

# CITY OF COCONUT CREEK

## DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW # 1 Administrative Approval (AA)

### ENGINEERING

- 2- A new enlarge Site Plan will be provided, showing the utilities easements, and all the structures to be installed. See sheet SP-2.
- 3- The Section 13-266 of City Code will be addressed in the new Site Plan. See note #8 on sheet SP-2.

### FIRE

In the West/North corner of the playground Project will be a gate to comply with the area of safe refuge to 50'. See sheet A-6 playground area.

### LANDSCAPE ARCHITECTURE

- 1- The equipment that will be used in the playground will be addressed in the playground site plan with the actual measurement, and the exact location for each play set. See sheet A-6 and attached playground specifications.
- 2- In the new Site Plan sheet A-6, see proposed bollards to serve as a barrier to protect the new fence construction and playground.
- 3- Since the proposed Playground will be located in the back of the Shopping Plaza, this can break down as follow:
  - A- There is not any kind of side walk in the back of the buildings, therefore, if it any pedestrian walking has to do so on the service road or on the green in the North side of the road.
  - B- The Playground will be built in the direct back area of the space # 1487, and the next door is a Dentist Office that is at the east corner of the building which has a door at this corner, not even close of the 1487. The space in front of the space 1467 is not part of the mentioned playground.
- 4- There is a correction regarding the parking spaces, the number of these spaces taken is 5 out of 6. See sheet SP-2 addressing this issue.
- 5- The playground is intending to take a small portion of the landscaping including the tree, the intention is getting the shade from the tree by taking care of the tree and putting grass on the outside to give a nice cosmetic look. As can be seen, by the Daycare taking this small portion of the landscaping will benefit the area landscaping by having a better one. Existing trees will be to remain.

### PLANNING AND ZONING

#### General Comments

- 1- The City is applying Section 13-80 (b), of the City of Coconut Creek Land Development Code. We only fenced 72.97 sf of the landscape, which is damage (Exhibit # 1). The landscaping portion will have a tree inside the playground which the Daycare will take of this tree, we need the shade this tree gives and we need it healthy and strong and we will take care of it. If the City still needs contact information to furnish this bill, please send it to: Hector Roa at 3220 Holiday Springs Boulevard, Unit 112. Margate, Florida 33063.
- 2- The Plans are being corrected and addressing each comment, all corrections are submitted along with these comment responses.

# CITY OF COCONUT CREEK

## DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW # 1 Administrative Approval (AA)

- 3- Section 13-81 (14)b is understood.

### Plan Drawings and details

- 4- See sheet LS-1 addressing adjacent tenant's path of egress.
- 5- Letters Provided.
- 6- Next to the playground there is not a functional dumpster, there is only an existing enclosure low wall, in other words there is no sense to have a dumpster there if it's not needed. The dumpster that the daycare will use is on the west side around 100ft from the playground.
- 7- See sheet SP-2 showing existing trees, shrubs, and dimensions to these.
- 8- See note #9 on sheet A-6. Playground is coordinated with specifications attached to show compliance of required play area and fall zone.
- 9- The existing building floor elevation to the proposed playground flooring is 5.5" difference. Therefore, no ADA ramp is required when the floor elevation difference is less than 12 inches. See Google map images for more information regarding this.
- 10- TBD
- 11- There are existing fluorescent lighting fixtures above each tenant bay. Refer to Google map images showing this.
- 12- The daycare is intended to put 3 speed limit signs on the East and West of the playground, it is true that none of the children at no time will be beyond the fence, it would be an excellent addition to limit the speed for 130 ft. The curb South side of the road propose paint in yellow color warning vehicles warning drivers of a Speed Limit Zone.
- 13- Instead of a Stop sign, will be a Speed Limit Sign, which will be more reliable and only will Limit speed within the Daycare Hours and days.
- 14- Converting the immediate parking spaces in the back of the Unit 1487 (North side of the building), which are five (5) spaces out of six (6) and including into the fence 72.97 sf. corresponding to the landscaping, which is going to be replant.
- 15- The proposed Daycare is intended to build a fenced playground in the back of the building (North side of the building) also a play set will be installed in the playground. Both structures are described in the plan submitted.
- 16- The modification consist is taking five (5) parking spaces in the immediate back side of the space (North side). This spaces which are five (5) out of six (6) spaces would not disturb the path of traffic even without these spaces which are not Handicap spaces. The calculation of the Plaza off-street spaces as follow: City's Land Development Parking Regulations  
Subdivision II, Parking regulation and Requirements.  
Sec. 13-407 Calculating Required Parking  
Shopping Centers 75,001 – 250,000 square feet.....1 space per 225 square feet GLA  
Coconut Creek Lyons Plaza 70,626 sf / 225 = 314 spaces  
Plaza total parking spaces: 518 – 314 = 204 parking spaces  
The Plaza has 204 after the proposed site modification.
- 17- There is not ADA ramp included in the play area, there is one that was constructed for the medical office, the door and the floor inside that office is higher than the other doors and floors, but it has nothing to do with the Play area.



# CITY OF COCONUT CREEK

## DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

06-23-16

<b>PROJECT NAME:</b>	Little Wonders		
<b>PROJECT NUMBER:</b>	PZ-16050005		
<b>LOCATION:</b>	Lyons Plaza		
<b>APPLICANT/AGENT:</b>	Hector Roa/Jorge Marin		
<b>REVIEW/APPLICATION</b>	AA - Playground		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Planning	Linda Whitman – Senior Planner	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Planning	Swati Meshram – Senior Planner	<a href="mailto:SMeshram@coconutcreek.net">SMeshram@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	<a href="mailto:KKandial@coconutcreek.net">KKandial@coconutcreek.net</a>	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	<a href="mailto:jgary@coconutcreek.net">jgary@coconutcreek.net</a>	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@coconutcreek.net">speavler@coconutcreek.net</a>	(954) 973-6756
Police	Kathy Markland - Police Department	<a href="mailto:kmarkland@coconutcreek.net">kmarkland@coconutcreek.net</a>	(954) 956-6721

## DEPARTMENTAL COMMENTS

### BUILDING

HOLD

In lieu of Fire comments, The Florida Building Code section 1027.5 The exit discharge shall provide a direct and unobstructed access to a public way. Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met:

1. The area shall be of a size to accommodate at least 5 sq. ft. for each person.
2. The area shall be located on the same lot at least 50 feet away from the building requiring egress.
3. The area shall be permanently maintained and identified as a safe dispersal area.
4. The area shall be provided with a safe and unobstructed path of travel from the building

Response:

This concern has been corrected, please refer to the site plan attached No. A-0\_0-SP-2\_7.

### ENGINEERING

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.



PASSED WITH CONDITIONS

1. A Construction Easement Agreement shall be required for all structures to be placed with Easements. Agreement can be submitted at time of Building Permit Application.

**FIRE**

HOLD

NFPA 101 – 16.2.11.1.1(1-3), 16.2.11.1.2 (1 & 2)

1. Classrooms 2, 3, 4, and 5 do not have emergency windows or doors that lead to an exit or directly to the outside.

Response:

In order to make possible the requirement The Daycare has change the configuration of classrooms as follow: Now has Classrooms #1, #2, and #3, which each classroom has an Emergency Door that leads directly to the outside of the building (South Side), in accordance with NFPA 101 – 16.2.11.1.2 (2) Life Safety Code – 2006 Edition (See the new Floorplan attached for details). Refer to Sheet A-1 A-2A-3LS-1-A-2 Revision #2.

2. The playground area is considered an area of refuge for children to be contained until they can be rescued by the Fire Department. As such they have to be able to get a minimum of 50' from the building with a gate to exit at that point.

Response:

Refer to sheet A-0\_0-SP-2\_7 Revision #2.

**LANDSCAPE ARCHITECTURE**

HOLD

**General:**

1. Provided fall zone outline for play equipment shows 19'-2" required. Proposed fencing shows 19' width from the building. Shift north fence out to provide required area and center play equipment as needed.

Response:

The play equipment presented was modified by taking out the door panel, Part No. ZZCH4506 (See Attachment No. 1), this part is just a door with knots that was occupying space. Now the new measurement for the width of the play equipment is 15'-3" (4.67M) (See attachment No. 2). To check the entire equipment (See Attachment No. 3). Also refer to sheet A-6 to show new playground extended playing area, Revision #2.

2. Staff strongly recommends that continuous curbing and additional landscape area be provided to separate the playground fencing and existing drive aisle. This is in addition to the proposed bollards.

Response: Comment accepted, refer to sheet A-1 A-2 A-3 LS-1-A-6 PLAY\_7, Rev. #2 and curb details.



3. The pedestrian connection from the tenant space to the east of your space is still an issue and doesn't allow for a clear exit. Revise plans to address this.

Response:

The east space has been acquired by Little Wonders Preschool for future development purpose, therefore, no pedestrian connection from the tenant would be in the east space of the building.

4. Plans state 6 spaces are being removed, but provided responses say 5. Please clarify total number of spaces to be removed.

Response:

That issue was corrected in floorplan, there are 6 parking spaces the Child Care Center is taking 5.

Refer to sheet A-0\_0-SP-2\_7 for clarification.

5. Provided responses state a portion of a landscape island is to be within the playground fencing along with an existing tree. Plans do not show this configuration. Revise plans accordingly to show which island is being affected. Keep in mind pedestrian connections for other tenants.

Response:

The Floor plans are updated along with the portion of Landscape Island, the playground will be fenced in an area of approximate 1,968 SF (See attached Site Plan A-0\_0-SP-2\_7 for details). The playground will be built over five parking spaces, the measurement for the Playground are as follow: 19'-0" width by 109'-0"= 2,071 SF, also along with the parking spaces already mentioned will be fenced the portion of landscape right behind the space 1501 that also belongs to Little Wonders Preschool for future development, it needs to be said that Little Wonders Preschool has an agreement with the landlord for the portions of land behind of the said spaces and a separate lease payment has been set forth for the portions of parking spaces and the landscape used for the playground. Likewise, there is a dumpster that will be removed, and placed in a different location; the landlord will determine whether or not the dumpster will be placed elsewhere.

1. The dumpster space is not being used for years.

2. The Child Care Center needed the space along with the two (2) trees that are in that side (East).

6. If a landscape island is to be affected, repair of island is to be done. Repair sod as needed and repair irrigation so there is 100% coverage with 50% overlap.

Response:

The Child Care Center has to comply with the requirements for the planning and construction of the Playground, there are publications and handbooks that rule this matter; such as, Broward County School Board Playground Handbook, and the U.S. Consumer Product Safety Commission, among others, they are very specific, by indicating the appropriate surfacing for a Daycare; the Playground Surface is determinant to obtain a License from the Department of Children and Families to operate a Daycare. To obtain this License the Child Care Center Playground cannot have as surface in any area of it, the following inappropriate surfacing:



- Asphalt
- Carpet not tested to ASTM F1292
- Concrete
- Dirt
- Grass
- Sod
- CCA treated wood mulch

With this evidence, the Child Care Center only can use material approved for the playground surfacing; however, we intended to make an educative and enjoyable place for children. The Child Care Center by taking that landscape island is not destroying the landscaping area. Attached are 2 Photos 1 from May 2011, and other from July 2016.

7. Provide clarification on how the proposed playground surface is to be installed in relation to the existing asphalt parking spaces.

Response: the existing asphalt at the new playground area will remain, a 2" padding will be installed at the area of the playground, and a synthetic turf will be installed on top of the pad. See curb detail on sheet A-6. Tenant to provide specifications for synthetic grass.

## PLANNING AND ZONING

HOLD

### General Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation, which includes color samples and/or rendering(s) at the Planning and Zoning Board and City Commission meetings, as applicable.
2. Applicant is required to provide one (1) digital copy and 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets are required only when all revisions have been made and applications are in substantial compliance with applicable code requirements.
3. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge.

Response:

The applicant is aware of the above statement.

4. Corrections shall be made to plans and/or to documents in a strike-thru and underlined format "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Additional comments may be provided upon review of any revised 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.



5. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning & Zoning board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.
6. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.
7. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

#### **Plan Drawings and Details**

8. Width of the playground exceeds the width of the bay for the proposed day care. Provide detail for egress for bay to the east.

Response:

See note #3 under “Landscape Architecture” to address; also refer to sheet LS-1 Revision #2 regarding egress on the east side.

9. Provide letter from property owner and immediate next door neighbors specifically acknowledging the playground and fence location.

Response:

These letters were already submitted.

10. Staff has concerns relating to the proximity of the existing dumpster curb and island to the proposed fence. Provide dimension between the two closest points of the fence and the curb.

Response:

The Dumpster as per the Landlord agreement will be removed from the island, the Child Care Center Playground will take along with the five (5) parking spaces and the including the space where the dumpster is right now. It is noteworthy, the space 1501 located in the East side of the space has been acquired by Little Wonders Preschool, including in the lease the North side “the dumpster space”, this space has been without any use for years. This dumpster space demolition will be in the same package of permits submitting with this review. Refer to sheet A-6 Revision #2 showing dumpster removal.

11. Show location of playground area with reference to existing landscape island and tree to the west of the proposed fence. Provide dimension.

Response:

The island and the tree located at the West side will not be touched, in the left side of the island in a free parking space just in front of the door belong to the space 1475. See playground floorplan in relation to trees and island curbs on sheet SP-2, Revision #2.

12. Staff has concerns regarding the location of the proposed climber / slide equipment. Dimension distance between fence and the equipment. There should be adequate clear passage for an adult to provide supervision as well as minimum fall zone.

Response:

The proposed equipment will state in the same location, we have removed part No. ZZCH4506 (Door Panel W/Rattle Knobs), which is not part of the equipment structure. With 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.



that part out of the playset it will give the follow measurement: width 15'-3" (4.67M) and the same length 25'-10" (7.88M). With this measurement it will be cleared passage for an adult to provide supervision, also without this door panel will be minimized any accident with the children. (See attachments for playground equipment attached).

Also refer to sheet A-6 to show new playground extended playing area, Revision #2.

13. Show exterior site modification in comparison to existing conditions, such as ADA ramps.

Response:

The Child Care Center will provide ADA Ramps in all the exit doors that lead to the playground. It is worth noting that there is only a 3" height difference between the building floor finish and the rear asphalt level. As a result, a 36" long will be provided at the egress doors. Refer to Revision #2 on sheet A-2.

14. Signs: Be advised, City sign code standards dictate the maximum size of exterior signs as well as methods of installation. Sign details must be provided at this time, otherwise no sign is approved as part of this review. A further zoning review for any proposed signs will be conducted at time of building permit issuance.

Response: Signage will be submitted on a separate permit, with proper shop drawings.

15. Will there be lighting for outdoor play area. If so provide details pursuant to Sec. 13-374 "Outdoor Lighting".

Response:

Even though the Child Care Center will not offer night Daycare, there are two existing lights on each side of the Playground, above the existing doors.

16. Justification statement mentions installing stop signs, painting adjacent curbs yellow and rubber speed stamps. Show location of proposed stop signs and curb painting. Be advised speed bumps are not permitted in the City.

Response: Refer to sheet SP-2.

17. Show location of proposed STOP sign.

Response: Refer to sheet SP-2.

18. Clarify justification statement 1. (b)

Response:

The parking spaces taking by the Child Care Center is five (5) out of six (6), Unit 1487 #310. The playground will be built in harmony with the tenants, and in no way will interfere with the businesses in the plaza. It is noteworthy, that the space 1501 at the East side of the Child Care Center space 1487, has been acquired by the Little Wonders Preschool, this space is not part of this permit right now, we have extended the fence until the limit of that space. Refer to the floorplan on playground for details on sheet A-6.

19. Response to Justifications statement 2 states that no structures are planned. Update response to reflect proposed playground equipment and fence.

Response:

The proposed special land use for approval for the Child Care Center, while it is true, Little Wonder Preschool is intended to build a Child Care Center by making some modifications in 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.





the interior of the space 1487 at Lyons Plaza by taking out some walls which are not part of the building structure and building some in the same way the others were constructed to make the Child Care Center viable and with strict compliance with the regulation and codes that may apply to the Child Care Centers in the City of Coconut Creek, the State of Florida, and the Federal Government Regulations. Also, a Playground is intended to be built in the North side of the building which is the back of the said building as part of the Child Care Center, the playground will be fenced in an area of approximate 1,672 SF (See attached Site Plan for details). The playground will be built over five parking spaces (19'-0" width by 88'-0"), just right behind the building space, also will be fenced the portion of landscape right behind the space 1501 that also belongs to Little Wonders Preschool for future development, it needs to be said that Little Wonders Preschool has an agreement with the landlord for the portions of land behind of the said spaces and a separate lease payment has been set forth for the portions of parking spaces and the landscape used for the playground. Likewise, there is a dumpster space that will be remove, and placed in different area;

1. The dumpster space is not being used for years.
2. The Child Care Center needed the space along with the two (2) trees that are in that side (East).
3. The only significant changes to the landscape will be the better looking that will have. The playground will content play set equipment which the measurement and location can be checked in the new floorplan submitted.

20. Update response to Justification statement 3. Applicant must respond with respect to City's land development parking regulations as well as previously approved site plan, not the 'shopping center rules'.

Response:

The modification consist is taking out five (5) parking spaces in the immediate back side of the space (North side). This spaces which are five (5) out of six (6) would not disturb the path of traffic even without these spaces which are not Handicap spaces. The calculation of the Plaza off-street spaces are as follow:

According with the City's Land Development Parking Regulations Subdivision II, Parking regulation and Requirements.

Sec. 13-407 Calculating Required Parking

Shopping Centers 75,001 – 250,000 square feet.....1 space per 225 square feet GLA

Coconut Creek Lyons Plaza GLA 70,626 sf / 225 = 314 spaces

Plaza total gross parking spaces: 518 – 314 = 204 parking spaces – 5 taking off= 199 PS

The Plaza has 199 after the proposed site modification.

21. Are ADA ramps proposed at exit doors connecting with proposed play area.

Response:

The Child Care Center will provide ADA Ramps in all the exit doors that lead to the playground. It is worth noting that there is only a 3" height difference between the existing building floor finish and the rear asphalt level. As a result, a 36" long will be provided at the egress doors. Refer to Revision #2 on sheet A-2.

## POLICE

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.



HOLD

1. Safety concerns remain as far as a safe egress to and from the building and playground area

Response:

That concern has been clarified and is shown in the life safety floorplan submitted, see revised sheet LS-1 Rev. #2.

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 08-02-16

<b>PROJECT NAME:</b>	Little Wonders		
<b>PROJECT NUMBER:</b>	PZ-16050005		
<b>LOCATION:</b>	Lyons Plaza		
<b>APPLICANT/AGENT:</b>	Hector Roa/Jorge Marin		
<b>REVIEW/APPLICATION</b>	AA - Playground		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Planning	Linda Whitman – Senior Planner	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	<a href="mailto:KKandial@coconutcreek.net">KKandial@coconutcreek.net</a>	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	<a href="mailto:igary@coconutcreek.net">igary@coconutcreek.net</a>	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@coconutcreek.net">speavler@coconutcreek.net</a>	(954) 973-6756
Police	Kathy Markland - Police Department	<a href="mailto:kmarkland@coconutcreek.net">kmarkland@coconutcreek.net</a>	(954) 956-6721

## DEPARTMENTAL COMMENTS

### BUILDING

HOLD

1. Revise the Life Safety Plan to show the travel path from classroom #1 going through a door not a wall.  
**Response:**  
The mistake has been corrected in the plan submitted along with these responses.
2. The egress from classroom #2 cannot exit through the kitchen.  
**Response:**  
We understand the concern that a toddler cannot walk through a kitchen, with all the danger that represent the heat, oven on, boiling water, and the food preparation. This room is not a kitchen. Kitchen by definition: “Is a room or area where food is prepared and cooked”. In this room no food of any kind will be prepared. The room was called kitchen because it will have a microwave, and a small stainless steel dish washer, and small refrigerator, to have a place where to wash any cup or plate that either from teachers, or preschoolers might need to be washed. The occupation of this room will be eventually. In any case, the exit path has been corrected.
3. Note: shop drawings will be required for the playground equipment showing compliance with the Florida Building Code and designed for 156 mph wind speed.  
**Response:**  
Playground equipment shop drawing is provided along with these responses. See Sheets # S-1, S-1-SH0001 TO S-1-SH0007.

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.



## ENGINEERING

### PASSED WITH CONDITIONS

1. A Construction Easement Agreement shall be required for all structures to be placed with Easements. Agreement can be submitted at time of Building Permit Application.

## FIRE

### HOLD

1. Show exit path through doors not through walls.

#### Response:

The mistake has been corrected in the plan submitted along with these responses, see LS-1 revision #3.

2. Exit path cannot go through a kitchen.

#### Response:

We understand the concern that a toddler cannot walk through a kitchen, with all the danger that represent the heat, oven on, boiling water, and the food preparation. This room is not a kitchen. Kitchen by definition: "Is a room or area where food is prepared and cooked". In this room no food of any kind will be prepared. The room was called kitchen because it will have a microwave, and a small stainless steel dish washer, and small refrigerator, to have a place where to wash any cup or plate that either from teachers, or children might need to be washed. The occupation of this room will be eventually. In any case, the exit path has been corrected.

## LANDSCAPE ARCHITECTURE

### HOLD

#### General:

1. Curbing was provided as requested but additional landscape area outside of north fence was not provided.

#### Response:

The additional landscape area outside the North fence, was discussed and addressed with Mr. Scott Peavler; this landscape area was disregarded and no further actions would be taken in regards this matter. According with email received on 08/11/2016.

2. Remaining space on the west end of the playground is not usable for that tenant with the proposed bollards and gate locations. Access for tenant needs to be maintained.

#### Response:

The bollards by the parking space belong to the unit # 1465 have been corrected and is reflected in the Floorplan, also the gate was moved to the North-West Corner and will be a sliding gate, as they are shown in the submitted plan along with this responses. See revision #3 on A-6.

3. Assuming the synthetic turf is being used in the entire fenced in area of the playgrounds. The tree roots and root flare will be covered by the turf. The turf will need to be able to percolate water through it for the trees. Provide additional information of synthetic turf that is to be installed.

#### Response:

The synthetic turf is not going to cover the entire fenced area, for instance the playground for 1 to 2 years old children will be in part covered by pour in place rubber to keep the these children in a safe environmental and prevent any insure if any falls, also since, they are starting



to walk and run the surface needs to be soft and smooth for this purpose. In this particular case neither the synthetic turf nor the pour in place rubber have anything to do with the trees or the roots. We have contracted the service of a landscaping expert, who has determined that due the soil erosion by the rain and careless the trees roots are exposed; the remedy: we are going to cover the exposed roots area with soil and, the turf or the pour in place rubber are not going to cover the trees' corona and roots; the trees will have a better environmental. The picture below represents how the tree are going to be once the project is finished. Of course, they will also have plastic bricks protection around the tree to prevent children to remove the soil from them. A complete documentation is being sent along with these responses in regards the Synthetic Turf and the pour in place rubber. For more information in regards this matter, please refer to the sheets attached along with these responses



Representation tree after the Synthetic Turf is finished

4. Details regarding turf are conflicting. One says no infill, the other calls out rubber infill. Provide information on turf that is to be installed.

Response:

The Synthetic Turf is the same with or without infill. Infill is made from rubber and is used between grass blades for lawns that aren't real or artificial. Infill is spread down into the turf fibers to help the blades of grass stand up. It also protects the grass backing from ultraviolet rays which could eventually cause damage and void warranties. Infill can be used depends on the land condition where the synthetic grass is installed. This should not be an issue, because the fact of putting infill or not to the turf, would not modify the turf installation on its form, structure, or quality.

5. Proposed curb location does not meet where existing curb is located at along the drive aisle. Curbing may need to be shifted to the edge of drive aisle and bollards place behind.

Response:

See Rev. #3 on sheets A-2, A-6 & SP-2 addressing this correction.

## PLANNING AND ZONING

HOLD

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.



### General Comments

1. Per applicant, provide letter from the property owner or property management allowing applicant to remove parking spaces and dumpster enclosure. Letter SHALL specifically identify each of the proposed changes.

Response:

The letter from Landlord is provided along with these responses.

2. Per applicant, dumpster is proposed to be demolished and relocated. Be advised, proposed relocation of dumpster will require separate review and permitting, and has NOT been made part of this application. Please acknowledge. See comment #1 above regarding letter to be provided by the applicant. Letter SHALL specifically identify each of the proposed changes.

Response:

The relocation of the Dumpster is up to the Landlord, at this point we have no knowledge of this relocation. In any case, the Landlord will be the ultimate word in this matter. Any permit will be at the landlord discretion.

3. New speed limit signs shall comply with engineering and/or building code standards. Please acknowledge. See comment #1 above regarding letter to be provided by the applicant. Letter SHALL specifically identify each of the proposed changes.

Response:

Regarding the proposed Speed Limit Signs, we decided not to pursue with these signs; this is a private access road for tenants, the road does not have sidewalks, even though, it could be considered a street, it is really the Lyons Plaza parking lot. Also the Child Care Facility will only has access to pass through on that access road in case of emergency to bring the children to the area of Refugee, which will be painted a crosswalk marking on the pavement, all this will be made according the Uniform Traffic Control Devices from the Department of Transportation, along with the curbs in the said area which are going to be painted in yellow. The playground will have no view to the street and will be bordered by bollards. Finally, the letter in reference has been submitted along with these responses.

4. Additional comments may be provided upon review of any plans.

5. Pending Special Land Use Approval.

6. Gate proposed at west side of playground area appears to be within a parking space. Review and revise accordingly.

Response:

The gate has been moved to the North-West corner and will be a sliding door, as shown on sheets A-2, A-6 & SP-2 Rev. #3.

### **POLICE**

HOLD

1. In lieu of FIRE comments.

Response:

All concerns have been answered accordingly in the FIRE Comments.