



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #5 – MARCH. 04, 2026

<b>PROJECT NAME:</b>	Al Hendrickson Toyota		
<b>PROJECT NUMBER:</b>	PZ-2404003		
<b>LOCATION:</b>	5201 W Sample Rd		
<b>APPLICANT/AGENT:</b>	Spring Engineering, Inc.		
<b>REVIEW/APPLICATION:</b>	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Resilient Design and Development	Deandrea Moise – Planning Manager	<a href="mailto:dmoise@coconutcreek.gov">dmoise@coconutcreek.gov</a>	(954) 973-6677
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Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.gov">bhendrickx@coconutcreek.gov</a>	(954) 956-6721
ALTERNATE REVIEWERS			
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Engineering	Thamar Joseph - Engineer II	<a href="mailto:tjoseph@coconutcreek.gov">tjoseph@coconutcreek.gov</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.gov">gseegobin@coconutcreek.gov</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

Reviewed with no comments

### ENGINEERING

- 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 and the Utilities and Engineering Standards Manual upon any resubmittal of the site plans and at the final engineering review stage.

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.



2. All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of Engineering permits.
3. 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 final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.
4. In accordance with the City's code sec. 13-169, the execution of Water and Wastewater Agreements and payment of impact fees may be required during the final engineering review and prior to approval of related building permits.
5. Once the Mainstreet project has completed the construction of the reclaimed water main along Banks Road, the parcel affiliated with Al Henrickson Toyota of Coconut Creek must connect to this public water supply for irrigation to abide by Chapter 62 of the FAC and Broward County Article II - Water and Sewer Connection Ordinance.

#### FIRE

No comments at this time.

#### LANDSCAPING

1. Revise provided reference note at the bottom of the Landscape Calculations table regarding the PMDD document to state that the landscape requirements outlined in the PMDD supersedes the Land Development Code where applicable.
2. Re-evaluate provided tree and shrub quantities stated under the Overall Site requirements. This requirement is in addition to the other landscape requirements. Plant material provided to meet one requirement cannot be counted towards another requirement. **Comment not addressed. Note that Trees and palm labeled as additional on sheet C5.2 can be reallocated to the Overall Site requirement.**
3. Landscape Adjacent to the ROW is Section 13-443 (13) due to the adjacent ROW widths. This requires 1 tree/ 2,000 SF and three tiers of landscape, with the back tier being a continuous hedge. Revised landscape calculations and plans accordingly. Note that any proposed alternative design solutions for this requirement will need to be incorporated into the PMDD document. **Comment not addressed. based on the adjacent ROW widths, Section 13-443 (13) is applicable. Revise data tables and calculations.**
4. Provide diversification calculations per section 13-444.c for all proposed trees, palms, and shrubs/ groundcovers. Comment not addressed; diversification calculations provided are not correct. Per Section 13-444.c, no more than 25% of one species may be proposed. Revise calculations accordingly. Comment partially addressed. Trees/ Palm and Shrubs/Groundcovers are to be calculated separately for the Native and

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Diversification requirements. Update calculations as needed. **Comment not addressed. Calculate Trees/Palms separately from the Shrub/Groundcovers for both native and diversification calculations.**

5. All hedge material is to be continuous for screening. Update proposed spread and on-center spacing specifications as needed. Comment partially addressed; provide minimum spread for proposed hedge material. Comment partially addressed. Hedge material is required to be continuous at time of planting. Update proposed Stoppers, Firebush, and Walter's Viburnum material with 24" OC spacing to 24" spread. **Comment not addressed. Hedges required for screening shall provide a continuous visual screen at time of planting. Revise minimum spread based on on-center spacing or adjust spacing.**
6. Provided tree and palm totals stated in the landscape calculations for the main building foundation planting are not consistent with the totals noted on the plans on sheet C5.2.
7. Tree located in the landscape terminal island east of the handicap spaces is designated as a building perimeter required tree, but it should be counted as a required island tree. Update calculations as needed.
8. Label on Main building with the orange designation stating 21 trees in the lower viewport on sheet C5.2 is incorrect based on the tree locations provided.
9. See Planning comments regarding the proposed artificial greenwall material for parking garage.
10. Fishtail Palms are counted at 3:1 for code required trees. Substitute for a larger palm listed in the City recommended tree list or provide additional palms to meet the requirements. Correct native designation as this is not a native palm. Update calculations as needed.
11. Palms #287 and #288 are designated for relocation, but are shown on sheet C5.2 being counted towards perimeter landscape with a purple symbol. Verify the palms are being relocated.
12. Established Mainstreet Design standards within the PMDD are to be provided in the landscape calculations table. Calculations on sheet C5.2 are missing requirements based on the standards provided in the PMDD.
13. Recommend a substitution for the proposed Weeping Holly due to its hardiness zone range. Project site may be too far south for this species to do well.
14. Confirm availability of the proposed *Euonymus alatus* 'Compactus', Weeping Spindle Tree. Correct native designation in the plant legend as this is not a native species.

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15. Shrub hatch patterns are difficult to read. Increase grayscale of the linework for legibility.
16. Banks Road, per provided calculations and color designations, requirements are short 8 trees. Note that trees and palms within the median divider cannot be counted towards streetscape or buffer requirements.
17. Sample Road, calculations stated on sheet C5.2 on the plan state 6 Existing Royal Palms, which should be stated as proposed.
18. Sample Road, based on the color designations and calculations, required trees are short one tree.
19. Sample Road, clarify what is the circle west of the proposed Weeping Podocarpus at the SW corner of the site.
20. 54<sup>th</sup> Ave., North and South sides are missing the required three tiers of landscape.
21. 54<sup>th</sup> Ave., North side states 21 existing palms, but plan and color designations on sheet C5.2 there are 13 existing palms. Revise calculations and table.
22. 54<sup>th</sup> Ave., the fencing proposed along the roadway needs to step back and follow the back of curb to allow for the proposed plantings to be between the fencing and sidewalk.
23. Within the median on Banks Road. Consider adding additional landscape and trees to further accentuate the entrance to the Mainstreet development.
24. Verify material proposed is consistent with the project location and will thrive regarding hardiness zones.
25. Provide note on the plans regarding the use of root barrier for trees and palms within 6' of utility lines and hardscape elements. Root barrier inspection by the City will be required prior to the installation of the trees and palms.
26. Recommend scheduling a call with the Landscape Reviewer prior to resubmitting.

#### PHOTOMETRICS

1. Lighting is illustrated on the elevations for the garage. Provide light height and photometric plans for this area. Due to the use being staff only for this parking garage, no visual lighting above the parapet is allowed. All lighting shall be placed on the parapet.

#### POLICE

Reviewed with no comments

#### PUBLIC WORKS

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Reviewed with no comments

## SUSTAINABILITY

1. Remaining condition: Provide staff with update on LEED certification progress.

## TRANSPORTATION

1. Sheet C2.1. The City uses the kaleidoscope canopy style bus rider shelter (Part No. KA9990289-REV H & KA9990345). Please revise the bus shelter typical detail to comply with the City's typical bus rider shelter;
2. An amended Florida Department of Transportation Maintenance Memorandum of Understanding Agreement (MMOA) is required for the proposed public improvements (bus shelter, shared use pathway, trash receptacle, landscaping, etc.) along Sample Road. A reciprocal perpetual maintenance agreement will be required between the City and the property owner, where the maintenance obligation will be assigned to Al Hendrickson Toyota and/or their successors. These agreements are required to be fully executed prior to any Certificate of Completion or Certificate of Occupancy, but preferred to be perfected before any issuance of a building permit.;
3. Sheet C2.1 Provide a detail or production information (APL) for the proposed venetian red shared use pathway; and
4. With the building permit submittal, include a Construction Phasing Plan and a Maintenance of Traffic (MOT) plan. The plans shall identify areas open and accessible routes, available parking locations, ADA parking spaces for the public during construction or renovations, identify the construction trailer location (if needed), identify construction equipment staging, construction personnel parking, the staging areas for construction materials, etc.

## URBAN DESIGN AND DEVELOPMENT

### General

1. Pending reimbursement to the City for professional landscape review services.
2. Pending receipt of as-built landscape plan during construction and just prior to final landscape inspection. As-built landscape plan is in ADDITION to engineering, building or site plan as-built requirements, Sec.13-446(e). See comment below. Please acknowledge.
3. Pending receipt of signed and sealed as-built site plan prior to issuance of the certificate of occupancy, Sec.13-548(5). See comment above. Please acknowledge.
4. Pending corrections to plan addressing any outstanding DRC comments upon City Commission approval and prior to issuance of a building permit.
5. Pending approval of proposed alternative design solutions in concurrent PMDD rezoning.
6. Pending phasing plan for staff review prior to, or in conjunction with building permit submittal.

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7. Temporary modular trailers for use as sales or employee offices are not part of this site plan review. Per applicant, a temporary construction trailer is not proposed.
8. Pending payment of Affordable Housing, Fire, Law Enforcement and Public Art impact fees prior to building permit issuance.

#### Zoning:

9. Within site plan tabular data, maximum building height shall be provided for the sales/service building and the parking structure in feet and stories separately.
10. Fence adjacent to landscape cut out along 54<sup>th</sup> Avenue shall be revised as discussed.

#### Design

11. As discussed with applicant windows illustrated on elevations and renderings are real window openings. This shall be labeled as such on elevations. Additionally, window openings shall be reflected on all applicable floor plans.
12. On the north and west elevations of the parking garage it does not appear that the area where the green wall is to be placed is a solid wall. How will the artificial plant material be affixed and secured in the areas here there is no wall. Clarify and illustrate accordingly.
13. Floorplans and elevations shall clearly label and illustrate the location of all lighting fixtures on/within the garage and shall comply with all lighting and photometric standards.
14. Post city Commission all elevations, floor plans, renderings shall be consistent.

#### Signage

15. "Service Reception" directional sign shall not exceed eight inches in height. Revise accordingly.
16. Provide the length of the portal entrance façade.
17. Renderings for the auxiliary building illustrate proposed signage, however, sign details for this building have not been provided. Signage proposed on this structure is not a part of this approval. At time of building permit, signage shall comply with the Land Development Code.
18. Additional comments shall be forthcoming.



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #4 – NOV. 24, 2025

<b>PROJECT NAME:</b>	Al Hendrickson Toyota		
<b>PROJECT NUMBER:</b>	PZ-2404003		
<b>LOCATION:</b>	5201 W Sample Rd		
<b>APPLICANT/AGENT:</b>	Spring Engineering, Inc.		
<b>REVIEW/APPLICATION:</b>	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
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Sustainability & Photometrics Resilient Design and Development	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.gov">lwhitman@coconutcreek.gov</a>	(954) 973-6756
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Transportation	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.gov">mrighetti@coconutcreek.gov</a>	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	<a href="mailto:sflanagan@coconutcreek.gov">sflanagan@coconutcreek.gov</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.gov">ecabrera@coconutcreek.gov</a>	(954) 973-6786
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Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.gov">bhendrickx@coconutcreek.gov</a>	(954) 956-6721
ALTERNATE REVIEWERS			
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Engineering	Thamar Joseph - Engineer II	<a href="mailto:tjoseph@coconutcreek.gov">tjoseph@coconutcreek.gov</a>	(954) 973-6786
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## DEPARTMENTAL COMMENTS

### BUILDING

- The new civil plans provided show a five-story parking garage with an adjacent car wash.  
If this section of the property is open to the public, an accessible parking space will be required near the main entrance of the building. **This is a private parking garage and carwash.**
- This approval does not imply full compliance with the Florida Building Code. Submittal of a building permit application and associated plans will be required for a comprehensive review and to obtain a building permit. During the building permit plan review process, items such as building construction

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type, allowable height and area, fire separation, and other applicable code requirements will be evaluated for compliance with the Florida Building Code currently in effect. **Acknowledged**

3. **Note:** Every effort has been made to identify code violations; however, any oversight by the reviewer shall not be construed as authority to violate, set aside, cancel, or alter applicable codes or ordinances. Plan review and permit issuance shall not be considered a warranty or guarantee. The designer remains responsible for ensuring compliance with all applicable federal, state, and municipal codes and ordinances. **Acknowledged**

## ENGINEERING

1. Site plan does not match the vacation of easement plans. **Per our discussion on 01.08.2026, our Site Plan and Easements match.**
2. Banks road scope of work must clearly annotate who is going to be responsible for the improvements. **See added note on sheet C2.1.**

## FIRE

No comments at this time.

## LANDSCAPING

### Landscape:

1. Update condition rating for tree #s 72, 243, and 244 to Fair on sheet C5.2 per the submitted arborist appraisal forms. **See updated condition rating on sheet C5.4.**
2. Provide a reference note at the bottom of the Landscape Calculations table regarding the PMDD document. **Specific language for the note will be provided. See Note on Sheet C5.2**
3. Stated existing trees in data table on sheet C5.0 are not consistent with the calculation notes provided. Schedule call with reviewer to discuss. Comment not addressed; stated existing tree totals are not consistent with tree disposition list on sheet C5.2. Note that palms such as Queen Palms and Sabal palms are counted as 3:1 in regard to tree requirements. **Comment not addressed, totals for trees/ palms to remain and relocated provided under the Landscape Calculations table are not consistent with the totals provided in the Tree Disposition lists. Trees in Data Table are now consistent with calculation notes. See new Sheet C5.4**
4. Re-evaluate provided tree and shrub quantities stated under the **Overall Site** requirements. This requirement is in addition to the other landscape requirements. Plant material provided to meet one requirement cannot be counted towards another requirement. **See Sheet C5.2 for tabulations of all requirements**
5. Verify required and provided totals. Based on the proposed plant schedule and the disposition list for the trees and palms to remain or be relocated do not meet the required totals. Queen Palms and Sabal Palms are counted 3 palms for 1 tree requirement. **Trees and palm counts are now revised; provided totals now meet all requirements.**

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6. Verify existing tree counts stated under Building Perimeter Landscaping requirement for the Main Building. **Tree counts have been verified as revised as necessary.**
7. Landscape Adjacent to the ROW is Section 13-443 (13) due to the adjacent ROW widths. This requires 1 tree/ 2,000 SF and three tiers of landscape, with the back tier being a continuous hedge. Revised landscape calculations and plans accordingly. Note that any proposed alternative design solutions for this requirement will need to be incorporated into the PMDD document. **Landscape Adjacent to the ROW is Section 13-443 (7)**
8. Pending landscape requirement determination for 54<sup>th</sup> Avenue per Zoning review, Landscape Calculations to be updated accordingly. See additional Zoning comments and Rezoning comments regarding 54<sup>th</sup> Avenue. **Landscape Calculations have been updated.**
9. The proposed development is within the City PMDD and the adjacent ROW landscape is to be consistent with the established streetscape design standards for Sample Road, Banks Road, and 54<sup>th</sup> Avenue, as well as the site as a whole as established in the PMDD document in coordination with Planning and Transportation. Further discussion with staff required regarding site and landscape requirements. Comment partially addressed; **Further discussion required with staff to establish the streetscape and perimeter buffer landscape requirements for the development.** Note that any deviations from the LDC and Mainstreet Design Guidelines are to be included in the PMDD document. **Comment partially addressed. The Mainstreet Design Standards Streetscape requirements provided under the Landscape Calculations table on sheet C5.2 are not consistent with the streetscape standards provided within the PMDD for Sample Road. and Banks Road. Standards are now met; see revised plans.**
10. Proposed trees along the north side of the property is within an existing utility easement, which is not allowed. See Zoning comments regarding the placement of the Parking Garage and landscape buffer. **We have shifted the building south to provide the required buffer, see C5.1.**
11. Foundation planting for the west and south sides of the Parking Garage is missing required trees and two tiers of landscape. **Plantings have been revised for the Parking Garage**
12. Verify that the landscape area depth on the south side of the Parking Garage is sufficient to provide two tiers of landscape as proposed. **The minimum planting depth is 5'.**
13. Tree #294 and existing Bottlebrush is stated to remain but sheet C5.0 shows a proposed tree in its place. Recommend removing the existing Bottlebrush due to its poor condition and allow for a new tree to be provided. Update Tree Disposition List and mitigation calculations.  
**See updated Tree Disposition List on sheet C5.4.**
14. Recommend relocating Palm #43, Queen Palm north to other side of the new walkway along Sample Rd. **Due to the cost and survival rate we have decided to keep the palm in its current location**

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15. Provide diversification calculations per section 13-444.c for all proposed trees, palms, and shrubs/ groundcovers. Comment not addressed; diversification calculations provided are not correct. Per Section 13-444.c, no more than 25% of one species may be proposed. Revise calculations accordingly. **Comment partially addressed. Trees/ Palm and Shrubs/Groundcovers are to be calculated separately for the Native and Diversification requirements. Update calculations as needed.**

The 50% Native requirement shall be calculated separately, however the 25% diversification includes all “new material” brought to a site. See below and updated landscape calculations.

No more than twenty-five (25) percent of the **new materials** brought to a site may be of the same species except sod.

16. All hedge material is to be continuous for screening. Update proposed spread and on-center spacing specifications as needed. **Comment partially addressed; provide minimum spread for proposed hedge material. Comment partially addressed. Hedge material is required to be continuous at time of planting. Update proposed Stoppers, Firebush, and Walter’s Viburnum material with 24” OC spacing to 24” spread. The Landscape code states 18”.**

2. Hedges, where required, shall be planted and maintained so as to form a continuous visual screen. Shrubs used as hedges shall be a minimum height of twenty-four (24) inches full to base and a **minimum spread of eighteen (18) inches**, when measured immediately after planting. Such shrubs shall be capable of reaching a minimum of three (3) feet in height within two (2) years from the date of planting.

17. Recommend a substitution for the proposed Paurotis Palms within the smaller parking lot landscape areas due to their larger growth habit and continual maintenance issues. . **Paurotis Palms have been revised to be Weeping Holly**
18. Proposed Paurotis Palm on the south side of the Parking Garage, closest to the car wash bay, conflicts with a proposed drainage pipe. **Planting will be shifted to accommodate pipe as necessary.**
19. Recommend a substitution for the proposed Dahoon Holly as they have not done well in the City recently. **Dahoon Holly has be substituted**
20. Schedule a call with the Landscape Reviewer and City Staff for further discussion and review of the comments. **Acknowledged**
21. Additional comments may be necessary based upon further discussion with staff, review of the PMDD re-submittal, and the Site Plan re-submittal. **Acknowledged**



## PHOTOMETRICS

1. Sec 13-374 (2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours given that the arch/signage cannot be dimmed. **As previously stated, the LED fixture shall be dimmable, see updated technical information sheet.**
2. Pending approval of arch, entry signage by zoning. **Acknowledged**

## POLICE

No comments at this time.

## PUBLIC WORKS

No comments at this time.

## SUSTAINABILITY

### Green Certification

1. Continue to update staff on LEED certification efforts. **Acknowledged**

### LDC Ch. 13-320

2. Sustainable Site Development: Minimizing Heat Island Effect – This site continues to have expansive areas of asphalt, despite the addition of a large parking deck with approximately 400 parking spaces. This excess paved area continues to produce a heat island for this area of MainStreet. The surface parking in the storage area on the north side of the site now has ample opportunity to reduce extreme heat by removing much of the surface parking. In addition to removing some of the surface parking, introducing paving that is pervious and/or repels heat will reduce the heat buildup in this location. **As previously discussed, we have reduced the surface parking by nearly an acre with a parking garage and numerous additional landscape islands with trees.**
3. Onsite Renewable Energy: Just a reminder that the remaining surface parking is a great opportunity to add a solar canopy. This takes advantage of the open area while protecting the cars and producing power that can be put back into the grid for overall savings. **Additional Landscaping has been provided.**
4. Additional comments may be provided upon resubmittal. **Acknowledged**

## TRANSPORTATION

1. Please ensure that the Landscape Plans and the Civil Plans for the segment of southbound Banks Road and the Banks Road median are aligned, harmonized and consistent; **Acknowledged**
2. At the time of your Building Permit submittal, the applicant shall provide a comprehensive Maintenance of Traffic (MOT) plan for the off-site improvements assigned to Banks Road; **Acknowledged**
3. At the time of your Building Permit submittal, provide a comprehensive Construction Phasing Plan that identifies construction personnel parking, construction trailer(s), staging of equipment or materials, temporary or construction fences, etc.; **Acknowledged**

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4. All designated loading and unloading areas shall be identified on the site plan. Please identify and dimension the location of the vehicle delivery loading or unloading area(s) on-site per Sec. 13-409. - Off-street loading requirements. **See the (4) four 12x55 loading areas on sheet C2.0.**
5. The Traffic Impact Analysis (TIP) provides an ultimate buildout date of 2026. Please update the TIP to illustrate a 2027 or 2028 build out date. **As discussed at the DRC meeting, a revised letter from the traffic engineer would be required along with an update in the PMDD. See enclosed letter.**
6. In your response to DRC Comments, the Broward County Traffic Engineering Division provided an email reply and not a formal "Letter of No Objection". As identified in the TIP, Sample Road is under the jurisdiction of FDOT. Provide a formal reply that the proposed recommendations outlined in the Traffic Impact Analysis for improved signal timing at impacted intersections is supported by both Agencies (No Objections); **Broward County Traffic Engineering Division does not have jurisdiction and has deferred to FDOT. We are working with our Traffic consultant for FDOT approval.**
7. A Condition of Approval of the Site Plan shall require that the Petitioner's Traffic consultant along with Broward County shall review, implement, coordinate and modify the traffic signal timing adjustments outlined on Pages 21, 22 and 23 of the Traffic Impact Analysis completed by KBP Consulting, Inc. and dated August 2024. All of the above signal timing adjustments shall be completed and accepted by Broward County prior to the issuance of a Certificate of Occupancy or a Certificate of Completion; and **Acknowledged**
8. Any fees or assessments from Broward County for any signal timing adjustments are the full obligation of the petitioner. **Acknowledged**

## URBAN DESIGN AND DEVELOPMENT

### General:

1. Pending applicant PowerPoint presentation at public meetings.
2. Pending receipt of digital and printed application packages for public meetings.
3. Pending reimbursement to the City for professional landscape review services.
4. Pending receipt of public participation report as acknowledged.
5. Pending receipt of as-built landscape plan during construction and just **prior to final landscape inspection**. As-built landscape plan is in ADDITION to engineering, building or site plan as-built requirements, Sec.13-446(e). See comment below. Please acknowledge.
6. Pending receipt of signed and sealed as-built site plan **prior to issuance of the certificate of occupancy**, Sec.13-548(5). See comment above. Please acknowledge.
7. Pending site posting by the applicant as acknowledged.
8. Pending corrections to plan addressing any outstanding DRC comments upon City Commission approval and prior to issuance of a building permit.
9. Pending approval of proposed alternative design solutions in concurrent PMDD rezoning.
10. Pending phasing plan for staff review prior to, or in conjunction with building permit submittal.
11. Temporary modular trailers for use as sales or employee offices are not part of this site plan review. Per applicant, a temporary construction trailer is not proposed.

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.



12. Pending payment of Affordable Housing, Fire, Law Enforcement and Public Art impact fees prior to building permit issuance.

Items (1-12): Acknowledged.

#### Application:

1. All future submittals shall be consistent and compliant with all required documents and naming convention. All required sheets and listed index drawings shall be provided with each submission this includes additional supporting documentation such as cut sheets, traffic studies, written narratives, etc. Application should be complete and comprehensive to ensure proper review. Furthermore, information provided across companion applications should be consistent and included with each submission. **Acknowledged**
2. PMDD alternative solutions shall be listed on site plan data table and other applicable plan sheets (i.e. elevations) in tabular data form. Ensure that plan sheets are coordinated with PMDD proposed alternative design standards. **See sheet C2.3.**
3. From the previous submittal, the site plan was amended as provided below. As such, the amendments generate new comments and concerns that are required to be addressed.
  - a. An approximate 168,000 sq. ft., five-story parking structure is now proposed at the northwest corner of the site. **Per city's request.**
  - b. The previously proposed carwash was relocated to be adjacent and integrated into the newly proposed parking structure. **Best fit for carwash and parking structure.**
  - c. The previously proposed carwash increased and is now approximately 1,800 sq. ft.
  - d. Northern parking area was reconfigured to accommodate the newly proposed parking structure and carwash. **Per city's request.**
  - e. Overall building area increased from 102,668 sq. ft. to 271,969 sq. ft., due to newly proposed parking structure and carwash. **Per city's request.**
  - f. Overall parking spaces increased from 806 from previous submittal to 1,261 with this current submittal. This appears to have resulted from newly proposed parking garage and the reduction of standard spaces and inventory spaces. **Per city's request.**

#### Architecture

4. No revised or updated elevations were provided with this submittal as such Staff cannot evaluate or provide comments as it relates to the newly proposed parking garage and carwash, as well as any changes made to the façade of the previously proposed sales/service buildings based on previous comments. Smaller auxiliary buildings should also be included in elevations and should be consistent with all conditions as stated in the building permit. MSDS are adopted guidelines that represent the City's policy for redevelopment of the MainStreet area. Staff reiterates that compliance with MSDS and in particular requirements relating to primary façade window transparency requirements, fenestration for commercial buildings, building orientation and street engagement, massing and articulation, shading elements, roof design and sustainability, and service area architectural treatments visible from public areas. Revised

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architectural plans that clearly reflect the intent of the MSDS and vision for the MainStreet Project Area shall be provided for review by the DRC. [See updated Architectural Plans.](#)

5. Parking structure facades should be intentionally and creatively designed, incorporating unique architectural elements and screening. Green walls or artificial material shall not be used. The MSDS shall be incorporated. Refer to Section 8.4, 8.11 and 8.14 for specifics as it relates to parking garages. Landscape at the ground level shall be incorporated into the design to soften facades and create visual interest along with the architectural elements and screening. Provided below are examples of creative and unique designs: [See enclosed Parking Structure Elevations with metal and faux landscape screening.](#)



6. No floor plans were provided to evaluate and provide comments. Provide floorplans and ensure that all areas are appropriately labeled. Additional comments will be forthcoming. [See enclosed Floor Plans.](#)

### Signage

7. Staff previously commented that signage could be reviewed at the time of building permit, however, the City Commission has directed staff to include signage in the site plan review where possible. The applicant may include signage as a part of this site plan review. All signage shown on the site plan sheets shall demonstrate compliance with the sign code. All applicable sign details shall be provided (material, method of attachment, method of illumination, dimensions, etc.) [See enclosed signage package.](#)
8. To evaluate the proposed illuminated wall as called out on the plans, provide additional detail related to the “Toyota,” “Al Hendrickson,” and logo signage. This shall include sign details such as but not limited to, material, method of attachment, method of illumination, dimensions, etc. [See enclosed signage package and Entry Portal Lighting technical data.](#)

### Zoning:

9. Tabular Data:
  - a. Building area breakdown table was revised to include an approximate 168,000 sq. ft. newly proposed parking structure and increase the previously proposed carwash approximately 1,800 sq. ft., however graphic clearly identifying and providing breakdown of service area

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- versus sales area was removed. Revise tabular data to include previously provided illustration and breakdown. **See added sales vs service areas on sheet C2.0.**
- b. Parking legend was amended to include the 568 parking spaces proposed within the parking structure, additionally, standard and inventory spaces were reduced. However, parking legend does not indicate the type of parking the parking garage is intended for: public, private, a combination? Revise parking legend to identify the types of spaces within the parking garage. **See "Private" and "Inventory" added to sheet C2.0.**
- c. Site Data table shall be revised to:
- Include garage in total building area.  
**See updated building total in Site Data Table on sheet C2.0.**
  - Provide in FAR breakdown areas used to calculate the FAR.  
**See updated building total in Site Data Table on sheet C2.0.**
  - Maximum building height shall be provided for the sales/service building and the parking structure. **See updated building Height in Site Data Table on sheet C2.0.**
  - East provided setback shall be measured from the closest structure to that property line. As such, the east setback shall be based on the setback from the parking structure and carwash. **See updated building setback in Site Data Table on sheet C2.0.**
10. Along the northwest property line of the site (north of the access drive) which is primarily used for inventory storage, the landscape buffer is required to be increased to be consistent with buffer requirements along NW 54<sup>th</sup> Avenue. Due to existing water line and prohibitions for landscaping plantings in easements, required planting cannot be achieved as proposed on the site and landscape plans. Provide additional landscape area to accommodate the width necessary for the required planting. Wall shall be placed behind trees. Coordinate with landscape and UDD to ensure appropriate width. **We have met with staff and agreed on adjusting the parking garage south along with adding an enlarged internal landscape island along the 54<sup>th</sup> Ave buffer. See updated Landscape Plans.**
11. In previous DRC comments, Staff advised that a parking structure is required per the MSDS as a part of the proposed site plan in order to reduce surface parking area to increase landscape buffers, provide adequate landscape areas adjacent to utility easements for required plantings, and address sustainability concerns such as reducing heat island effect. However, the newly proposed parking structure does not appear to address the concerns or requirements. The current submittal proposes 455 additional parking spaces compared to the previous plan, resulting in a five-story parking structure. What is the necessity for the increased parking demand from the last submittal on the overall site? This site plan submission accommodates additional parking spaces without reducing other concerning factors previously provided. An overall net increase in parking on-site is not prohibited as long as the site plan shows the other requirements being met. **We have met with staff and worked out the landscape requirements. See updated Landscape Plans.**

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.





## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3 – MAY 28, 2025

<b>PROJECT NAME:</b>	Al Hendrickson Toyota		
<b>PROJECT NUMBER:</b>	PZ-2404003		
<b>LOCATION:</b>	5201 W Sample Rd		
<b>APPLICANT/AGENT:</b>	Spring Engineering, Inc.		
<b>REVIEW/APPLICATION:</b>	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

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

No comments at this time.

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.



**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.

**LANDSCAPING**

1. Provide condition rating for all trees and palms within the tree disposition list on sheet C5.2. Note that trees and palms listed in Good or Fair condition are to be considered for relocation prior to being reviewed and approved for removal. **Comment not addressed; condition rating not provided on tree disposition list.**

**Response:** Please see the added condition ratings on the updated tree disposition table on sheet C5.2.

2. Provide copy of complete tree appraisal forms for tree #s 72, 243, and 244 for review. **Comment partially addressed; re-evaluation of appraisal form calculations and percentages needed. Schedule call with reviewer to discuss.**

**Response:** Please see the updated complete tree appraisal forms for trees #72,243, and 244.

3. Revise tree species for tree #s 92, 242, 243, 249, and 252 per arborists report. **Comment not addressed, tree #'s are missing from tree disposition list.**

**Response:** Please see the added tree #'s on the updated tree disposition list on sheet C5.2.

4. Verify that all tree #s are accounted for in the tree disposition list. It appears some are missing.

**Response:** Trees 130-199 are from the adjacent property and not included in this project.

129	7	Bottlebrush	<i>Callistemon spp.</i>
		130-199 are not used	
200	8	Queen Palm	<i>Syagrus romanzoffiana</i>

5. Provide mitigation calculations for the proposed canopy square footage removed. Specimen trees are mitigated per the approved appraisal value. Schedule call with landscape reviewer to discuss. **Comment not addressed; mitigation calculations provided on sheet C5.0 are not complete. Correct tree specimen appraisal values provided.**

**Response:** Please see the updated Tree Appraisal Form that you have already reviewed and approved. Please see the Tree Mitigation Calculations on sheet C5.2. The new trees planted far exceed the trees removed.

6. Provide clarification on symbols used for removal and relocations. Current symbol with an "X" states demo tree, but there are palms designated as relocation on disposition list with the demo symbol. Provide alternate symbol for relocation and include in the legend.

**Response:** Please see the added symbol for the existing tree to be relocated on sheets C5.0 and C5.1.

 TREE TO BE RELOCATED



7. Intermediate and Terminal landscape islands are missing trees. One tree missing at SE corner of parking lot on sheet C5.0, three trees missing east of building on sheet, C5.0, one tree missing west of main entrance on sheet C5.0, and one tree missing west of building on sheet C5.1.

**Response:** Please see added trees on sheets C5.0 and C5.1.

8. Stated existing trees in data table on sheet C5.0 are not consistent with the calculation notes provided. Schedule call with reviewer to discuss. **Comment not addressed; stated existing tree totals are not consistent with tree disposition list on sheet C5.2. Note that palms such as Queen Palms and Sabal palms are counted as 3:1 in regard to tree requirements.**

**Response:** Please see updated tree totals.

9. Provide Divider Median requirements, 1 tree per 40 linear feet, to landscape calculations per Section 13-443.10.c. **Comment partially addressed; stated existing and proposed totals are not calculated correctly and are deficient. Palms are counted 3:1 in regard to tree requirements.**

**Response:** Please see the median total in the landscape calculations and the individual median length and trees in the plan. We have also added palms to the existing single palms.

10. Include street names on sheet C5.0. **Comment partially addressed; provide Sample Road label on sheet C5.0.**

**Response:** Please see added "Sample Road" on sheet C5.0.

11. It is understood that the existing 15' Utility Easement along Banks Road is to be vacated. Applicant to provide a separate Easement Vacation application for review and approval prior to approving proposed landscape within this location.

**Response:** Please see the enclosed Easement Vacation application.

12. Label proposed white vinyl fence along the north and east perimeter on sheet C5.1. Provide a note on the plans stating existing cocoplum hedge along the north perimeter is to remain and be protected. Further discussion required with staff regarding proposed fencing. **Comment partially addressed; provide note regarding the existing Cocoplum hedge along the north perimeter to remain and be protected.**

**Response:** The vinyl fence has been updated to a concrete wall. Please see the added note to protect the existing Cocoplum hedge on sheet C5.1.

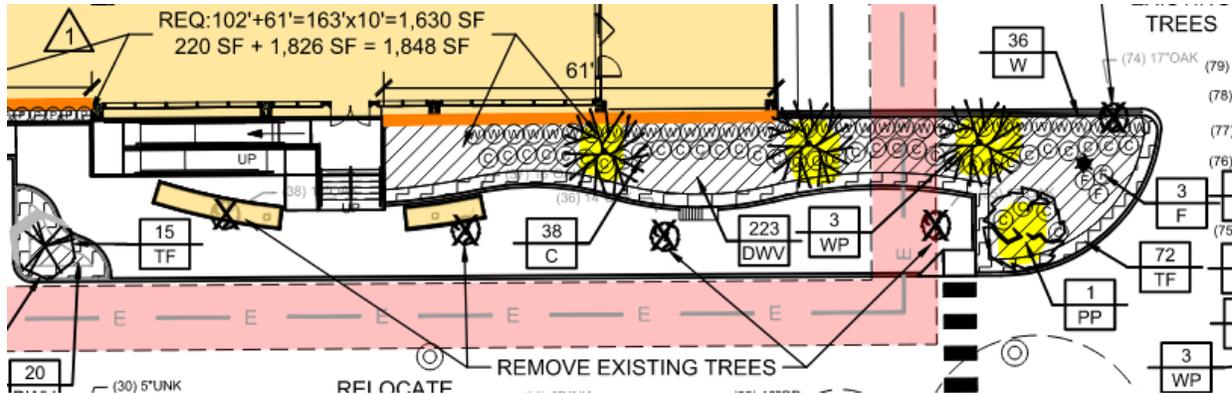
13. Terminal landscape islands in surface inventory parking lot on the north side are to extend the full length of the parking spaces. Further discussion with staff is needed regarding inventory parking layout.

**Response:** Please see the extended terminal landscape islands in the surface inventory parking lot on sheet C5.1.



14. Proposed foundation planting along the south side of the dealership to be revised per the established landscape requirements and alternative design solutions within the PMDD documents that are currently under review. Based on the plans, it appears additional planting areas are to be considered adjacent to the front entrance and entrance columns. **Comment partially addressed; proposed alternative design solution does not consider the required trees for the foundation planting along the south side of the dealership making it non-compliant.**

**Response:** Please see the added trees on sheet C5.0. and Exhibit G in the PMDD.



15. Provide a complete landscape data table that includes all applicable code requirements for the entire development to verify that the site is in compliance. This includes, but is not limited to the overall site, street trees, perimeter buffer, interior landscape, divider medians, building foundation landscape, etc. **Comment not addressed; Each code requirement is in addition to each other and trees and palms counted towards one requirement cannot be used to comply with another requirement. Also note that the streetscape requirements established for the Mainstreet area are separate from the perimeter requirements for the property, separate requirements in the provided data table. Further discussion required with Staff to coordinate the established PMDD requirements and document.**

**Response:** Please see the updated Landscape Calculations on sheet C5.0. We have provided the Streetscape landscaping along with the additional perimeter buffer.

16. Provide clarification on the stated Pond Bank area and 41 existing trees in landscape data table and how they relate to the project site. Note that off-site trees do not count towards on-site requirements.

**Response:** There is no stormwater pond on-site. We have removed this note from the calculations.

17. The proposed development is within the City PMDD and the adjacent ROW landscape is to be consistent with the established streetscape design standards for Sample Road, Banks Road, and 54<sup>th</sup> Avenue, as well as the site as a whole as established in the PMDD document in coordination with Planning and Transportation. Further discussion with staff required regarding site and landscape requirements. **Comment partially addressed; Further discussion required with staff to establish the streetscape and perimeter buffer landscape requirements for the development. Note that any deviations from the LDC and Mainstreet Design Guidelines are to be included in the PMDD document.**

**Response:** There is no stormwater pond on-site. We have removed this note from the calculations.



18. Provide diversification calculations per section 13-444.c for all proposed trees, palms, and shrubs/groundcovers. **Comment not addressed; diversification calculations provided are not correct. Per Section 13-444.c, no more than 25% of one species may be proposed. Revise calculations accordingly.**

**Response:** Please see updated calculations and updated planting legend on sheet C5.2.

**SECTION 13-444.C DIVERSIFICATION CALCULATIONS:** (50% NATIVE & NO TREE / SHRUB OVER 25%)

226 NEW TREES+1,660 NEW SHRUBS = 1,886 x 25% = 472 MAX; 458 MAX. PROVIDED

SHADE TREES: 40% x 226 = 91 REQUIRED; 107 PROVIDED

INTERMEDIATE TREES: 30% x 226 = 68 REQUIRED; 71 PROVIDED

SMALL TREES: 10% x 226 = 22 MAX., 22 PROVIDED

PALM TREES: NO MORE THAT 50% x 226 = 113 MAX., 26 PROVIDED

19. All hedge material is to be continuous for screening. Update proposed spread and on-center spacing specifications as needed. **Comment partially addressed; provide minimum spread for proposed hedge material.**

**Response:** Please see the added 18" spread on the hedge material on sheet C5.2.

20. Recommend a substitution for the proposed Mahogany trees within the landscape islands due to excessive debris and fruit drop on vehicle inventory.

**Response:** Please see the revised Planting Legend on sheet C5.2 for substitution.

21. Recommend a substitution for the proposed Little Gem Magnolias as they have not done well in the City recently.

**Response:** Please see the updated Planting Legend on sheet C5.2 for substitution.

22. Additional comments may be necessary based upon further discussion with staff, review of the PMDD re-submittal, and the Site Plan re-submittal.

**Response:** Acknowledged.

## PHOTOMETRICS

1. Sec.13-374 (2) d 11 – Ensure that the lighting from the motion sensors do not exceed 10fc.

**Response:** Acknowledged.

2. Pending photometric information for the front entry signage/wall. This configuration may exceed allowable lumens and does not adhere to Dark Sky lighting requirements.

**Response:** Please see the enclosed portal lighting data from the manufacturer. The photometrics are in compliance. See 8.12 Signage & 8.13 Lighting below.

Signs should be illuminated for legibility at night. Illumination should be accomplished by backlighting (solid letters) or from a projected light source (downlighting). Projected light sources and fixtures should be small and unobtrusive and should contribute to the overall character of the building. Special care should be taken to ensure that projected lighting does not spill over or produce glare for nearby residential uses or adjacent roadways.

Architectural lighting should be utilized to highlight landscaping, signage, and special architectural features. Lighting should be used to create shadows and depth and highlight important architectural elements and building materials such as colored glass and perforated metal. Lighting in store windows

The lighted portal is an architectural feature highlighting the entry to the building described above.

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.



3. Provide a cut sheet for the proposed wall pack. Walk packs are prohibited per Sec.13-374. However, certain newer wall packs are dark sky certified or considered full cut off if light is fully facing downward.

**Response:** Please see the enclosed site lighting cut sheets page 46. IDA Dark Sky Approved.

#### LISTINGS

- UL Listed in compliance with UL 1598, the Standard for Safety of Luminaires, including the applicable wet location requirements
- Compliant with UL 8750 LED driver design and test safety standards
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 Rated Fixture / IP67 Rated Optics
- IK10 Rated
- IDA Dark Sky Approved

4. Additional comments may be provided with next review.

**Response:** Acknowledged

#### POLICE

1. Please Label areas on photometric plan that correlate with the key on C4.3 (Display 1, Display 2, Display 3, Entry, Entry 2 etc).

**Response:** Please see the added labels on the Photometric plan sheets C4.2 and C4.3.

2. The proposed average readings shown on C4.3 are not within IES security lighting guidelines for vehicle display lots as noted in previous submittals. We still encourage the applicant to strive to achieve these levels.

**Response:** Our vehicle display and standard parking achieve 4.25, 4.52, 3.06 and 4.55 average. This is good considering a maximum 10 FC allowed.

3. The average to minimum ratios for the entry, entry 2, parking, pedestrian, and pedestrian 2 areas are higher than recommended by IES security lighting guidelines for vehicle display lots of 3:1. We still encourage the applicant to strive to achieve these levels.

**Response:** Please see the updated entry area average to min ratios on sheet C4.3. The pedestrian lighting is low because we are forced to use bollard lighting. There are 81 trees required along Banks Rd and 32 required along Sample Rd. LDC requires light poles to be 15' away from trees.

#### PUBLIC WORKS

No comments at this time.



## SUSTAINABILITY

### General

1. A parking garage remains the better option for reducing the heat island effect on this site. See zoning comments for further discussion of this topic.

**Response:** Please see the added parking garage on the revised Civil Plans.

### Green Certification

2. Continue to update staff on LEED certification efforts.

**Response:** Acknowledged.

### LDC Ch. 13-320

3. Sustainable Site Development: Minimizing Heat Island Effect – The proposed trees for the north parking area are incompatible with the use. The seed pod that drops off the tree could damage the vehicles. Staff suggests an alternate Category 1 tree for the space.

**Response:** Please see the revised Landscape Plan sheet C5.1 for alternative tree species.

4. Onsite Renewable Energy: Be advised that the solar bench noted on sheet C2.1 may be subject to the City's sign ordinance if used as such.

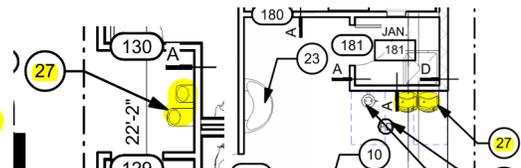
**Response:** The solar bench display board will include information about the developments LEED certification and Green Technology.

### Resolution 2020-063

5. Water Fountains: Referenced plans A101A, A101B, and A102 are not in the submittal package.

**Response:** Not sure how you did not see them, but they are included in the building plans and highlighted for ease of review.

27 DRINKING FOUNTAIN WITH TOUCHLESS BOTTLE FILLING STATION.  
REFER ALSO TO PLUMBING.



### Green Plan

6. Action Item 1.6 – Comment not addressed. While staff acknowledges the use of pervious pavers in the inventory area, the compaction necessary for vehicle traffic likely negates their functional permeability. Additionally, the intent of the “conspicuous display of green technology” requirement is to ensure public visibility and awareness of sustainable features. Appropriate examples include solar panels, bioswales, cisterns, or art-integrated green infrastructure, ideally with explanatory signage. This element will be re-evaluated upon resubmittal.

**Response:** Please see the enclosed pervious pavers brochure which stated that these pavers meet H20 loading. We have relocated the pervious pavers to the display pad/pedestrian plaza.

7. Action Item 2.1 – The applicant indicates that the tree canopy coverage for the site is approximately 31%. Staff suggests that the applicant make an effort to increase the tree canopy coverage beyond landscape required numbers to increase the canopy coverage to closer to 40%, which is the goal.

**Response:** Please see the revised 38.3% canopy coverage calculation on sheet C5.1.

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.



8. Additional comments may be provided upon resubmittal.

**Response:** Acknowledged.

## TRANSPORTATION

1. Prior to the issuance of a Certificate of Completion and/or a Certificate of Occupancy, all off-site improvements conditioned on the Site Plan shall be inspected and accepted by City Staff;

**Response:** Acknowledged.

2. Provide a landscape plan for the proposed Bank Road median. Please ensure that the proposed landscape material height, size or location does not compromise the "Clear Zone" requirements for the landscape material selected which shall allow for unobstructed views of the pedestrian cross walk, travel lanes, etc.;

**Response:** Please see the added landscaping on sheet C5.0.

3. The future Bank Road median can be served by either the existing Al Hendrickson Toyota's irrigation system with a new connection or with the City's irrigation service within the existing Sample Road for the medians. Update the Bank Road median's landscape plans that identify the irrigation source; and

**Response:** Please see the added Banks Road irrigation on sheet C6.0.

4. Prior to the issuance of a Building Permit, the petitioner shall provide a fully executed Landscape Median Maintenance Agreement that assigns the perpetual Banks Road Landscape Maintenance to Al Hendrickson Toyota and/or their successors;

**Response:** Al Hendrickson Toyota shall enter into a Landscape Maintenance Agreement for all landscape that is contiguous to the Dealership. This will not include the Banks Road median.

5. The existing non-developed areas of MainStreet (NW 40th Street, Banks Road, etc.) may serve for today as an acceptable test drive roadways or location, however, MainStreet is proposed for redevelopment. Please revise the Al Hendrickson's Vehicle Test Drive Plan/Map in a manner that allows the test-driving of new vehicles on public roads outside of the "MainStreet" boundaries (Sample Road, SR7/441, Turnpike, etc.).

**Response:** Please note what you are asking is not practical. We have professional ASE certified technicians that must test drive vehicles multiple times during a vehicle service. Please see the updated test drive route which is a fair compromise.

6. Comment to remain as a condition of approval. Provide a Sample Road Amendment to the Florida Department of Transportation (FDOT) Maintenance Memorandum of Agreement (MMOA) along with any exhibits that illustrate the Sample Road public improvements with the FDOT right-of-way. The proposed landscape materials, sidewalk/pathway are not typical infrastructure accepted by FDOT unless identified within the amended MMOA & their exhibits;

**Response:** Condition of Approval.



7. Comment to remain as a condition of approval. Provide a second Maintenance Agreement, between the City and this Property Owner (and/or their successors), whereas the property owner accepts all perpetual maintenance obligations assigned to above referenced MMOA (landscaping, irrigation, shared use pathway, etc.);

**Response:** Condition of Approval.

## URBAN DESIGN AND DEVELOPMENT

### General Comments

1. Pending applicant PowerPoint presentation at public meetings.

**Response:** Acknowledged.

2. Pending receipt of digital and printed application packages for public meetings.

**Response:** Acknowledged.

3. Pending reimbursement to the City for professional landscape review services.

**Response:** Acknowledged.

4. Pending receipt of public participation report as acknowledged.

**Response:** Acknowledged.

5. Pending receipt of as-built landscape plan during construction and just **prior to final landscape inspection**. As-built landscape plan is in ADDITION to engineering, building or site plan as-built requirements, Sec.13-446(e). See comment below. Please acknowledge.

**Response:** Acknowledged.

6. Pending receipt of signed and sealed as-built site plan **prior to issuance of the certificate of occupancy**, Sec.13-548(5). See comment above. Please acknowledge.

**Response:** Acknowledged.

7. Pending site posting by the applicant as acknowledged.

**Response:** Acknowledged.

8. Pending vacation of easement application submittal.

**Response:** Please see enclosed Vacation Application submittal package.

9. Pending corrections to plan addressing any outstanding DRC comments upon City Commission approval and prior to issuance of a building permit.

**Response:** Please see updated plans.

10. Pending approval of proposed alternative design solutions in concurrent PMDD rezoning.

**Response:** Acknowledged.

11. Pending phasing plan for staff review prior to, or in conjunction with building permit submittal.

**Response:** Acknowledged.

12. Temporary modular trailers for use as sales or employee offices are not part of this site plan review.

**Response:** Acknowledged, no construction trailers are proposed.

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. No response: Justification statement responses 5 & 7: Demonstrate how expansion will not increase automobile traffic or affect surrounding conditions.

**Response:** Neither justification statement #5 and/or #7 states automobile traffic will not increase. The Traffic Study states that the additional traffic can be accommodated at an acceptable level of service by adjusting the signal timing and implementation of northbound and westbound right turns over laps at Sample Road and NW 54<sup>th</sup> Avenue.

14. Per applicant, a temporary construction trailer is not proposed.

**Response:** This is correct, no construction trailer is proposed.

#### **Impact Fees**

15. Pending payment of Affordable Housing, Fire, Law Enforcement and Public Art impact fees prior to building permit issuance.

**Response:** Acknowledged.

#### **Architecture**

16. *Previous comment:* Proposed architecture does not reflect the vision for the MainStreet Project Area (MSPA) or MainStreet Design Standards (MSDS).

**Applicant response acknowledged. However, revised Architectural plans were not resubmitted and therefore a full evaluation of the site plan was not performed in this review. MSDS are adopted guidelines that represent the City's policy for redevelopment of the MainStreet area. Staff reiterates that compliance with MSDS and in particular requirements relating to: primary façade window transparency requirements, fenestration for commercial buildings, building orientation and street engagement, massing and articulation, shading elements, roof design and sustainability, and service area architectural treatments visible from public areas. Revised architectural plans that clearly reflect the intent of the MSDS and vision for the MainStreet Project Area must be provided for review by the DRC.**

**Response:** These items have been addressed in the revised Architectural Plans and PMDD.

17. Be advised, if the “arch” wall element at the main entrance depicting logo signage is intended to serve as a backdrop for signage, it shall NOT be illuminated. Staff previously provided Land Development Code signage sections to assist with the development of permitted signage.

*Applicant's response does not address this requirement. This is a matter of compliance and not solely photometric intensity. Illumination of this architectural feature is not permitted. Staff advises the applicant to remove all internal lighting from the element and use high-quality, non-illuminated material (eg. Stone, wood, or metal) to achieve desired visual impact while remaining compliant with the Land Development Code. Please review LDC Signage requirements for illumination.*

**Response:** Please see the statement below from the **MSDS 8.12 Signage** specifically requesting “backlighting (solid letters)” & **MSDS 8.13 Lighting** again stating to light signage and highlighting important architectural elements (**Entry Portal**). Also noted in the **LDC, Sec. 13.460(m) Illumination** - Permanent sign copy may be illuminated internally or externally unless otherwise provided in this sign code. Your comment above is in complete contradiction to the MSDS and LDC. This portal is a Toyota Branding element which specifically meets the MSDS & LDC intent for sign location, lighting and **it highly contributes to the overall character of the building.**



Signs should be illuminated for legibility at night. Illumination should be accomplished by backlighting (solid letters) or from a projected light source (downlighting). Projected light sources and fixtures should be small and unobtrusive and should contribute to the overall character of the building. Special care should be taken to ensure that projected lighting does not spill over or produce glare for nearby residential uses or adjacent roadways.

Architectural lighting should be utilized to highlight landscaping, signage, and special architectural features. Lighting should be used to create shadows and depth and highlight important architectural elements and building materials such as colored glass and perforated metal. Lighting in store windows

### Signs

18. *No response provided:* Signs will be reviewed for code compliance at time of building permit submittal, Sec.13-471(a)(1). Deviations from code will require separate approval PRIOR to sign permit issuance.

**Response:** Acknowledged, you are not reviewing our signage for this submittal.

19. *No response provided:* Façade, directional, ground identification or any other signage depicted on architectural elevations or site plans have not been reviewed due to lack of information. The inclusion of signage on the submitted plans or provided for in the PMDD does not constitute approval. No signage shown in this application shall be considered approved or permitted until it has undergone a separate review for compliance with all applicable codes as part of the building permit process. If the applicant wishes to obtain signage approval as part of the site plan review, detailed sign information must be provided. Any proposed signage that does not meet code requirements must include a clearly identified deviation request, submitted as an alternative design solution in the PMDD for consideration.

**Response:** Acknowledged, you are not reviewing our signage for this submittal.

### Additional Information

20. This property is located within the MS-T Sub-District of the MainStreet Project Area. The MainStreet Design Standards (MSDS) are adopted design guidelines intended to direct redevelopment projects within this district, with a particular focus on transforming existing commercial properties dominated by large surface parking lots, including automobile dealerships. The MSDS clearly promote the incorporation of structured parking as a strategy to reduce surface parking and support key district goals such as optimizing land use, mitigating heat island effects and promoting sustainable development patterns among others.

***Applicant's response does not address the sub-district requirements in the MSDS. This proposal represents a clear departure from the intent of the MSDS and undermines the long-term redevelopment vision established for the MainStreet Project Area. The proposed site plan relies entirely on surface parking with outdoor inventory vehicle storage, which is not a permitted land use in the Mainstreet district, and does not incorporate structured parking. This is inconsistent with the intent of the District standards and cannot be supported as submitted. Structured parking is strongly encouraged in this Sub-District, particularly for redevelopment projects at higher intensities such as this one. As submitted, the proposed redevelopment of the existing auto dealership is inconsistent with the design intent of the MS-T Sub-District as established in the MainStreet Design Standards and the City's Comprehensive Plan.***



**Staff strongly urges the applicant to revise the site plan to comply with the applicable design guidelines and expectations for redevelopment with the MS-T Sub-District.**

**Response:** Please see the added parking structure on the revised Site Plan.

21. Applicant is required to review the MainStreet Design Standards to identify the minimum development requirements for the MainStreet Area and any additional criteria specific to the MS-T Sub-District. A table must be included in the proposed AI Hendrickson PMDD, outlining each requirement, the applicable code minimum, and any proposed alternative design solution. Each Chapter criteria must be included in the table. While not all inclusive, the following sections are provided to assist with the process:

- a. Chapter 3 - 3.1.3 Required Elements for Planned MainStreet Development Districts
- b. Chapter 5 - District-Wide Development Organization
- c. Chapter 6 - Streetscapes
- d. Chapter 7 - Plazas and Open Space
- e. Chapter 8 - Buildings – (8.1.4 Sub-District MS-T)
- f. Chapter 9 - Sustainable and Green Components

**Response:** Please see section VI. Mainstreet Design Standards in the updated PMDD along with the Alternative Solutions Table on Exhibit G.

22. Test Driving of Vehicles. Proposed test drive route should be revised to remove test driving of vehicles from the MainStreet streets that feature future residential development such as 40<sup>th</sup>, 54<sup>th</sup> North of 40<sup>th</sup>, and all of Banks Road north of your driveway onto Banks Rd.

**Response:** Please see the updated test drive route letter.

23. Provide proposed hours of operation of sales, service, car wash and any other on-site services.

**Response:** Sales: 8:00 am - 9:00pm; Service: 6:30 am - 6:00 pm

24. What are the maximum number of vehicles that will be displayed in the plaza spaces along the perimeter? This will be a condition of approval if the site plan is approved.

**Response:** 15

25. The parking garage structure shall be integrated into the overall site layout, located to the rear or side of the principal building, and screened from street view. Include architectural treatments and materials consistent with the MainStreet Design Standards; Comply with all applicable requirements related to height, massing, pedestrian access, and screening.

**Response:** Please see the enclosed Site Plans, Building Elevations and PMDD.



26. Sec.13-446(h) - *Nonconforming landscaping*. Site improvements which require any type of site plan amendment, shall be brought into full compliance with the requirements of this article. A property which does not comply with this article or with an approved site plan or landscape plan, as applicable, must be brought into full compliance with this article or the approved site plan or landscape plan, if:
- (1) Additions or remodeling to the existing structure(s) on any type of property increase the amount of impervious surface area on the lot;
  - (2) Additions or remodeling to the existing structure(s) on any type of property do not increase the amount of impervious surface area on the lot, but the cost of the improvements exceeds twenty-five (25) percent of the assessed value of all the existing structures on the property as identified by the most current Broward County Property Assessment.

**Response:** Please see updated Landscape Plans which have been brought up to current landscape standards.



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 – MARCH 05, 2025 UPDATED

<b>PROJECT NAME:</b>	Al Hendrickson Toyota		
<b>PROJECT NUMBER:</b>	PZ-2404003		
<b>LOCATION:</b>	5201 W Sample Rd		
<b>APPLICANT/AGENT:</b>	Spring Engineering, Inc.		
<b>REVIEW/APPLICATION:</b>	PMDD Site Plan		
<b>DISCIPLINE</b>	<b>REVIEWER</b>	<b>EMAIL</b>	<b>TELEPHONE</b>
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-6721
<b>ALTERNATE REVIEWERS</b>			
Engineering	Thamar Joseph - Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

- Civil plans indicate Electric Vehicle chargers. At least 1 (one) E.V. charger parking space must be accessible. 2023 FBC Accessibility 228, 208, 502, etc.
  - New plans indicate a new Handicap parking space at the existing 1 story building with no access to a E.V. charger.
- The number of parking spaces shown on the plans does not reflect the numbers indicated on the parking table.

### ENGINEERING

- 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 at the Final Engineering Review.

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.



2. Please note that as the site plan review was completed prior to the final engineering review and approval, all engineering comments are preliminary and may be modified upon further reviews as well as additional comments may be generated.
3. All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of engineering permits.
4. 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.
5. In accordance with the City's code Sec.13-169, the execution of Water and Wastewater Agreements and payment of impact fees are required during the Final Engineering Review and prior to approval of related building permits.
6. Conflict schedule between all proposed utilities for this project is required at the Final Engineering Review stage.
7. All Abandoned utilities must be fully removed from the site.
8. Please note that all Utilities & Engineering standard details have been revised. Engineering staff will provide a copy of the latest revisions. All standard details are subject to change until they are approved and codified.
9. Easements shall not contain permanent improvements including but not limited to pools, air conditioners, structures, utility sheds, poles, bollards, benches, trees, and large landscaping. Therefore, all trees must be placed outside of the easement.

#### **STORMWATER COLLECTION SYSTEM**

10. Provide storm water calcs for the entire area. Segments which are being removed, provide calcs on where this capacity will be stored. Unable to locate previous & impervious table in drainage plan.
11. Using parking areas for retention is not recommended by the City of Coconut Creek. Please submit statement of acknowledgement from the OWNER of the parking area possibly flooding during 25 and 100 yrs. storm events. (Acknowledgment can be provided as a formal letter or an email will need to be provided at final engineering).

#### **WATER DISTRIBUTION SYSTEM**

12. All proposed water lines must be located within a utility easement up to the water meter. Utility easements must be at least 12 feet wide.
13. Conflict schedule must be provided within utility plan and must comply with F.A.C. 63-555.314.
14. Provide bollards for proposed fire hydrants.
15. Provide water service line and meter type, size, and details. Service line material must be polyethylene.
16. Per City code Sec.13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting).
17. Prior to the demolition of the water main, the contractor must coordinate with the City of Coconut Creek Utilities & Engineering Department for isolation of the main.

#### **WASTEWATER COLLECTION SYSTEM**

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.



18. All proposed wastewater lines must be located within an easement up to the first clean-out, which will be maintained by the City.
19. Gravity main easement on sheet C4.0 between MH-1 to MH-2 appears to encroach the footer of the building. Adjustments/reconfiguring of the system is required.
20. Existing utility easement on sheet C4.0. under the proposed building must be vacated. Applicant must contact Sustainable Development at (954-973-6756) for this process.

## FIRE

1. Provide a Fire Truck Route Plan that can accommodate a two axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide (8 feet provided), and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius (radius not provided on the plan). Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)
  - Use AutoCAD or similar program to generate the fire truck route plan. Please include a depiction of the truck on the plan,
  - Show the fire truck traversing all three entrances/exits.
  - Show the fire truck traversing the north end of the building.
  - Show the fire truck access to the FDC
2. Knox assess box shall be installed on the building. It is preferred that Knox padlocks be installed at manual gate entrances/exits.

## LANDSCAPING

### Landscape:

1. Provide condition rating for all trees and palms within the tree disposition list on sheet C5.2. Note that trees and palms listed in Good or Fair condition are to be considered for relocation prior to being reviewed and approved for removal.
2. Based on the proposed large-scale re-development of the site. Existing terminal and intermediate landscape islands and any other landscaping requirements are to be brought up to current code requirements per Sec.13-446 (h) Nonconforming Landscaping. This includes a minimum width of 12' and one tree per island.
3. Provide copy of complete tree appraisal forms for tree #s 72, 243, and 244 for review.
4. Revise tree species for tree #s 92, 242, 243, 249, and 252 per arborists report.
5. Provide mitigation calculations for the proposed canopy square footage removed. Specimen trees are mitigated per the approved appraisal value. Schedule call with landscape reviewer to discuss.
6. Recommend providing a separate tree removal/relocation sheet that does not include the proposed landscape. Current plans are difficult to read with them combined.
7. Palm symbols with the label "R&R Existing Queen and Sabal Palms" located in the west surface lot on sheet C5.0 are to be included in the tree disposition list with an ID #. Provide clarification of what R&R stands for.
8. On sheet 5.0, update stated code Sec.13-443.12, which is now paragraph 10, regarding parking lot island trees to be 1 tree per island. Comment partially addressed. Provide total number of parking islands (existing and proposed) and remove 1 tree per 10 parking space calculation.

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.



9. Stated existing trees in data table on sheet C5.0 are not consistent with the calculation notes provided. Schedule call with reviewer to discuss.
10. Provide Divider Median requirements, 1 tree per 40 linear feet, to landscape calculations per Sec.13-443.10.c.
11. Include street names on sheet C5.0.
12. Label all existing and proposed light poles on the landscape plans. Note that Canopy and Intermediate trees are required to be a minimum of 15' from the light poles. Palms and Small trees to be a minimum of 7.5'.
13. Proposed Silver Buttonwoods along Banks Road and NW 54<sup>th</sup> Street on sheet C5.0 and C5.1 are within an existing 15' utility easement, which is not allowed.
14. Label existing 15' Utility Easement along 54<sup>th</sup> on sheet C5.1.
15. The sidewalk along Banks Road encroaches into the critical root zone of the existing Oaks. Review a meandering sidewalk to allow for separation from the trees. See Planning and Transportation for additional information regarding proposed sidewalk.
16. Plans state tree #82 is dead. Designate tree to be removed and update tree disposition list.
17. Fill in gaps within W. Viburnum hedge along Sample Road.
18. Correct palm symbol for tree symbol for tree #262 on sheet C5.1.
19. Label proposed white vinyl fence along the north and east perimeter on sheet C5.1. Provide a note on the plans stating existing cocoplum hedge along the north perimeter is to remain and be protected. Further discussion required with staff regarding proposed fencing.
20. Per the Sustainability review regarding the heat islands for the parking lot storage in rear of site, further discussion with the applicant and staff is warranted.
21. Sheet C5.1, four terminal landscape islands are missing required trees. Two within the existing west surface lot, one east of proposed service building, and one north of proposed service building.
22. Palm #44 is in conflict with the proposed walkway.
23. Provide plant callout label for proposed Pigeon Plum at SW corner of site.
24. Two terminal islands at the entrance from Sample Road are missing required trees. Palms can be used at 3 to 1 to meet tree requirements.
25. Provide required tiered landscape on west side of existing used car sales building. Include a label for the rectangular area at NW corner of sales building.
26. Proposed foundation planting along the south side of the dealership to be revised per the established landscape requirements and alternative design solutions within the PMDD documents that are currently under review. Based on the plans, it appears additional planting areas are to be considered adjacent to the front entrance and entrance columns.
27. Provide missing second tier of building foundation landscape along the west side of the service drive bays on sheet C5.0.
28. Provide a complete landscape data table that includes all applicable code requirements for the entire development to verify that the site is in compliance. This includes, but is not limited to the

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overall site, street trees, perimeter buffer, interior landscape, divider medians, building foundation landscape, etc.

29. The proposed development is within the City MainStreet Area and the adjacent ROW landscape is to be consistent with the established streetscape design standards for Sample Road, Banks Road, and NW 54<sup>th</sup> Avenue, as well as the site as a whole as established in the MainStreet @ Coconut Creek PMDD document in coordination with Planning and Transportation. Further discussion with staff required regarding site and landscape requirements.
30. Provide diversification calculations per Sec.13-444.c for all proposed trees, palms, and shrubs/groundcovers.
31. Provide minimum spread for all proposed shrubs and accent material. A minimum of 50% coverage is required at the time of planting. Adjust on-center spacing as needed to provide coverage.
32. All hedge material is to be continuous for screening. Update proposed spread and on-center spacing specifications as needed. Comment not addressed.
33. Proposed Category 1 trees are to have a minimum 12' height and 5' spread at the time of planting. Revise specifications accordingly.
34. Specify Bottlebrush species. Please note that *Callistemon viminalis* (*Melaleuca viminalis*) Weeping Bottlebrush is not allowed as it is on the Category 2 list of invasive species list.
35. Recommend alternative plant species for the proposed Simpson's Stopper hedge along the south side of the dealership due to the limited planting area depth.
36. Provide hatch patterns in Planting Legend on sheet C5.2 for the proposed groundcover plantings.
37. Additional comments may be provided upon review of the Site Plan re-submittal.

#### PHOTOMETRICS

1. Sec.13-374 - Review the lighting code and provide the table as required (Sec.13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens.
2. Sec.13-374 (2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours. Police comments are not code required. All efforts shall be made to meet code required lighting elements and address police concerns.
3. Provide Photometric information for the front entry signage/wall. This configuration may exceed allowable lumens and does not adhere to Dark Sky lighting requirements.
4. Additional comments may be provided with next review.

#### POLICE

1. With the change to fc readings, no area of the property meets IES security lighting standards for vehicle display and sale lots. The previously recommended average of 8-10 fc is still within city code. Reducing to 1 fc after hours is required by code; however, as mentioned by Photometrics, a possible solution is to utilize motion sensor lighting.

#### PUBLIC WORKS

No comments at this time.

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## SUSTAINABILITY

### Green Certification

1. Continue to update staff on LEED certification efforts.

### LDC Ch. 13-320

2. Sustainable Site Development: Minimizing Heat Island Effect – This site has expansive areas of asphalt with no tree canopy to reduce heat. Without a parking deck as requested, too much of this site is paved with material that increases heat for the area. The storage area on the north side of the site shall be investigated for opportunities to reduce extreme heat. This can be accomplished by building the parking deck, introducing paving that is pervious and repels heat, adding large canopy trees in the parking area, or other heat island reduction methods.
3. Onsite Renewable Energy: Staff understands the cost constraints of a full solar panel system. However, consider adding solar lighting or other solar product such as a solar charging bench for customers.

### Resolution 2020-063

4. Green Event Checklist: Develop a checklist to ensure sustainable event planning for on-site meetings and events. This is a commitment to follow green practices on site after the facility is functioning, and is not relative to the green checklist for development. Please call Linda Whitman if further explanation is required.
5. Water Fountains: Reviewer could not locate referenced plans: A101A, A101B, and A102.
6. Purchasing: Commit to green products (no polystyrene) and earth-friendly cleaning supplies. This requires acknowledgement.

### Green Plan

7. Action Item 1.6 – This applicant has not identified an element that can be considered a “Conspicuous Display of Green Technology.” It is possible that adjustments to the car storage area as noted above may represent an acceptable presence of green technology. Further review of this required element will be done at the time of site plan resubmittal.
8. Action Item 2.1 – Provide a calculation that projects tree canopy coverage using Broward County’s canopy square footage allowances. Provide the percentage of canopy coverage for this site. Please call Linda Whitman if further explanation is required.
9. Action 6.4: Clarify the number of “EV parking spaces” vs “EV Charging Stations” on the checklist.
10. Additional comments will be provided upon resubmittal.

## TRANSPORTATION

1. Sheet C2.3-R1 Banks Road Typical Section and Plan. The internal two-lane roadways within the future “MainStreet” generally do not support the design & construction of either deceleration lanes or turn right turn lanes. The proposed Banks Road southbound right turn lane into the subject auto dealership, shall be removed, unless engineering warrants are satisfied and justified. These warrants shall be outlined in a traffic study with an emphasis on the allocated trip generation and/or this driveway’s vehicle trip assignments dedicated to the southbound turning movements;
2. Provide a Sample Road Amendment to the Florida Department of Transportation (FDOT) Maintenance Memorandum of Agreement (MMOA) along with any exhibits that illustrate the Sample Road public improvements with the FDOT right-of-way. The proposed landscape materials,

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sidewalk/pathway are not typical infrastructure accepted by FDOT unless identified within the amended MMOA & their exhibits;

3. Provide a second Maintenance Agreement, between the City and this Property Owner (and/or their successors), whereas the property owner accepts all perpetual maintenance obligations assigned to above referenced MMOA (landscaping, irrigation, shared use pathway, etc.);
4. Modifications to the north/south sidewalk proposed along the west side of Banks Road shall be completed. An eight-foot wide pathway shall extend and meander from the Sample Road connection all the way to the 12-foot segment (7-foot sidewalk/5-foot bike lane) along the subject property's northern limits. Moreover, removing the southbound right turn lane will accommodate the new sidewalk;
5. Sheet C2.3-R1 identifies improvements along the east side of Banks Road to be "completed by others". Provide letters of communication or correspondence where the proposed improvements along the east side of Banks Road would be prohibited. As an aside, with the comments noted above, where City Staff is requesting removing the on-street designated bike lane, a shift in the roadway alignment may aid in accommodating constructing 100% of the improvements for both sides of Banks Road;
6. If any segment of the Sample Road shared use pathway extends onto private property, provide a public access easement along with a sketch & legal description;
7. Remove the southbound on-street parallel parking spaces on Banks Road;
8. Assistance is needed in adjusting the typical section of Banks Road and harmonizing it with the approved MainStreet Roadways Master Plan;
9. The Level of Service (LOS) outlined in the Traffic Impact Study noted concerns at adjacent signalized and signalized intersections. A condition of approval may require the coordination with the Broward County Traffic Engineering Division (BCTED) to be required to determine the viability of these timing and operational modifications;
10. The project fronts a six-lane principal arterial roadway and based on the Traffic Impact Study, it is unclear if a need or a warrant is justified for a WB Sample Road right turn lane onto Banks Road. Provide documentation of a transmittal letters or communication between the applicant with outside the agencies who can aid with projected LOS on Sample Road (FDOT & Broward County Traffic Engineering Division). Specifically, on the potential requirement to design and construct a WB Sample Road right turn lane at Banks Road, if permitted, as well as the communication & outcomes assigned to the traffic signalization coordination noted in above comment. Please invite and include City Staff to attend any FDOT pre-permit meetings or other scheduled meetings with these outside agencies, as it relates to off-site Traffic Engineering conditions; and
11. Additional comments may be forthcoming.

## URBAN DESIGN AND DEVELOPMENT

### General Comments

1. Pending applicant PowerPoint presentation at public meetings.
2. Pending receipt of digital and printed application packages as acknowledge.
3. Pending reimbursement to the City for professional landscape review services.
4. Pending receipt of public participation report as acknowledged.

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.



5. An as-built landscape plan must be provided just prior to scheduling a **final landscape inspection**. **The landscape as-built is in addition** to any engineering, building or site as-built requirements, Sec.13-446(e). See comment below. Please acknowledge.
6. A **signed and sealed as-built site plan is required prior to issuance of the certificate of occupancy**, Sec.13-548(5). See comment above. Please acknowledge.
7. Pending site posting by the applicant as acknowledged.
8. Pending vacation of easement application submittal. Refer to engineering comments.
9. Pending plan corrections addressing outstanding DRC comments upon City Commission approval and prior to issuance of a building permit.
10. Pending approval of proposed alternative design solutions in concurrent PMDD rezoning.
11. Pending phasing plan for staff review prior to, or in conjunction with building permit submittal.
12. If proposed, temporary trailers used as sales or employee offices during construction REQUIRE site plan approval and may be included in this application. Otherwise, separate approval is required.
13. Justification statement responses 5 & 7: Demonstrate how expansion will not increase automobile traffic or affect surrounding conditions.
14. Per applicant, a temporary construction trailer is not proposed.

#### **Impact Fees**

15. Pending payment of Affordable Housing, Fire, Law Enforcement and Public Art impact fees as applicable prior to building permit issuance. A copy of the fee schedule can be provided. Final fees shall be determined at time of building permit based on mix of uses and building square footage.

#### **Site Plan**

16. Previous comment: Show additional dimensions. All sidewalks shall have a minimum width of five (5) feet. Refer to vehicle overhang restrictions per previous DRC comment.
17. Staff does not support the number of proposed bollards. Applicant shall explore options such as planters that serve as barriers and landscape features, seat walls, short pillars or decorative columns to create a visual and physical barrier.
18. Staff does not support a vinyl fence in lieu of the masonry wall requirement.
19. Sec.13-379(4) - Walls or fences in required buffers cannot be closer than fifteen (15) feet from the perimeter or right-of-way. The proposed wall / fence location shall comply with this requirement. Revise accordingly and provide dimensions to show compliance.
20. Sec.13-443(6) – When any commercial or industrial district is contiguous to or only separated by a right-of-way of less than 80' from any residential district, a six-foot high masonry wall shall be required along common property lines. When such districts are separated by a right-of-way of eighty feet or less, additional landscaping will be required. Discussion warranted.

#### **Architecture**

21. Proposed architecture does not comply with the MainStreet Design Standards (MSDS). Elements such as shading devices, large roof overhangs, verandahs, variation in doors, windows, etc., shall be considered per the MSDS. Blank walls do meet the MSDS.



22. MSDS: Vehicles stacked on east side are highly visible from public ROW's. Show how the area will be screened per MSDS Section 8. Applicant may consider abandoning the south-bound turn lane at Banks Road at the north entrance to increase the landscape buffer. Refer to comment #17 for decorative landscape elements. See transportation comments for further details.
23. Please note, if the "arch" wall element at the main entrance, featuring the logo signage, is meant to function as a backdrop for signage, it SHALL NOT be illuminated. Staff has provided relevant Code signage sections to guide the development of permissible signage. Applicant may explore using stone, metal, or wood to achieve a visually appealing effect without the need for illumination.

#### **Parking/ADA/Medians/General**

24. Previous comment: Sec.13-399(a)(7), Automobile dealership parking lots shall conform to all screening and landscaping requirements. Such uses may store automobiles in outdoor storage areas which are completely screened by a solid masonry wall at least six (6) feet in height. Ensure this code requirement is provided in the concurrent PMDD. Refer to comment #31 below.
25. Previous comment: Sec.13-399(m), access aisles to parking spaces shall not exceed 350' in length. Ensure this code requirement is provided in the concurrent PMDD as an alternative design solution.

#### **Signs**

26. Signs will be reviewed for compliance at time of building permit submittal, Sec.13-471(a)(1). Be advised, any deviation from code will require separate approval PRIOR to sign permit issuance.
27. Signage is included in the architectural and site plans; however, sign review was NOT conducted during the site plan or rezoning application process due to insufficient information. The plans do not grant the property owner or franchise approval for any façade or ground sign design or location until the plans are reviewed for code compliance as part of the site plan or building permit process. Please refer to the comment above and Key Note 19 on Sheet C2.2 for further details.

#### **Additional Information**

28. This property is located in the MS-T Sub-District, a designated area in the MainStreet Project Area aimed at facilitating the redevelopment of existing commercial properties, particularly large surface parking lots, including those associated with automobile dealerships and other uses. The MS-T Sub-District encourages redevelopment to include structured parking to replace or reduce existing surface parking, aligning with district goals of optimizing land use, minimizing heat islands and promoting sustainability. This site plan is not consistent with these MainStreet Design Standards.
29. Applicant is required to review the MainStreet Design Standards to identify the minimum development requirements for the MainStreet Area and any additional criteria specific to the MS-T Sub-District. A table must be included in the proposed Al Hendrickson PMDD, outlining each requirement, the applicable code minimum, and any proposed alternative design solution. Each Chapter criteria must be included in the table. While not all inclusive, the following sections are provided to assist with the process:
  - a. Chapter 3 - 3.1.3 Required Elements for Planned MainStreet Development Districts
  - b. Chapter 5 - District-Wide Development Organization
  - c. Chapter 6 - Streetscapes
  - d. Chapter 7 - Plazas and Open Space
  - e. Chapter 8 - Buildings – (8.1.4 Sub-District MS-T)
  - f. Chapter 9 - Sustainable and Green Components

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.



30. Sec.13-446(h) - *Nonconforming landscaping*. Site improvements which require any type of site plan amendment, shall be brought into full compliance with the requirements of this article. A property which does not comply with this article or with an approved site plan or landscape plan, as applicable, must be brought into full compliance with this article or the approved site plan or landscape plan, if:
- (1) Additions or remodeling to the existing structure(s) on any type of property increase the amount of impervious surface area on the lot;
  - (2) Additions or remodeling to the existing structure(s) on any type of property do not increase the amount of impervious surface area on the lot, but the cost of the improvements exceeds twenty-five (25) percent of the assessed value of all the existing structures on the property as identified by the most current Broward County Property Assessment.

Aril 24, 2025

**Uploaded**

City of Coconut Creek  
4800 W. Copans Rd.  
Coconut Creek, FL 33063

**REFERENCE:** Al Hendrickson Toyota  
SEI Project No. 2023-07

**SUBJECT:** PMDD Site Plan Response to Comments - PZ-2404003

To Whom It May Concern,

We have reviewed your comments dated March 05, 2025, for the above referenced project and have enclosed the following:

1. One (1) Service drive foundation section
2. One (1) Letter from the owner acknowledging flood
3. One (1) Fire Department truck route
4. BCTD No Objection letter
5. Existing vs Proposed Utility Easement Exhibits
6. ISO Fire Flow calculations
7. Green Invent Check List
8. Plat Determination Letter
9. Updated signed and sealed plans.

We trust that the information contained in this letter along with the attachments will allow you to issue your approval. Please call if you have any questions or need additional information.

Very truly yours,

***SPRING ENGINEERING, INC.***



John "Jay" E. Doucette  
Civil Department Manager

Enclosures

cc: John Flinn (Sent Via Email)  
Larry Morgan (Sent Via Email)  
Cheryl Bartoli, SEI

**Tampa Bay:**

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Fax: 727-942-4174

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[www.springengineeringinc.com](http://www.springengineeringinc.com)

**Atlanta:**

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Atlanta, GA 30318  
Tel: (404) 881-8370



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – JUNE 04, 2024

<b>PROJECT NAME:</b>	Al Hendrickson Toyota		
<b>PROJECT NUMBER:</b>	PZ-2404003		
<b>LOCATION:</b>	5201 W Sample Rd		
<b>APPLICANT/AGENT:</b>	Spring Engineering, Inc.		
<b>REVIEW/APPLICATION:</b>	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar - Principal Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Mohammed Albassam- Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Engineering	Tamar Joseph - Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

- Civil plans indicate Electric Vehicle chargers. At least 1 (one) E.V. charger parking space must be accessible. 2023 FBC Accessibility 228, 208, 502, etc.

**Response: Please see the added HDCP EV charging space on sheets C2.1 & C4.0.**

### ENGINEERING

#### GENERAL COMMENTS

- 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 at the Final Engineering Review.

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.



**Response: Acknowledged.**

2. Please note that as the site plan review was completed prior to the final engineering review and approval, all engineering comments are preliminary and may be modified upon further reviews as well as additional comments may be generated.

**Response: Acknowledged.**

3. All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of engineering permits.

**Response: Acknowledged.**

4. 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.

**Response: Acknowledged.**

5. In accordance with the City's code Sec.13-169, the execution of Water and Wastewater Agreements and payment of impact fees are required during the Final Engineering Review and prior to approval of related building permits.

**Response: Acknowledged.**

6. Conflict schedule between all proposed utilities for this project is required at the Final Engineering Review stage.

**Response: Acknowledged.**

7. All Abandoned utilities must be fully removed from the site. Please add the notation on the plans.

**Response: Please see added note on Demolition Plan on sheets C1.1 and C1.2.**

8. All existing utility easements associated with the removed utilities need to be vacated.

**Response: Please review the adjusted utility easements on sheet C4.0.**

9. All proposed utility easements must be at least 12 feet wide.

**Response: Acknowledge, please see added 12' easements on the Utility Plan sheet C4.0.**



10. Please be aware that all Utilities & Engineering standard details have been revised. Engineering staff will provide a copy of the latest revisions. All standard details are subject to change until they are approved and codified.

**Response: Please see updated utility & engineering standard details on sheets C2.4, C2.5 and C4.1.**

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

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

**Response: Please see added note on sheet C2.1.**

12. All pavement and sidewalks must follow the City of Coconut Creek's Standard Details.

**Response: Please see added city details on sheet C2.4 and C2.5.**

#### **STORMWATER COLLECTION SYSTEM**

13. Provide flow arrows throughout the site and in the vicinity of driveways/crosswalk, defining stormwater runoff.

**Response: Please see the added flow arrows on sheets C3.0 and C3.1.**

14. Sheet C-1.1 show item # 9 as removal of the existing drainage line. Please clarify how is the system going to convey the run-off into a public system?

**Response: C1.1 is the existing conditions and Demolition Plan, please see paving, grading & drainage plans sheet C3.0 & C3.1 for connection to the existing system.**

15. Upon removal of the existing drainage pipes, how are the ends of the pipe going to be protected? A detail is required if no drainage structures are going to be installed at the termination point.

**Response: Please review the paving, grading and drainage plans for pipe extensions and connections and connection to existing system.**

16. Provide stormwater calcs for the entire area. Segments which are being removed, please ensure to provide calcs on where this capacity is going to be stored.

**Response: We have implemented two (2) strategies to improve the stormwater system on site. (1) We have reduced the impervious area. (2) We have increased the exfiltration trench area (demo 517' install new G031).**



17. Please show the location of the proposed PRBs within the proposed drainage system (if applicable).

**Response: N/A**

18. Using parking areas for retention is not recommended by the City of Coconut Creek. Please submit statement of acknowledgement from the OWNER of the parking area possibly flooding during 25 and 100 yrs. storm events. (Acknowledgment can be provided as a formal letter or email).

**Response: The site is located in flood zone X. There will be no flooding in the parking lot. These areas have slope and therefore never flood.**

### **WATER DISTRIBUTION SYSTEM**

19. All proposed water lines must be located within a utility easement up to the water meter. Utility easements must be at least 12 feet wide.

**Response: Please see added easements on the Utility Plan sheet C4.0. Please review and approve locations and we will provide sketch and legals.**

20. Please show all proposed water sampling locations on the plan (if applicable).

**Response: Please see the added water sampling point on the blow up detail on sheet C4.0.**

21. Add fire hydrant clear zone detail to the plans provided in the City Code Sec.13-276. Fire Hydrants must be located 4 to 7 feet from back of the curb.

**Response: All fire hydrants are existing, fire hydrant detail 201 added to sheet C2.5.**

22. Please provide bollards for proposed fire hydrants.

**Response: Bollards will be added as needed per detail 201 added to sheet C2.5.**

23. Provide water service line and meter type, size, and details. Service line material must be polyethylene.

**Response: Please see key note 13 on the Utility Plan sheet C4.0 and details on sheet C4.1.**

24. Provide RPMs that is one blue and one white as indicators of each hydrant assembly.

**Response: All fire hydrants are existing. Please see added RPM note and key note 28 on sheet C2.1.**

25. Per City Code Sec.13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering



review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.

**Response: Please see the enclosed ISO Fire Flow calculations and four existing fire hydrants within 300' on the Utility Plan sheet C4.0 and C4.1.**

26. Prior to the demolition of the water main, the contractor must coordinate with the City of Coconut Creek Utilities & Engineering Department for isolation of the main.

**Response: Please see added note on the Utility Plan sheet C4.0.**

### WASTEWATER COLLECTION SYSTEM

27. All proposed wastewater lines must be located within an easement up to the first clean-out, which will be maintained by the City.

**Response: Please review and approve the proposed easement on sheet C4.0. Once the location is approved, we shall provide the easement documentation.**

28. Prior to the demolition of the wastewater main, the contractor must coordinate with the City of Coconut Creek Utilities & Engineering Department for isolation of the main.

**Response: Please see added note on the Utility Plan sheet C4.0.**

29. Please provide invert and rim elevations for all maintenance access structures (MAS)

**Response: All rim and invert elevations are shown on the Utility Plan sheet C4.0.**

30. MAS spacing must not exceed 300' (ft.) per City standard (Sec.5-3 (4) (if applicable)).

**Response: Acknowledged, please see added MAS along the carwash sanitary sewer run.**

31. Please provide the type, material, and size for all proposed wastewater laterals. Per City Code Sec.13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not to exceed 150' ft. in length.

**Response: The type, material and size of proposed wastewater laterals is shown on keynote 1 on the Utility Plan sheet C4.0.**

### LANDSCAPING

32. 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.

**Response: We are not adding landscape, light and/or irrigation within 6 feet of any existing or proposed water, wastewater and drainage.**



33. Water meter and City clean-out must be clear of any landscape. Please maintain at least 4 feet clearance (6 feet preferred).

**Response: We are not installing a water meter or clean-out within 4 feet of any landscaping. We are also not installing any landscaping within 4 feet of a water meter or city clean out.**

34. Please be aware that trees are not allowed to be placed within utility easements.

**Response: Please see revised Landscape Plan, all proposed trees have been removed from the utility easements. Existing trees shall remain.**

35. All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

**Response: All fire hydrants are existing and nothing is proposed near them.**

## FIRE

1. Display the buildings construction type per NFPA 220 and total square footage. Use table 18.4.5.2.1 in NFPA 1 Fire Code to calculate the minimum required fire flow for the new combined square footage. The aggregate fire flow for all fire hydrants within 1000 feet of the building shall be measured and displayed. (NFPA 1-18.4.5.3)

**Response: NFPA fire flow calculations are shown on the Utility Plan sheet C4.0. Please see the added dimensions on the (4) existing fire hydrants.**

2. Show that the minimum number of fire hydrants are met per the required fire flow (NFPA 101-18.5)

**Response: There are (3) existing fire hydrants within 250' of the building and (1) within 251'-500'. Please see the Utility Plan sheet C4.0. We meet the minimum required fire flow for NFPA & ISO calculations.**

3. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (NFPA-1:11.10.1) A preliminary initial assessment to determine if a Two-Way Radio Communication Enhancement System is needed refers to a predictive heat map. This will be determined when a rough delivery audio quality test (DAQ) is performed on site by the fire inspector after the building is erected.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signal strength for fire department communication is in compliance with Broward County and Coral Springs standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

**Response: Acknowledged.**



4. Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)
  - Use AutoCAD or similar program to generate the fire truck route plan. Depict truck on the plan.
  - The truck shall not traverse through parking spaces and shall not be required to reverse.
  - Driving into multiple lanes and into oncoming traffic shall be minimized as much as possible.
  - Show the fire truck traversing all three entrances/exits.

**Response: Please see the fire truck access route on sheet C2.0.**

5. Knox access box shall be installed (NFPA 1-18.2.2.1) (Code Sec.9-44)

**Response: Please see key note 20, added knox access box on sheets C2.1 and C2.2.**

6. Show the address on the elevation detail. Address must be 6 inches high with a minimum stroke width of ½ inch and positioned to be plainly legible and visible from the street or road facing the property. The address numbers shall be contrasting with the background NFPA 1-10.11

**Response: Please see the added building address on the updated building elevation.**

7. Will the building be occupied by the public and staff during construction? If yes, a plan shall be approved by the Fire Marshal and Building Official.

**Response: Acknowledged, the building will be occupied during construction and once we have the contractor onboard, we will provide a plan.**

8. The fire protection system shall be preserved and maintained operational at all times. The Fire Department shall be notified when a fire protection system is out of service for more than 10 hours for a preplanned impairment. Impairment includes but is not limited to revisions to the water supply, sprinkler system piping, or removal of the ceiling grid. The extent and expected duration shall be communicated. Any risks caused by the impairment shall be mitigated. The fire department shall be notified when the system is impaired and when returned to service.”

**Response: Acknowledged.**

## LANDSCAPING

1. Landscape plans are to be prepared and signed by a Florida registered Landscape Architect.

**Response: Please see the enclosed Landscape Plans, signed by a Landscape Architect.**



2. Provide a tree disposition plan and disposition list that includes tree id numbers, common/ botanical names, size, canopy sf, condition, and disposition (remain, relocate, remove), as well as mitigation calculations for the proposed canopy removed. All trees labeled as unknown on the landscape plans are to be identified and included in the tree disposition list. Note that specimen trees (18" or greater DBH and 60% or greater condition) proposed for removal require an ISA trunk formula tree appraisal to be submitted for review.

**Response: Tree legend and info added, See sheet C5.2 and arborist report provided, see attached.**

3. Provide City standard landscape notes on plans. Notes available upon request On sheet 5.0, update stated code section 13-443.12, which is now paragraph 10, regarding parking lot island trees to be 1 tree per island per the newly adopted landscape code amendment.

**Response: Please see added city standard landscape notes on sheet C5.0.**

4. A minimum of 10' of landscape area, not including sidewalks and building overhangs, is to be provided between the parking/vehicular use area and the building. Portions of the south, east, and west are not in compliance.

**Response: We have relocated the required 10' landscape area to the east end of the south side (front) We have provided an additional 2' landscape strip between the handicap parking and the building and have an added 87 lineal feet x 10' wide of landscape to the east end of the south face. All parking along the east and west side has the required 10' landscape.**

5. Verify stated 551 linear feet of building frontage used in the foundation landscape requirement is correct.

**Response: Please see 698 LF added to the landscape calculations, see sheet C5.0.**

6. Provide missing building foundation landscape which requires trees and two tiers of landscape.

**Response: Revised, See sheets C5.0-C5.1. Due to utilities, planting along the west side of the building is limited.**

7. Provide a complete landscape data table that includes all applicable code requirements for the entire development to verify that the site is in compliance. This includes, but is not limited to the overall site, street trees, perimeter buffer, interior landscape, divider medians, building foundation landscape, etc.

**Response: Revised, See sheets C5.0.**

8. The proposed development is within the City PMDD and the adjacent ROW landscape is to be consistent with the established streetscape design standards, with Sample Road being classified



as a Frontage Road and Banks Road and 54<sup>th</sup> Ave. classified as Type D. Further discussion with staff regarding streetscapes required.

**Response: Acknowledged, see sheets 5.0 and 5.1.**

9. All landscape code requirements are in addition to each other. No trees, shrubs, or groundcover may be counted towards another requirement.

**Response: Acknowledged.**

10. Combine the separated landscape requirements shown on sheets C5.0 and C5.1 in one table.

**Response: See sheet C5.0.**

11. Clarify what code sections are being met with the provided required landscape table on sheet C5.1. In addition, off site planting is not allowed to count towards site landscape requirements.

**Response: Codes added, see sheet C5.1, please see added landscape calculations on sheet C5.0. No offsite trees were used in the landscape calculations.**

12. Include native and diversification calculations per section 13-444.c for all proposed trees, palms, shrubs/ groundcovers.

**Response: See planting legend on sheet C5.2.**

13. Sweet Viburnum is not considered native. Update plant legend designation.

**Response: Sweet Viburnum removed, See sheet C5.2.**

14. Holly trees have not done well in the City recently. Recommend providing an alternate species.

**Response: Alternate species added, See sheets C5.0-C5.2.**

15. Provide minimum height and spread for all proposed shrubs and groundcovers. A minimum 50% coverage is required at time of planting. adjust on-center spacing as needed to provide coverage.

**Response: See planting legend sheet C5.2.**

16. All hedge material is to be continuous for screening. Update proposed spread and on-center spacing specifications as needed.

**Response: See planting legend sheet C5.2.**



17. All ground mounted equipment, such as AC units and transformers are to be screened on three sides with landscape.

**Response: See sheet C5.0-C5.1.**

18. Provide, label, and dimension all existing and proposed easements on the landscape plans.

**Response: Added, see sheets C5.0-C5.1.**

19. Show and label all existing and proposed underground utility lines on landscape plan.

**Response: Added, see sheets C5.0-C5.1.**

20. Verify proposed trees on the east side of the carwash building is not in conflict with the FPL easement shown on sheet C4.0.

**Response: Adjustments have been made to the easement, See sheet C5.1.**

21. Proposed Royal Palm in terminal island at the SW corner of the maintenance drive in lanes is in conflict with a sewer line.

**Response: Reworked tree location, See sheet C5.0.**

22. Provide note in planting details requiring a minimum of 24" of excavation and backfill of specified planting soil for all shrub and groundcovers per the newly adopted landscape code amendment.

**Response: Note added, See sheet C5.3.**

23. Galvanized steel wires and rubber tubing are not permitted in the City for bracing. Revise planting details to provide bio-degradable twine in conjunction with wellington tape where the twine is the only portion that is in contact with the trunk.

**Response: Note added, See sheet C5.3.**

24. Additional comments may be provided upon review of the Site Plan re-submittal.

**Response: Acknowledged.**

## PHOTOMETRICS

1. Coconut Creek has a Dark Sky lighting ordinance, Code Sec.13-374. Please review.

**Response: Please see updated Photometric Plan sheets C4.2 and C4.3.**

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



2. The photometric plan shall include all lighting including parking, exterior building, signage, and landscaping. Provide all additional lighting/footcandles not currently shown on the plans or state that no other lighting will be provided.

**Response: Please see updated Photometric Plan sheets C4.2 and C4.3. No other lighting will be provided.**

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

**Response: Please see the lighting table on sheet C4.2 which meet the acceptable lighting levels.**

4. Sec.13-374 (2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles.

**Response: Please see the lighting table on sheet C4.2 which meet the acceptable lighting levels.**

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

**Response: We have updated the Photometric Plan, and we have some minor spill over light along the roadway where we are required to install sidewalks. Lighting along the sidewalks should be acceptable.**

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

**Response: All site lighting will have dimming capability and we can lower the levels after hours. There are some discrepancies in this plan review, the police department is recommending 8 to 10 foot candles.**

7. As a reminder, per the lighting ordinance, wall packs and flood lighting are prohibited unless they are dark sky rated and used as such.

**Response: Please see the enclosed cut sheets for dark sky rated fixtures.**

8. Provide the spec sheets on the proposed lighting fixtures with the next submission.

**Response: Please see the enclosed cut sheets.**

9. Additional comments may be provided with next review.

**Response: Acknowledged.**



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

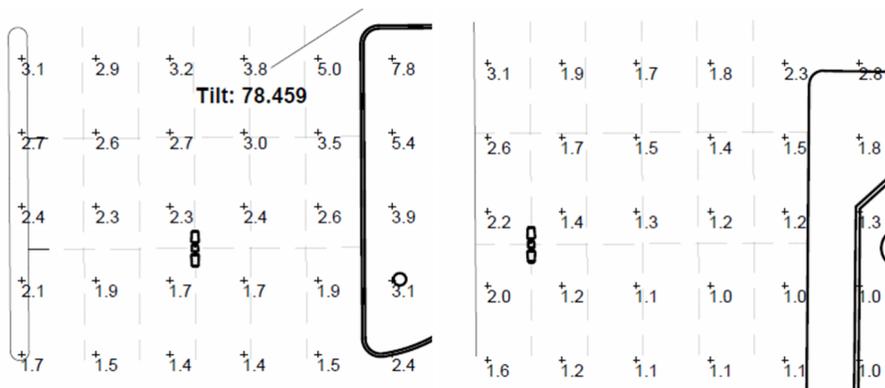
**Response: Acknowledged.**

## POLICE

1. Naming conventions on plans need to include plan descriptions.

**Response: Please see the updated PDF naming conventions for plan descriptions.**

2. Overall, the proposed photometric readings are in alignment with IES security lighting guidelines. The north inventory lot has a few areas that drop below the recommended 8.0 to 10 fc. Most notably, the proposed readings in the parking areas to the east and west of the car wash are dramatically lower than this recommendation.



**Response: The City of Coconut Creek code requires a maximum of 10 FC on-site, and (1) one foot candle max after hours. It is very difficult to achieve your recommended 8 to 10 FC when this is the maximum allowed. We are going to add motion detectors on the lights which will bring the values to the levels shown on the plans during after hours times.**

3. Please provide elevations.

**Response: Refer to sheets A200-A for the building elevations. The photometric plans have designated heights (MH25) located at each head, see sheet C4.2 – C4.3.**

4. Install IP surveillance cameras at the interior and exterior of the buildings as well as at the dumpster enclosure that can be tied into the Alert System with the Police Department for immediate monitoring by the Real Time Crime Center in the event of an emergency.



**Response: Acknowledged, we will have a surveillance camera consultant layout and install the surveillance system.**

5. Consider installing LPR Camera technology at entrance/exit gates that can share data with CCPD Real Time Crime Center.

**Response: Acknowledged, we have discussed this with the owner.**

6. There are numerous cubicle/office areas on the site plan. What material will be used for the walls to form these areas? It is recommended to use transparent material to enhance natural surveillance. This will assist in reducing hiding places/ambush points during an active assailant incident and also potentially reduce the opportunity for such an event to occur in the first place.

**Response: The majority of these walls are glass and/or half glass walls which provide natural surveillance.**

7. Recommend to install and utilize roll-up style doors on the car wash entry and exit when the business is closed.

**Response: Acknowledged, roll up doors shall be used on the carwash entry and exit.**

8. Recommend that all doors (roll up and standard) be equipped with monitored alarms. This will expedite law enforcement response if an intruder enters the property.

**Response: Acknowledged, alarm system shall be connected to all doors.**

9. Will there be security personnel onsite after hours? If not, we recommend sensors that will detect movement in the lot after hours.

**Response: Acknowledged, motion sensors shall be provided for the site lighting and shall also be connected to the surveillance system.**

10. All recommended sensors, alarms, and cameras should be actively monitored offsite if security personnel will not be present after hours.

**Response: Acknowledged.**

11. It is recommended that the transparent exterior walls be made out of an impact resistant material. This will reduce the opportunity for an intruder to make entry into the building.

**Response: All exterior glazing shall be impact resistant.**

12. Please provide PD with the code for the gates to the parking lot in case entry is needed while the property is closed.

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.



**Response: Acknowledged, we shall provide this information to you privately.**

13. What type of bench is proposed to be used? It is recommended that the benches are equipped with a full armrest in middle.

**Response: Please see the bench details on Sheet C2.1.**

14. Have property join the CCPD Trespass Enforcement Program and post signage at all entrances and in accordance with Florida State Statute 810.011(5)(a), which states:

- “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.

**Response: Acknowledged, owner shall join CCPD Trespass Enforcement Program.**

## PUBLIC WORKS

No comments at this time.

## SUSTAINABILITY

### Green Certification

1. Provide data worksheets for LEED certification that identify how the points will be achieved.

**Response: Please see the attached LEED certification data worksheet.**

### Land Development Code Section 13-320

2. For the resubmittal, provide the green checklist on one of the sheets in the set of drawings. While some of the responses provided on the applicants document apply, not all of the checklist items have been addressed.

**Response: Please see added green checklist on sheet C2.5.**

3. As the reviews continue, be sure to make corrections on both the plans and the PMDD document and that all of the information matches.

**Response: Acknowledged.**

4. Provide the name of the LEED professional for this project.

**Response: Real Building Consultants.**



5. Provide a response on the Green checklist from the “Sustainable and Green Components” document for the following:
- Sustainable Site Development
  - Construction Pollution Prevention
  - Construction site materials recycling
  - Stormwater management
  - Alternative transportation
  - Minimizing heat island effect
  - Water Efficiency
  - Innovative water technologies
  - Energy Efficiency
  - Minimum energy performance
  - On-site renewable energy
  - Indoor Environmental Quality
  - Indoor air quality
  - Materials and Recycling
  - Recycling of demolition waste
  - Storage and collection of recyclables post occupancy
  - Building re-use
  - Regional materials
  - Sec.13-320(b)(3) - Acknowledgement to maintain the green building components for the life of the building.

**Response: Please see added green checklist on sheet C2.5.**

#### **Resolution 2020-063**

6. Green Event Checklist: Develop a checklist to ensure sustainable event planning for on-site meetings and events.

**Response: Please see added green checklist on sheet C2.5.**

7. Water Fountains: Provide touchless water bottle filling stations for staff and end users at this facility.

**Response: Refer to floorplans A101A, A101B, A102 keynote 27 for location of touchless water bottle filling stations.**

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

**Response: Please see added green checklist on sheet C2.5.**

#### **Green Plan**

9. Action Item 1.1 – Provide any worksheets relative to the LEED certification process to identify where points are expected to be awarded.

**Response: Please see the enclosed LEED Certification Data Worksheet.**

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.



10. Action Item 1.6 – Conspicuous displays of green technology – Identify the conspicuous display of green technology for this site. EV charging stations are not considered to address this requirement as they are largely now considered to be required infrastructure.

**Response: We are providing a comprehensive sign which illustrates all of the Green Technology used within the site and building.**

11. Action Item 2.1 – Provide a calculation that projects tree canopy coverage using Broward County’s canopy square footage allowances.

12. Action Item 6.4 – Be advised that at least one EV charging station must be handicap accessible.

**Response: Please see the added HDCP EV charging station on sheet C2.0 & C2.1.**

13. All other Action Items from the applicants “Sustainable and Green Components” document should be duplicated on the checklist affixed to the sheet in the drawing set with the next submittal.

**Response: Please see enclosed sustainable and green components checklist.**

14. Additional comments may be produced from future reviews.

**Response: Acknowledged.**

## TRANSPORTATION

1. In the Traffic Analysis, the petitioner shall provide a summary of the total trip generation that was vested as part of the previously approved PMDD. The updated Traffic Analysis prepared by SEI and dated April 9, 2024 should include a summary of the PMDD vested trips vs. the proposed new trips (PM Peak and Weekday);

**Response: The April 09, 2024 Traffic Study Analysis includes (vested) existing trips = 548 and proposed trips = 1587 and new trips = 1039.**

2. The right-in only Sample Road turn lane will be assigned a net increase in trips. A total of 1,039 net new weekday trips are anticipated. The traffic engineer shall identify trip distribution assigned to each of the dealership’s driveways;

**Response: Please see the enclosed Traffic Impact Study**

3. Provide a narrative on how the dealership will guide sales associates to perform “new vehicle test drives” and/or provide an exhibit on the anticipated public roadway route to be used to test drive vehicles;

**Response: Please see the enclosed “new vehicle test drive” narrative.**



4. Access management is important to review as part of any site development or redevelopment. The proposed Site Plan improvements are intensifying the site's use. The Site Plan shall be drawn to a scale that includes or illustrates the EB Sample Road median opening, adjacent driveways, adjacent intersections, etc. The Traffic Analysis shall identify how EB Sample Road vehicles access the new dealership (will they perform a U-turn at Banks Road?). The engineer-of-record shall identify the ability to perform a U-turn movement from the EB Sample Road median opening at Banks Road to access the inbound right turn only driveway from Sample Road. Provide a plan that illustrates the turning radii to make this turning movement;

**Response: Please see the added passenger vehicle U-turn on sheet C2.0. Also please review the enclosed Traffic Impact Study.**

5. A set of plans prepared by HSQ Group, LLC (SP-10, SP-11 and SP-12) of the anticipated MainStreet design improvements assigned to Banks Road were provided to the development team. The site plan shall be revised to include this design for the west side of Banks Road right of way and to include construction and acceptance of the west side of Banks Road that fronts this property. Further discussion of these improvements may be warranted.

**Response: Please see the added Banks Road improvements on sheet C2.3.**

6. Broward County Transit (BCT) offers a designated bus stop (Stop ID No. 4862) at WB Sample Road at Banks Road. The construction of bus rider shelter, concrete pad, accessible route, bike rack, trash receptacle, etc. is needed at this location. The City has a standard bus shelter detail that meets the City and BCT design requirements. Moreover, a bus rider shelter easement and the dedication of the perpetual maintenance obligation to the developer of the future bus rider shelter will be required to be perfected and recorded prior to the issuance of a building permit;

**Response: Please see the enclosed email from Eric Rush (BCT) which state "no bus stop/shelter is required.**

7. Review and approval from outside agencies is required prior to the issuance of a building permit. Florida Department of Transportation (FDOT) is the agency that controls the right-of-way on Sample Road. Broward County Traffic Operations is the agency that controls the traffic signals along Sample Road. Provide a letter or correspondence from these Agencies that their review may or may not require the developer to contribute to any off-site improvement such as extending turn lane distances or tapers, modifying median openings, signal timing adjustments, etc.;

**Response: Acknowledged, we are working on these approvals. We will forward these approvals once they are obtained.**

8. The Site Plan shall dimension all drive isle widths and planter island curb radii;

**Response: Please see added dimensions on sheet C2.1 and C2.2. We are only adding dimensions to the new construction areas.**



9. Prior to issuance of a building permit, a Construction Phasing Plan shall be provided that illustrates how the dealership and service area will remain open during construction. This plan shall identify the location of a temporary construction trailer, staging of materials, construction personnel parking, accessible routes, customer parking, directional signage, etc.; and

**Response: Acknowledged, the building will be occupied during construction and once we have the contractor onboard, we will provide a plan.**

10. Additional comments may be forthcoming.

**Response: Acknowledged.**

## URBAN DESIGN AND DEVELOPMENT

### General Comments

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised, this development permit (application) is incomplete and areas of deficiency are 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 of 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. The City's waiver form is available upon request.

**Response: Acknowledged.**

2. This site plan exists within the Commerce Center of Coconut Creek DRI. An analysis of the proposed development on this site versus remaining development entitlements in the DRI must be provided by the applicant to ensure compliance with the DRI thresholds and any other applicable standards.

**Response: Please see the enclosed Entitlement Tracking Table.**

3. Pursuant to Special Land Use Ordinance No.100-88, Condition 4, display areas for autos will be permitted near vehicular entrances to the site and adjacent to the major intersections. However, display area shall be limited in order to provide sufficient landscaping around the perimeter of the site. Further discussion warranted.

**Response: We have included vehicle display pad in the same locations as the existing site. We have adjusted them to tie into the proposed Greenway Trail.**

4. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation to include color renderings, aerials or maps of the proposed project, and other information as applicable to aid in the presentation. Applicant may combine presentation to include all concurrent DRC applications together.

**Response: Acknowledged.**

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.



5. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City:
  - a. One (1) complete set of each item below in a digital format.
  - b. Thirteen (13) complete sets of each item below in printed format.  
Each printed set shall be individually bound / stapled / & 3-hole punched.
    - (1) All site plan sheets. (Printed sets no larger than 11"x17")
    - (2) PowerPoint presentation. (Printed sets no larger than 11"x17") See comment #2 above.
    - (3) Public outreach report. (Printed sets no larger than 8.5"x11") See comment #2 above.
    - (4) Sustainable (Green) report. (Printed sets no larger than 8.5"x11")
    - (5) Each round of DRC response document. (Printed sets no larger than 8.5"x11")

**Response: Acknowledged.**

6. 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. Provide written acknowledgement and contact information of person(s) responsible for payments to the City.

**Response: Acknowledged.**

7. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Report shall include a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda. See comment #2 above.

**Response: Acknowledged.**

8. Additional comments may be provided at DRC meeting and upon review of revised application.

**Response: Acknowledged.**

9. Acknowledgements to DRC comments do not always show compliance. As applicable, plans and graphics shall be corrected and revisions to WORD documents shall be made in strike-thru and underlined format. Corrected applications shall be re-submitted per digital submittal requirements. Written responses shall identify sheets or pages where corrections have been made.

**Response: Acknowledged.**

10. Sec.13-37, Aesthetic Design: Provide detailed responses to each required criteria. Responses shall be clear and detailed and shall not be simply re-stated.

**Response: Please see the enclosed Aesthetic Design.**



11. Sec.13-81(14)(b) – DRC applications continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. See comment #1.

**Response: Acknowledged, please do not void his project. The Traffic Study was the hold up.**

12. Sec.13-446(e) - Upon completion of construction, an as-built landscape plan shall be provided to the Sustainable Development Department. All **approved** deviations from the approved landscape plan during construction shall be depicted. This plan is in addition to any engineering, building or site plan as-built requirements.

**Response: Acknowledged, a Landscape As-built shall be provided.**

13. Sec.13-548(5) - **Prior to issuance of the certificate of occupancy**, a sealed as-built site plan shall be submitted to the city. Required information shall be prepared and digitally sealed by a state registered architect, engineer, landscape architect, or land surveyor.

**Response: Acknowledged, As-built shall be provided.**

14. Building permits will NOT be issued until all outstanding DRC comments have been addressed, plan revisions are complete and outstanding fees have been paid.

**Response: Acknowledged.**

15. Refer to Ordinance 2021-007, Sec.13-42, regarding the vacation of easements on this site. A copy will be provided upon request.

**Response: Acknowledged, we shall update all easements as required.**

16. Applicant shall verify and confirm that proposed development will not exceed plat note restriction.

**Response: Please see the enclosed Entitlement Tracker.**

### **Impact Fees**

17. This development shall be subject to required impact fees. Impact Fees are based on use(s) and building square footage and must be paid prior to building permit issuance. See below.

**Response: Acknowledged.**

18. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities.

**Response: 64,329 SF of new retail auto dealers x 0.777= \$49,983.63.**



19. Section 13-110 thru 13-117, Affordable Housing (AF) Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. AF fee calculations exclude stairwells, elevator shafts, mechanical rooms, and external storage rooms.

**Response: 64,329 SF of new commercial development x 1.36 = \$87,487.44.**

20. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process.

**Response: Please let us know what the fee in-lieu is.**

### **Rezoning to PMDD**

21. The City's adopted MainStreet Design Standards (MSDS) are the basis for review for any new development, modification or reconstruction of existing buildings or uses within the MainStreet Project Area. The MSDS supplement the City Land Development Code (LDC). When the MSDS do not provide guidance on specific issues, the LDC shall apply. This development is pending review and final approval of proposed PMDD rezoning, alternative design solutions, uses and development regulations.

**Response: Acknowledged.**

22. Review of this site plan was done without the benefit of an approved PMDD document. Staff has made every effort to identify discrepancies and provide comments for correction. Omissions do not relieve the applicant from compliance as applicable. Further comments may be forthcoming as this site plan and the concurrent PMDD are under review.

**Response: Acknowledged.**

### **Site Plan**

23. In general, staff cannot thoroughly review and comment on the overall project until the concurrent AI Hendrickson PMDD is updated and resubmitted for review. Design standards for portions of the existing facility to remain, and, proposed development regulations and alternative design solutions for new structures and other site element in the PMDD help guide the site plan review.

**Response: Acknowledged.**

24. Ensure consistency between the proposed PMDD and site plan. Show building setbacks that comply with and will maintain if applicable, the existing B-4 Zoning setbacks, versus building setbacks that comply with new standards as applicable in the proposed PMDD. An additional column may be necessary.



**Response: See setback column on sheet C2.0.**

25. This redevelopment is subject to the greenway/streetscape requirements pursuant to the adopted MainStreet Design Standards Section 6.7 including a 12' wide meandering sidewalk with integral Venetian Red color, trees, benches, lighting, trash receptacles, pedestrian plaza, bike racks, etc. Refer to previous comment provided in concurrent PMDD review. Venetian Red sidewalk shall be installed along Banks Road and NW 54<sup>th</sup> Street until at least the south side of the first vehicular access along each road. Refer to transportation comments. Discussion warranted.

**Response: Please see the added meandering sidewalk, trees, benches, lighting, trash receptacles, plaza, and bike rack on revised civil plans.**

26. Refer to the City's adopted MainStreet Design standards for NW 54<sup>th</sup> Ave road design. Refer to transportation comments. Discussion warranted.

**Response: See design changes on sheets C2.1 & C2.2.**

27. Provide a crosswalk pursuant to the adopted MainStreet Design Standards at the Banks Road vehicular entrance into the site, connecting the north and south sidewalks.

**Response: See added crosswalk on sheets C2.1 & C2.2.**

28. Complete the sidewalk connection from the existing along Banks Road to the proposed 7' sidewalk.

**Response: See sidewalk connection on sheet C2.2.**

29. The addition of three (3) vehicle displays is not supported without further review and inclusion of required greenway. Provide the number of vehicles to be displayed at each station. See comment above. Refer to previously provided PMDD comments.

**Response: Per FDOT review, no vehicle display shall be provided within the FDOT access easement, these areas shall be dual use for vehicle display of +/- 3 cars and pedestrian plaza.**

30. Has there been any consideration of a parking structure in lieu of so much surface parking?

**Response: Not at this time.**

31. Site plan data table shall demonstrate how building area, paving, concrete, pervious paving, impervious and pervious areas were calculated. Applicant may consider adding another sheet with hatched areas or notes that clearly define each area. Refer to additional comments herein or as provided in the MSDS when calculating to ensure only allowable areas are included. Areas may only be counted once to meet each code requirement.



**Response: Please see added detail A2.1, color code for areas on sheet C2.0.**

32. Refer to landscape comments for required minimum landscaping between building and parking and/or vehicular areas and around the base of the building.

**Response: Acknowledged.**

33. Show the location of transport vehicle staging.

**Response: See added 12' X 50' vehicle loading zone on sheet C2.2.**

34. Sec.13-37, a pedestrian circulation system shall be provided which is separate from the vehicular circulation system.

**Response: This is an automobile sales dealership. The entire site is a pedestrian circulation sales area.**

35. Provide a bike rack per the MSDS.

**Response: Please see added bike racks, keynote 16, on sheet C2.1.**

36. Provide details for any proposed fences and gates including height, color, type etc. on-site plan.

**Response: Please see the added 6' high solid white vinyl fence, keynote 24, on sheet C2.2.**

37. Clearly identify security gates as existing or proposed. Show on all plans and provide details including but not limited to gate color and design, height, travel lane dimensions, stacking etc.

**Response: There are existing galvanized steel gates at all three access points. These gates are equipped with a fire department knox box per keynote 20 on sheets C2.1 & C2.2.**

38. Provide a phasing plan that also identifies temporary measures for providing vehicular and pedestrian access.

**Response: Acknowledged, once we have the contractor onboard, we will provide a plan.**

39. Provide typical parking space/ADA design detail. Show handicap sign show locations on plan. Signs may not interfere with sidewalks or required depth of parking space.

**Response: Please see keynote 1 on sheet C2.1 and see detail on sheet C2.4.**



40. Handicap parking signage must have the “minimum \$250.00 fine” sign attached.

**Response: Please see keynote 1 on sheet C2.1 and see detail on sheet C2.4.**

41. Specify driveway material for all driveways.

**Response: All driveways are asphalt and existing. No new driveways are proposed.**

42. Show additional dimensions throughout for sidewalks, landscaped areas, interior travel lane widths and parking spaces. All sidewalks shall have a minimum width of five (5) feet. Refer to vehicle overhang comment in parking section below.

**Response: Please see additional dimension on the Site Plan sheet C2.1 and C2.2.**

43. Outdoor storage is not permitted. Remove all references to used tire storage.

**Response: Used tire storage has been enclosed, see sheet C2.2.**

### **Architecture**

44. Proposed architecture does not reflect the vision for the MainStreet Project Area (MSPA). While the MSDS do not dictate a particular style, exceptional architectural design and quality materials play a role in defining the unique character of MainStreet. Buildings and building facades shall include real, quality materials (in lieu of faux appliques or EIFS), shading devices, large roof overhangs to reduce heat-islands, verandahs for interest and gathering, variation in doors, windows, etc. Blank unarticulated and stark walls do meet the MSDS. Revise accordingly.

**Response: The building facades contain a combination of stucco, aluminum composite material (red and silver), and plaster. No EIFS or faux materials are proposed. A variation of control joints, provide articulation in the walls. All walls have plane changes at a minimum of 100'. Clerestory windows are provided in the service area with the same rhythm that is applied to the 2<sup>nd</sup> story office windows. Refer to sheet A-200-A for colored elevations.**

45. Multiple service bays and stacked vehicles on the east / front portion of the building is highly visible from Sample Road and Banks Road. Per MSDS Section 8, service areas shall be screened. Demonstrate how this area will be screened from public view with materials harmonious to the building, or located as not to be visible from any public ways.

**Response: There are no service areas visible from Sample Road. The glass overhead doors shown on the south elevation are for the entrance of cars into a reception area, similar to a porte cochere. No service work is done in the service reception area. The glass overhead doors shown on the east elevation are for the delivery of new vehicles. No service or stacking of vehicles will be provided at this location.**



46. Sec.13-37(c)(3)e. – Mechanical equipment or other utility hardware on the roof, ground or building shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways. Provide details on roof mounted equipment and material or methods to be used as screening. A line of sight plan may also be provided.

**Response: Mechanical equipment is screened from public view with parapets or screen walls. A Line of Sight Plan and 3d views are provided on sheet A-200-B to confirm screening of units from public ways. Refer to sheet A-200-C for a roof plan indicating the proposed location of rooftop equipment.**

47. Gutters and downspouts shall be installed behind walls or otherwise concealed from view with architectural treatments. Identify on plan and provide notes or details as required.

**Response: No gutters or downspouts are proposed. All roof drainage is provided via internal roof drains.**

#### **Trash Enclosure**

48. Provide new enclosure details.

**Response: The trash enclosure detail is on sheet C2.2.**

49. Dumpster enclosure to have opaque, metal gates.

**Response: The dumpster enclosure detail on sheet C2.2 includes metal gates.**

50. Provide an approval from Republic Services (waste provider) (954-583-1830).

**Response: This is an existing facility which already has trash collection services in place.**

51. Provide a pedestrian access and walkway on the side of the enclosure to reduce use of dumpster gates as a means of pedestrian access.

**Response: Industrial grade hinges with a welded steel frame for our dumpster enclosure, for the sole purpose of multiple open/close cycles.**

52. Sec.13-359 (12) - Dumpster enclosure shall be shielded and hidden so that it is not visible from a point six (6) feet above the ground from any public right-of-way or property line.

**Response: The proposed dumpster enclosure is the shielding in every city and county in America. We have also placed it behind an existing CMU wall.**



53. Sec.13-443(11)a - Storage areas, dumpsters and mechanical equipment such as air conditioning compressors, and electrical transformers shall be screened on at least three (3) sides. Show location of ground mounted equipment and provide screening as required. Refer to landscape comments for landscape screening around trash enclosure.

**Response: Air condition units are in the roof, compressors are inside the building, the dumpster is screened, the electrical transformer is against the building with is screened.**

54. Sec.13-443 (11) a - Dumpster enclosure shall be screened on at least three (3) sides by a masonry wall which exceeds the vertical height of the dumpster by at least six (6) inches. Provide a cross section with detailed information and verify height.

**Response: Please see the dumpster enclosure detail on sheet C2.2.**

#### **Construction Trailer and Modular Building**

55. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

**Response: The preowned sales building may be utilized during construction however additional info will be provided once a contractor is on board.**

56. Show location of a temporary modular or similar building if one is proposed as a temporary office / sales space during construction.

**Response: The preowned sales building may be utilized during construction however additional info will be provided once a contractor is on board.**

#### **Parking/ADA/Medians/General**

57. Provide parking data calculations for each use within the entire site demonstrating compliance. Per the MainStreet Design Standards, commercial Uses require 3 spaces for 1,000 square feet of gross leasable area. Applicant may retain existing parking ratios but shall reference MSDS and provide verbiage for clarification. Refine table to include uses within the existing and proposed facility and their respective square footages.

**Response: Please see the added building area table, parking calculation and parking legend on sheet C2.0.**

58. Sec.13-398(1) - Site shall provide parking for the disabled in the immediate vicinity of the building entrances. Refer to Building for additional information.

**Response: Please see the added ADA spaces at the front of the building.**



59. Sec.13-399(a)(3) - A 2' vehicle overhang is permitted over a curb, sidewalk or landscape area adjacent to the parking space. However, such area shall not be counted toward meeting any other requirements in this Code. Provide parking space detail.

**Response: A Parking detail 622 is provided on sheet C2.4. We are not modifying parking spaces. These spaces have been like this for 30+ years.**

60. Ensure site and parking data table reflects all parking requirements herein.

**Response: Acknowledged, please see updated parking requirements on sheet C2.0.**

61. Sec.13-399(a)(7) – Auto dealerships may park merchandise automobiles in parking lots that meet all requirements, except that parking spaces may be nine (9) feet wide, Sec.13-399(a)(4). Provide detail with dimensions and clearly identify inventory parking on site and parking data table.

**Response: Please see the updated parking calculation and designated inventory spaces in sheet C2.0 and parking dimensions on sheet C2.2.**

62. Sec.13-399(a)(7): Automobile dealership parking lots shall conform to all screening and landscaping requirements. Such uses may store automobiles in outdoor storage areas which are completely screened by a solid masonry wall at least six (6) feet in height.

**Response: There is a existing drainage ditch along the northern property line. A solid masonry wall would impede the stormwater flow. The western property line along NW 54<sup>th</sup> Ave has a series of oak trees which would be impacted by a concrete wall. We will install a 6' high decorative solid vinyl fence in these areas. See key note 24 on sheet C2.2.**

63. Sec.13-399(m) – Access aisles to parking spaces shall not exceed three hundred fifty (350) feet in length.

**Response: The only location that exceeds 350 feet is across the North property line within the vehicle inventory lot. This is not a public space.**

64. Automobile dealerships may stack merchandise automobiles in a storage area no greater than four (4) deep, end to end. Isle widths may be fifteen (15) feet for one-way traffic and shall be twenty-four (24) feet wide for two-way traffic. A perimeter access isle of twenty-four (24) feet shall also be maintained. Fire review to determine further requirements.

**Response: Please see the updated inventory lot which includes a 24 foot perimeter access.**

65. Sec.13-407(b) - When units or measurements determining the total number of required off-street parking spaces result in a fractional space, any such fraction shall require a full parking space. Respond and ensure parking data table complies.

**Response: Acknowledged, please see updated parking calculation on sheet C2.0.**



66. Sec.13-407(c)(1) - In the case of mixed uses, the total requirement for off-street parking spaces shall be the sum of the requirements of the various uses computed separately and off-street parking for any other use. Refer to comment below.

**Response: Please see the updated parking calculations on sheet C2.0.**

67. Sec.13-407(d) – Parking data table shall list all parking, loading, ADA etc., as required versus provided. Please include ADA EV spaces.

**Response: Please see the updated parking calculations on sheet C2.0.**

68. Provide standard and ADA parking detail including wheel stops and ADA sign location. Signs may not interfere with sidewalks or required parking space depth. Sign must have minimum fine.

**Response: Please see the added City standard and ADA parking details on sheet C2.4.**

### **Loading & Truck Movement**

69. Ensure truck movement plan includes transport type vehicles accessing and circulating around the site. Be advised, parking, loading and unloading of vehicles is not allowed on public right-of-way. Vehicle loading and unloading must be done completely onsite. Show location on site plan.

**Response: Please see the WB-67 truck movement on sheet C2.0.**

### **Signs**

70. Sec.13-471(a)(1) - Sign Review Procedures - At the time of site plan approval, all projects must submit a preliminary uniform sign plan for review and approval. See comment below.

**Response: Acknowledged.**

71. If the uniform sign plan seeks bonuses through the inclusion of a designer sign(s), a separate Designer Sign Review application must be submitted. If the uniform sign plan seeks deviations, separate deviation applications must be submitted. Alternatively, site specific sign criteria may be proposed for review as part of the pending PMDD as an alternative design solution.

**Response: Acknowledged.**

72. Be advised, vehicle signs are prohibited, Sec.13-458(p). Please acknowledge.

**Response: Acknowledged.**



73. While not all-inclusive, code sections below are provided to assist in developing a sign package.

- a. Sec.13-458 Subdivision 5.2 Permitted & prohibited permanent and temporary signs.
- b. Sec.13-459 Schedule of permitted signs.
- c. Sec.13-460 General provisions for all signs.
- d. Sec.13-460(k) Cabinet signs.
- e. Sec.13-460(n) Additional description of services provided or attributes.
- f. Sec.13-462 Permitted signage for specified uses.
- g. Sec.13-463 MainStreet sign regulations.
- h. Sec.13-466.1 Nonresidential frontages eligible for building signage.
- i. Sec.13-466.6 Ground identification signs.
- j. Sec.13-466.8 Wall identification signs.
- k. Sec.13-467.4 Directional signs. (if applicable)
- l. Sec.13-468.1 Address signs.
- m. Sec.13-471 Sign review procedures.
- n. Sec.13-474 Designer signs. (if applicable)

**Response: Acknowledged.**