



HSQ GROUP, LLC.
Engineers • Planners • Surveyors

July 23, 2024

Mrs. Liz Aguiar
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: **Mainstreet Parks and Buffer site plan submittal**
HSQ Project Number: **18003-32**

Dear Liz:

Please find attached the revised Park site plan per the City staff comments of April 3, 2024 and our response to comments below:

BUILDING:

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

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

Response: The final design will meet government standards and codes.

ENGINEERING:

Comments will be forth coming.

FIRE:

This review shall not imply full compliance with the Florida Fire Prevention Code (FFPC). The requirements/provisions of the FFPC shall be meet during building permit review.

Response: The final design will meet government standards and codes.

LANDSCAPING:

1. General Note: Tree Disposition plans and mitigation are required to be submitted and approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals.

Response: acknowledged.

2. Provide missing greenways and park areas for review. Lyons Road Frontage, FPL Park adjacent to Block #2, and Village Green were not included in submittal.

Response: All parks that are being proposed in this permit have been added to this resubmittal. See sheets LP-1 – LP-3 for Lyons road frontage and fpl park.

3. Who is providing the littoral plantings? Plans state by others.

Response: HSQ Group will be providing littoral planting specifications.

4. Provide match line labels/ sheet reference on all plans.

Response: Greenway parks have been outlined in dashed lines and matchlines delineating adjacent parks on different sheets have been provided to show limit of work for the Greenspace permit.

5. Remove groundcover exclusion from native calculation data table and revise totals.

Response: groundcovers have been included in the native calculations table. See sheet LP-27.

6. Remove hedge exclusion from diversity chart and correct totals.

Response: Hedges have been included in the diversity calculations. See sheet LP-27.

7. Remove native designation for *Russelia* in Diversity chart.

Response: native designation has been removed. See sheet LP-27.

8. Remove *Clusia guttifera* from Diversity chart as its not being proposed in the plant schedule.

Response: acknowledged. We have provided more diversity in our smaller parks but are showing the diversity percentage per species on the overall plant list. See sheet LP-27.

9. Further discussion with staff is warranted regarding plant diversification within the individual parks/ greenways.

Response: acknowledged.

10. Confirm that the Rusty Fig trees proposed are intended to be multi-trunk or standard at the specified 16-18' height.

Response: Rusty fig specifications have been updated. See sheet LP-27.

11. For the proposed Crotons, consider a slightly closer O.C spacing to fill in shrub beds.

Response: acknowledged.

12. Include proposed shrub coverage in square feet within in all data tables to verify compliance.

Response: Shrub quantities and square feet have been included in the shrub and groundcover requirement table. Tables have been updated on all parks.

13. Provide individual plant schedules for each park/ greenway that is associated with provided data tables. Include native designation in plant schedule.

Response: We have broken our master plant list into subsections on a per park basis to show how we are meeting our landscape requirements. We have provided a total for the total trees

provided and a total for the hedges, shrubs, and groundcover used in each park. See sheet LP-27.

14. Native shrub calculations to be based on total provided. Include shrub totals from plant schedules.

Response: native calculations have been updated to include all hedge, shrub, and groundcovers used on the site. See sheet LP-27.

15. Look at eliminating small sod areas between shrub beds and/or hardscapes to reduce maintenance issues in the future.

Response: acknowledged.

16. Sheet LP-5, per previous discussions with the applicant, review location of proposed drainage structures that are within open lawn areas that may cause conflicts with pedestrian use in these areas.

Response: The drainage inlets have been moved out of the middle of the lawn and towards the perimeter to allow for open lawn use without interfering with the drainage system.

17. Sheet LP-5, provide public art as required by the PMDD for the main plaza.

Response: a public art location has been placed in the main plaza as a placeholder until drainage location has been modified.

18. Sheet LP-6, proposed Live Oaks are within 15' of the light poles. Provide light pole setback circles and adjust light locations.

Response: light pole setback circles have been provided, and conflicting trees have been adjusted accordingly.

19. Sheet LP-6, review drainage structure location in relation to pedestrian use areas for open lawn areas.

Response: The drainage inlets have been moved out of the middle of the lawn and towards the perimeter to allow for open lawn use without interfering with the drainage system.

20. Sheet LP-6, label what appears to be easements on west and south side of parks. Adjust landscape as needed.

Response: easement dimensions have been added to each park, and landscape has been adjusted.

21. Sheet LP-7, Clarify dashed lines around parks. If easements, label and adjust landscape as necessary.

Response: easement dimensions have been added to each park, and landscape has been adjusted.

22. Sheet LP-7, is lighting proposed within Park C2.b? If so, provide setback circles and verify trees and palms are compliance.

Response: Lighting has been added to Park C2.b with bollard lights. The park does receive some light from the street lights as well.

23. Sheet LP-8, Provide landscaping on north side of lifts station for screening. Review additional landscape on north side of pavilion area instead of sod.

Response: additional landscaping has been added to park C1.f.

24. Sheet LP-9, review placing additional understory shrub planting along the greenway adjacent to the proposed fencing and vehicular use area to reduce sod use and soften the pedestrian experience.

Response: additional shrubs have been added where appropriate to reduce sod.

25. Sheet LP-10, provided landscape screening for transformer location in View C.

Response: screening has been added around the transformer.

26. Sheet LP-10, look at adding additional shade trees along south side of sidewalk in View B.

Response: Additional trees have been added.

27. Sheet LP-11, further discussion with FPL to determine extent of landscape allowed within the easement, including trees and understory shrub planting.

Response: acknowledged. Additional landscaping has been added in areas that are clear of utility poles, pathways, guy wires, and dry retention areas at time of maturity.

28. Data tables for FPL linear park were not provided as stated. Provide for review.

Response: see sheet LP-15 for FPL park landscape tables.

29. Additional open space is available outside of the restricted areas for planting adjacent to pedestrian uses to enhance this corridor.

Response: acknowledged. Additional landscaping has been added in areas that are clear of utility poles, pathways, guy wires, and dry retention areas at time of maturity.

30. Sheets LP-16 through LP-17, review the use of understory planting for the two Live Oaks in park C1.c.

Response: The understory planting has been added as recommended.

31. Sheets LP-16 through LP-17, provide light pole setback circles to verify compliance. In addition, two light symbols are provided. Clarify difference.

Response: lighting bollard locations have been adjusted and noted on plans.

32. Sheet LP-18, Clarify what is proposed between sidewalk and seawall adjacent to Block 15B.

Response: acknowledged. The sidewalk has been properly labeled.

33. Sheet LP-18, provide light pole setback circles, adjust landscape as needed.

Response: light pole setback circles have been provided.

34. Sheet LP-18, provide adjacent Block 15B landscape in grayscale for reference.

Response: acknowledged. Block 15 landscape has been included to show design intent.

35. Sheet LP-19, a 12' promenade is labeled on east side, but a separate sidewalk is delineated. Clarify what is proposed between sidewalk and lake/ seawall.

Response: labels have been revised, and sidewalk has been properly labeled.

36. Sheet LP-20, provide light pole setback circles for parks G9.1 and G9.2.

Response: light pole setback circles have been provided.

37. Sheet LP-20, provide missing sidewalk linework adjacent to park G9.1 parallel spaces.

Response: acknowledged.

38. Sheet LP-21, provide sight triangles for F3 and F4 frontages at 54th Terrace and Wiles intersection.

Response: The sight triangles have been added to the plans.

39. Sheet LP-21, it appears there is existing utility linework in the middle of the proposed sidewalk. Clarify if these utilities are to remain, including the overhead wires.

Response: existing utilities are being shown.

40. Sheet LP-21, provide missing linework along Wiles Road.

Response: acknowledged.

41. Sheet LP-21, include Wiles Road roadway landscape in grayscale for reference.

Response: Wiles Road roadway landscape is not in the scope of work for the Greenspace or the Roadway permit.

42. Sheet LP-21, in park G15A.1 verify there is no conflict with the proposed Royal Poinciana and what appears to be an easement line.

Response: The conflict has been resolved.

43. Sheet LP-22, provide required perimeter landscape along the west side of lake, which is the perimeter of Main Street.

Response: acknowledged. Additional landscape has been added.

44. Sheet LP-22, proposed Live Oak at NW corner does not meet Right Tree, Right Place FPL guidelines.

Response: Tree species has been revised.

45. Sheet LP-22, per applicant's statement regarding tree placement within 20' maintenance easement, review proposed small trees and understory shrub planting along the north side of the lake adjacent to the FPL easement.

Response: acknowledged. Easement and FPL accessway dimensions have been added to plan to better clarify the available space on the north side of the lake for additional landscaping.

46. Sheet LP-23 through LP-24, review proposed tree and understory shrub planting along the north side of the lake adjacent to the FPL easement.

Response: acknowledged.

47. Sheet LP-23 through LP-24, take into consideration the addition of understory shrub plantings along the south side of the lake to reduce the amount of sod areas which is in line with the intent of the Main Street development.

Response: acknowledged.

48. Applicant to take advantage of the available open areas to provide the additional canopy coverage to meet the development requirements. See additional Sustainability comments regarding canopy coverage.

Response: acknowledged.

49. Sheet LP-25, label dashed lines in View A. Adjust landscape as needed if lines are easements.

Response: easement dimensions have been added and landscape has been adjusted.

50. Sheet LP-25, screen proposed transformer location in View A.

Response: The transformer has been screened.

51. Sheet LP-25, provide missing sidewalk linework in View B and C.

Response: The sidewalk linework has been corrected.

52. Include plans for Lake 15B at NW corner of project, west side of 54th Terrace. Area has not been included in previous plan submittals. Further discussion with City

Response: Sheet LP-26 has been added to the set to include Lake 15B to the greenspace permit plans.

53. 30' upland buffer along west side of NW 48th Avenue. Not included in roadway plan sets or parks, labeled as part of wetland LAPC in Master Plan network plan. Who is providing this?

Response: The wetland areas are part of the wetland plans by Goldasich and associates.

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

Response: acknowledged.

PARKS AND RECREATION

1. The City's Parks & Recreation Department would like to explore the possibility of holding future Butterfly 5k events in MainStreet and the surrounding greenways. There needs to be a continuous loop (without crossing roadways) for a 12' wide trail way that can be utilized for a 5K Run. Is this possible on the current design? Can you provide a map (including mileage/distance) for the trail way that displays a 5k run route?

Response: The proposed design for Mainstreet requires short block lengths which unfortunately does not allow for a 5K path without crossing a roadway.

2. Have consultant provide mapping of all the trail ways indicating the mileage/distance through the downtown area.

Response: we are happy to work with Parks and recreation to put in trail way markers based upon their vision of possible future events.

3. For the Village Green:

- The open lawn area needs to ensure that there are no trees in the site line to the stage/entertainment areas or garage areas.

- There needs to be public restroom access near the open lawn event areas.

- There needs to be electrical hookups in the open lawn area for special events.

- There needs to be public parking for participants attending the event areas.

Response: The Village Green programing is part of the City's property and the City's responsibility.

PHOTOMETRICS

General

1. Additional comments may be provided upon review of revised application.

Response: acknowledged.

2. Provide the fixture symbol key on all sheets for reference. It is unclear from Sheet PH-25 which fixture is being used on some plans because the key is not available.

Photometrics

3. Sheet PH-6: Verify the lightpole and fixture for the symbol used in the park is the Mesa light pole and fixture.

Response: The light pole legend has been added to all sheets.

4. Sheet PH-6: Consider relocating the light pole and fixture between the monument sign and the water tower feature. The light pole will compete visually with both.

Response: The pole has been moved towards the East perimeter to avoid competing with the water tower and sign.

5. Sheet PH-7: Verify that the fixtures in the park at NE corner of 40th/Banks and at the south park for Block 5&6 are bollards.

Response: The light pole type has been called out on the plans.

6. Sheet PH-10: Bollards may be necessary near the existing greenway adjacent to Monarch Station or provide lighting from Block 8 site lighting.

Response: The lighting on our side of the property line is provided. We are not providing lighting across the property line per code.

7. Sheet PH-12: Consider placing the bollards on the north side of the walkway, facing away from the LAPC area. Footcandle readings appear to drop faster on the backside of the fixture, which is a benefit to the neighboring wildlife.

Response: We moved some bollards to the north side of the sidewalk facing South. Please note the bollards do not throw light very far so there is no impact to the LAPC area.

8. Sheet PH-13: Consider placing the bollards on the north side of the walkway for the entire distance, facing away from the LAPC area. Footcandle readings appear to drop faster on the backside of the fixture, which is a benefit to the neighboring wildlife.

Response: We moved some bollards to the north side of the sidewalk facing South. Please note the bollards do not throw light very far so there is no impact to the LAPC area.

9. Sheet PH-14: Consider placing the bollards on the north side of the walkway for the entire distance, facing away from the LAPC area. Footcandle readings appear to drop faster on the backside of the fixture, which is a benefit to the neighboring wildlife.

Response: We moved some bollards to the north side of the sidewalk facing South. Please note the bollards do not throw light very far so there is no impact to the LAPC area.

10. Sheet PH-16: There are bollards and light poles shown on the plan but the footcandles only appear to respond to the bollards. Verify lighting for this sheet.

Response: The light poles shown are on with the corrected foot-candles.

11. Sheet PH-16: Consider placing all bollards on the outside of the walkway with the back of the fixture facing the LAPC.

Response: We added bollard lights along the East side of the path facing West. Please note the bollards do not throw light very far so there is no impact to the LAPC area.

12. Sheet PH-17: There are bollards and light poles shown on the plan but the footcandles only appear to respond to the bollards. Verify lighting for this sheet.

Response: We adjusted the lights along the path and corrected the foot-candles.

13. Sheet PH-17: This is the only plan showing footcandles in the LAPC over 0.0. The Roadways plan did not extend the fc into the wetland. NO LIGHTING ALONG CULLUM ROAD SHALL TRESSPASS INTO THE LAPC. The value at the ROW line shall be 0.0.

Response: The LAPC is not shown on this plan. It does show the lake area which is a buffer to the LAPC. Also, a canal is located along Cullum road acting as a buffer to the LAPC which is far away from lights so that no lighting penetrates the LAPC.

14. Sheet PH-17: Consider placing all bollards on the outside of the walkway with the back of the fixture facing the LAPC.

Response: We moved some bollards to the north side of the sidewalk facing South. Please note the bollards do not throw light very far so there is no impact to the LAPC area.

15. Sheet PH-23: Extend the footcandle values south to show no light trespass into the LAPC.

Response: The LAPC is not shown on this plan. It does show the lake area which is a buffer to the LAPC. Also a canal is located along Cullum road acting as a buffer to the LAPC which is far away from lights so that no lighting penetrates the LAPC.

POLICE

1. Ensure there is some type of lighting along the bike trails and throughout the parks in the plan. RESPONSE: Pedestrian bollard lighting is used in the parks where street lighting is not provided.

Response: Additional bollards have been added on the sidewalks.

2. CPTED principles now suggest a maximum height of 2' for shrubs/bushes as opposed to the original comment of 3'. This maintains a clear sight line for identification of individuals and reduces the possibility of bushes/shrubs being used as ambush points.

Response: City code requires 3' high and CPTED recommendation is 2' high. As discussed at other DRC meetings we will do whatever the city deems appropriate.

3. Recommend that seat walls throughout the plan be equipped with anti-skateboard devices. This discourages the walls being used as platforms for tricks to be done; in turn reducing the risk of liability for injury and damage to the area.

Response: Agreed. The seating walls include anti-skateboard devices.

4. Recommend that benches throughout the plan utilize an armrest in the middle to separate the bench into distinct individual seating area. The proposed Parcvue Bench (attachment 200-LP19) does have a low divider, but may not achieve the desired outcome. This discourages prolonged/unauthorized use of the space.

Response: Agreed, the benches include a middle armrest as requested.

5. Concern with QR codes on signage (ex: attachment 191-LP-11). QR code can be covered with a different code by an individual and redirect to an undesired website or software download.

Response: We will work with police to avoid this situation.



October 24, 2024

CITY OF COCONUT CREEK
4800 West Copans Road
Coconut Creek, FL 33063
Attn: Liz Aguiar

Project Name: MainStreet Parks Plan
Project Number: PZ-22120003
Location: MainStreet Project
Applicant/Agent: HSQ Group
Review/Application: PMDD Site Plan

Ms. Aguiar,

We have reviewed the DRC #5 Comments request dated August 22, 2024, and our responses are as follows:

ENGINEERING

1. (Tier 1) Show all proposed utilities within each park (as applicable) including water service lines, wastewater laterals, and reclaimed water services for irrigation purposes.
RESPONSE: The utilities are shown on the plans.
2. (Tier 2) Coordination with all future utilities is required to ensure there are no conflicts with proposed utility boxes, hand holes, equipment, etc.
RESPONSE: The utility boxes will be in the 6' U.E.
3. (Tier 2) Provide irrigation plans and booster pump station locations with filtration systems.
RESPONSE: Will be provided during permitting process.
4. (Tier 2) All existing guardrails must be replaced to meet current standards.
RESPONSE: Guard rails will be replaced and proposed rails will meet current standards.
5. (Tier 2) Ensure all clear zones for roadways meet City's Standards.
RESPONSE: Sight triangles that are within park areas will be clear of above ground elements.
6. (Tier 2) Please ensure that there are no hand holes, vaults, pull boxes, and light poles installed on the proposed sidewalks.
RESPONSE: The crosswalks are not within the parks area. Please see roadway site plan for details.
7. (Tier 2) Ensure all proposed sidewalks comply with ADA standards.
RESPONSE: Sidewalks will meet ADA standards.
8. (Tier 1) Please provide a separate set of drainage plans with details of all elevations and drainage flow for the Parks Submittal.
RESPONSE: Additional grades will be provided on final engineering plans.

9. (Tier 2) Landscape, lighting, and/or irrigation shall not conflict with and shall maintain 10 feet preferred (minimum 6 feet) of separation from existing and proposed water, wastewater, and drainage.
RESPONSE: Acknowledged.
10. (Tier 2) All fire hydrant easements shall be free of landscaping (except sod), mailboxes, parking, lamp-posts and all other objects.
RESPONSE: Acknowledged.
11. (Tier 1) Ensure trees do not obstruct clear sight triangle at stop sign intersections. Please clearly show the 40x40 sight triangles on plans.
RESPONSE: Acknowledged.
12. (Tier 1) Please ensure that all proposed benches, light poles, bicycle racks, and trellises are not encroaching any easements.
RESPONSE: The actual elements will be outside of easements.
13. (Tier 1) Sheet SP-5 – Proposed entry feature/monument/public art cannot be placed within the 20 ft. drainage flow easement, unless; otherwise approved.
RESPONSE: The elements have been coordinated to be outside of the easement.
14. (Tier 2) Sheet SP-5 – Proposed “bus-stop” location in front of Block #4 may pose a traffic hazard during its stop and create a traffic stacking issue. Reconfiguration of this location should be considered.
RESPONSE: The location is just before the stop sign at the intersection which is a 3 way stop condition. This location is better than mid-block where stopping in not anticipated.
15. (Tier 2) SP-6- Please ensure the proposed EV1 station across from Building No.3 is not in conflict with the reclaimed water main.
RESPONSE: The final plans will ensure the station is not on the water main.

FIRE

This review shall not imply full compliance with the Florida Fire Prevention Code (FFPC). The requirements/provisions of the FFPC shall be met during building permit review.

RESPONSE: Acknowledged.

LANDSCAPING

1. General Note: Tree Disposition plans and mitigation are required to be submitted and approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals.
RESPONSE: Tree disposition and mitigation chart is being submitted with the parks plan.
2. Note, Village Green (Park A) is not included in the Parks submittal application. A separate application for review and approval will be required per the City’s direction.
RESPONSE: Acknowledged.
3. Who is providing the littoral plantings? Plans state by others. Comment not addressed. Provide littoral plantings.
RESPONSE: Typical planting materials are shown on the littoral plantings cross section. Final planting plans will be provided by Goldasich and associates.
4. Additional open space is available outside of the restricted areas for planting adjacent to pedestrian uses to enhance the FPL corridor. Applicant to make the effort to provide additional material where possible.
RESPONSE: Acknowledged.
5. Sheet LP-18, Clarify what is proposed between sidewalk and seawall adjacent to Block 15B.

RESPONSE: Sod is being proposed between the west side of the seawall and sidewalk.

6. Sheet LP-18, provide adjacent Block 15B landscape in grayscale for reference.
RESPONSE: Block 15B landscape has been included in this submittal.
7. Sheet LP-19, a 12' promenade is labeled on east side, but a separate sidewalk is delineated. Clarify what is proposed between sidewalk and lake/ seawall.
RESPONSE: Labels have been updated to reflect the correct location of the sidewalk.
8. Sheet LP-21, View A.2 Clarify if the existing overhead wires are to remain, as well as existing underground utilities. Turn off all utilities that are proposed to be removed.
RESPONSE: Overhead wires are to be removed as noted on sheets SP-21 and SP-22. Our backgrounds have been updated.
9. Sheet LP-21, in park G15A.1 clarify dashed line that is parallel with ROW line that runs through landscape area with Royal Poinciana
RESPONSE: Royal Poinciana has been replaced with a sustainability element focal feature as notated on Exhibit Y.
10. Sheet LP-22, provide required perimeter landscape along the west side of lake, which is the perimeter of Main Street. Comment partially addressed. A continuous perimeter hedge is required along the west property line of the development.
RESPONSE: A continuous perimeter hedge has been provided on the west side of the lake. Data tables have been updated.
11. Sheet LP-22, per applicant's statement regarding tree placement within 20' maintenance easement, review proposed small trees and understory shrub planting along the north side of the lake adjacent to the FPL easement. Comment not addressed.
RESPONSE: Can't put trees within the +/- 5 foot wide area squeezed between LME and FPL access road. Intent is not to buffer open space from open space.
12. Sheet LP-23 through LP-24, review proposed tree and understory shrub planting along the north side of the lake adjacent to the FPL easement. Comment not addressed.
RESPONSE: Can't put trees within the +/- 5 foot wide area squeezed between LME and FPL access road. Intent is not to buffer open space from open space.
13. Sheet LP-23 through LP-24, take into consideration the addition of understory shrub plantings along the south side of the lake to reduce the amount of sod areas which is in line with the intent of the Main Street development. Comment not addressed.
RESPONSE: Prefer to maintain sod in this area to provide passive recreation for residents.
14. Include plans for Lake 15B at NW corner of project, west side of 54th Terrace. Area has not been included in previous plan submittals. Comment partially addressed. Provide required continuous perimeter hedge along development property lines.
RESPONSE: Lake is no longer proposed, and this area is not identified as a park. As such, this area reverts back to the City as a part of their development block to prepared future plantings for. We will include sheet but exclude area owned by City as part of their development block.
15. Provide for reference a copy of the wetland LAPC plans, which is to include the 30' upland buffer along west side of NW 48th Avenue. Note, that this area is not included in roadway or parks applications.
RESPONSE: This area is part of the wetland plans. This will be submitted to the City as part of the master drainage permitting.

Requirement Tables:

16. LP-3, F1- Proposed Hibiscus trees do not qualify to meet the requirements for accent trees. A minimum 1 ½" DBH, 8' height x 4' spread is required to qualify as a tree.
RESPONSE: Acknowledged. Hibiscus trees have been calculated as accent material and is included in the shrubs, groundcover, and hedge material.
17. LP-3, F1- Accent tree provided totals to be included in native calculations.
RESPONSE: Acknowledged. Hibiscus trees have been calculated as accent material and are included in the shrubs, groundcover, and hedge material. Native trees calculations have been updated.
18. LP-3, F2- Required trees for Block 1 cannot be counted towards park tree requirements. In addition, it appears there is a deficiency of 3 trees to meet the minimum requirements.
RESPONSE: Proposed perimeter trees along Block 1 and the F2 frontage that are being counted towards our frontage shade tree requirement have not been utilized towards the block 1 requirement tables. We are only counting the allotted block 1 trees towards our shade tree linear foot requirement.
19. LP-3, F2- Hibiscus trees do not meet the minimum specifications for a tree.
RESPONSE: Acknowledged. Hibiscus trees have been calculated as accent material and is included in the shrubs, groundcover, and hedge material.
20. LP-3, F2- Correct total trees provided under native calculations per plant list, count 82. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
21. LP-4, G1- Total shrubs provided per plant list equal 1,826. Update tables and calculations.
RESPONSE: total shrubs have been updated to match plant list quantity, and tables have been updated.
22. LP-4, G1- Correct total trees provided per plant list, count 41. Update tables and native calculations.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
23. LP-5, B- Correct total trees provided per plant list on sheet LP-27, see Coconut Palms. Update tables and calculations.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
24. LP-5, B- Provided native totals are not consistent with plant list, count 32 trees/palms.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
25. LP-5, C2.A- Correct provided tree total under category 2 to 3 trees.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
26. LP-5, C2.A- Correct total trees provided under native calculations to 11 with 6 required to be native.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
27. LP-6, C1.A- Correct total shrubs provided per plant list. Update tables and calculations accordingly.
RESPONSE: Shrub totals have been updated to match plant list quantity, and tables have been updated.
28. LP-6, C1.A- Correct total trees provided under native calculations per plant list, count 46. Update native requirements and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree

and palm material proposed as 1:1. Calculations have been updated to reflect these changes.

29. LP-6, C1.A- Correct total trees provided under native calculations per plant list, count 11. Update native provided, count 9.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
30. LP-6, C1.A- Correct total shrubs provided per plant list, count 832. Update tables as needed.
RESPONSE: Shrub totals have been updated to match plant list quantity, and tables have been updated.
31. LP-7, C1.D- Correct total trees provided under native calculations per plant list, count 21. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
32. LP-7, C1.E- Correct total trees provided under native calculations per plant list, count 16.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
33. LP-7, C2.B- Correct Coconut Palm (CN) total provided under tree category table. Update total trees provided under native calculations per plant list, count 32.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
34. LP-8, C1.F- Correct total trees provided under native calculations per plant list, count 18. Update native requirement totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
35. LP-9, G4- Correct total trees provided under native calculations per plant list, count 48.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
36. LP-10, G8- Remove duplicate (11) BS from category 1 provided list.
RESPONSE: Acknowledged. Note has been removed from the provided description line.
37. LP-10, G8- Correct total trees provided under native calculations per plant list, count 77. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
38. LP-17, C1.C- Correct total trees provided under native calculations per plant list, count 12. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
39. LP-17, C3- Correct total trees provided under native calculations per plant list, count 162. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
40. LP-18, C4- Correct total trees provided under native calculations per plant list, count 141. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.

41. LP-18, C4- Correct shrub totals provided and native shrub totals per plant list.
RESPONSE: Shrubs totals have been updated to match plant list quantity, and tables have been updated.
42. LP-20, G9.1- Correct total trees provided under native calculations per plant list, count 36. Update native required total.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
43. LP-20, G9.2- Correct total trees provided under native calculations per plant list, count 18. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
44. LP-21, F3- Clarify note regarding 10 trees counted from Block 15A. Trees provided for another requirement cannot be counted to meet another requirement.
RESPONSE: Proposed perimeter trees along Block 15A and the F3 frontage that are being counted towards our frontage shade tree requirement have not been utilized towards the block 15A requirement tables. We are only counting the allotted block 15A trees towards our shade tree linear foot requirement.
45. LP-21, F3- Correct total trees provided under native calculations per plant list, count 51. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
46. LP-21, F4- Provided tree totals do not meet the minimum required. Plans are deficient 1 shade tree and 1 accent tree.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
47. LP-21, G15A.1- Correct total trees provided under native calculations per plant list, count 15. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
48. LP-25, G14- Correct total trees provided under native calculations per plant list, count 64. Update native required and provided totals.
RESPONSE: Tree totals have been updated, and native data tables have been updated to reflect all tree and palm material proposed as 1:1. Calculations have been updated to reflect these changes.
49. Lakes will be required to meet the minimum LDC landscape requirements for overall landscape and native requirements. Lakes that are adjacent to the Mainstreet development perimeter are to meet perimeter landscape requirements as well. Included data tables for Lakes 7A, 7B, and 15B.
RESPONSE: Need clarification as to what LDC requirements are being referred to here. Landscape buffer requirements are established based on zoning districts and do not include MainStreet PMDD district. The development blocks meet the PMDD standards – buffers are not required or intended to be installed for lakes. Trees and shrubs can only be installed at the back of the 20' LME.
50. Additional comments may be provided upon review of the site plan re-submittal.
RESPONSE: Acknowledged.

PARKS AND RECREATION

No Comments at this time.

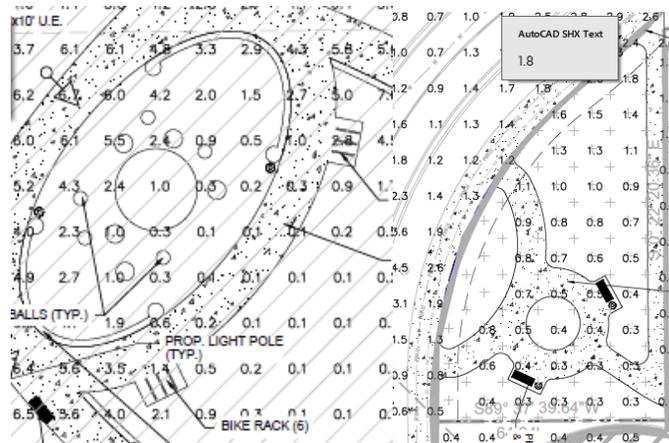
PHOTOMETRICS

1. Sheet PH-6: The photometric sheet shows the footcandle value on the north side of Park C1 as high as 6.4 adjacent to the sidewalk that runs between the park and the residences on Block 5. Place a shield on the light fixtures on the north side to reduce the light at the property line to no more than .5 to protect the residents from glare or relocate the lights to reduce the footcandle on the north side.
RESPONSE: A light shield has been added to the lighting plan.

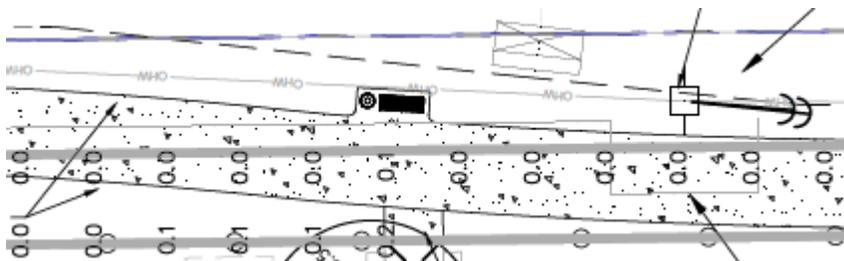
POLICE

1. What is the desired plan to work with PD regarding the QR Codes? This would be a labor intensive task to check the codes routinely.
RESPONSE: QR codes will be placed in clear box so they are not easily modified and should be obvious if tampered with.
2. It is understood that shrub/bushes required 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 utilize ground cover plants or plants that will not grow above 2' high in order to maintain this standard with minimal maintenance. Landscaping should be placed in such a way to allow sight lines to be unobstructed.
RESPONSE: Per our discussion with City staff the hedges will be maintained at 2' high where required by police.
3. Is there any proposed territorial reinforcement (fences, vegetation line, etc.) to separate the public parks/greenways from the private property of the residential communities?
RESPONSE: Intent is to create an integrated community without boundaries/demarcation lines between parcels of development and public greenspaces. Greenspaces are intended to work with the development blocks rather than to fence them off.
4. Are benches proposed under the bus shelters? If so, the benches should utilize an armrest. Individual seats could also be utilized in this area. Bus shelters are of particular concern for unauthorized use due to the protection they provide from the elements.
RESPONSE: Alternative option to provide narrow seating that cannot be laid down on.
5. The proposed Parcvue bench does have a small divider in the middle, but it is easily defeated by anyone who wishes to use the bench. We recommend a full armrest.
RESPONSE: we have updated sheet LP-29 to show a bench that has middle armrests.
6. Ensure that the landscaping in the focal point of Park C1.a complies with the provided maintenance standards.
RESPONSE: Acknowledged.
7. We want to confirm the existence of a fence surrounding the playground to prevent children from accessing the lake to the west.
RESPONSE: A fence and perimeter hedge has been provided around the playground area.
8. We also recommend some form of decorative barrier surrounding the lakes and waterways. We have particular concern about the sea wall at Lake Trail Park. According to CDC data, Florida is one of the leading states throughout the nation for childhood drownings. Drowning is the leading cause of death for children ages 1-4 and the second leading cause of unintentional injury/death for children ages 5-14.
RESPONSE: Sea wall at 15A has a fence proposed. The sidewalks adjacent to lakes is at least 12' from edge of water.

9. Is there a rendering of the pedestrian bridge at Lake #5?
RESPONSE: A bridge detail has been provided on sheet LP-29.
10. We recommend placing more positive activity generators (such as fitness equipment throughout the parks and greenways to encourage proper use of the space.
RESPONSE: The proposed element on the plans is what is proposed at this time.
11. Has consideration been given to adding emergency phones and/or pathway markers to the greenways?
RESPONSE: Pathway markers are proposed. Show on plans.
12. Recommend shade pavilions be equipped with lighting to discourage unauthorized use at night.
RESPONSE: Lighting is not proposed as we do not promote use of the parks and pavilions after dusk.
13. The playground is well lit on two sides. Is it possible to add lighting to all four sides to ensure this area is illuminated well?
RESPONSE: Park closes at dusk.
14. The lighting seems to be inconsistent throughout different sections of the greenway. There are multiple walking paths with adequate lighting, but then they lead to a seating area with minimal lighting. Examples below.
RESPONSE: Park closes at dusk. Lighting is provided for security purposes, in compliance with the code lighting standards. Not intended to be used at night.



15. There appears to be a severe lack of lighting on the walkways along Lyons Rd and Banks Rd. Lyons Rd example below.
RESPONSE: Lighting is provided for security purposes, in compliance with the code lighting standards that require 0.0 fc at the perimeter. Street lighting on Lyons Road is not accounted for within photometrics.



PUBLIC WORKS

No comments at this time.

SUSTAINABILITY

Sustainability General

1. Provide an overall plan that indicates the canopy coverage for each block, the roadway plan, and the parks plan. The LAPC is not intended to be in this calculation.
RESPONSE: We will provide a supplementary exhibit that shows the overall canopy s.f. coverage provided on Coconut Creek Mainstreet. For the purposes of the Parks Plan Permit, we have provided the canopy s.f. coverage on a per park basis, and an overall canopy s.f. summary table on sheet LP-27.
2. Exhibit Y was a part of the approved PMDD. Every effort shall be made to accomplish the elements presented to and approved by the Commission as represented on Exhibit Y.
RESPONSE: The elements on Exhibit Y are incorporated on the plans. See landscape plans for more details for the coordination of elements.
3. Are all the benches solar? If so, state this on the plans. Each park or greenway should have at least one solar bench.
RESPONSE: No – one solar bench will be provided within each park or greenway that is identified on the sustainability plan.
4. The PMDD requires varying percentages for canopy coverage for the parks and greenways. Provide canopy coverage data tables for each park/greenway to reflect this for review.
RESPONSE: Each park has a section that shows the required and provided canopy s.f. coverage based on PMDD percentages on Park Type. An overall site green plan goal has been provided on sheet LP-27 that shows the overall parks site plan canopy s.f. coverage.
5. Provide a breakdown of the Conspicuous Displays of Green Technology provided at each park or greenway in table format.
RESPONSE: A sustainability elements chart has been included with each park tabular data that specifies which sustainability elements are provided on associated park. Conspicuous Displays of Green Technology (noted as S1) are intended to be QR Code signage posts that detail the green elements being utilized in the Coconut Mainstreet site.
6. Provide a breakdown of the water bottle filling stations provided at each park or greenway, or adjacent to each park or greenway to ensure that water is available throughout.
RESPONSE: Shown at NW 48th Avenue and FPL park. All other stations are within development blocks. HSQ to determine how to serve water to station.

Sustainability

7. Sheet LP-1: The applicant committed to a conspicuous display of green technology along Lyons Road either in the “park” area or on Block 1. Block 1 did not include this for the area noted on the Exhibit Y. Provide a Conspicuous Display of Green Technology as noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, there is no conspicuous display signage required at this location; however, the applicant has added an additional conspicuous display sign at the northern entry to Block 1 from the perimeter greenway.
8. Sheet LP-3: The applicant committed to a conspicuous display of green technology along Lyons Road as noted on Exhibit Y for this area. Sheet LP-3 does not identify the element.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code has been added in the greenway south of the southern driveway for Block 3.

9. Sheet LP-4: Exhibit Y of the PMDD suggests a “focal point” for the corner. Signage does not constitute a focal point as initially discussed for this location.
RESPONSE: The proposed wind turbine shown on Exhibit Y will be relocated to the block 1 focal point at the corner of Cullum Road and Lyons Road. A solar flower feature will be proposed in Park G15a.1. see sheets LP-4 for the wind turbine location and LP-21 for solar feature.
10. Sheet LP-4: Identify what is planned for the Conspicuous Display of Green Technology noted as an asterisk is for linear greenway G-1.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is identified as S1 at the east end of the greenway. This signage/QR code would provide details about the green technology and sustainability elements throughout the MainStreet area.
11. Sheet LP-5: Solar lighting is still proposed on Exhibit Y. Further, Exhibit Y was already approved by Commission as part of the approved PMDD. Staff suggests identifying a solar lighting source for the parks.
RESPONSE: The bollards surrounding the open lawn will be solar powered bollards. Please see sheet LP-4 for updated callout.
12. Sheet LP-5: A solar feature is still proposed on Exhibit Y. Further, Exhibit Y was already approved by Commission as part of the approved PMDD. Staff suggests identifying a solar feature for this park.
RESPONSE: The Public Art called out on Sheet LP-5 is intended to be a solar flower. The location has been adjusted to ensure appropriate clearance for the functionality of the solar flower, and the note has been updated to reference that it is “Public Art/Solar Flower”. Further, the bus shelter is intended to be a solar shelter, which has been called out on Sheet LP-5 as well.
13. Sheet LP-6: Specifically identify the Conspicuous Display of Green Technology for Park C1b.
RESPONSE: In accordance with Exhibit Y, there is no conspicuous display signage required at this location; however, the applicant has added an additional conspicuous display sign along the walkway.
14. Sheet LP-6: The applicant notes that solar benches are proposed for park C1b however, no benches are shown for this park on Sheet LP-6. If the applicant meant that the benches are for Park C1A, please verify.
RESPONSE: In accordance with Exhibit Y, no solar benches are proposed for Park C1b. Park C1A provides conspicuous display signage/QR code, bicycle racks, a solar bench, and a rainwater harvesting conspicuous display.
15. Sheet LP-7: Consider providing benches under the trellis at park C1.d to allow for shaded seating.
RESPONSE: Please refer to Sheet LP-7, which has been revised to add a bench.
16. Sheet LP-9: Specifically identify the two Conspicuous Displays of Green Technology noted for the two locations on sheet LP-9.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided within the greenway at the northeast corner of Block 4, southeast corner of Block 4, and southwest corner of Block 4.
17. Sheet LP- 10: Specifically identify the Conspicuous Display of Green Technology for park G8.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided within the park G8 at the southeast corner of Block 8.
18. Sheet LP- 11: Specifically identify the Conspicuous Display of Green Technology noted in two locations for LP-11.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided in the FPL Linear Park at the northwest pedestrian path to Block 10 and east of Banks Road in the southern portion of the FPL Linear Park.

19. Sheet LP- 11: A solar kiosk is still proposed on Exhibit Y. Further, Exhibit Y was already approved by Commission as part of the approved PMDD. Staff suggests identifying a solar kiosk for this park.
RESPONSE: In accordance with Exhibit Y, a solar kiosk is provided at the north side of the FPL Linear Park adjacent to Banks Road.
20. Sheet LP- 12: Identify the solar lighting noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, solar bollards are proposed along portions of the pathways within the FPL area. Please see sheets LP-11 through LP-15.
21. Sheet LP- 13: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided in the FPL Linear Park at the split in the pathway north of the pedestrian bridge from Blocks 5/6.
22. Sheet LP- 13: Identify the bike racks noted on Exhibit Y.
RESPONSE: In accordance with Exhibit Y, the bike racks are shown on the plans.
23. Sheet LP- 14: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided in the FPL Linear Park on the south west corner of Block 1 and 48th ave.
24. Sheet LP- 14: Identify the solar kiosk noted on Exhibit Y.
RESPONSE: In accordance with Exhibit Y, a solar kiosk is provided at the north side of the FPL Linear Park adjacent to the conservation area. Please see Sheet LP-14.
25. Sheet LP- 14: Identify the bike racks noted on Exhibit Y.
RESPONSE: In accordance with Exhibit Y, a bike rack is provided along the pathway west of NW 48th Avenue. Please see Sheet LP-14.
26. Sheet LP- 14: Identify the solar bench noted on Exhibit Y. (Noted bench is not listed as “solar”)
RESPONSE: In accordance with Exhibit Y, a solar bench is provided along the pathway west of NW 48th Avenue. Please see Sheet LP-14.
27. Sheet LP-16: Specifically identify the Conspicuous Display of Green Technology noted for this sheet.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided southwest of the children playground. Please see sheet LP-16.
28. Sheet LP-16: Consider a shade structure for the children’s play area to cool the playground.
RESPONSE: Acknowledged.
29. Sheet LP-18: Identify the bicycle racks noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, a bike rack is provided at the south side of the lake. See sheet LP-18.
30. Sheet LP- 18: Identify the solar lights noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, solar bollards are proposed along portions of the pathways within Park C4 around the lake. Please see sheets LP-18 and LP-19.
31. Sheet LP-18: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided at the south side of the lake. See sheet LP-18.
32. Sheet LP- 19: Identify the solar lights noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, solar bollards are proposed along portions of the pathways within Park C4 around the lake. Please see sheets LP-18 and LP-19.

33. Sheet LP-20: If the benches along the pathway for G9.1 are solar, mark them as such on the plan.
RESPONSE: No – one solar bench will be provided within each park or greenway that is identified on the sustainability plan.
34. Sheet LP-20: When will the art be selected and presented for review for the two locations noted on sheet LP-20?
RESPONSE: Art will be selected at park G9.2 prior to building permit for review.
35. Sheet LP-21: A wind turbine is still shown on Exhibit Y and was part of the approved PMDD. Identify the wind turbine noted on exhibit Y for this area.
RESPONSE: The proposed wind turbine shown on Exhibit Y will be relocated to the block 1 focal point at the corner of Cullum Road and Lyons Road. A solar flower feature will be proposed in Park G15a.1. see sheets LP-4 for the wind turbine location and LP-21 for solar feature.
36. Sheet LP-21: Specifically identify the two Conspicuous Displays of Green Technology noted on Exhibit Y for this area.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided in the F3 frontage at the corner of Wiles Road and NW 54th terrace. The other display is located in Park G15a.1 where the Block 15A passage connects to the Banks Road sidewalk.
37. Sheet LP-22: Who is preparing the littoral zone plans? We have not seen those yet for review.
RESPONSE: typical littoral zoning plantings are shown on the cross section. Goldasich and associates will provide detailed planting plans during construction permitting.
38. Sheet LP-22: During a discussion with Staff, it was noted that the property to the west of the lake is an FPL sub-station. Additional trees should be added to the west side of the lake to screen the FPL property.
RESPONSE: Trees have been provided and shown in the Roadways Plan Permit. Sheet LP-26 has been provided to show the intent.
39. Sheet LP-23: Who is preparing the littoral zone plans? We have not seen those yet for review.
RESPONSE: RESPONSE: typical littoral zoning plantings are shown on the cross section. Goldasich and associates will provide detailed planting plans during construction permitting.
40. Sheet LP-23: There is additional space in this area for tree canopy to meet the 40% overall coverage for this project.
RESPONSE: Acknowledged.
41. Sheet LP-24: Who is preparing the littoral zone plans? We have not seen those yet for review.
RESPONSE: RESPONSE: typical littoral zoning plantings are shown on the cross section. Goldasich and associates will provide detailed planting plans during construction permitting.
42. Sheet LP-24: There is additional space in this area for tree canopy to meet the 40% overall coverage for this project.
RESPONSE: Acknowledged.
43. Sheet LP-25: Are the benches shown for this sheet planned to be solar? If so, label them as such.
RESPONSE: No – one solar bench will be provided within each park or greenway that is identified on the sustainability plan.
44. Sheet LP-25: Specifically identify the Conspicuous Display of Green Technology noted on Sheet LP-25.
RESPONSE: In accordance with Exhibit Y, conspicuous display signage/QR code is provided on the corner of Banks Road and Cullum road in Park G14.

45. Sheet LP-26: As previously discussed, some design concepts need to be prepared to enhance this view from across the lake.
RESPONSE: Acknowledged.
46. Sheet LP-26: Who is preparing the littoral zone plans? We have not seen those yet for review.
RESPONSE: RESPONSE: typical littoral zoning plantings are shown on the cross section. Goldasich and associates will provide detailed planting plans during construction permitting.

TRANSPORTATION

No comments at this time.

URBAN DESIGN AND DEVELOPMENT

General Comments

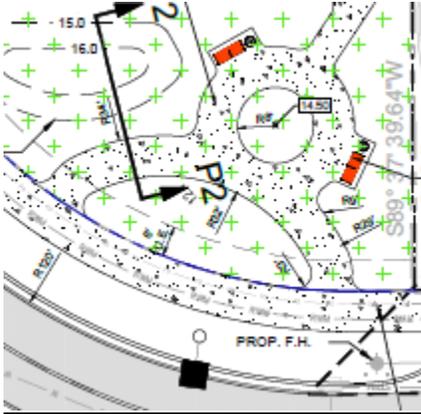
1. Reimbursement to the city for landscape plan review is required prior to building permit issuance.
RESPONSE: Please send the invoice to us for payment.
2. Public meeting application packages to be provided prior to Planning and Zoning Board meeting.
RESPONSE: We will submit the documents once staff places this application on the agenda.
3. Pending receipt of proposed amenities package for review and consideration.
RESPONSE: The amenities will be submitted separately.
4. Additional comments may be provided upon review of any revised plans.
RESPONSE: acknowledged.
5. Pending plat recordation.
RESPONSE: acknowledged.
6. Pending completion of Developer Agreement.
RESPONSE: acknowledged.
7. Pending recordation of public access easements.
RESPONSE: acknowledged.
8. Signage to be reviewed for compliance prior to building permit issuance.
RESPONSE: acknowledged
9. Ground identification signs for private blocks shall not be within public right-of-way. Remove from parks plans. Signs to be reviewed during permit process. Staff omissions for comments below does not represent a sign location approval.
RESPONSE: The signage is not within the R/W, but could be within private parks. We acknowledge that the signage is not approved with this application.
10. SP-1: Refer to comment #9.
RESPONSE: Intent is to provide sign in this location, and it should be shown on the site plan.
11. SP-17: Refer to comment #9.
RESPONSE: RESPONSE: The signage is not within the R/W, but could be within private parks. We acknowledge that the signage is not approved with this application.

12. SP-18: Sidewalk along west side of landscape median for block 15B and n/s sidewalk to sidewalk along west side of lake has not been shown.
RESPONSE: The sidewalk on the West side of Block 15B is shown on the plans.
13. SP-19: SW corner and SE corners of Cullum Road and NW 54th Avenue are critically important corners that must be treated as such. Though various options were discussed with the applicant, the design currently proposed fails to address this issue. Be advised, signage is not an enhancement. Refer to comment #4. Refer to comment #16.
RESPONSE: We have created a similar entry plaza at Cull Road and NW 54th Ave. as we did for Cullum Road and Banks Road. Both entry statements flank Block 10 on each side for consistency.
14. SP-20: Refer to comment #13 above.
RESPONSE: We have created a similar entry plaza at Cull Road and NW 54th Ave. as we did for Cullum Road and Banks Road. Both entry statements flank Block 10 on each side for consistency.
15. Ensure all corresponding landscape, photometric and other sheets within the park plan application reflect changes in SP plans.
RESPONSE: The plans have been coordinated with the revisions.
16. Graphics below represent designs current proposed at various corner / intersection locations within the parks plan application. Applicant shall review current designs for opportunities to replicate similar design elements to enhance all corners and continue the common parks theme throughout MainStreet. Refer to comments above.
RESPONSE: We reviewed the locations and made some changes to be consistent throughout the design.

West end of greenway along Cullum Road, Block 9



NW 48th Avenue – Block 1 entrance



SE corner – Cullum and Banks Roads (Refer to #9 for monument sign)

6. Recommend ample seating (possibly even picnic tables) inside the perimeter and around the kid's playground at Park C3 (attachment 196-LP16). This will encourage parents/guardians to utilize the space and increase natural surveillance of the area. Also, ensure the landscaping surrounding the playground does not inhibit sight lines into the playground and does not provide hiding places around the playground. This in turn will discourage abnormal users from occupying the space and provide greater security for the children.

Response: The landscaping around the park is kept low to allow for natural surveillance. Seating and garbage receptacles are provided at this time.

7. Ensure that tools at the bike repair station near park C3 (attachment 197-LP-17) are secured to prevent theft and misuse.

Response: acknowledged.

SUSTAINABILITY

Sustainability General

1. Additional comments may be provided at DRC meeting and/or upon review of revised application.

2. Staff understands that this submittal is not a typical site plan and, therefore, does not have the same ability to meet certain sustainability goals. The comments below consider this unique situation.

3. Be advised that the landscape plans were used for this review.

4. Waste receptacles may require recycling. Further discussion is warranted.

5. Provide outdoor-rated water bottle filling stations in each park and greenway.

Response: Outdoor water bottle filling stations have been added to the site.

6. As a reminder, the parks and greenways are the areas to make up any canopy not being provided on the blocks in an effort to get the overall project to 40% canopy coverage.

Response: acknowledged.

7. Provide an overall plan that indicates the canopy coverage for each block, the roadway plan, and the parks plan. The LAPC is not intended to be in this calculation.

Response: Please see canopy coverage calculations.

8. Landscaping appears to be missing for all of Lyons Road frontage/greenway.

Response: landscaping has been provided for this resubmission. See sheets LP-1 to LP-3.

Sustainability

9. Sheet LP-1: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area. Note that is was also not shown on Block 1.

Response: The master sustainability plan has been updated to show the placement of proposed elements in the parks. F.2 Frontage does not include a sustainability element.

10. Sheet LP-3: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: The conspicuous display of green technology has been noted on the F.1 Frontage. See sheet LP-3.

11. Sheet LP-4: Exhibit Y of the PMDD suggests a “focal point” for the corner and a sign and landscaping are shown on the plans. What is the focal point?

Response: We are providing an entry sign for the overall site and Block 1.

12. Sheet LP-4: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: We have notated the location for the conspicuous display of green technology in Park G1.

13. Sheet LP-4: Consider providing trash receptacles at each bench location. See comment 5 above regarding recycling.

Response: acknowledged.

14. Sheet LP-5: Consider adding more benches. The elderly may be uncomfortable sitting on a seat-wall.

Response: acknowledged.

15. Sheet LP-5: Add more trash receptacles along the interior sidewalk of the park to encourage better participation.

Response: additional trash receptacles have been added in the north portion of the park.

16. Sheet LP-5: Identify the solar lighting for this park as noted on Exhibit Y for this area. None of the light fixtures noted on the photometric plans are solar.

Response: We are not proposing solar lighting in this park. Exhibit Y has been updated to reflect elements in the greenspace parks.

17. Sheet LP-5: Identify the solar feature in this park as noted on Exhibit Y for this area.

Response: We are not proposing a solar feature in this park. Exhibit Y has been updated to reflect elements in the greenspace parks.

18. Provide the solar bench specs.

Response: Please see solar bench details on sheet RD-1.

19. Sheet LP-6: Consider adding benches. The elderly may be uncomfortable sitting on a seat-wall.

Response: Benches have been added to the plans.

20. Sheet LP-6: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area. Note that another Conspicuous Display of Green Technology was shown for the Block 5 townhomes directly above this park on Exhibit Y and was not identified on those plans either. If the Block 5 display is not provided in the Block 5 plans set, the display shall be provided elsewhere in a conspicuous location.

Response: we are providing sustainability elements in the greenspace parks. A conspicuous display of green technology has been shown in park c1.b.

21. Sheet LP-6: Identify the solar feature in this park as noted on Exhibit Y for this area.

Response: solar benches are being proposed in park c1.b.

22. Sheet LP-6: As noted on the photometric plans, relocate the light pole adjacent to the signage to avoid blocking the view to the feature.

Response: light pole locations have been adjusted.

23. Sheet LP-7: Consider adding benches to park C1.e. The elderly may be uncomfortable sitting on a seat-wall.

Response: acknowledged.

24. Sheet LP-7: Consider providing benches under the trellis at park C1.d.

Response: acknowledged.

25. Sheet LP- 9: Identify the Conspicuous Display of Green Technology noted on Exhibit Y in two locations for this area.

Response: sustainability elements have been notated on the plan.

26. Sheet LP- 10: Identify the Conspicuous Display of Green Technology noted on Exhibit Y in park G8.

Response: sustainability elements have been notated on the plan.

27. Sheet LP- 11: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: sustainability elements have been notated on the plan.

28. Sheet LP- 11: Identify the solar kiosk noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

29. Sheet LP- 11: Identify the bike racks noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

30. Sheet LP- 12: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

31. Sheet LP- 12: Identify the solar kiosk noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

32. Sheet LP- 12: Identify the bike racks noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

33. Sheet LP- 13: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

34. Sheet LP- 13: Identify the solar kiosk noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

35. Sheet LP- 13: Identify the bike racks noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

36. Sheet LP- 14: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

37. Sheet LP- 14: Identify the solar kiosk noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

38. Sheet LP- 14: Identify the bike racks noted on Exhibit Y.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

39. Sheet LP-15: Some people will use this section of the FPL linear park without attempting to cross over 48th Street. With that in mind, provide some sustainability elements in this area. Consider running the pathway around this area to close the loop.

Response: A water fountain has been added on the South side.

40. Sheet LP-15: Shade out the area not included in this sheet.

Response: acknowledged.

41. Sheet LP-16: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: we have notated the location of the conspicuous display of green technology on our plans.

42. Sheet LP-16: Provide additional sustainability elements in this area.

Response: Please see attached plan with kids playground which promotes outdoor activities and exercise.

43. Sheet LP-17: Provide additional sustainability elements in this area.

Response: Please see bike repair station on plan.

44. Sheet LP-18: Identify the bicycle racks noted on Exhibit Y for this area.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

45. Sheet LP-18: Consider adding benches to the walk adjacent to the townhomes.

Response: acknowledged. A seating wall is located near the condo buildings.

46. Sheet LP- 18: Identify the solar lights noted on Exhibit Y for this area.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks

47. Sheet LP-18: Identify the Conspicuous Display of Green Technology noted on Exhibit Y for this area.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

48. Sheet LP-19: Provide additional sustainability elements in this area.

Response: acknowledged.

49. Sheet LP-20: Provide additional sustainability elements in this area.

Response: Public art is at the corner of Cullum and 54th Ave and solar benches added to the paths.

50. Sheet LP-20: This park (G9.2) as designed is a missed opportunity to do something iconic along 54th.

Response: acknowledged. Park G9.2 has been modified.

51. Sheet LP-21: Identify the wind turbine noted on exhibit Y for this area.

Response: Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

52. Sheet LP-21: Identify the two Conspicuous Displays of Green Technology noted on Exhibit Y for this area.

Response: Conspicuous Displays of Green Technology have been proposed on the F3 Frontage and the G12a park.

53. Sheet LP-22: Provide additional sustainability elements in this area.

Response: littoral planting has been provided and Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

54. Sheet LP-23: Provide additional sustainability elements in this area.

Response: littoral planting has been provided and Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

55. Sheet LP-24: Provide additional sustainability elements in this area.

Response: littoral planting has been provided and Exhibit Y has been updated to reflect the sustainability elements being proposed in the greenspace parks.

56. Sheet LP-25: Provide additional sustainability elements in this area.

Response: See attached green check list for list of sustainability elements. Also, see Exhibit Y for amenities which includes sustainable elements.

57. Sheet LP-26: (This file is incorrectly labeled LP-18) The PMDD requires varying percentages for canopy coverage for the parks and greenways. Break down the canopy coverage data tables to reflect this.

Response: Sheet LP-26 is now Lake 15B on the NW side of the site. Each park tree canopy table has been updated to show PMDD percentage requirements. The city 40% green plan tree canopy goal is located on sheet LP-27 and reflects the total site tree canopy s.f. for the Greenspace plans.

58. Sheet SP-25: The green checklist appears to respond generically to the project rather than to the parks themselves. Revise the responses accordingly and expand to include all the elements noted on Exhibit Y. Break it down per park or greenway if necessary.

Response: Please see revised green checklist.

59. Sheet SP-25: Provide a breakdown of the Conspicuous Displays of Green Technology provided at each park or greenway.

Response: A sustainability element chart has been added to each park requirement section notating what is being proposed in each park.

60. Sheet SP-25: Provide the canopy coverage breakdown for each park as noted and required in the PMDD.

Response: Each park tree canopy table has been updated to show PMDD percentage requirements.

61. Sheet SP-25: Provide a breakdown of the water bottle filling stations provided at each park or greenway.

Response: Water fountains located in the FPL park, most of the bottle filling stations are associated with the blocks and their internal parks so that the water can be supplied to the station and metered to the HOA.

TRANSPORTATION

1. Typical sections illustrated are subject to the right-of-way dedication depicted on the Plat. Provide a summary of the plat application comments from Broward County;

Response: The plat is currently at the County for final approval and should be approved by the County Commission in the next month or so as of this letter.

2. Identify or label each of the named cross street(s) or facility (driveway) illustrated on the Site Plans. The greenway crosses each of the driveways. Identifying the name of the driveway or roadway is requested;

Response: The street names are on the site plans.

3. Previous comments related to NW 40th Street alignment with NW 48th Avenue along with traffic warrants for a dedicated WB left turn lane remain unsatisfied;

Response: The left turn lane has been removed. Please see roadway site plan for more information.

4. Previous comments related to the Cullum Road typical section between NW 48th Avenue and Lyons Road remain unsatisfied;

5. Response: Cullum Road at NW 48th Avenue has been redesigned. Please see roadway site plan for more information.

6. Coordination with the design of traffic separators or medians within Cullum Road in the segment adjacent to the preserve shall continue with City Staff and the design team; and

Response: Please see the roadway site plan for the new design of Cullum Road.

7. Additional comments may be forthcoming.

Response: acknowledged.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. The following comments will be repeated on all reviews in order to track pending and outstanding issues, even if acknowledged by the applicant.

Response: acknowledged.

2. Reimbursement for professional landscape plan review services prior to building permit issuance.

Response: acknowledged.

3. Pending receipt of one (1) digital copy and thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following:

- a. Site plan package;
- b. PowerPoint presentation;
- c. Public outreach report;
- d. Sustainable (Green) efforts;
- e. Each set of DRC comment/response document.

Response: The plans will be submitted to the City once City staff approve the plans.

4. Pending Plat recordation.

Response: the plat recordation is pending final approval at the County and will be recorded prior to construction commencement.

5. Pending receipt of recorded public access easements per previous comments and discussions.

Response: Easements will be dedicated prior to CO.

6. Pending receipt of proposed amenities package for review and consideration.

Response: Please see amenities plan with conceptual amenities for the entire Mainstreet development. These are subject to change based upon final design and permitting.

7. All park benches need to have anti-sleeping devices such as arm rests. You will need to consider other benches with these devices. This comment does not apply to concrete planter seat walls or similar features.

Response: agreed, the park benches have middle armrests to deter sleeping on the benches.

8. Concrete seat walls and similar features shall be designed with anti-skateboard devices.

Response: Anti-skateboard devices are installed on the wall.

9. Greenway paths, paving and paver surfaces that transition to and from the Venetian Red sidewalk has not been addressed or designed. Provide concept plans for review.

10. For the FPL Easement Park. Are there any opportunities to leave some areas that feature existing native plants/trees/shrubs wild or as-is, preserving them?

Response: The existing site is farm land. The proposed design is prepared to maximize the allowable uses by FPL in their easements.

11. Sheet SP-17, Park C1.b & C3. The greenway space at the southeast corner of the Banks Road and Cullum Road intersection should feature a more prominent corner plaza design. This comment is consistent with Block 11 Building 1 comments about the building's corner façade and its orientation to the intersection, the City's Civic space, and the importance of this intersection in MainStreet.

Response: Park C3 has been revised to provide a more prominent corner plaza design.

12. Sheet SP-18. Can the 11-foot portion of the promenade along the west side of the new lake extension be 12 foot wide to match the other segments?

Response: The flat area of the lake bank restricts the width of the sidewalk so it can not be widened to 12'.

13. Sheet SP-20. The northeast corner of the greenway along Block 9 could feature a book-end plaza design similar to the southeast corner of the Banks-Cullum intersection. This provides the transition out of the Civic area into the residential.

Response: Parks have been revised to provide a more prominent transition to the civic area.

14. Sheet SP-20: Linear greenway park at north side of Block 9: Park area at both the SW corner and SE corner of Cullum Road and NW 54th Avenue shall be enhanced to create a focal point as this is a significantly important corner to MainStreet and the Civic Node. These corners are prime locations for pedestrian plazas featuring public art, water elements, towers or other prominent entrance type feature that creates a sense of place and arrival.

Response: Parks have been revised to provide a more prominent transition to the civic area.

15. Insufficient information is provided for Greenway G9.2 Linear Park at Block 9. As shown, the park lacks appeal and will only serve as a pedestrian cut-through. This is a prime opportunity to create a small urban park or garden for Block 9 residents. Staff is available to discuss design options.

Response: The park design has been modified to allow for more seating and open area for recreational uses.

16. Remove all catch basins from inside the multi-purpose path.

17. **Response: The catch basins have been moved out of the path.**

Site Plan

18. Arrow and note do not point to mailboxes. Ensure boxes are not in park area. Revise plan.

Response: The note has been corrected.

19. A bus shelter is shown at the Main Plaza. If others are proposed, please advise locations.

Response: This is the only bus shelter provided. The other bus stops do not have a shelter within Mainstreet.

Main Plaza – Park B

20. Pending re-design of flowage easement design as discussed with applicant.

Response: The drainage modification does not require modification of the flowage easement.

Please do not hesitate to contact our office for more information.

Sincerely,
HSQ GROUP

A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive style with a large initial "J" and "H".

Jay Huebner, P.E., A.I.C.P.



February 6, 2024

CITY OF COCONUT CREEK

Department of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063
Liz Aguiar

Project Name: MainStreet Park Plan
Project Number: PZ-22120003
Location: MainStreet Project
Review/Application: PMDD Site Plan

Ms. Aguiar:

We have reviewed the comments dated February 6, 2023, and our responses are as follows:

BUILDING

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

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

ENGINEERING

1. Please provide utility easements adjacent to the roadways wherever possible.
RESPONSE: A 6' utility easement is adjacent to the roadways in the parks.
2. Please show all proposed utility easements within private properties (blocks).
RESPONSE: the easements have been added to the plans.
3. Coordination with all future utilities is required to ensure there are no conflicts with proposed utility boxes, hand holes, equipment, etc.
RESPONSE: The utility equipment will be within the easement and avoid sidewalks and other amenities.
4. Provide irrigation plans and booster pump station locations with filtration systems.
RESPONSE: The location of the reuse pipes for irrigation is shown on the plans. The booster pump will be provided at that irrigation connection to the system. Final irrigation plans will be provided at time of building permit.
5. All existing guardrails must be replaced to meet current standards.
RESPONSE: The guard rails will be replaced with the cable style guard rail.

6. Ensure all clear zones for roadways meet City's Standards.
RESPONSE: The clear zones are met with this design.
7. Please ensure that there are no hand holds, vaults, pull boxes, and light poles installed on the proposed sidewalks.
RESPONSE: The utility boxes are located in the green areas within the easements.
8. Please specify which safety measures will be installed for midblock crossings.
RESPONSE: Flashing pedestrian lights at mid-block crossings on public streets.
9. Please provide crosswalks for all sidewalks leading to public parks.
RESPONSE: The cross walks are part of the roadway master plan.
10. Ensure all proposed sidewalks comply with ADA standards.
RESPONSE: The sidewalks and crosswalks comply with ADA standards.
11. Please provide a separate set of drainage plans with details of all elevations and drainage flow.
RESPONSE: Please see drainage plans for details as a separate submittal. This is not part of the parks site plan package.
12. Landscape, lighting, and/or irrigation shall not conflict with and shall maintain 10 feet preferred (minimum 6 feet) of separation from existing and proposed water, wastewater, and drainage.
RESPONSE: The landscaping and lighting provide the necessary separation from utilities.
13. All fire hydrant clear zones shall be free of landscaping (except sod), mailboxes, parking, lamp-posts and all other objects.
RESPONSE: The fire hydrant clear zones are met.
14. Ensure trees do not obstruct clear sight triangle at stop sign intersections. Please show sight triangles on plans.
RESPONSE: Sight triangles are shown on the plans.
15. All proposed details must be City of Coconut Creek's Standard Details, not FDOT as proposed.
RESPONSE: The FDOT notes have been removed from the curb details.
16. Please provide handrails for sections of the sidewalk where drop conditions are experienced.
RESPONSE: We do not have a drop condition for the sidewalks except for the seawall on Lake 15A. A handrail will be installed at that location.
17. Please show the continuity route of the proposed bike paths.
RESPONSE: The bike path routes are shown on the plans. This is part of the roadway site plan for more details.
18. Please show designated accessible parallel parking spaces along all parks.
RESPONSE: Accessible handicap stalls are shown on the plans. Please see the roadway site plan for more details.
19. Please ensure that all proposed benches are not encroaching any easements.
RESPONSE: The benches have been removed from the easements.
20. Sidewalks in all public parks must be a minimum of 5' in width and 6" in thickness.
RESPONSE: The sidewalks are a minimum of 5' wide and 6" thick.

21. All proposed lakes/canal cross sections and slopes must follow City Standard Details.
RESPONSE: This project has some customized sections due to the unique design to allow parks and pedestrian interaction with the lake front. Not all of them will match the standard lake section from City standards.

Sheet Comments

22. Sheet SP-4: North arrow is pointing to the west in the top section of the sheet.
RESPONSE: The north arrow has been corrected.
23. Sheet SP-5: Light poles cannot be placed inside utility easements.
RESPONSE: The light poles have been removed from the easements.
24. Sheet SP-5: Proposed bike rack cannot encroach the 20' flowage easement.
RESPONSE: The bike rack has been moved out of the flowage easement.
25. Sheet SP-5: Proposed single EV charger is in conflict with a proposed water valve.
RESPONSE: The valve has been moved away from the charger.
26. Sheet SP-5: Proposed fountain seems to be in conflict with the proposed storm water main line.
RESPONSE: The fountain is no longer part of the plan.
27. Sheet SP-8: Light poles cannot be placed inside utility easements.
RESPONSE: The light poles are not in the easements.
28. Sheets SP-11, 12, 13, 14, 15, and 16: Light poles cannot be placed inside utility easements or sloped dry detention areas.
RESPONSE: bollard lighting is used in the FPL park area.
29. Sheet 15: Please clarify the conflict between the proposed FPL access route and the proposed parking lot (show layer of the proposed parking lot).
RESPONSE: The parking lot has been revised to work with the FPL truck route.
30. Sheets SP-19: Please clarify what the boxes symbolize (by the existing utility pole to be removed) since they are blocking the proposed sidewalk.
RESPONSE: This plan has been revised per the latest layout and labeled as necessary.
31. Sheets SP-19: Fire hydrant assemblies cannot be placed on sidewalks.
RESPONSE: The fire hydrants are outside of the sidewalks.
32. Sheets SP-20: Please show all existing utilities with accurate information since some of them are missing.
RESPONSE: Please see revised plan with latest information.
33. Sheets SP-21: light poles cannot be placed in the middle of the proposed sidewalks.
RESPONSE: The light poles are not in the sidewalks.
34. Sheets SP-22: Light poles cannot be placed inside utility easements.
RESPONSE: The light poles are outside of the utility easements except for the FPL easement where lighting is proposed in the streets and parks.
35. Sheets LP-5: Proposed trees (CN) cannot impact the proposed water main nor be placed inside the utility easements.
RESPONSE: The trees have been moved out of the easements.
36. Sheets LP-6: Proposed trees (SM) cannot impact the proposed drainage line.
RESPONSE: The trees have been moved away from the drainage lines.

37. Sheet LP-13: Proposed trees (CV) cannot impact the proposed drainage line or encroaches its easement.
RESPONSE: The trees have been moved out of the easements.
38. Sheet LP-14: Proposed solar panel lighting and information kiosk cannot impact the proposed drainage line.
RESPONSE: The solar panels have been moved out of the easements.
39. Sheet LP-16: Proposed trees (CN) cannot impact the proposed drainage line.
RESPONSE: The trees have been moved out of the easement.

FIRE

1. Any fence or similar barrier shall not impede firefighter access to a building. Any portion of a building or any portion of an exterior wall of the first story of the building shall not be located more than 150 ft from the fire department access roads as measured by an approved route around the exterior of the building or facility. (NFPA 1-18.2.3.2.2)
RESPONSE: The parks do not have buildings within them. Some knee high walls are used in certain locations, but should be easily accessible for fire fighters.

LANDSCAPING

1. Remaining buffers and park areas to be included in future submittals.
RESPONSE: Please see latest plans with remaining parks and buffers.
2. Verify that all north arrows are correctly shown for each plan view. See sheet SP-4.
RESPONSE: The North arrow has been corrected.
3. Label all site amenities / furniture on site plans.
RESPONSE: Please see latest plans with amenity information.
4. Clarify how proposed EV charger on the north side of Park C1.a in the planter cutout is to work in relation to the required landscape.
RESPONSE: Please see civil plans for EV charger design in Roadway site plan application.
5. On sheet SP-6, terminal landscape islands on the east side of the park have a concrete hatch.
RESPONSE: The concrete hatch has been corrected.
6. To connect the two portions of park C1.d, provide a mid-block crossing with signage and pavement markings to allow safe pedestrian circulation from the lake frontage road south to 40th street.
RESPONSE: This is part of Block 5/6 site plan application and outside of the parks site plan limits.
7. Label 20' FPL access roadway area on all site plan and landscape sheets.
RESPONSE: The roadway was been labeled on the landscape plans.
8. Provide and label all Block limits on the site plan and landscape plan. Include any fence or wall locations, label as needed.
RESPONSE: The landscape plans have been updated.
9. Verify that the bumper overhang for the parking spaces on the east side of the linear park do not encroach into the path on sheet SP-8.
RESPONSE: The bumper does not encroach into the park.
10. Incorporate site amenities / furniture along the linear pathway shown on sheets SP-8 and 9.
RESPONSE: The site amenities have been added to the pathway.

11. Is lighting proposed along the linear path on sheets SP-8 and 9? If so, provide locations.
RESPONSE: Yes, please see photometric plans.
12. To provide safe pedestrian circulation between each section of the FPL greenway, include pedestrian crossings with signage and pavement markings on sheets SP-11 and 15.
RESPONSE: Please see revised plans with cross walks at the roadways. Please see the roadway site plan application for more details.
13. Consider providing a second bench at the proposed bench locations within the FPL greenway to provide additional seating.
RESPONSE: Additional benches have been added where possible. Please note any above ground elements in the FPL easement could be removed by FPL in the future for access to their facilities.
14. Provide pedestrian crossing for Park C1 on sheet SP-17 with signage and pavement markings.
RESPONSE: Please see the roadway site plan application for the pavement marking design.
15. Include lake maintenance easement lines on sheet SP-18.
RESPONSE: Please see revised plans with easements.
16. The proposed location of the 20' lake maintenance easement for Lake #7 on sheet SP-22 does not allow for any planting along the perimeter of the lake or the western property line. Review required storage and shift easement line to allow for additional planting.
RESPONSE: Per our conversation with Broward County we can plant some trees on the edge of the easement allowing for maintenance around them.
17. Provide data tables for required landscape for each park area per the MainStreet Design Standards, the approved alternate design solutions in the PMDD document and the LDC. Further discussion with staff may be necessary to develop landscape criteria for the parks that are not specifically called out in the documents listed above.
RESPONSE: Landscape requirement tables are provided on each landscape sheet.
18. Verify label for three proposedCRI between benches at linear greenway G1.A on sheet LP-4.
RESPONSE: The label has been corrected.
19. Provide and label location of root barrier and suspended pavement system for main plaza cutouts.
RESPONSE: Root barriers are noted where appropriate.
20. Proposed Mahogany and Live Oak trees on north side of park C1.A are directly adjacent to a storm line. Shift location of trees to allow adequate separation.
RESPONSE: Tree locations have been adjusted.
21. Label and provide elevations for proposed berms located in park C2.B.
RESPONSE: Please see civil plans for elevations.
22. Sheet LP-7, include landscape plan for park area north of park C1.D as shown on site plan sheets.
RESPONSE: The private park is part of the Block 5/6 site plan application.
23. Provide and label all fencing, and walls as needed on the landscape plans.
RESPONSE: Please see plans for labels as requested.
24. Include all light pole locations with dashed circles demonstrating required setbacks from trees and palms. Minimum 15' is required for canopy trees and 7.5' for small trees and palms.
RESPONSE: Please see plans for light pole locations. Most of the parks have bollard lighting that does not conflict with tree canopy and do not require the separation for trees and palms.

25. Recommend gray scaling provided tree symbols that are outside of the park project limits.
RESPONSE: Acknowledged. Landscape outside of our scope of work is shown in light gray scale.
26. Verify if proposed trees along the linear pathway on sheet LP-9 is being included in perimeter requirements for the adjacent blocks or for the park requirements.
RESPONSE: Landscape shown in light gray scale are part of adjacent parcels perimeter landscape requirements and noted.
27. Provide consistent hatch patterns for shrub material across all landscape plans.
RESPONSE: Please see updated plans.
28. Include FPL overhead lines on the landscape plans in gray scale for reference. Label and dimension all easements and access roads on the plans.
RESPONSE: overhead lines have been added to the plans.
29. Label FPL 75' radius pole clearance area on all landscape plans. Provide additional information on the landscape limitations in this area.
RESPONSE: FPL lines have been labeled, and unplantable areas have been hatched.
30. Landscape proposed within the ROW on sheet LP-11 is to be included in the roadway set.
RESPONSE: Acknowledged. Limit of work lines have been updated.
31. The FPL easement / greenway takes up a large portion of the Mainstreet development which provides an opportunity to create a unique element that runs through the project. Staff understands that there are limitations on what can be provided within the easement, but every opportunity should be considered to provide additional landscape to enhance this corridor and provide an inviting space for the users.
RESPONSE: The design provided allows for meandering sidewalks, amenities and landscaping within the FPL easement to push the limits of FPL's allowable uses within the easement while allowing access to the FPL facilities.
32. Adjust proposed Bottlebrush on sheet LP-13 that is in conflict with proposed storm line running north-south.
RESPONSE: The bush has been moved.
33. Proposed solar powered information kiosk on sheet LP-14 is located within a drainage easement.
RESPONSE: the kiosk has been moved out of the easement.
34. Overflow parking lot is missing required landscape island and divider median trees.
RESPONSE: Right trees in right place principles have been applied to the FPL overflow parking area.
35. Proposed FPL access road crosses over proposed curbing, landscape islands, parking spaces, sidewalks, and plant material. Provide information on how this access road will be incorporated into the site plan and landscape plans without compromising the requirements for the parking lot.
RESPONSE: FPL has the right to shut down the parking lot when they need access or to maintain their facilities. The overflow parking is not allowed for overnight parking and any above ground elements can be removed by FPL at any time.
36. It appears that the north portion of Park C1.B is missing from sheet LP-17.
RESPONSE: The park north of park C1.C is outside our limit of work and a part of the block 5 and 6 parcel.
37. Recommend providing individual clear trunk heights for the Coconut Palms provided on the plans if a height range is provided in the specifications. The City wants to avoid having all 8' clear trunk palms provided at installation. Also, consider taller clear trunk for palms directly adjacent to walkways so the palm fronds do not impact pedestrians or bicyclists.
RESPONSE: Please see revised plant specifications.

38. Remove native designation for proposed Crape Myrtles.
RESPONSE: Plant list has been updated.
39. Wart Fern and Lantana is an invasive / exotic species and is not allowed to be planted in the City. Provide alternate species.
RESPONSE: Plant list has been updated.
40. Proposed shrubs to be used as hedge material are required to be planted as a continuous visual screen. Adjust spread or on-center spacing specification to achieve the visual screen.
RESPONSE: Plant list has been updated.
41. The proposed site amenities are to be consistent with the City's amenities package regarding the style and color. Provide additional information regarding the proposed alternatives. Further discussion with staff may be necessary.
RESPONSE: The site amenities are consistent across all of Mainstreet.
42. Additional comments may be provided upon review of the site plan re-submittal.
RESPONSE: The applicant understands that additional comments may be forthcoming.

POLICE

1. Ensure there is some type of lighting along the bike trails and throughout the parks in the plan.
RESPONSE: pedestrian bollard lighting is used in the parks where street lighting is not provided.
2. Ensure all proposed landscape follow the CPTED principles of a maximum of 3' high for shrubs and a minimum of 6' up or higher for trees, to prevent obstructions of natural surveillance.
RESPONSE: The landscape design is consistent with CPTED principles.
3. Nothing further at this time but we will continue to review the project as it evolves.
RESPONSE: The applicant understands that additional comments may be forthcoming.

SUSTAINABILITY

General

1. Refer to zoning comments for:
 - a) Planning and Zoning Board and City Commission presentations.
 - b) Public meeting package submittal requirements.
 - c) Public outreach requirements.**RESPONSE: acknowledged.**
2. Additional comments may be provided at DRC meeting and/or upon review of revised application.
RESPONSE: The applicant understands that additional comments may be forthcoming.
3. Staff understands that this submittal is not a typical site plan and, therefore, does not have the same ability to meet certain sustainability goals. The comments below consider this unique situation.
RESPONSE: acknowledged.
4. For future submittals, affix the Sustainability Checklist to a sheet in the drawing set. A copy of the "green" data sheet is available upon request. This will be used for this submittal in lieu of the FGBC certification. Call Linda Whitman to discuss this process for this submittal.
RESPONSE: Please see site plan sustainability checklist sheet.

5. Waste receptacles may require recycling. Further discussion is warranted.
RESPONSE: The developer will continue to discuss the site amenities with staff.
6. Provide outdoor-rated water bottle filling stations in each park and greenway.
RESPONSE: Further discussion with staff regarding filling stations and the ability to service them with city water is ongoing.

TRANSPORTATION

1. MainStreet roadway cross sections will be reviewed and approved as part of the Master Street Network Site Plan application.
RESPONSE: Agreed. Please see the roadway master plan for roadway sections.
2. Roadway improvements or connections to Lyons Road and Sample Road require review and approval from Broward County and FDOT, respectively.
RESPONSE: Permits for any work in the County or FDOT R/W will be obtained prior to commencement of construction.
3. Sheet RD-2, Cullum Road west of Lyons Road Typical Section C-2 shall remove the on-street designated bike lanes and add a 10-foot landscape median to serve as a traffic separator.
RESPONSE: Please see the roadway master plan application for roadway design features.
4. Sheet RD-2, Section C-1, relocate the safety barrier (guardrail) to the southernmost section of the drainage district canal and combine the two 4-foot landscape strips.
RESPONSE: Please see the roadway master plan application for roadway design features.
5. Typical sections illustrated are subject to the right-of-way dedication depicted on the Plat. Provide a summary of the plat application comments from Broward County.
RESPONSE: The plat application has been resubmitted and is proceeding forward for approval to include right-of-way dedications.
6. Additional comments may be forthcoming.
RESPONSE: acknowledged.

URBAN DESIGN AND DEVELOPMENT

General / Advisory Comments

1. MainStreet Design Standards (MSDS) serve as framework for all projects within the MainStreet Project Area (MSPA) and the City expects projects to be consistent with the MSDS. If an application does not meet the MSDS and principles then reasons why must be identified and alternate solutions must be proposed in the proposed PMDD rezoning document.
RESPONSE: The revised PMDD documents are consistent with the proposed parks site plan.
2. Outstanding Plat, PMDD rezoning and site plan(s) comments may impact this application. Comments herein may not cover all concerns.
RESPONSE: The PMDD application has been approved by the Commission. The plat is under review and is consistent with the current parks site plan submittal.
3. Vesting of property entitlements is completed by Ordinance with site plan approval. Be advised, the City Commission may place restrictions or other conditions.
RESPONSE: We will discuss it with the Commission at the board meeting.

4. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. *Please acknowledge and provide name and contact information for person(s) responsible for reimbursement to the City.*
RESPONSE: Please send the invoices to Rick Stephano at GSR RE.
5. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be done through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
RESPONSE: Please see written responses included in this letter.
6. A number of outstanding details are missing or not shown in this submittal. Additional comments may be provided at the DRC meeting or upon review of the park plan re-submittal.
RESPONSE: Please see full submittal documents for review and approval.

Public Meetings

7. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission hearings including color renderings and aerials of the project, as applicable.
RESPONSE: A full PowerPoint presentation will be presented at the board meetings.
8. Prior to Planning and Zoning Board hearing, applicant shall provide one (1) digital copy and thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following:
 - a. Site plan package;
Note: Digital copy to be **unlocked and unsigned**.
Note: Printed copies to be no larger than 11"x17" in size.
 - b. PowerPoint presentation;
Note: Printed copies to be no larger than 11"x17" size.
 - c. Public outreach report as part of larger effort:
 - d. Sustainable (Green) efforts;
 - e. Each set of DRC comment/response document:
Note: Printed copies to be 8.5"x11" in size.**RESPONSE: The site plan package will be provided once city staff places the application on the agendas.**

Utilities

9. FPL transformer and other above ground utility boxes shall ensure adequate space is provided for required screening shrubs and trees to allow for normal growth patterns without conflicts.
RESPONSE: The location of the FPL transformers are designed to allow for shrubs and screening. Coordination with FPL is ongoing and the location of the transformers is subject to FPL approval.

Overall Site Plan Comments

10. Proposed corner/pocket parks all reflect a similar sidewalk, bench or seat wall design. Further effort is necessary to develop plans that gives residents variety in uses, helps develop block identity and lessens the monotonous street view. Further discussion is warranted.
RESPONSE: Please see plans for park details. Many parks are designed with special elements like pavilions, berms, wall seating, benches, playground equipment and water towers to provide a variety of designs.
11. The FPL greenway provides an opportunity to create a unique area with multiple uses that serves MainStreet and other city residents. While staff recognizes the limitations of the area, every attempt to work with FPL shall be made to enhance the greenway.
RESPONSE: Please see the FPL easement design with meandering sidewalks, landscaping and site amenities designed to meet FPL standards and maximize the public use of this area.

12. Drainage, utility, roadway easements etc., are pending street cross section approval.
RESPONSE: The street cross sections are part of the Roadway site plan application. They are included in this submittal for reference only.
13. Staff recognizes roadway guardrails are intended to first, serve as a safety barrier. However, applicant shall research opportunities to make guardrail attractive.
RESPONSE: They are in the roadway site plan application. The applicant has included the cable guardrail system as requested by City staff.
14. Roadway / park design is pending plat review and approval. See comment #2 above.
RESPONSE: The applicant understands that the plat is under review.
15. Provide a table showing the acreage of each park, compliance with the DRI and PMDD and other details as necessary.
RESPONSE: Please see attached master green space plan with the acreages.
16. Review plan overall and group benches (2 or 3) as needed for higher use areas.
RESPONSE: Benches have been grouped where appropriate.
17. SP-5: Clarify why private mail boxes are proposed outside of block limits.
RESPONSE: The mail boxes have been moved out of the park.
18. Provide stamped asphalt details.
RESPONSE: Please see the roadway site plan for any roadway design features and specifications.
19. RD-3: Provide decorative handrail at lake. Provide details.
RESPONSE: Specifications for the handrails will be provided at building permit phase.
20. SP-7: Provide trellis structure(s) details.
RESPONSE: see sheet LP-28.
21. SP-8: Provide shade pavilion(s) details.
RESPONSE: See sheet LP-28
22. SP-17: Park C1 - Recommend moving one (1) bike rack closer to the proposed trellis.
RESPONSE: the bike rack has been moved.
23. SP-18: Park C4 – Recommend adding benches and other features. See comment #16 above.
RESPONSE: Benches have been added to this park.
24. Photometric plans in roadway plan application show roadway (stop) signs and some light poles (at corners) that may conflict with sign visibility and minimum (15') light pole clearance for trees shown in this application. Re-evaluate these conflicts and reconcile plans accordingly.
RESPONSE: stop signs and light poles are allowed in sight triangles as they are easy to see around.
25. Bus shelter locations have not been shown. Provide details.
RESPONSE: Please see bus shelter locations on plans.
26. Show irrigation pump locations. Refer to landscape comments.
RESPONSE: Please see civil plans for irrigation pump locations.
27. Refer to roadway comments. Ensure Cullum Road design provides “decorative” guard rail.
RESPONSE: Cullum road has a decorative cable style guard rail. Please refer to the roadway site plan for details.

28. Sustainable elements: The City expects projects within the MainStreet Project Area to include conspicuous displays of green technology, which can be easily seen by the general public and be an integral part of the project. Refer to Sustainability Comments for further information.
RESPONSE: The parks provide solar benches for conspicuous green displays.
29. Public Access: Upon final plan approval by the City Commission, property owner shall record public access easement(s) for all portions of sidewalks, park space, greenways, etc., that shall be located within private property but shall/may be used by the general public. Copies of recorded documentation must be provided to the City prior to building permit issuance. Pending Plat approval and recordation for any additional right-of-way dedication, easements, etc.
RESPONSE: Public sidewalk access easements will be provided at a later date after site plan approval.

Main Plaza – Park B

30. SP-5: Detail flowage easement design. Show the area will maintain a usable pedestrian area.
RESPONSE: the flowage easement does not restrict pedestrian access.

Signage

31. Pending signage plan to include traffic, directional and wayfinding. Refer to Amenities Package.
RESPONSE: Signage is not part of the parks site plan application.

Thank you for your consideration.

Very truly yours,

HSQ GROUP, LLC



Jay Huebner, PE, AICP