



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – JUNE 09, 2026

<b>PROJECT NAME:</b>	MainStreet Block 16		
<b>PROJECT NUMBER:</b>	PZ-25080005		
<b>LOCATION:</b>	Banks Road and Sample Road		
<b>APPLICANT/AGENT:</b>	HSQ Group		
<b>REVIEW/APPLICATION:</b>	PMDD Site Plan		
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## DEPARTMENTAL COMMENTS

### A. BUILDING

1. When Electric Vehicle (E.V.) charging parking spaces are provided, at least one parking space must be accessible in accordance with the Florida Building Code – Accessibility, Section 228. E.V. charging parking spaces are indicated on Sheet SP-1.

### B. ENGINEERING

#### Comment Type Legend:

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- **Tier 1: Comment needs to be addressed at the DRC Stage**
- **Tier 2: Comment needs to be addressed at the Final Engineering Stage.**
- **Tier 3: Comment needs to be addressed at the Engineering Permitting Stage.**

### **GENERAL COMMENTS**

1. **(Tier 2)** Please note that all reviews and comments are preliminary and the plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and Mainstreet Design Standards upon any resubmittal of the Final Engineering Review plans.
2. **(Tier 3)** This project is subject to approval and permitting by other agencies, and the following is a comprehensive list of licenses and permits that may be required. Note that said permits and licenses are required prior to receiving an Engineering Permit.

Please specify status (Applied, Approved, or N/A) of the permits/licenses from the following list. Upon receipt, please forward copies of approvals by outside agencies.

- Surface Water Management License and wetland preservation construction permit issued by Broward County Resilient Environmental Department (BCRED). Clarify if additional SWML approval is needed for the drainage system internal to the block.
  - Dewatering permit/license from South Florida Water Management District (SFWMD), if applicable.
  - Wastewater Collection/Transmission Systems permit issued by the Florida Department of Environmental Protection (FDEP).
  - Water Distribution Systems permit issued by Florida Department of Environmental Protection (FDEP).
  - NPDES Permit - Letter of Acknowledgement in response to Notice of Intent (NOI) as issued by the Florida Department of Environmental Protection (FDEP) and an approved copy of the Storm Water Pollution Prevention Plan (SWPPP).
  - FDOT permits for all proposed work within their respective right of ways.
  - Broward County Traffic Engineering Division (BCTED) for all proposed traffic signals.
3. **(Tier 3)** In accordance with the City's code Sec. 13-186, the execution of Performance Bonds, for all proposed public improvements, are required prior to issuance of Engineering Permit.
  4. **(Tier 2)** In accordance with the City's code Sec. 13-169, the execution of Water and Wastewater Agreements and payment of County impact fees are required during the Final Engineering Review and payment of City impact fees prior to approval of related building permits.
  5. **(Tier 3)** Outstanding cost share reimbursement for the Mainstreet wastewater model must be paid in full prior to issuance of engineering permit.
  6. **(Tier 3)** Per the DRI, cost share reimbursement for the existing reclaimed water connection on Cullum Rd must be provided prior to issuance of engineering permit.
  7. **(Tier 2)** Conflict schedule between all proposed utilities for this project is required at final engineering review.

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8. **(Tier 3)** Per Section 13-273 of the City Code, shop drawings for all proposed water, wastewater, reclaimed water, and drainage must be submitted prior to issuance of an engineering permit.
9. **(Tier 2)** During the roadway construction, all proposed utilities and drainage within the roadways must be installed and extended with stubs up to each block limit to avoid future roadway impact.

#### **TRAFFIC / ROADWAY AND PAVEMENT**

10. **(Tier 2)** All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
11. **(Tier 2)** All pavement and sidewalks must follow City of Coconut Creek's Standard Details.
12. **(Tier 2)** Brick paver crosswalk and driveway details must be provided.
13. **(Tier 2)** Please annotate thermoplastic pavement markings for all striping abutting public right of way.
14. **(Tier 1)** Sheet PD-1: Parking spaces must 20ft in length, the proposed 18ft spaces with 2ft overhand encroaches into the sidewalk which must be a minimum of 5ft unobstructed. Therefore, the sidewalk must be 7ft wide.
15. **(Tier 2)** Community entrance must be revised due to the stop bar location. Cars entering onto Banks road can make a permissive right or left turn without stopping. An additional stop bar is recommended.
16. **(Tier 2)** The word "**STOP**" depicted between D-B16-5 and D-B16-4 needs to be omitted.
17. **(Tier 2)** Stop bar & double yellow leader detail to be provided within detail sheet.
18. **(Tier 2)** Cross-section detail must provide elevations for the sidewalk to be in compliance with ADA. Based on the proposed elevation within the detail, it appears to have a cross slope that exceeds the requirements.
19. **(Tier 2)** Reflective permanent markers (RPM's) must be shown within the geometric control plan.
20. **(Tier 2)** There is a low point of 13.10 at the community entrance. Revise proposed elevations to prevent ponding.

#### **STORMWATER COLLECTION SYSTEM**

21. **(Tier 2)** Please show the location of the proposed PRB's within the proposed drainage system (if applicable).
22. **(Tier 1)** Sheet PD-1: The drainage schedule states that the outfall structure DB-16-10 is a catch basin. Please revise.
23. **(Tier 2)** All drainage structures must follow the latest City of Coconut Creek Standard Details.
24. **(Tier 2)** Sheet PDD-2: City detail "typical roadway section" 662 needs to be revised to the updated version, please request new version from the City.
25. **(Tier 2)** Sheet WS-1: Sheet shows removal of the existing drainage structures going into the southern lake (current irrigation ditch). Plans from Banks Road show that these structures are



to remain. Please clarify at which point these structures are to be removed and how will this removal affect the existing drainage along Banks.

26. **(Tier 2)** All drainage outfalls piping must be transitioned from HDPE to RCP to prevent floatation/buoyancy.
27. **(Tier 2)** What are the RED lines between the structures representing? Is it the flow line/inverted crown line?
28. **(Tier 2)** Directional flow arrows should be annotated to depict the surface water run-off.
29. **(Tier 2)** Lake cross-section must be illustrated on a separate sheet.
30. **(Tier 2)** Design Water Level (DWL) must be illustrated into the plans for the lake excavation and the cross-sectional detail.
31. **(Tier 2)** Headwall and transition detail must be depicted within the detail sheet.
32. **(Tier 2)** Conflict table to be provided.
33. **(Tier 2)** All pipes within Banks Road right-of-way must be RCP or HDPP. HDPE is not permitted.
34. **(Tier 2)** Sheet PD-1: Drainage schedule shows incorrect invert directions for structure DB-16-4. Modify schedule to accurately depicts invert directions.
35. **(Tier 1)** Portions of the proposed lake appear to extend onto City-owned property. Please verify that the limits of the proposed lake are fully contained within the property boundaries for the block.

### **WATER DISTRIBUTION SYSTEM**

36. **(Tier 2)** A conflict schedule must be provided for all water & sewer crossing and adhere to F.A.C. Rule 62.555.314.
37. **(Tier 2)** Sheet WSD-3: "Double water meter location" detail is referencing detail # 208; however, this detail is not shown on detail sheets.
38. **(Tier 2)** Double water meter symbol on plans does not match the symbol shown in the legend.
39. **(Tier 2)** Sheet WS-1: Double-valve connections along with the fill & flush connections must be shown and annotated within plans per F.A.C. Rule 62.555.314.
40. **(Tier 2)** Per City Code Section 13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at the Final Engineering review stage as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.
41. **(Tier 2)** Multiple locations depict water meters and sewer cleanouts within driveways. Please consolidate into a single meter box with two meters located within the designated green area, along with one 6" wastewater cleanout in the same zone (as per City detail #411).
42. **(Tier 2)** Annotations must be provided for all water and wastewater service lines, and must include pipe size, length, and material.
43. **(Tier 2)** Hydrant valves must comply with the City's detail specification (1'-5' range).



44. **(Tier 2)** The City prefers double 45° fittings on water mains rather than the current use of 90° bends.
45. **(Tier 2)** Clarify whether a water fountain is proposed within the dog park. If so, please provide corresponding water and wastewater service lines.
46. **(Tier 2)** Sheet WS-1: Easements for water should encompass all the way up to (and including) the meter. There are some proposed water meters which lie outside of an easement.
47. **(Tier 2)** Sheet WS-1: Ensure watermain system is looped, there are 6 proposed dead ends with water that lead to a proposed plug and blowoff assembly. If a dead end must be used, consider the use of automatic flushers at proposed dead ends for the water distribution system instead of blowoff+plug arrangement as shown on plans.
48. **(Tier 2)** Sheet WS-1: Number and label all proposed sampling points on plans.
49. **(Tier 1)** Sheet WS-1: The proposed water meters shall not be located within sidewalks. Revise meter locations such that water meters do not lie within sidewalks or driveways.
50. **(Tier 1)** Sheet WS-1: There is a proposed fire hydrant on Banks Rd and one on Block 8 which are on dark plot style instead of being greyed out. Clarify whether these hydrants are to be installed as part of the scope of work for Block 16 or under a different submittal. If hydrants are not proposed as part of this submittal grey them out and relabel to not mention it as "proposed".
51. **(Tier 2)** Fire hydrants clear zone must be free of any obstructions/signs/shrubbery.

#### **WASTEWATER COLLECTION SYSTEM**

52. **(Tier 2)** Sheet WS-1: Banks Rd manhole point of connection annotation must state "core and connect to proposed manhole".
53. **(Tier 2)** Reconfiguration of all wastewater lateral connections should be considered within this design, due to the fact that the C.O. box U.S.F 7630 has is very large and has a steel cast shoulder which will impact the proposed brick paver driveway.
54. **(Tier 1)** Sheet WS-1: There is a service line which crosses very closely to the terminal manhole S-B16-18. Consider reconfiguration to prevent conflict between water and sewer.
55. **(Tier 2)** Sheet WS-1: The sanitary sewer manhole schedule is empty. Provide rim and invert elevations for all manholes associated with the side (including offsite connections).
56. **(Tier 1)** Sheet WS-1: Sewer laterals shall be a minimum of 3 feet apart and 5 feet away from any manhole, some locations don't seem to meet minimum separation requirements, reconfigure sewer lateral locations if needed.

#### **RECLAIMED WATER AND IRRIGATION**

57. **(Tier 1)** Sheet WS-1: Show connection to reclaimed water on plans. Per the PMDD all blocks are to connect to the reclaimed water main for irrigation. Stubs leading into the blocks need to be within an easement or up to the right of way limits.
58. **(Tier 2)** Reclaimed water and irrigation plans need to show the proposed layout of the private irrigation system to ensure it conforms to F.A.C Rule 62-660.

#### **LANDSCAPING / HARDSCAPE**

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59. **(Tier 2)** Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.
60. **(Tier 2)** Per the adopted PMDD, "Root barriers shall be provided where large trees are located within six feet (6') of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of underground drainage, potable water, sanitary MainStreet @ Coconut Creek PMDD Development Standards Page 101 of 109 sewer, and re-use utility pipes." Please provide root barriers as needed as there are locations that are not in compliance.
61. **(Tier 2)** Sheet WS-1/SPM-1: There are a series of 9 button "dead end" signs along the Block which are placed such that they are proposed to lie directly on top of utilities. Consider reconfiguration to prevent the footer of the proposed signs from directly lying on top of the proposed utilities. Highly encourage to maintain a perpendicular distance of 3ft from all services and utilities.
62. **(Tier 1)** Sheet PLP-3: Provide sight triangles in accordance with FDOT index 546 when abutting City ROW.

## C. FIRE

### ACCESS TO BUILDING

1. A fire apparatus access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1-18.2.3.2.1). This does not include overhead garage doors.
2. Buildings with front doors facing away from the road need to have the measurement of the route from the fire access road to the front door displayed on the plan.

### FIRE APPARATUS ACCESS ROADS

3. Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m). (NFPA 1-18.2.3.5.1.1), Multiple fire access roads are measured at 18 feet.

### FIRE TRUCK ROUTING

4. Provide a Fire Truck Route Plan that can accommodate a two axle fire truck (B40 Bus template) that is 39 feet long, 9 feet wide. Display turning radius dimensions, front wheel path, rear wheel path, apparatus path, and front chassis overhang (see figure). Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)
5. The proposed fire truck route shows the truck traversing the curb by buildings 7, 3, 12, and 13.
6. Show the fire truck completely traversing the fire access road by buildings 7, 3, 12, and 13.

### FIRE FLOW REQUIREMENTS FOR BUILDINGS

7. Using table 18.4.5.2.1 from NFPA 1 state the minimum required fire flow for the building with the most total square footage. Include the construction type of the building. Show the minimum number of fire hydrants required per the required fire flow (NFPA 1-18.5.4). The



aggregate fire flow capacity of all fire hydrants within 1000 ft of a building shall not be less than the required fire flow determined with section 18.4. (NFPA 1-18.5.4.2)

### **PREMISES IDENTIFICATION**

8. New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. If the building is addressed on another street, sometimes referred to as a vanity address, the street name shall also be included in letters with the same dimensions as the address number requirements of 10.11.1.2. (NFPA 1-10.11.1.1)
9. Address numbers shall be a minimum of 6 in. (153.4 mm) high with a minimum stroke width of 1/2 in. (13 mm). (NFPA 1-10.11.1.2)
10. Garage doors and front doors shall have address numbers.

### **D. LANDSCAPING**

1. Update City standard landscape notes on sheet PLP-1. Notes available upon request.

#### **SHEET PLP-2**

2. Revise Crape Myrtle category designation to Cat. 3 in plant schedule. Update tree canopy coverage calculation table as needed.
3. Recommend specifying the DD Blanchard variety for the proposed Southern Magnolia.
4. Correct Coontie and Saw Palmetto quantity under the Overall Landscape Summary table to be consistent with the plant schedule totals. Update overall totals.
5. Correct Tree/Palm native quantity provided, as well as the shrub/groundcover total and provided quantity under the Native & Drought Tolerant Summary table.
6. Include the Pool Pavilion foundation planting requirements to the Landscape Compliance table.

#### **SHEET PLP-3**

7. Provide landscape screening on three sides for the transformers located on the north side of the dog park.
8. Provide missing second tier of foundation landscape along Bldgs. 1, 2, 6, 7 and 8.
9. Provide second tier of foundation landscape and trees for west side of Pool Pavilion.
10. Provide landscape screening on three sides of transformer adjacent to Bldg. 8.

#### **SHEET PLP-4**

11. Correct page number for sheet PLP-4.
12. Provide second tier of foundation landscape along Bldgs. 11-15.
13. Verify access into ROW for the proposed lake along the southern perimeter of the block. All existing trees and palms within the ROW are to be included in the tree disposition plan sets that are to be submitted for review and approval by the City.



14. Review the design of the proposed lake area to allow for plantings around the lake bank in coordination of the maintenance easement, possible littoral plantings, as well as adjusting the southern perimeter sidewalk north to allow for additional plantings adjacent to the lake.

#### E. PHOTOMETRICS

1. Provide photometrics for the wall mounted lights.
2. Provide photometrics for pool area.
3. Provide photometrics for any other planned lighting.
4. Provide the lumen data table per LDC 13-374.

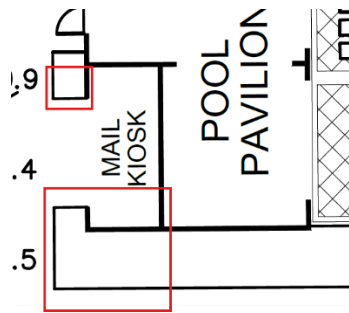
#### F. POLICE

1. Note: A majority of these recommendations are based on concepts of Crime Prevention Through Environmental Design (CPTED). It is understood that some of the recommendations go beyond City code requirements; however, it is important to note that these are recommendations specifically focused on enhancing the built environment in an effort to reduce opportunities for crime to occur.
2. The applicant should be made aware of newly implemented Florida State Statute 768.0706, which states that in order for a multifamily residential property to have a presumption against liability in connection with criminal acts that occur on the premises which are committed by third parties, the following measure must be substantially implemented:
  - a. A security camera system at points of entry and exit which records, and maintains as retrievable for at least 30 days.
  - b. A lighted parking lot illuminated at an intensity of at least an average of 1.8 foot-candles per square foot at 18 inches above the surface from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
  - c. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
  - d. At least a 1-inch deadbolt in each dwelling unit door.
  - e. A locking device on each window, each exterior sliding door, and any other doors not used for community purposes.
  - f. Locked gates with key or fob access along pool fence areas.
3. A peephole or door viewer on each dwelling unit door that does not include a window or that does not have a window next to the door. Have property join the CCPD Trespass Enforcement Program (PD will provide information and instructions and Affidavit of Authorization to be signed) and post signage at all entrances and in accordance with Florida State Statute 810.011(5)(a), which states:
  - a. "Posted land" is that land upon which: 1. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words "no



trespassing” and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line;

4. Install IP surveillance cameras at the common areas (mail kiosk, dog park, tot lot, pool, etc.) that can be tied into the Alert System with the Police Department for immediate monitoring by the Real Time Crime Center (RTCC) in the event of an emergency.
5. Consider installing License Plate Reader (LPR) Camera technology at entrances/exits that can share data with RTCC. Further discussion can be had with PD about how to integrate with RTCC.
6. Landscaping should be placed in such a way to allow sight lines to be unobstructed.
7. Tree canopies should be no lower than 6’ to allow for easy identification of users of the space. Initially this can be achieved by planting mature trees that meet this standard.
8. If a shrub/bush is not required in a particular location by city code, it is recommended to utilize ground cover plants that will not grow above 2’ high in order to maintain this standard with minimal maintenance.
9. Recommend situating trees between windows, instead of in front of them, to allow unobstructed views out of windows that enhance natural surveillance of the outdoor areas.
10. Provide an updated photometric plan that includes illumination levels for pool area, tot lot, dog park, walkways, mail kiosk etc.
11. IES security lighting recommendations for shared mail kiosks is an average of 10 fc at floor level with an average-to-minimum ratio of 3:1 or better.
12. Encourage the applicant to improve the proposed average-to-minimum ratio of 7.42:1. Generally IES security lighting recommendations for average-to-minimum ratios are 4:1 or better. There are numerous roadways throughout the property with levels below 1.0 fc, creating potential conflict between pedestrian and vehicular traffic.
13. Attention should be given to the parking area in front of the pool pavilion/mail kiosk. Recommend these spaces be illuminated to IES security and safety illuminance recommendations for open parking facilities: An average of 3.0 fc on the pavement and an average-to-minimum uniformity ratio not greater than 4:1.
14. Each exterior facing door should be equipped with an overhead light fixture illuminating the exterior doorway to no less than 0.8 fc out to a radius of at least 10 ft.
15. Recommend eliminating the wall overhangs at the mail kiosk and removing the south wall that encloses the mail kiosk. Both of these reduce the risk of the mail carrier being cornered inside of the kiosk and becoming a victim of a targeted crime.



16. Will the property be surrounded by a fence or other territorial reinforcement and access control measures?
17. What type of fencing material, gate locks, gate traps, etc. will be used in tot lot and dog park?
  - a. How are they protected from unauthorized use by non-residents?
18. Are benches proposed in the dog park and tot lot? If so, it is recommended that benches utilize a distinct armrest in the middle to separate the bench into distinct individual seating area. This discourages unauthorized prolonged use of the space.
19. Recommend racks where skateboards/longboards can be secured in addition to bicycle racks. This enhances the accessibility of the space and provides a crime prevention measure for those users.
20. Recommend bollards at parking spaces in front of tot-lot.
21. Buildings should prominently feature the numerical address and/or unit numbers on the front and rear of the buildings, garage doors and front doors. A minimum letter of height of six (6) inches should be used and the color of the numbers should contrast with the background color.
22. Address and unit numbers should be illuminated through the use of full cutoff fixtures.
23. Show proposed fence, gate, and locking mechanism for the pool. Included fence height and type of access control measures.
24. Ensure proper, unobstructed storage for drowning prevention tools are provided at the pool area.
25. Recommend hostile vegetation be placed along the exterior of the pool perimeter fence to discourage unauthorized access after-hours.
  - a. Examples of hostile vegetation: rose bushes, holly bushes, bougainvillea, agave, barberry, crown of thorns, prickly pear, firethorn. These are examples only and are not necessarily vegetation approved for use; please consult with the proper City staff to for a list approved vegetation.
26. How are air conditioning units that face public walkways/streets secured?
27. Further comments/questions may be added as this submittal progresses.

## G. PUBLIC WORKS

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1. The size of the dumpster enclosure does not provide enough capacity for the community. Does the developer plan on each unit having carts? Will 2 cars fit in garage with carts? Alternative parking is limited.

#### H. RESILIENCY

1. Upon resubmittal, rename sheet LD-1, Land Development Code to Sustainability.
2. One of the proposed EV chargers must service an ADA accessible parking stall.
3. Per the PMDD, lakes shall not be geometric (rectangular).
4. Identify on the site plan or a sustainability plan the locations of "photovoltaic panels proposed for pathway lighting, wall sconces, trash receptacles, and cell phone charging stations."
5. Identify touchless water bottle filling stations on site.
6. Provide the Green Cleaning Policy noted on the green checklist.
7. Identify the solar bench proposed as noted on the green checklist.

#### I. TRANSPORTATION

1. Is Block 16 proposed as a gated community? Sheet SP-1 does not appear to provide for any security or access gates. Please confirm.
2. Be advised that the neighboring Al Hendrickson Toyota dealership has received City Approved plans to improve the western segment of Banks Road. Please have HSQ coordinate the improvement plans with the Toyota Engineer-of-Record (EOR). For example, the Banks Road southbound right turn lane into the dealership is being removed.
3. What portion of the eastern half of Banks Road will be completed by the development of Block 16?
4. How will parking be managed by the HOA? Any short term or overnight parking not in a designated off-street parking space and adjacent to Buildings 2, 6, 11 or 14 may restrict vehicular access and/or site circulation. Will the HOA documents regulate two (2) vehicles will be required to park in each garage? As designed, this is not sufficient.
5. Sheet SP-1, MainStreet Block 16 Site Data Table, under Provided Parking, the number shown in the Table is 186. The Site Plan identifies 84 units are proposed with each unit providing two (2) garage parking spaces. The parking provided appears to be 168 and not 184. If correct, please update this table, including the Total Spaces Provided.
6. Additional comments may be forthcoming.

#### J. URBAN DESIGN AND DEVELOPMENT

##### APPLICATION

1. The initial review of this application was provided and indicated that there are several outstanding land use conflicts, which still remain. The application review timeframes have expired and as such this application is being reviewed as a new application.
2. The PMDD development standards and master site plan identifies this block as intended for multifamily residential development up to eight stories. The current proposal for townhomes represents a departure from the originally envisioned residential typology. New development

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not envisioned by the PMDD shall require a PMDD Master Plan Amendment to evaluate consistency with the approved master plan and broader planning objectives. Townhomes are not the appropriate typology for this site due to the surrounding land uses creating negative impacts to these units' typology. Revise accordingly.

3. Several planning, zoning, and development analyses such as, but not limited to, Education Mitigation Agreement compliance, remain outstanding and are required to ensure consistency with regulatory requirements. Additional comments may be generated upon completion of staff's receipt and review of requested information and may require amendments to the PMDD.
4. The overall site design appears highly constrained, resulting in concerns regarding parking functionality, vehicle maneuverability, refuse service operations, emergency access, and long-term enforceability of development standards. Redesign of site plan and elevations to be provided with next submittal.
5. The site plan and building design deviate significantly from the standards for a townhome product. As submitted, the project does not function or present as any typology provided within the PMDD.
6. The proposed site plan includes a newly created lake at the south end of the subject property; however, as currently designed, the lake extends beyond the property boundary into City right-of-way. The PMDD and drainage plans did not anticipate this new water body, nor No request for vacation of the right-of-way has been submitted for evaluation. Right-of-way vacations proposed in isolation will not be considered. Any vacation request shall address surrounding land uses and properties, including those that remain undeveloped.

### **ZONING**

7. Provide breakdown of available units and typology based on restrictions from the following:
  - a. RAC Land Use
  - b. RAC Educational Mitigation agreement
  - c. Plat notes
  - d. DRI
  - e. Mainstreet @ Coconut Creek PMDD

Ensure that calculations are based on the applicable definitions for unit typologies. Broward County definitions may not be consistent with definitions within the PMDD. Note and identify any conflicts.

8. Site data table shall be revised to include the following:
  - a. Zoning and Future Land Use designation.
  - b. Building data - total building floor area (sq. ft.), number of stories, maximum building height, units sizes, etc.
  - c. Setbacks (required and provided).



- d. Site data refers to development as “multifamily condominium” however this is not consistent with the townhome typology illustrated on the plans. Revise site data table accordingly.
9. The Mainstreet @ Coconut Creek PMDD, limits townhomes to a maximum building height of two stories not to exceed 35 feet. The proposed townhomes are shown as three stories and does not comply with the PMDD. Revise accordingly.
10. Property line locations are unclear and appear inconsistent along Banks Road, particularly in relation to the proposed 15-foot greenspace. Clearly identify all property lines and provide additional information regarding ownership, maintenance responsibility, and the intended function of the greenspace.
11. Banks Road:
  - a. The maximum setback is not explicitly indicated on site plan; however, it appears that it is 21 feet. The PMDD permits a maximum of 20 feet. Where public greenspace is provided along a street frontage the maximum setback shall be measured from the interior edge/shared property line of the public greenspace area. Revise plans accordingly.
  - b. Provide a frontage analysis diagram illustrating compliance with the PMDD requirement that a minimum of 60 percent of the property frontage is occupied by active uses.
  - c. Provide Banks Road cross section in order to evaluate the relationship of the approved cross section with this site plan.
12. Parking:
  - a. Provide garage clear space dimension on floor plan. For a two-car garage accommodating side by side spaces the minimum clear dimensions shall be at least 18 feet by 20 feet.
  - b. Units with attached garages shall provide at least one (1) driveway parking space in front of, or adjacent to, the garage.
  - c. Clarify if EV parking spaces will be equipped with charging stations at the time of construction. Provide detail at such stalls.
  - d. All townhome and villa units shall be EV Ready. EV Ready for townhome and villa units shall be defined as provision of a sufficient power supply for addition of an EV charger by an individual unit owner. Indicate compliance on floor plans.
  - e. Provide driveway separation dimension. Driveway separation shall be a minimum of 2 feet.
  - f. Provide note on plan indicating that private garages shall have a restrictive covenant or HOA by-law to restrict private garages for parking vehicles only and prohibit storage (except for trash and recycling bins), conversion to additional living space(s) or additional dwelling units, or conversion for any other purpose that prevents the garage from parking the number of required vehicles the garage was intended to park. This shall be subject to review and approval by the City prior to recording in the public records.

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



13. Access and Site Circulation:

- a. Clarify whether the development will be gated and/or accessed controlled. If so, provide additional information and illustrate how access and queuing that can be provided on site without impacting adjacent roadways.
  - b. There does not sufficient back out for the end units of buildings adjacent to street end for building 15, 16, 9, 10, 1, 8, 5, 4. Revise accordingly.
  - c. Increase the width of sidewalks at the pool area, tot lot, and Buildings 9 and 1 where they are adjacent to 90-degree parking spaces. The required minimum clear width of 5 feet must be provided exclusive of the 2-foot vehicle overhang from adjacent parking spaces. Revise plans accordingly.
14. Provide detail of dog park. Does dog park include pet waste disposal, pet drinking fountains, pet washing stations?
15. Place additional bike racks adjacent to tot lot.
16. One dumpster is not sufficient for trash services. Revise plan to provide realistic trash operations.
17. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ord.2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage must be paid prior to building permit issuance.
18. Consider implementing additional amenities highly desired in multifamily communities such as a fitness center, clubhouse/residents' lounge with co-working spaces, outdoor grilling areas, and package lockers.
19. Provide resiliency alternative to solar bench.

**DESIGN:**

20. Overall, the building design lacks engaging architectural elements resulting in a visually flat exterior. The absence of meaningful ornamentation, combined with minimal reveals and recesses and a limited, undifferentiated material palette, diminishes the building's character and fails to establish a strong stylistic identity. To enhance visual interest and depth, the design should incorporate unit variation, diversify materials beyond stucco, and introduce purposeful building movement that meaningfully shapes the overall form. Furthermore, the proposed townhome design does not appear to be consistent with PMDD design standards . Reevaluate the design and ensure distinct design differences between the other approved townhomes within the Mainstreet at Coconut Creek development.
21. Side elevations require additional architectural treatment. The current design includes expansive blank walls and does not provide adequate visual interest along public streets, open spaces or pedestrian areas. Introducing articulation through window openings, material variation, or architectural detailing other than scoring could break up the massing, add depth, and create a more engaging streetscape presence.
22. As required in the PMDD, variation of building massing type shall be required along public street frontages and public open spaces. No building massing type shall repeat more than 2 times in a row. This is required along Banks Road and the greenway to the north.



23. Provide diagram illustrating typical front entrance design for each building type and for each variation. This shall include, but not limited to, proposed landscape, planters, gates/fences, etc.
24. Proposed materials and exterior finishes do not appear consistent with PMDD requirements. Revise elevations and materials to include stucco, stacked stone and flat cement roof tile. Revise accordingly.
25. On elevations:
  - a. Dimension all recess and reveal depths. The minimum offset or change in building plane shall be 12 inches.
  - b. Callout 2 in the legend indicates that the material is stucco. However, illustration states that this is faux lap siding. Note that as required in the PMDD, genuine building materials shall be used on the primary façade facing a public right-of-way. Faux finishes and simulated materials may be used on the side and rear facades where less visible from public streets and open spaces. Revise accordingly.
  - c. Identify roof material in legend. Material shall be flat cement roof tiles, metal, or high albedo roof.
  - d. Provide roof pitch. Permissible roof pitches shall be 3:12 to 6:12.
  - e. Identify the balcony railing material in legend.
  - f. Windows and Doorways of transparent glass shall cover a minimum 40% of the wall area on ground floor facades that face public streets and public open spaces, and 25% of the wall area on upper floors that face public streets and public open spaces. Indicate compliance.
  - g. The base of all ground floor transparent openings shall be no more than 42" above the public sidewalk elevation. Indicate compliance.
26. There does not appear to be lighting proposed at main entrances of the townhome units. Revise applicable sheets to illustrate lighting at the main entrances of the townhome units. Ensure that fixture details are provided. Sconces will be used to illuminate building entrances.
27. Where will unit number be placed? Illustrate such on the elevations and provide details as to the size, attachment method, and material.
28. Provide fence and gated pedestrian entrance details including height, color, style etc.
29. The proposed floor plans appear highly constrained, resulting in concerns regarding functionality, furniture placement, storage capacity, circulation, and overall livability. Provide typical room dimensions, including bedroom dimensions, and evaluate opportunities to improve floor plan efficiency and usability. Staff notes that previous residential approvals within MainStreet included substantial collaboration regarding unit design and livability standards, and the current plans should demonstrate a comparable level of quality.

Floorplan:

- a. Average bedroom sizes should, at minimum, align with those established in other townhome developments within Mainstreet. Significant effort was previously made by



- Staff and the applicant to establish practical, functional bedroom and unit sizes that reflect the City's vision and support livability for future residents.
- b. Pantry door opening creates conflict with the refrigerator. Revise floorplan to eliminate this conflict.
  - c. Evaluate opportunities to bring more natural light into the units, especially in end units where there may be greater opportunities. This could include adding new openings or using different window and door styles to let in more daylight and create a brighter, more inviting space. Ensure compliance with transparency requirements.
  - d. Dimension the interior clear space of balconies.
  - e. Dimension garage clear space and include designated space for trash bins.
30. Provide screening details for all equipment, including air-conditioning condensers, transformers, and similar utility equipment. The proposed location of air-conditioning adjacent to the primary entrance of each townhome is a concern. Demonstrate compliance with screening requirements. Equipment shall be integrated into the overall site and architectural design and shall not be prominently visible from Banks Road, public open spaces, or pedestrian corridors. Consider alternative placement strategies, including rooftop placement where appropriate.

### **SIGNAGE**

31. Site plan indicates that signs are proposed however no signage package was provided for review. Provide signage package for review.
32. Ensure that all signage proposed conform to the requirements and standards of the PMDD and City Land Development Code.
33. If ground signs are proposed, show locations on ALL plans with dimension to property lines. Ensure no conflicts with underground utilities. Sec.13-466.6, Ground Monument Signs.
34. Sec.13-468.1 - Address signs on the building façade and monument sign are mandatory.

### **ADDITIONAL COMMENTS**

35. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30-day response period identified above. Additionally, a DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. The City's waiver form is available upon request.
36. This project may be subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Applicable fee will be imposed on the building permit.



37. A community meeting is required. Contact Jada Johnson at [jjohnson@coconutgreek.gov](mailto:jjohnson@coconutgreek.gov) for more information.
38. Staff continues to review applications for compliance with the City's Code of Ordinances, MainStreet Design Standards and the MainStreet PMDD, and provide comments to the applicant(s). Comments herein may not be all inclusive and omissions do not relieve the developer(s) from the responsibility to comply with requirements. In the event of a conflict, City requirements shall govern.
39. The City has retained professional services to conduct the landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis Fees shall be paid to the City no later than prior to the issuance of a building permit.
40. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.
41. Acknowledgements to DRC comments may not always show compliance. Corrected plans shall be resubmitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
42. An address request letter must be submitted to the Sustainable Development Department with an 11"x17" site plan and \$300.00 fee. Addresses, subject to Postal Service approval, will not be issued until the site plan has been approved by the City Commission.
43. Pending receipt of recorded public access easements.
44. Pending Plat recordation.
45. Applicant shall make a PowerPoint presentation at Planning and Zoning Board and City Commission hearings including color renderings and aerials of the project, as applicable.
46. Prior to the 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 to the City;
  - a. Site plan package;  
Note: digital copy to be unlocked and unsigned.  
Note: Printed copies to be no larger than 11"x17" in size.
  - b. PowerPoint presentation;  
Note: Printed copies to be no larger than 11"x17" size.
  - c. Public outreach report;
  - d. Sustainable (Green) efforts;
  - e. Each set of DRC comment/response document  
Note: Printed copies to be 8.5"x11" in size.