Prevention Code.
2. A preliminary initial assessment is required to determine if a Two-Way Radio Communication Enhancement System is needed. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ, -95 DBM inbound and outbound (NFPA-11.10)
3. The truck plan provided in the Fire Access Plan shows 40 Ft. Please provide a truck routing plan with the following: Provide a Fire Truck Route Plan that can accommodate a two axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary.
4. Show the address on the elevation detail for all proposed buildings. Address must be 6 in. high with a minimum stroke width of ½ in. and positioned to be plainly legible and visible from the street or road facing the property. The address numbers shall be contrasting with the background NFPA 1-10.11
5. Show that the fire flow requirements meet the minimum required for the new buildings (NFPA 101-18.4)
6. Show that the minimum number of fire hydrants are meet per the required fire flow (NFPA 101-18.5)
7. Please display the fire department connection (FDC) and the fire backflow preventer on the site plan. FDC shall be located adjacent to a fire hydrant. FDC and fire hydrant location shall not be in a location that will cut off other fire department apparatus when in use.

## LANDSCAPING

### Landscape:

1. Tree and Palms that are listed in good to fair condition are to be considered to remain or be relocated prior to Staff reviewing for removal. Re-access the existing trees and palms for additional candidates for relocation instead of removal. Relocations do not need to be limited to project site area, consider locations available throughout the NBPS campus.
2. Trees and Palms of 18" DBH or greater and have a condition rating 60% or greater are considered Specimen trees. Specimen trees proposed for removal require an ISA tree appraisal to be submitted for review. The Trunk Formula Method per the latest edition of the Guide for Plant Appraisal is to be used.
3. Confirm that the construction of the AIC Performance Building and the Chiller Yard Enclosure will not impact the root zones of the existing trees within the conservation easement along the east perimeter of the project.
4. Per Section 13-448 (g)(1)f, an additional 50% of tree replacement canopy is required.

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5. Provide a Tree Mitigation Summary table on the plans, including the additional 50% replacement, accordingly.
6. Include a canopy square footage column on the tree disposition list.
7. Show tree protection barrier around all trees to remain or be relocated within the area of work. Include a note that the tree barrier must be installed prior to construction activities and remain in place throughout the duration of work.
8. Must provide code data table, showing compliance with minimum landscape requirements as per Sec. 13-443. Additional comments will be provided once the data table been included. Note that Community Facilities are to be landscaped according to commercial landscape requirements.
9. Provide a note on sheet L-201 to remove all invasive plant material from the landscape area between the project site and NW 74<sup>th</sup> Street. Additional plant material may be required to be replanted once area is cleared. Discuss further with staff.
10. Adjust the viewport on sheet L-201 so that the text callouts on the right side are not cut-off. Also, adjust the callout that is covering the NW 74<sup>th</sup> Street name at the bottom of the sheet.
11. What is the area called out as “Solar Flower” on sheet L-201?
12. Provide plant labels on landscape plans and corresponding ID codes in plant schedule.
13. Provide, label, and dimension all existing and proposed easements on landscape plans. Adjust proposed landscape as needed.
14. Please show all above and below ground utilities and associated equipment (fire hydrants, overhead power lines, FPL pads, water and sewer service lines, ground mounted AC units, etc.) on the Landscape Plan. Equipment to be screened on three sides with landscape.
15. Street trees along the west perimeter and at the NW corner of the project site are conflicting with existing utility and FPL easements.
16. Provide sight triangles at all entrances and exits of the project site. Revise landscape as required.
17. Minimum width of new landscape islands is 12’, please dimension islands on Landscape Plan to show compliance.
18. Please label the “RB” line. Assuming this is “root barrier”, please confirm either through plan callouts or by adding a legend to the plans. Note that trees and palms within 6’ of utility lines and hardscape elements will require the use of a root barrier type product.
19. Provide dimension for parking lot median separator. Confirm a minimum of 5’ of landscape area is provided, not including bumper overhang.
20. Verify a minimum 10’ landscape foundation planting area is being provided between all building facades and abutting vehicular use areas. Include dimensions.
21. Clarify what the zig-zag line is along the northwest corner of the AIC “Steam” Building (sheet L-200).
22. It appears that there are various palms in conflict with light poles throughout the proposed area of work. As per Sec. 13-443(5)(g), please ensure that all palms and small trees are a minimum of 7.5’ offset from existing and proposed light poles, and all canopy trees are a minimum of 15’ offset.



23. Be advised that artificial turf can be very hot if no shade is provided. Recommend looking at providing additional shade trees, canopy structures and the inclusion of irrigation or a hose bib to cool down the turf.
24. Provide native and plant diversification calculations in data table per Section 13-444(c). A minimum of 50% of the proposed plant material per type shall be native and no more than 25% of one species per plant material type may be used. Plant types are Trees, Palms, shrubs/groundcovers. Calculations are to include total plant quantities proposed.
25. Provide a breakdown of the required building foundation plantings, for each façade of the building expansion only, as per Sec. 13-443 (5)(f).
26. Provide tree category percentage calculations per Section 13-444(c)(1)a, Shade Trees, Intermediate Trees, Small Trees, and Palms.
27. Must provide open space calculations as per Sec. 13-354(d)(13). Minimum requirement is ten percent (10%) of total lot area.
28. Dahoon Holly seems to not be doing well in the City – Staff recommends proposing an alternate species.
29. Must provide full plant schedule on plans, including quantities, size specifications, spacing, native designation, etc.
30. Ensure that all trees are the specified minimum distances from paved surfaces, as per Table 13-444.T1.
31. For the shrub/groundcover planting detail, specify a minimum of 24" to be excavated and backfilled with planting soil.
32. Revise Fire Hydrant Clear Zone detail to allow for sod planting within clear zone.
33. Please provide an advisory note to Detail E, stating that the horizontal wood cross members will not interfere with the trunk tissue or root flare.
34. Provide City standard landscape notes on plans. Available upon request.
35. The City does not recommend hurricane cutting Sabal Palms. Remove reference in Palm Planting/Staking detail.
36. The use of wire and tubing for bracing is prohibited. The City recommends Wellington tape or similar with bio-degradable twine to be used. Only the twine is to be in contact with the trunks. Revise tree planting details accordingly.
37. Additional comments may be provided upon review of the re-submittal application.

## PHOTOMETRICS

### Photometric Review

1. The photometric plan shall include all lighting in addition to the parking, including exterior building, signage, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans or state that no other lighting will be provided.
2. Fixtures shall be Dark Sky rated or compliant.
3. Sec 13-374 - Review the lighting code and provide the table as required (Sec. 13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens.

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4. Section 13-374 (2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. This includes lighting under walkways.
5. 13-374 (2) d 4 - Light shall not trespass off the subject property. Revise the plans accordingly.
6. Sec 13-374 (2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.
7. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited unless they are dark sky rated and used as such.
8. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.

## POLICE

1. Landscaping should comply with CPTED standards of no higher than 2' for bushes/hedges and tree canopies no lower than 6'.
  - It is understood that shrub/bushes required for screening by city code cannot comply with the 2' recommendation. In areas where a shrub/bush is not required by city code, it is recommended to use ground cover plants or other plants that will not grow above 2' high in order to maintain this standard with minimal maintenance.
2. Mature trees whose canopies are already higher than 6' off the ground should be installed. Landscaping should be placed in such a way to allow sight lines to be unobstructed.
3. Bollards to prevent vehicle intrusion onto pedestrian walkways and building areas are recommended along the sidewalk adjacent to the parking lot.
4. Recommend upgrading the fencing along 74<sup>th</sup> Street from the current chain-link to anti-climb wire mesh fencing to prevent unauthorized access to this new facility.
5. Recommend a marquee sign along the main roadway that displays the building names and numbers or building numbers in a contrasting color and large enough to be seen from the main roadway. This allows for quick wayfinding in case of a critical incident in which multiple agencies will be responding who are unfamiliar with the campus.
6. Recommend all interior doors have the room number displayed on the inside of the doors. This reduces confusion in case a critical incident occurs inside of the room and the occupants inside need to relay their location to responders.
7. Recommend room numbers be placed on windows. This allows for rapid identification in case responders need to access/identify rooms from the exterior.
8. Recommend adding large building numbers to rooftops. This allows for rapid identification of buildings from the air for medical/fire helicopters, and law enforcement helicopters/drones.
9. Recommend that all interior doors be equipped with automatic locking door hardware.
10. Door hardware that can be chained closed should be avoided. For example, avoid placing two door handles next to each other on exteriors. Flush mount panic hardware on interiors should be used.

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Flush mount panic hardware example



Double door with one handle

- Recommend utilizing IP surveillance cameras that can sync into the Alert System with the Police Department for immediate monitoring by the CCPD Real Time Crime Center in the event of an emergency.
11. Identifying safer spaces inside of rooms during the design phase is encouraged. This will eliminate future conflict with these spaces as they can be designed to best serve this purpose.
  12. Using an obscured “maze style” entry instead of closable doors to restrooms is recommended. This design allows for auditory surveillance of the restrooms to more readily identify abnormal use, in turn discouraging abnormal use.
  13. The current design of the changing room entry points create an area of concealment at the entry with the double doors. It is recommended to rethink the entryway to avoid this. Possibly by turning the entry door in another direction so that it does not provide a line of sight to the changing areas when opened.
  14. Recommend using low walls for the gallery to allow for sightlines to remain unobscured.
  15. Will there be access control measures at the reception area of the 1200 building? The current plans appear to show that once entry into the front doors is made, the rest of the facility is accessible without an individual being identified.
  16. Recommend adding an emergency egress door for the principal’s office in the 1200 building.
  17. Recommend adding alarms to the exterior facing doors that will alert administration or security personnel if a door is left open.
  18. Access control to the catwalk stairs in the 1100 is recommended to prevent unauthorized access.
  19. Utilizing see through risers and railings is recommended for the catwalk stairs. This ensures sightlines remain unobscured.
  20. Recommend exterior facing doors on the 1100 building to remain secured and wayfinding signage to be placed on the exterior directing visitors to the main entrance.

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21. Illuminating Engineering Society security lighting standard for school parking facilities is an average illuminance of 3.0 fc on the pavement and an average-to-minimum uniformity ratio of not more than 4:1. Sidewalks, footpaths, and grounds supporting movement of persons should be illuminated to an average illuminance of 1.0 fc, with an average-to-minimum uniformity ratio not more than 4:1.
  - These levels specified are recommended for a period of two hours before a scheduled event, and up to two hours after all participants have departed campus grounds.

## PUBLIC WORKS

Reviewed with no comments.

## SUSTAINABILITY

### General

1. Staff discourages the use of artificial turf due to the longevity of the material post-use, the heat generated by the material, water sheet-flow over the material, and the increased incidence of play-related injuries.

### LDC Section 13-320

Satisfied.

### Resolution 2020-063

2. Green Event Checklist: Develop a checklist to ensure sustainable event planning for on site meetings and events.
3. Water Fountains: Provide touchless water bottle filling stations for staff and students at this facility.
4. Purchasing: Commit to green products (no polystyrene) and earth-friendly cleaning supplies.

### Green Plan

5. Action Item 6.4 – Will EV charging stations be provided for this project?
6. Additional comments may be produced from future reviews.

## TRANSPORTATION

1. Access to the site is currently provided via two driveways on Lyons Road. The northern driveway is an unsignalized intersection that has a full-access median opening on Lyons Road. Page 11 of the Traffic Impact Analysis reports on the Level of Service (LOS) during AM Peak Hour as LOS F for the Lyons Road southbound left turn movements, specifically at the school's north driveway. The school's administration has acknowledged a separation of school enrollment start times for various grade levels. Moreover, the school is projected to operate with three shifts in the future, which may result in not all traffic being added for all grades within the same hour. Extending the vehicle storage capacity for the Lyons Road SB left turn lane shall be analyzed. The traffic consultant shall review and develop a forecast of the LOS with staggered school start times for this driveway. The Development Approval may require the school's staggered start times to be memorialized as a Condition of Approval;
2. The petitioner's Traffic Consultant should provide a statement for the potential need to extend the storage capacity of the southbound left turn lane on Lyons Road that serves the School's north driveway. Page 13 of the Traffic Impact Analysis identifies the vehicle stacking during AM Peak hours extends past the existing turn lane's storage capacity. Provide a reply from Broward County

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and/or Palm Beach County Traffic Operations of their review of extending the SBL turn lane's storage capacity is warranted;

3. A construction phasing plan shall be provided that outlines or illustrates the location of construction parking, staging of materials, staging equipment, construction trailers, etc.; and
4. As the subject school operates as a unique private education facility, the "typical" pedestrian crossing during school operations appears minimal. In compliance with the Manual of Uniform Traffic Devices (MUTCD) and Broward County Traffic Operations, provide a Traffic statement on the potential or warrant of designating the frontage along Lyons Road as a "School Zone". SB Lyons Road traffic may not be aware of an existing school operating in this area and/or the traveling public may not be anticipating vehicles queuing or stacking beyond the storage offered in the existing SBL turn lane. Vehicles stacking or extending into the Lyons Road thru lane during AM peak hours appears to be a concern. The MUTCD offers updated school zone requirements focused on consistency, visibility, and compliance. Provide a narrative or statement response to these issues.

## URBAN DESIGN AND DEVELOPMENT

### GENERAL

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30-day response period identified above. Additionally, A DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. The City's waiver form is available upon request.
2. The City has retained professional services to conduct the landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge and provide contact information of person(s) responsible for payments to the City.
3. A neighborhood meeting is required. Prior to Planning and Zoning Board consideration, a neighborhood meeting report shall be submitted to Staff. The neighborhood meeting report shall include:
  - a. Copy of mailed or e-mailed notice and a certification that such notice was provided,
  - b. Date, location and copy of sign-in sheets of all neighborhood meetings/ activities,
  - c. Digital copy of all content shown to participants at the neighborhood meeting,
  - d. Summary of all concerns and issues discussed,

If the Applicant is proposing changes to the application as a result of this meeting, then a list of proposed changes shall be provided. If the Applicant is not proposing changes to address the concerns and issues raised at the meeting(s), then the Applicant should provide information as to why the concerns and issues raised at the meeting(s) cannot or will not be addressed. Additional Development Review Committee comments may be provided upon review of any revised document submitted after the neighborhood meeting(s).

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The purpose of the neighborhood meeting is to provide information regarding proposed development to the neighboring property owners, associations and businesses within 700 feet. Applicant is responsible for this effort which is separate and in addition to City public meetings. Be advised, outreach presentations shall present most current site plans to match what will be considered by the Planning and Zoning Board and City Commission. See attached memo for more information relating to notice and scheduling requirements.

4. This project may be subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Applicable fee will be imposed on the building permit.

#### APPLICATION

5. Provide appropriate agent authorization. At present, the property owner has authorized only John Lehman to act as agent for signing, submitting, and processing applications. No documentation has been provided authorizing the Miskal Backman team.
6. Plat restricts the property to 275,000 sq. ft. of secondary school and 290 dormitory rooms; however, grade levels indicated in written narrative include K-12. Grades K-5 and Pre-K/early childhood education are not considered secondary school. Clarify.
7. Written narrative indicates that Pre-K is included within the student enrollment population. However, Pre-K is not typically recognized as a grade level within the school system. Clarify whether the Pre-K program and early childhood center operate in a manner comparable to a daycare facility even though it may provide a structured school-like learning environment? What type of licensure does this require? Clarify.
8. Provide a plat determination letter from the County identifying if the proposed improvements or grade levels require any amendments.
9. Will the proposed improvement result in an increase in student enrollment? Provide the number of students currently enrolled and number of students anticipated to be enrolled or capacity for enrollment following the completion of the Arts and Innovation Center & Early Childhood Center improvements. This should be noted on Site Plan.
10. Written narrative outlining proposed scope of work as part of this application includes the Applicant's five-year plan. Note that this application is solely for the review of the Arts and Innovation Center & Early Childhood Center improvements. All future renovations, additions, or improvements identified shall be reviewed and processed as applicable at the time at which they are proposed.
11. The proposed improvements are adjacent to the Broward County conservation easement. Has Broward County been formally notified and taken a position regarding potential impacts on the conservation area? Provide update and written correspondence with resubmittal.

#### ZONING

12. The Early Childhood Center improvements significantly eliminate tree canopy and reduces the buffer between the school campus and NW 74<sup>th</sup> Street. In previous discussions it was conveyed that maintaining a buffer along NW 74<sup>th</sup> Street was a high priority for the City to ensure that the rural character of the neighborhood was preserved and impacts from the campus were reduced. Revise plans to increase buffer in this area. Consider relocating retention area and reducing or reconfiguring the outdoor play area.
13. A 15-foot dedication along NW 74<sup>th</sup> Street shall be reflected in plans. Coordinate with Engineering.

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14. Survey provided dated 8/2023 does not reflect current conditions. Provided updated survey with resubmittal. Note that additional comments may be generated following the review of the updated survey.
15. The submitted site plan lacks sufficient detail to allow for a comprehensive review. A complete, dimensioned site plan is required. For example, the site plan provided does not include dimensioned vehicular use area, setbacks, walkway dimensions, or other relevant site plan elements. Note that additional comments may be generated following the review of the updated site plan. See additional comments below:
  - a. Surrounding area, while not part of scope of work, should not be grayed out. Site plan shall illustrate with detail connectivity to adjacent roadways and walkways.
  - b. Ensure that applicable site data related to the area of the scope of work is provided.
  - c. Perimeter fences are called out or illustrated on various sheets; however, this is not provided on site plan. Revise accordingly.
  - d. Where are the proposed dumpster and enclosure?
16. On various plan sheets, there are notations referencing plan sheets that were not provided. Ensure that all referenced sheets are provided with resubmittal.
17. Written narrative submitted indicates that a new surface parking lot will be proposed in the future following the demolition of the Pushkin and Kiplin structures, to accommodate the relocation of 150 parking spaces from the Arts and Innovation Center & Early Childhood improvements. Are those parking spaces required? Is this included in the parking calculations? Clarify how parking was calculated.
18. Tabular data on Overall Master Plan Sheet A1.00:
  - a. Provide breakdown of building coverage, open space, and paved area.
  - b. Square feet of the buildings should be consistent across all plan sheets including site plan. Revise accordingly.
  - c. Additional comments may be forthcoming following the review of updated survey and site plan.
19. On Sheet A1.51, the Early Childhood STEAM & Art Pavillion is illustrated, however, it is unclear where this structure is located. Clarify.
20. Will the performance area be used for non-school-related performances or shows?
21. On sheet A2.20, there is a door at the stair landing. It is unclear how this is accessed. Additionally, clarify the extent of the mezzanine, as well as on the ground floor.
22. Will the parking area behind building 1000 be reserved/designated parking?
23. Is the stall located behind building 1100 intended to be a loading space?
24. The Traffic Analysis references two new buildings, while the site plan shows three. Although enrollment figures are consistent, the discrepancy in building count should be corrected to avoid the appearance of flawed data.

## DESIGN

25. On elevations, provide the height to the highest point of the building or other structures.

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26. On elevations, provide height of enclosures.
27. Drain spouts may not be visible and must be concealed within the architecture. Illustrate compliance.
28. Provide additional details and specs for solar flower and haven solar shelter.

#### **SIGNAGE**

29. Plans indicate that signs are proposed. Provide full signage package for review. Refer to Sec.13-456 for allowable sign design criteria, and Sec.13-471 for sign review procedures.

#### **ADDITIONAL COMMENTS:**

30. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be done through plan revisions, graphics and/or notes. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
31. Additional comments may be provided at DRC meeting and/or upon review of revised application.
32. Prior to the Planning and Zoning Board hearing, applicant shall provide the following to the City:
  - a. One (1) digital copy of all application documents and plans **unlocked and unsigned**.
  - b. Thirteen (13) printed copies of all application documents and plans **individually** bound, stapled and 3-hole punched.
  - c. Plans shall be no larger than 11"x17" in size.
  - d. Documents shall be no larger than 8.5"x11" in size.

It is the applicants' responsibility to digitally re-submit revised applications, as applicable, in a timely manner for placement on a Planning and Zoning Board and/or City Commission agenda.

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

January 21, 2026

**RE: “NBPS Arts and Innovation Center & Early Childhood Center”**

City Reference Number: **PZ-25110002**

Project Address: 7600 Lyons Road, Coconut Creek, Florida, 33073

Jurisdiction: City of Coconut Creek



DRC comments are addressed, as required, below, with attached revised sheets as indicated/if applicable, under each response. Coordination revisions not part of comments are described at the end of this document.

<b>Discipline</b>	<b>Status</b>	<b>Reviewer</b>	<b>Date</b>
Building	DENIED	Sean Flanagan	12/04/25
Engineering	DENIED	Eileen Cabrera	12/04/25
Fire	DENIED	Ryan Banyas	12/04/25
Landscape	DENIED	Scott Peavler	12/04/25
Photometrics	DENIED	Linda Whitman	12/04/25
Police	DENIED	Barbara Hendrickx	12/04/25
Public Works	APPROVED	Mike Heimbach	12/04/25
Sustainability	DENIED	Linda Whitman	12/04/25
Transportation Planning	DENIED	Michael Righetti	12/04/25
Urban Design and Development	DENIED	Natacha Josiah	12/04/25

## **BUILDING**

**Comment 1:** The mezzanine must be accessible. There is a lift to the control booth (room2186), but it does not serve the mezzanine. FBC Accessibility 206.2.4.

*Answer: There is no viewing mezzanine or lift proposed, it has been eliminated from this project. The project will have elevated equipment catwalks, and an equipment control room/projection booth, and those areas are exempt per FBC Accessibility 201.1.1(1) and (3).*

**Comment 2:** Accessible and companion seats must be dispersed throughout the auditorium including the mezzanine. FBC Accessibility 221.1/802.

*Answer: There is no viewing mezzanine or lift proposed for this project, it has been eliminated from this project. Understood advisory comment regarding companion seating, this will be further detailed during building permit.*

**Comment 3:** Viewing boxes must be accessible and comply with FBC Accessibility 221.2.1.3.

*Answer: There are no viewing boxes in the project.*

**Comment 4:** Identify what the PR rooms will be used for

*Answer: There are no PR rooms in the project.*

**Comment 5:** This is a Threshold Building. A threshold building special inspector and threshold building inspection plan will be required. FBC BCAP 110.8 and F.S. 553.79.

*Answer: Acknowledged, a special inspector plan shall be provided accordingly.*

**EARLY CHILD DEVELOPMENT:**

**Comment 1:** Rooms 1108, 1113, 1125, 1126, 1127, 1133, 1134, 1135 and 1161 do not show a door from inside the room to the outside.

*Answer: All classrooms have now been provided a door from inside the room to the outside. See updated plan sheet A2.12.*

**ENGINEERING**

**Comment 1:** Sheet C-200: Annotation indicates the grout filling of an existing 30" storm pipe. Any abandoned utilities must be fully removed from the site.

*Answer: The notation for grout filling of the existing 30-inch storm pipe has been removed on Sheet C-200. The existing manhole is proposed to be removed and replaced to support the changes of the existing inflow and proposed outflow pipes. All applicable utilities that are not anticipated to remain in the future condition are proposed to be removed from the site.*

**Comment 2:** Sheet C-200: Clarify whether the existing parking lot will be demolished. If so, please include the existing parking lot as part of the demolition plan.

*Answer: The existing gravel parking lot will be demolished to support the proposed improvements of this application. Sheet C-200 has been revised to include approximate existing parking lot features to clarify the scope of demolition.*

**Comment 3:** Sheet C-200: Resolve the conflicting annotations regarding the existing 30" drainage line segment. One note claims the pipe is RCP and is to remain, whereas another annotation states pipe is HDPE and is to be removed.

*Answer: The conflicting annotations regarding the 30-inch drainage line segment on Sheet C-200 have been resolved. Callouts have been added to indicate the limits and total linear footage of pipe to be removed to support the proposed construction. The existing 30-inch pipe is RCP material and a total of approximately 55 LF shall be removed. There are two (2) existing storm manholes that are also proposed to be removed.*

**Comment 4:** Sheet C-200: Annotate the type of storm structure located near the northeastern corner of the construction area. Also, specify if this structure is to remain or to be removed.

*Answer: The storm structure located near the northeastern corner of the construction area is a manhole. A callout has been added to Sheet C-200 for clarification. The structure is proposed to be removed and replaced.*

**Comment 5:** Sheet C-200: The annotation "BEGIN REMOVE EXIST. TYPE "D" CURB" located outside the enclosed construction area on the northeast side of the sheet implies that construction/demolition activities are to take place outside of the shown limits of construction. Make sure the shown limits of construction enclose all areas of work proposed and that proper erosion control measures are installed for the entire construction area.

*Answer: The limits of construction have been revised to include the portion of Type "D" curb removal within the Yellow Bird Farin right-of-way on Sheet C-200. The silt fence has been revised to enclose the additional area of work.*

**Comment 6:** Sheet C-200: Annotate if the storm manhole located on the northeastern corner of the sheet outside of the construction area is to remain or to be removed/ replaced. Sheet C-400 shows that the existing drainage lines in this area are being rerouted. Make sure the plan sheets are consistent and match.

*Answer: The storm manhole located on the northeastern corner of the site shall be removed and replaced. A callout has been added to Sheet C-200 specifying the removal of the manhole and limits of inflow and outflow pipes. Sheet C-400 has been revised to show consistency of the limit of pipe to remain, proposed manhole structure, and proposed reroute of the subsurface conveyance pipe network.*

**Comment 7:** Sheets C-300 & C-301: Show sidewalk connectivity for the proposed crosswalks to ensure students are routed to an ADA compliant walking path. The proposed crosswalks are not shown to connect to an existing sidewalk.

*Answer: The existing sidewalks have been added to Sheets C-300 and C-301 to ensure the proposed crosswalks are routed to ADA compliant walking paths. All proposed crosswalks have been updated to locations where there is connectivity.*

**Comment 8:** Sheet C-301: No crosswalk is provided for the two southernmost sidewalks abutting the western road.

*Answer: No crosswalks are proposed for the southernmost sidewalks as there is no connectivity in this area. The sidewalks are servicing Mechanical and equipment rooms for access from the western road, and other for a means of egress.*

**Comment 9:** Sheet C-400: The proposed asphalt pavement section appears to be in conflict with an existing sign shown west of Storm Structure #80. Please clarify the removal or relocation of this sign.

*Answer: The proposed asphalt pavement section illustrated on Sheet C-400 is correct. Notation has been added to Sheet C-200 to indicate the existing sign shall be relocated. Sheet C-400 proposes a new location for the existing sign as to avoid conflicts with the driveway, water meter, DDCV, and storm manhole.*

**Comment 10:** Sheets C-410, C-411 & C-412: Use City of Coconut Creek Standard details when available (e.g. Exfiltration Trench Detail and Type "D" Curb).

*Answer: The details on Sheets C-410, C-411, and C-412 have been revised to utilize the City of Coconut Creek Standard details in place of company drafted details where applicable. Company drafted details for exfiltration trench and Type "D" curb have been removed from Sheet C-410.*

**Comment 11:** Sheet C-413: Duplicate standard details have been provided for some of the proposed infrastructure, please remove the details that are not to be utilized. Make sure that City details are used for developments when available.

*Answer: Company drafted details that provide duplicate information in addition to the Coconut Creek standard details have been removed from Sheets C-410, C-411, and C-412. The proposed improvements shall follow the City of Coconut Creek standards.*

**Comment 12:** Be advised that impact fees may apply in association to the newly proposed water and wastewater connections for the proposed buildings. A new Water and Wastewater Agreement may need to be executed depending on the existing ERC allocations for the plat.

*Answer: Acknowledged and understood.*

**Comment 13:** The City requires a 15 ft ROW dedication for 74th Street measured from the southern property line (for the entire length of the property line adjacent to 74th street) into NBPS property for future improvements by the City.

*Answer: Understood as discussed with staff, a 15 ft ROW has been indicated on updated Overall Architectural Master Plan sheet A1.00.*

## **FIRE**

**Comment 1:** State the buildings construction type per the Fire Prevention Code.

*Answer: Per FFPC, the construction type is Type II (000).*

**Comment 2:** A preliminary initial assessment is required to determine if a Two-Way Radio Communication Enhancement System is needed. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ, -95 DBM inbound and outbound (NFPA-11.10)

*Answer: Acknowledged.*

**Comment 3:** The truck plan provided in the Fire Access Plan shows 40 Ft. Please provide a truck routing plan with the following: Provide a Fire Truck Route Plan that can accommodate a two axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary.

*Answer: The Fire Access Plan has been revised to provide an updated turning analysis illustrating the accommodation of a two-axel fire truck that is 39 FT long, 9 FT wide, and displays both turning radius dimensions. A 50 FT outside and 25 FT inside turning radius can be found on the turning radius template provided on the updated Sheet C-600. The turn does not overlap the entrance and exit of the truck. The plan has also been updated to provide the full fire truck access on one plan sheet.*

**Comment 4:** Show the address on the elevation detail for all proposed buildings. Address must be 6 in. high with a minimum stroke width of ½ in. and positioned to be plainly legible and visible from the street or road facing the property. The address numbers shall be contrasting with the background NFPA 1-10.11

*Answer: Building address numbers have been indicated on each building elevation, see updated sheets A6.10 and A6.11, and signage on A1.52.*

**Comment 5:** Show that the fire flow requirements meet the minimum required for the new buildings (NFPA 101-18.4)

*Answer: Please see attached fire flow test. Fire flow requirements to be determined during building permit for each building.*

**Comment 6:** Show that the minimum number of fire hydrants are meet per the required fire flow (NFPA 101-18.5)

*Answer: The proposed fire hydrant has been added to the Fire Access Plan (C-600) to show compliance with the minimum number of fire hydrants required to meet the fire flow code.*

**Comment 7:** Please display the fire department connection (FDC) and the fire backflow preventer on the site plan. FDC shall be located adjacent to a fire hydrant. FDC and fire hydrant location shall not be in a location that will cut off other fire department apparatus when in use.

*Answer: The fire department connection (FDC) and fire backflow preventer (BFP) have been added to the Fire Access Plan (C-600). The proposed FDC and fire hydrant are located on the southern side of the Yellow Bird Farin right-of-way within approximately 65 LF of each other. The proposed FDC and fire hydrant location are proposed in locations that would not cut off other fire department apparatus when in use.*

## **LANDSCAPING**

**Comment 1:** Tree and Palms that are listed in good to fair condition are to be considered to remain or be relocated prior to Staff reviewing for removal. Re-access the existing trees and palms for additional candidates for relocation instead of removal. Relocations do not need to be limited to project site area, consider locations available throughout the NBPS campus.

*Answer: Pending. An updated Arborist report was completed on 1/15. Updates to the Tree Disposition Plan will be submitted in the next round of comments.*

**Comment 2:** Trees and Palms of 18" DBH or greater and have a condition rating 60% or greater are considered Specimen trees. Specimen trees proposed for removal require an ISA tree appraisal to be submitted for review. The Trunk Formula Method per the latest edition of the Guide for Plant Appraisal is to be used.

*Answer: Pending. An updated Arborist report was completed on 1/15. Updates to the Tree Disposition Plan will be submitted in the next round of comments.*

**Comment 3:** Confirm that the construction of the AIC Performance Building and the Chiller Yard Enclosure will not impact the root zones of the existing trees within the conservation easement along the east perimeter of the project.

*Answer: Per discussions with Peter Burke on December 17, 2025, the tree protection barricade placed along the easement line and root pruning notes that have been provided on the Tree Disposition Plans are sufficient to protect the health of the existing trees in the conservation easement.*

**Comment 4:** Per Section 13-448 (g)(1)f, an additional 50% of tree replacement canopy is required.

*Answer: Pending. An updated Arborist report was completed on 1/15. Updates to the tree mitigation summary table on the Tree Disposition Plans will be submitted in the next round of comments.*

**Comment 5:** Provide a Tree Mitigation Summary table on the plans, including the additional 50% replacement, accordingly.

*Answer: Pending. An updated Arborist report was completed on 1/15. Updates to the tree mitigation summary table on the Tree Disposition Plans will be submitted in the next round of comments.*

**Comment 6:** Include a canopy square footage column on the tree disposition list.

*Answer: Pending. An updated Arborist report was completed on 1/15. Updates to the tree disposition list on the Tree Disposition Plans will be submitted in the next round of comments.*

**Comment 7:** Show tree protection barrier around all trees to remain or be relocated within the area of work. Include a note that the tree barrier must be installed prior to construction activities and remain in place throughout the duration of work.

*Answer: Tree protection barrier has been added and labeled on the Tree Disposition Plans, including the note for tree barrier to be installed prior to construction and throughout the duration of work.*

**Comment 8:** Must provide code data table, showing compliance with minimum landscape requirements as per Sec. 13-443. Additional comments will be provided once the data table been included. Note that Community Facilities are to be landscaped according to commercial landscape requirements.

*Answer: A summary of the code required landscape plans has been added to the Landscape Plans. See Sheet L-202.*

**Comment 9:** Provide a note on sheet L-201 to remove all invasive plant material from the landscape area between the project site and NW 74th Street. Additional plant material may be required to be replanted once area is cleared. Discuss further with staff.

*Answer: Acknowledged. The note has been provided on L-201.*

**Comment 10:** Adjust the viewport on sheet L-201 so that the text callouts on the right side are not cut-off. Also, adjust the callout that is covering the NW 74th Street name at the bottom of the sheet.

*Answer: The viewports and labels on L-201 have been updated to ensure legibility.*

**Comment 11:** What is the area called out as “Solar Flower” on sheet L-201?

*Answer: The “solar flower” is called out and detailed in the Architecture set. See sheet A1.51.*

**Comment 12:** Provide plant labels on landscape plans and corresponding ID codes in plant schedule.

*Answer: Labels have been provided to L-200 and L-201.*

**Comment 13:** Provide, label, and dimension all existing and proposed easements on landscape plans. Adjust proposed landscape as needed.

*Answer: All easements have been labeled on landscape plans according to their use. See sheet L-200 and L-201.*

**Comment 14:** Please show all above and below ground utilities and associated equipment (fire hydrants, overhead power lines, FPL pads, water and sewer service lines, ground mounted AC units, etc.) on the Landscape Plan. Equipment to be screened on three sides with landscape.

*Answer: Acknowledged. All utilities have been reflected in the Tree Disposition and Landscape Plans. Above ground equipment has been screened according to size. See sheets L-200 and L-201 for updates.*

**Comment 15:** Street trees along the west perimeter and at the NW corner of the project site are conflicting with existing utility and FPL easements.

*Answer: All the tree conflicts along the western edge of the site have been removed to resolve the conflicts with the 50’ Water Easement, 12’ Utility easement, and 10’ FPL Easement.*

**Comment 16:** Provide sight triangles at all entrances and exits of the project site. Revise landscape as required.

*Answer: Sight triangles have been added and labeled on the Landscape Plans. See sheets L-200 and L-201 for all landscape adjustments.*

**Comment 17:** Minimum width of new landscape islands is 12', please dimension islands on Landscape Plan to show compliance.

*Answer: The landscape islands have been labeled on the Horizontal Control Plan, to avoid the overcrowding of labels and symbols. See sheets C-300 and C-301 for all parking lot dimensions.*

**Comment 18:** Please label the "RB" line. Assuming this is "root barrier", please confirm either through plan callouts or by adding a legend to the plans. Note that trees and palms within 6' of utility lines and hardscape elements will require the use of a root barrier type product.

*Answer: A label has been added to L-200 and L-201 to verify the root barrier shown on the Landscape Plans.*

**Comment 19:** Provide dimension for parking lot median separator. Confirm a minimum of 5' of landscape area is provided, not including bumper overhang.

*Answer: The landscape medians in the parking lot have been labeled on the Horizontal Control Plan, to avoid the overcrowding of labels and symbols. See sheets C-300 and C-301 for the dimensions.*

**Comment 20:** Verify a minimum 10' landscape foundation planting area is being provided between all building facades and abutting vehicular use areas. Include dimensions.

*Answer: The 10' foundation plantings have been labeled on the Horizontal Control Plan, to avoid the overcrowding of labels and symbols. See sheets C-300 and C-301 for the dimensions. Foundation plantings are only interrupted where pedestrian access from vehicular use areas is provided.*

**Comment 21:** Clarify what the zig-zag line is along the northwest corner of the AIC "Steam" Building (sheet L-200).

*Answer: The 'Zig Zag' lines along the building are architectural features. See sheet A1.51.*

**Comment 22:** It appears that there are various palms in conflict with light poles throughout the proposed area of work. As per Sec. 13-443(5)(g), please ensure that all palms and small trees are a minimum of 7.5' offset from existing and proposed light poles, and all canopy trees are a minimum of 15' offset.

*Answer: All trees and palms have been updated to be outside of their respective 7.5' and 15' offsets. See sheets L-200 and L-201 for their locations.*

**Comment 23:** Be advised that artificial turf can be very hot if no shade is provided. Recommend looking at providing additional shade trees, canopy structures and the inclusion of irrigation or a hose bib to cool down the turf.

*Answer: Additional shade trees have been added to the west side of the large artificial play area, and some of the play equipment within those areas will have added shade structures. See the Architectural Plan set for the additional details.*

**Comment 24:** Provide native and plant diversification calculations in data table per Section 13-444(c). A minimum of 50% of the proposed plant material per type shall be native and no more than 25% of one species per plant material type may be used. Plant types are Trees, Palms, shrubs/groundcovers. Calculations are to include total plant quantities proposed.

*Answer: A data table chart has been added to the Landscape Code Requirements chart that includes the minimum native counts and overall diversification of trees and shrubs. See Sheet L-202.*

**Comment 25:** Provide a breakdown of the required building foundation plantings, for each façade of the building expansion only, as per Sec. 13-443 (5)(f).

*Answer: A data table chart has been added to the Landscape Code Requirements chart that includes the building façade plantings. See Sheet L-202.*

**Comment 26:** Provide tree category percentage calculations per Section 13-444(c)(1)a, Shade Trees, Intermediate Trees, Small Trees, and Palms.

*Answer: Each of the required trees has been designated per Section 13-444(c)(1)a, and a breakdown of the categories has been added to the Landscape Code Requirements chart. See Sheet L-202.*

**Comment 27:** Must provide open space calculations as per Sec. 13-354(d)(13). Minimum requirement is ten percent (10%) of total lot area.

*Answer: Open space calculations have been added to the Code Requirements chart. See Sheet L-202.*

**Comment 28:** Dahoon Holly seems to not be doing well in the City – Staff recommends proposing an alternate species.

*Answer: Dahoon Holly has been removed from the plant list and replaced with a species of similar size/impact. See sheets L-200 and L-201 for the updates.*

**Comment 29:** Must provide full plant schedule on plans, including quantities, size specifications, spacing, native designation, etc.

*Answer: A full plant schedule has been added to the landscape set. See Sheet L-202.*

**Comment 30:** Ensure that all trees are the specified minimum distances from paved surfaces, as per Table 13-444.T1.

*Answer: Trees have been adjusted to be within the proper minimal distance from the different paved surfaces as stated in Table 13-144.T1. Anything less than those distances has additional root barrier added.*

**Comment 31:** For the shrub/groundcover planting detail, specify a minimum of 24" to be excavated and backfilled with planting soil.

*Answer: Detail H on Sheet L-210 specifies excavation to be 24" deep.*

**Comment 32:** Revise Fire Hydrant Clear Zone detail to allow for sod planting within clear zone.

*Answer: Detail D on Sheet L-210 has been updated to show both sod and mulch within the required clear zone around fire hydrants.*

**Comment 33:** Please provide an advisory note to Detail E, stating that the horizontal wood cross members will not interfere with the trunk tissue or root flare.

*Answer: A note has been added to Detail E on Sheet L-210 to ensure none of the wood staking will interfere with the trunk tissue or root flare.*

**Comment 34:** Provide City standard landscape notes on plans. Available upon request.

*Answer: City standard notes have been added to the landscape plan. See sheet L-202.*

**Comment 35:** The City does not recommend hurricane cutting Sabal Palms. Remove reference in Palm Planting/Staking detail.

*Answer: References to hurricane cutting the Sabal Palms have been removed. See the updates on sheet L-210.*

**Comment 36:** The use of wire and tubing for bracing is prohibited. The City recommends Wellington tape or similar with bio-degradable twine to be used. Only the twine is to be in contact with the trunks. Revise tree planting details accordingly.

*Answer: Our planting detail has been updated on sheet L-210.*

**Comment 37:** Additional comments may be provided upon review of the re-submittal application.

*Answer: Acknowledged and understood.*

## **PHOTOMETRICS**

**Comment 1:** The photometric plan shall include all lighting in addition to the parking, including exterior building, signage, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans or state that no other lighting will be provided.

*Answer: RGBW will be controllable to activate during special events, and off during non-use. There is no landscape lighting in the project.*

**Comment 2:** Fixtures shall be Dark Sky rated or compliant.

*Answer: Understood, fixtures will be full cutoff.*

**Comment 3:** Sec 13-374 - Review the lighting code and provide the table as required (Sec. 13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens.

*Answer: Please see lighting compliance chart on photometrics sheet E1.01.*

**Comment 4:** Section 13-374 (2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. This includes lighting under walkways.

*Answer: Photometrics updated to not exceed 10 footcandles.*

**Comment 5:** 13-374 (2) d 4 - Light shall not trespass off the subject property. Revise the plans accordingly.

*Answer: Photometrics updated to demonstrate 0 footcandles outside of the property.*

**Comment 6:** Sec 13-374 (2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.

*Answer: A programmable lighting system will be utilized to reduce the light. This will include any building accent lighting and landscape lighting.*

**Comment 7:** As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited unless they are dark sky rated and used as such.

*Answer: There are no wallpacks in the project. All exterior lighting will be full cut off.*

**Comment 8:** Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.

*Answer: Understood.*

## **POLICE**

**Comment 1:** Landscaping should comply with CPTED standards of no higher than 2' for bushes/hedges and tree canopies no lower than 6'.

- It is understood that shrub/bushes required for screening by city code cannot comply with the 2' recommendation. In areas where a shrub/bush is not required by city code, it is recommended to use ground cover plants or other plants that will not grow above 2' high in order to maintain this standard with minimal maintenance.

*Answer: Acknowledged. All plant material not required by code to be over 2' has been substituted with other plant material. See updates on sheets L-200 and L-201.*

**Comment 2:** Mature trees whose canopies are already higher than 6' off the ground should be installed. Landscaping should be placed in such a way to allow sight lines to be unobstructed.

*Answer: For all trees that are of appropriate height at install, remarks have been made in the Plant Schedule specifying a 6' clear trunk.*

**Comment 3:** Bollards to prevent vehicle intrusion onto pedestrian walkways and building areas are recommended along the sidewalk adjacent to the parking lot.

*Answer: There are type "D" curbs along all drive aisles except at ECC drop-off where bollards have been provided at flush curb condition. There are wheel stops provided at flush condition at ADA parking stalls.*

**Comment 4:** Recommend upgrading the fencing along 74<sup>th</sup> Street from the current chain-link to anti-climb wire mesh fencing to prevent unauthorized access to this new facility.

*Answer: This type of fence is not installed anywhere on campus and there have not been security concerns along this perimeter. NBPS is constantly evaluating campus security and will take this into consideration.*

**Comment 5:** Recommend a marquee sign along the main roadway that displays the building names and numbers or building numbers in a contrasting color and large enough to be seen from the main roadway. This allows for quick wayfinding in case of a critical incident in which multiple agencies will be responding who are unfamiliar with the campus.

*Answer: NBPS is evaluating campus-wide wayfinding, especially for emergency responders, and will take into consideration.*

**Comment 6:** Recommend all interior doors have the room number displayed on the inside of the doors. This reduces confusion in case a critical incident occurs inside of the room and the occupants inside need to relay their location to responders.

*Answer: NBPS is evaluating campus-wide wayfinding, especially for emergency responders, and will take into consideration.*

**Comment 7:** Recommend room numbers be placed on windows. This allows for rapid identification in case responders need to access/identify rooms from the exterior.

*Answer: NBPS is evaluating campus-wide wayfinding, especially for emergency responders, and will take into consideration.*

**Comment 8:** Recommend adding large building numbers to rooftops. This allows for rapid identification of buildings from the air for medical/fire helicopters, and law enforcement helicopters/drones.

*Answer: NBPS is evaluating campus-wide wayfinding, especially for emergency responders, and will be taken into consideration.*

**Comment 9:** Recommend that all interior doors be equipped with automatic locking door hardware.

*Answer: NBPS is continuously evaluating campus security and will be taken into consideration.*

**Comment 10:** Door hardware that can be chained closed should be avoided. For example, avoid placing two door handles next to each other on exteriors. Flush mount panic hardware on interiors should be used.

- Recommend utilizing IP surveillance cameras that can sync into the Alert System with the Police Department for immediate monitoring by the CCPD Real Time Crime Center in the event of an emergency.

*Answer: NBPS is continuously evaluating campus security and will be taken into consideration.*

**Comment 11:** Identifying safer spaces inside of rooms during the design phase is encouraged. This will eliminate future conflict with these spaces as they can be designed to best serve this purpose.

*Answer: NBPS is continuously evaluating campus security and will be taken into consideration.*

**Comment 12:** Using an obscured “maze style” entry instead of closable doors to restrooms is recommended. This design allows for auditory surveillance of the restrooms to more readily identify abnormal use, in turn discouraging abnormal use.

*Answer: Concern is understood, will be taken into consideration during the building permit phase.*

**Comment 13:** The current design of the changing room entry points create an area of concealment at the entry with the double doors. It is recommended to rethink the entryway to avoid this. Possibly by turning the entry door in another direction so that it does not provide a line of sight to the changing areas when opened.

*Answer: Concern is understood, will be taken into consideration during the building permit phase.*

**Comment 14:** Recommend using low walls for the gallery to allow for sightlines to remain unobscured.

*Answer: Concern is understood, will be taken into consideration during the building permit phase.*

**Comment 15:** Will there be access control measures at the reception area of the 1200 building? The current plans appear to show that once entry into the front doors is made, the rest of the facility is accessible without an individual being identified.

*Answer: Concern is understood, will be taken into consideration during the building permit phase. Yes, there will be access control, as well as a secured vestibule at the entry of the 1200 building.*

**Comment 16:** Recommend adding an emergency egress door for the principal's office in the 1200 building.

*Answer: Concern is understood, will be taken into consideration during the building permit phase.*

**Comment 17:** Recommend adding alarms to the exterior facing doors that will alert administration or security personnel if a door is left open.

*Answer: NBPS is continuously evaluating campus security and will be taken into consideration.*

**Comment 18:** Access control to the catwalk stairs in the 1100 is recommended to prevent unauthorized access.

*Answer: Concern is understood, will be taken into consideration during the building permit phase.*

**Comment 19:** Utilizing see through risers and railings is recommended for the catwalk stairs. This ensures sightlines remain unobscured.

*Answer: Concern is understood, will be taken into consideration during the building permit phase.*

**Comment 20:** Recommend exterior facing doors on the 1100 building to remain secured and wayfinding signage to be placed on the exterior directing visitors to the main entrance.

*Answer: Concern is understood, will be taken into consideration during the building permit phase.*

**Comment 21:** Illuminating Engineering Society security lighting standard for school parking facilities is an average illuminance of 3.0 fc on the pavement and an average-to-minimum uniformity ratio of not more than 4:1. Sidewalks, footpaths, and grounds supporting movement of persons should be illuminated to an average illuminance of 1.0 fc, with an average-to-minimum uniformity ratio not more than 4:1.

- These levels specified are recommended for a period of two hours before a scheduled event, and up to two hours after all participants have departed campus grounds.

*Answer: Concern is understood, will take into consideration.*

## **PUBLIC WORKS**

**Comment 1:** Reviewed with no comments.

*Answer: Acknowledged.*

## **SUSTAINABILITY**

### **GENERAL:**

**Comment 1:** Staff discourages the use of artificial turf due to the longevity of the material post-use, the heat generated by the material, water sheet-flow over the material, and the increased incidence of play-related injuries.

*Answer: Compared to natural grass, turf can significantly reduce water consumption, as it requires no irrigation, and it eliminates the need for fertilizers, pesticides, and gas-powered mowing*

*equipment, all of which contribute to pollution and carbon emissions. By reducing both water use and maintenance-related emissions, a turf installation would further support the school's sustainability goals while providing a durable, year-round green space for students. At the same time, we are actively researching end-of-life solutions, including recycling options and opportunities to repurpose or give the turf a second use elsewhere, to ensure this choice aligns with our commitment to waste reduction and circular sustainability.*

**LDC SECTION 13-320:**

**Comment 1:** Satisfied.

**RESOLUTION 2020-063:**

**Comment 2:** Green Event Checklist: Develop a checklist to ensure sustainable event planning for on site meetings and events.

*Answer: NBPS has started a new recycle program and the efforts began with a major shift in the cafeteria: all single-use plasticware are eliminated and transitioned entirely to reusable items. At the same time, a comprehensive composting program was launched, ensuring that food scraps and organic waste were properly composted. Teachers have also embraced this change by using reusable containers for their lunches, modeling sustainable habits for our students every day. As a result of these efforts, to date NBPS has successfully composted over 150,000 pounds of food waste. This has significantly reduced the school's environmental footprint while reinforcing real-world sustainability practices for students. Looking ahead, NBPS is launching the schoolwide recycling program in 2026. All preparations are complete and are in the process of distributing clearly labeled recycling bins throughout the campus. This new program will allow NBPS to significantly expand its waste-reduction efforts and continue building strong environmental practices within our school community.*

**Comment 3:** Water Fountains: Provide touchless water bottle filling stations for staff and students at this facility.

*Answer: The school already provides touchless bottle filling stations on campus and will continue to provide at this proposed facility.*

**Comment 4:** Purchasing: Commit to green products (no polystyrene) and earth-friendly cleaning supplies.

*Answer: NBPS agrees and supports committing to environmentally responsible purchasing practices. The school will prioritize green products whenever feasible, including eliminating polystyrene and selecting earth-friendly, low-toxicity cleaning supplies that meet performance and safety standards. This aligns with the school's sustainability goals and long-term cost-effective operations.*

**GREEN PLAN:**

**Comment 5:** Action Item 6.4 – Will EV charging stations be provided for this project?

*Answer: No EV charging stations are provided for this project.*

**Comment 6:** Additional comments may be produced from future reviews.

*Answer: Acknowledged and understood.*

## **TRANSPORTATION**

**Comment 1:** Access to the site is currently provided via two driveways on Lyons Road. The northern driveway is an unsignalized intersection that has a full-access median opening on Lyons Road. Page 11 of the Traffic Impact Analysis reports on the Level of Service (LOS) during AM Peak Hour as LOS F for the Lyons Road southbound left turn movements, specifically at the school's north driveway. The school's administration has acknowledged a separation of school enrollment start times for various grade levels. Moreover, the school is projected to operate with three shifts in the future, which may result in not all traffic being added for all grades within the same hour. Extending the vehicle storage capacity for the Lyons Road SB left turn lane shall be analyzed. The traffic consultant shall review and develop a forecast of the LOS with staggered school start times for this driveway. The Development Approval may require the school's staggered start times to be memorialized as a Condition of Approval.

*Answer: The analysis has been updated to reflect impacts of staggered school shifts on the queue storage demand for the left turn lane. The Applicant acknowledges that the conditions of approval may include the requirement for staggered shifts as outlined in the traffic study.*

**Comment 2:** The petitioner's Traffic Consultant should provide a statement for the potential need to extend the storage capacity of the southbound left turn lane on Lyons Road that serves the School's north driveway. Page 13 of the Traffic Impact Analysis identifies the vehicle stacking during AM Peak hours extends past the existing turn lane's storage capacity. Provide a reply from Broward County and/or Palm Beach County Traffic Operations of their review of extending the SBL turn lane's storage capacity is warranted

*Answer: The storage capacity for this turn lane has been reviewed in the updated analysis.*

**Comment 3:** A construction phasing plan shall be provided that outlines or illustrates the location of construction parking, staging of materials, staging equipment, construction trailers, etc.; and.

*Answer: The Demolition and Erosion Control Plan (Sheets C-200 and C-201) serve as a one-phase construction plan illustrating temporary measures that must be in place prior to and during construction. The contractor shall prepare documents that indicate the location of construction parking, staging materials, staging equipment, construction trailers, etc. prior to construction.*

**Comment 4:** As the subject school operates as a unique private education facility, the "typical" pedestrian crossing during school operations appears minimal. In compliance with the Manual of Uniform Traffic Devices (MUTCD) and Broward County Traffic Operations, provide a Traffic statement on the potential or warrant of designating the frontage along Lyons Road as a "School Zone". SB Lyons Road traffic may not be aware of an existing school operating in this area and/or the traveling public may not be anticipating vehicles queuing or stacking beyond the storage offered in the existing SBL turn lane. Vehicles stacking or extending into the Lyons Road thru lane during AM peak hours appears to be a concern. The MUTCD offers updated school zone requirements focused on consistency, visibility, and compliance. Provide a narrative or statement response to these issues

*Answer: The school has minimal foot and/or bicycle traffic during arrivals and dismissals to warrant the need of school zones. There is also police present at both north and south entrances to hold traffic for those who do walk or bike to and from school. As for the additional stacking and queuing on Lyons Road when our population increases, we are exploring transportation options to increase the number of students riding our buses to decrease the number of individual vehicles coming onto campus that might normally add to the traffic on the road.*

## **URBAN DESIGN AND DEVELOPMENT**

### **GENERAL:**

**Comment 1:** Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30-day response period identified above. Additionally, A DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. The City's waiver form is available upon request.

*Answer: Acknowledged and understood.*

**Comment 2:** The City has retained professional services to conduct the landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge and provide contact information of person(s) responsible for payments to the City.

*Answer: Acknowledged and understood.*

**Comment 3:** A neighborhood meeting is required. Prior to Planning and Zoning Board consideration, a neighborhood meeting report shall be submitted to Staff. The neighborhood meeting report shall include:

- a. Copy of mailed or e-mailed notice and a certification that such notice was provided,
- b. Date, location and copy of sign-in sheets of all neighborhood meetings/ activities,
- c. Digital copy of all content shown to participants at the neighborhood meeting,
- d. Summary of all concerns and issues discussed,

If the Applicant is proposing changes to the application as a result of this meeting, then a list of proposed changes shall be provided. If the Applicant is not proposing changes to address the concerns and issues raised at the meeting(s), then the Applicant should provide information as to why the concerns and issues raised at the meeting(s) cannot or will not be addressed. Additional Development Review Committee comments may be provided upon review of any revised document submitted after the neighborhood meeting(s).

The purpose of the neighborhood meeting is to provide information regarding proposed development to the neighboring property owners, associations and businesses within 700 feet. Applicant is responsible for this effort which is separate and in addition to City public meetings. Be advised, outreach presentations shall present most current site plans to match what will be considered by the Planning and Zoning Board and City Commission. See attached memo for more information relating to notice and scheduling requirements

*Answer: Acknowledged, a neighborhood meeting shall be scheduled according to requirements described in comment.*

**Comment 4:** This project may be subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Applicable fee will be imposed on the building permit

*Answer: Acknowledged and understood.*

#### **APPLICATION:**

**Comment 5:** Provide appropriate agent authorization. At present, the property owner has authorized only John Lehman to act as agent for signing, submitting, and processing applications. No documentation has been provided authorizing the Miskal Backman team.

*Answer: Agent authorization form for John Lehman to act as agent is included with this submittal.*

**Comment 6:** Plat restricts the property to 275,000 sq. ft. of secondary school and 290 dormitory rooms; however, grade levels indicated in written narrative include K-12. Grades K-5 and Pre-K/early childhood education are not considered secondary school. Clarify.

*Answer: Pursuant to correspondence between Miskel Backman with Broward County, we will be amending the restrictive note on the plat as follows: "**The plat is restricted to 275,000 square feet of Private School inclusive of Pre-K.**" Miskel Backman will be filing a separate application for the plat note amendment. Of note, the available square footage under the plat note exceeds the proposed square footage for this project, so no adjustment in plat note square footage is required.*

**Comment 7:** Written narrative indicates that Pre-K is included within the student enrollment population. However, Pre-K is not typically recognized as a grade level within the school system. Clarify whether the Pre-K program and early childhood center operate in a manner comparable to a daycare facility even though it may provide a structured school-like learning environment? What type of licensure does this require? Clarify.

*Answer: NBPS will obtain licensing through FCIS and Broward County Childcare Licensing.*

**Comment 8:** Provide a plat determination letter from the County identifying if the proposed improvements or grade levels require any amendments.

*Answer: The property was recently replatted in 2017, however, we will be amending the restrictive note on the plat to allow for private school use of all levels, inclusive of Pre-K.*

**Comment 9:** Will the proposed improvement result in an increase in student enrollment? Provide the number of students currently enrolled and number of students anticipated to be enrolled or capacity for enrollment following the completion of the Arts and Innovation Center & Early Childhood Center improvements. This should be noted on Site Plan.

*Answer: Currently, there are approximately 2,050 students on campus. Enrollment of up to 2,400 students is projected within the next +/- 5 years.*

**Comment 10:** Written narrative outlining proposed scope of work as part of this application includes the Applicant's five-year plan. Note that this application is solely for the review of the Arts and Innovation Center & Early Childhood Center improvements. All future renovations, additions, or improvements identified shall be reviewed and processed as applicable at the time at which they are proposed.

*Answer: Acknowledged. This information is provided to ensure the City has a full understanding of the current proposal, as well as the school's planned future improvements.*

**Comment 11:** The proposed improvements are adjacent to the Broward County conservation easement. Has Broward County been formally notified and taken a position regarding potential impacts on the conservation area? Provide update and written correspondence with resubmittal.

*Answer: The Applicant has been coordinating with Broward County to ensure appropriate measures are taken to protect trees that are immediately east of the Conservation Easement line, that are in close proximity to proposed construction. A virtual meeting was held on 12/17/25 with Mr. Peter Burke, Environmental Project Coordinator, and the professional team, with subsequent email correspondence through early January 2026. In summary, the County has no concerns with the proposed project in proximity to the conservation easement. Mr. Burke has reviewed the proposed plans in detail and has made specific recommendations for the approximately 10 trees that will be most sensitive to construction impacts as they are located just east of the conservation easement line. Please refer to attached correspondence with Broward County.*

### **ZONING:**

**Comment 12:** The Early Childhood Center improvements significantly eliminate tree canopy and reduces the buffer between the school campus and NW 74<sup>th</sup> Street. In previous discussions it was conveyed that maintaining a buffer along NW 74<sup>th</sup> Street was a high priority for the City to ensure that the rural character of the neighborhood was preserved and impacts from the campus were reduced. Revise plans to increase buffer in this area. Consider relocating retention area and reducing or reconfiguring the outdoor play area.

*Answer: Please see updated Architectural Site Plan sheet A1.10, showing updated outdoor play fence line shifted northward away from NW 74<sup>th</sup> Street to increase buffer in this area. Retention area on the south has been eliminated to preserve as many existing native trees as possible.*

**Comment 13:** A 15-foot dedication along NW 74<sup>th</sup> Street shall be reflected in plans. Coordinate with Engineering.

*Answer: Understood, a 15 ft ROW has been indicated on updated Overall Architectural Master Plan sheet A1.00.*

**Comment 14:** Survey provided dated 8/2023 does not reflect current conditions. Provided updated survey with resubmittal. Note that additional comments may be generated following the review of the updated survey.

*Answer: Please see attached updated survey dated 12/16/25 reflecting the extent of gravel area.*

**Comment 15:** The submitted site plan lacks sufficient detail to allow for a comprehensive review. A complete, dimensioned site plan is required. For example, the site plan provided does not include dimensioned vehicular use area, setbacks, walkway dimensions, or other relevant site plan elements. Note that additional comments may be generated following the review of the updated site plan. See additional comments below:

- a. Surrounding area, while not part of scope of work, should not be grayed out. Site plan shall illustrate with detail connectivity to adjacent roadways and walkways.
- b. Ensure that applicable site data related to the area of the scope of work is provided.
- c. Perimeter fences are called out or illustrated on various sheets; however, this is not provided on site plan. Revise accordingly.

Where are the proposed dumpster and enclosure?

*Answer: Please refer to Civil's horizontal control plan for site dimensions. Typical dimensions are added to architectural sheet A1.10 as requested. Shaded area outside of scope of work has improved contrast for clarity. The applicable site area is provided. Perimeter fences are called on the civil sheets, and added to architectural site plan for clarity.*

**Comment 16:** On various plan sheets, there are notations referencing plan sheets that were not provided. Ensure that all referenced sheets are provided with resubmittal.

*Answer: All referenced sheets are provided. References to other sheets have been removed.*

**Comment 17:** Written narrative submitted indicates that a new surface parking lot will be proposed in the future following the demolition of the Pushkin and Kiplin structures, to accommodate the relocation of 150 parking spaces from the Arts and Innovation Center & Early Childhood improvements. Are those parking spaces required? Is this included in the parking calculations? Clarify how parking was calculated.

*Answer: The surface parking is not required and not included in parking calculations, it is only demonstrating of use for a temporary gravel lot.*

**Comment 18:** Tabular data on Overall Master Plan Sheet A1.00:

- a. Provide breakdown of building coverage, open space, and paved area.
- b. Square feet of the buildings should be consistent across all plan sheets including site plan. Revise accordingly.
- c. Additional comments may be forthcoming following the review of updated survey and site plan.

*Answer: Tabular data is already provided, and updated in coordination with engineering.*

**Comment 19:** On Sheet A1.51, the Early Childhood STEAM & Art Pavillion is illustrated, however, it is unclear where this structure is located. Clarify.

*Answer: The pavilion is located in the courtyard garden of Building 3, and will provided outdoor space for learning while protected from inclement weather. See updated detail 02/A1.51 and site plan A1.10.*

**Comment 20:** Will the performance area be used for non-school-related performances or shows?

*Answer: No, the performance area is not intended to be used for non-school-related performances.*

**Comment 21:** On sheet A2.20, there is a door at the stair landing. It is unclear how this is accessed. Additionally, clarify the extent of the mezzanine, as well as on the ground floor.

*Answer: Door is for access to mechanical room. Extent of mezzanine has been clarified as well as on the ground level. Please see updated sheets A2.11 and A2.20.*

**Comment 22:** Will the parking area behind building 1000 be reserved/designated parking?

*Answer: The parking area to the east of building 1000 will not be reserved, but will be mostly dedicated for staff parking.*

**Comment 23:** Is the stall located behind building 1100 intended to be a loading space?

*Answer: Yes, this is a loading zone for small box trucks. No large trailers are anticipated.*

**Comment 24:** The Traffic Analysis references two new buildings, while the site plan shows three. Although enrollment figures are consistent, the discrepancy in building count should be corrected to avoid the appearance of flawed data.

*Answer: Traffic analysis has been updated to reference three new buildings.*

## **DESIGN:**

**Comment 25:** On elevations, provide the height to the highest point of the building or other structures.

*Answer: Per Sec 13-295, Building Height, as well as Maximum Building Height under CF zoning, the elevations comply with the maximum building height allowed, measured to the mean height level. As requested, additional elevations have been added to the exterior building elevation sheets to note the highest point of the building structures.*

**Comment 26:** On elevations, provide height of enclosures.

*Answer: Enclosures for mechanical equipment is already provided in detail 22/A1.51 showing a height between 5'-0" and 9'-0" on the typical elevation.*

**Comment 27:** Drain spouts may not be visible and must be concealed within the architecture. Illustrate compliance.

*Answer: This requirement is not feasible for this construction type which consists of sloped roofs with exterior gutters and downspouts. Throughout the City of Coconut Creek, and the NBPS camps, similar buildings of this roof construction type have exposed gutters and downspouts. The downspouts for this project shall be painted to match the adjacent field color as to minimize their appearance.*

**Comment 28:** Provide additional details and specs for solar flower and haven solar shelter.

*Answer: Solar Flower is intended to provide both a learning opportunity as well as a sculptural art feature, please see additional notes placed on sheet A1.51. The Haven Solar shelter is shown as an optional amenity for outdoor areas.*

## **SIGNAGE:**

**Comment 29:** Plans indicate that signs are proposed. Provide full signage package for review. Refer to Sec.13-456 for allowable sign design criteria, and Sec.13-471 for sign review procedures.

*Answer: Please see added sheet A1.52 for typical signage details.*

**ADDITIONAL COMMENTS:**

**Comment 30:** Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be done through plan revisions, graphics and/or notes. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.

*Answer: Acknowledged and understood.*

**Comment 31:** Additional comments may be provided at DRC meeting and/or upon review of revised application.

*Answer: Acknowledged and understood.*

**Comment 32:** Prior to the Planning and Zoning Board hearing, applicant shall provide the following to the City:

- a. One (1) digital copy of all application documents and plans **unlocked and unsigned.**
- b. Thirteen (13) printed copies of all application documents and plans **individually** bound, stapled and 3-hole punched.
- c. Plans shall be no larger than 11"x17" in size.
- d. Documents shall be no larger than 8.5"x11" in size.

It is the applicants' responsibility to digitally re-submit revised applications, as applicable, in a timely manner for placement on a Planning and Zoning Board and/or City Commission agenda.

*Answer: Acknowledged and understood.*

**Comment 33:** Applicant shall make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project and other information as applicable.

*Answer: Acknowledged and understood.*

**COORDINATION REVISIONS:**

**A1.10:** Walkways updated with relocated doors at west dance studios in building 2.

**A2.10:** Windows added to aviation classroom in Building 1

**A2.11:** Relocated exterior egress doors at west dance studios in building 2 to allow for full wall of mirrors.

**A2.12:** ECC Building 3 kitchen moved to SW corner of building to improve space plan and service access. Rooms and Spaces in bay are reconfigured as a result.

Best regards,



Craig M Ditman, AIA, NCARB  
Principal  
Ditman Architecture