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To: Liz Aguiar, Principal Planner

From: Scott Backman, Esq., Miskel Backman, LLP  
Christina Bilenki, Esq., Miskel Backman, LLP  
Beth Schrantz, Land Planner, Miskel Backman, LLP

Date: June 24, 2024

RE: Mainstreet at Coconut Creek Site Plan – Block 3

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### **ARCHITECTURE & URBAN DESIGN**

None.

**Response: Acknowledged. Thank you.**

### **BUILDING**

None.

**Response: Acknowledged. Thank you.**

### **ENGINEERING**

#### **GENERAL COMMENTS**

1. **(Tier 3)** Please note that all reviews and comments are preliminary and the plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and MainStreet Design Standards upon any resubmittal of the site plans and at the final engineering review.  
**Response: Acknowledged. Thank you.**
2. **(Tier 1-2)** Master site plans for roadways, drainage and utility infrastructure must be approved prior to Block 3 engineering permit approval.  
**Response: Acknowledged. Thank you.**
3. **(Tier 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. Thank you.**
4. **(Tier 3)** In accordance with the City's code sec. 13-186, the execution of Performance Bonds for all proposed public improvements are required prior to issuance of Engineering Permit.  
**Response: Acknowledged. Thank you.**

5. **(Tier 3)** 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. Thank you.**
6. **(Tier 2)** Conflicts between water, wastewater and drainage must meet minimum separations according to Florida Administrative Code (FAC) Rule 62-555.314.  
**Response: Acknowledged. The conflicts meet the requirements. Please refer to plan Sheets C-6.1 and 6.2 for separations.**
7. **(Tier 3)** Per Section 13-273 of City Code, shop drawings for all proposed Water, Wastewater, Reclaimed water, and Drainage must be submitted prior to issuance of engineering permit.  
**Response: Acknowledged. All applicable shop drawings will be submitted prior to issuance of the engineering permit.**
8. **(Tier 3)** Please be aware that all Utilities & Engineering standard details are currently being updated, once the changes are codified, it will be provided to be used in all MainStreet submittals.  
**Response: The project is designed to comply with the currently adopted details and will work with the City to incorporate new details, where feasible and without adverse impacts to project design and costs, at the time of Engineering Permit.**
9. **(Tier 2)** Per Section 13-266, "Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants and landscaping, except that utilities, public improvements and sod are allowed.  
**Response: Easements have been verified to not contain any permanent improvements, i.e. light poles, structures, etc. Shrubs, groundcover, and sod are provided within easements, as permitted by the PMDD.**
10. **(Tier 2)** Please ensure that all proposed utility easements are at least 12 feet wide.  
**Response: The proposed City utility easements are at least 12' wide and the FPL easements are shown at 10' as required by FPL.**
11. **(Tier 1)** Please ensure that all proposed monument signs do not encroach any utility easements.  
**Response: Proposed monument signs do not encroach within any utility easements.**
12. **(Tier 1)** Please ensure that all proposed light poles maintain appropriate separations from all proposed utilities.  
**Response: The proposed light poles are located outside of proposed utility easements and are appropriately spaced from proposed utilities.**

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

13. **(Tier 1)** Please provide sight triangles for all proposed egress/ingress per FDOT standard details.  
**Response: Site triangles per FDOT standards have been added to the site plans. Please refer to plan sheets C-1.1 and C-1.2.**
14. **(Tier 1)** Please provide a separate pavement marking and signage plan as part of this submittal.

**Response: A separate pavement marking, and signage plan has been provided. Please see plan Sheets C-9.1 and 9.2.**

15. **(Tier 2)** All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

**Response: All pavement markings and signage have been shown in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and a note has been added to Sheet C-9.1 and C-9.2, Pavement Markings & Signage Notes.**

16. **(Tier 2)** All pavement and sidewalks must follow City of Coconut Creek's Standard Details.

**Response: All pavement and sidewalks have been designed in accordance with the City's Standard Details. Additionally, this has been noted on plans sheets C-1.1, C-1.2, C-3.1, C-3.2, C-5.1 and C-5.2.**

17. **(Tier 2)** Show all proposed utilities on the cross sections.

**Response: The proposed drainage and utilities have been added to the cross sections. Please refer to Sheets C-5.1 and C-5.2.**

18. **(Tier 1)** Show cross sections on the site plan/utility plan.

**Response: The locations of the typical cross-sections that are provided on plan sheets C-5.1 and C-5.2 are now identified on the site plan, utility plan and PGD plan. Please see plan sheets C-1.1, 1.2, 3.1, 3.2, 6.1 and 6.2.**

19. **(Tier 1)** Show cross sections for the pavers, asphalt, and stamped concrete.

**Response: Please refer to Sections shown on Sheets C-5.1 and 5.2 indicating the proposed pavement sections. A paver detail is provided on Sheet LH-3. No stamped concrete is proposed within the site for Block 3. Reference on the legend to stamped concrete has been removed.**

20. **(Tier 1)** On the legend, for the curbing, change annotation to per the City of Coconut Creek Standards, not FDOT as shown.

**Response: The legend has been revised accordingly indicating that the curbing is "per the City of Coconut Creek Standard Details", shown on Sheets C-5.1 and 5.2.**

21. **(Tier 2)** Include the dimensions of the curbs within the cross sections.

**Response: The legend has been revised accordingly indicating that the curbing is "per the City of Coconut Creek Standard Details", shown on Sheets C-5.1 and 5.2.**

22. **(Tier 1)** On the PG&D notes, #1 and #3 are the same.

**Response: The duplicate note has been removed.**

#### **STORMWATER COLLECTION SYSTEM**

23. **(Tier 2)** Please note that the City has acquired a consultant, who is currently reviewing MainStreet's proposed stormwater report, including Blocks 3, which may generate future comments.

**Response: Acknowledged. Thank you.**

#### **WATER DISTRIBUTION SYSTEM**

24. **(Tier 1)** Please ensure that all proposed potable water connections from 40<sup>th</sup> street are not in conflict with the reclaimed water main as shown on the plans.

**Response: The offsite utilities have been updated to match the overall Mainstreet roadway and infrastructure buildout and the proposed potable water connections from 40th Street will be stubbed out to the Block 3 parcel. Per the offsite plans no conflicts exist between the potable and reclaimed water mains.**

25. **(Tier 1)** Please ensure that all proposed fire hydrants and water meter banks are located inside a 12' utility easement, some fire hydrants and meter banks appear to be outside the easement. Some reconfiguration might be required for the meter banks to be included within the easements.

**Response: All proposed fire hydrants and water meter banks are located inside a 12' utility easement as required. Please refer to plan Sheets C-6.1 and 6.2.**

26. **(Tier 1)** Please provide connection details to the existing water main along Lyons Road, provide double valves for isolation purposes.

**Response: Connection details to the existing water main along Lyons Road are now shown which include double valving, refer to Sheet C-6.1 and 6.2.**

27. **(Tier 1)** Please provide pavement restoration per Broward County Standard Details for all work conducted on Lyon's Road.

**Response: Pavement restoration is now shown for all work proposed on Lyon's Road, see plan Sheet C-3.1 and 3.2. Additionally, the Broward County pavement restoration details are provided on Sheet C-4.3.**

28. **(Tier 1)** All proposed water service lines material must be Polyethylene, and at least 2" in diameter.

**Response: A note has been added to the Utility Plan to indicate that the material for all proposed water service lines is required to be polyethylene and shall be at least 2" in diameter. Additionally, the callouts for the proposed water meters and rpz's have been revised to include this requirement. Please see Sheets C-6.1 and 6.2.**

29. **(Tier 2)** Per City Code Section 13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.

**Response: Acknowledged, fire flow calculations will be submitted during the projects engineering permit/review.**

30. **(Tier 1)** Water main connected to fire hydrants needs to be 6", since the proposed lines are 8", a reducer or an 8"x6" tee is suitable.

**Response: The plans have been revised to show a 6" line to the fire hydrants with 8"x 6" tees, refer to plan Sheets C-6.1 and 6.2.**

31. **(Tier 1)** Please show the connection source of all proposed fire lines and FDCs.

**Response: The connection source for all proposed fire lines is from the proposed water main and is shown on Sheets C-6.1 and 6.2. The proposed FDC's are either connected to the line after the doubled detector check valve or connected to a riser at the building. The connections have been called out on Sheet C-6.1 and 6.2.**

32. **(Tier 1)** Please add a general note that each meter box must be labeled for each corresponding unit.

**Response: A note has been added to Sheets C-6.1 and C-6.2 to indicate that each meter box is to be labeled for each corresponding unit that they serve.**

33. **(Tier 1)** All proposed water lines and infrastructure must follow the City of Coconut Creek's Standard Details and specifications.

**Response: Acknowledged. The proposed water main, lines and infrastructure has been designed in accordance with City Standard Details and Specifications. Additionally, this has been noted within the "Utility Notes", see note #1 on Sheets C-6.1 and 6.2.**

#### **WASTEWATER COLLECTION SYSTEM**

34. **(Tier 1)** The existing utilities around 40<sup>th</sup> Street seem to be outdated. Please revise the plans accordingly.

**Response: The existing offsite utilities within 40th Street have been updated per the Mainstreet Roadway Infrastructure plans and the proposed Block 3 utility plans have been revised accordingly. Please refer to plan Sheets C-6.1 and 6.2.**

35. **(Tier 1)** Please show connection details to all existing maintenance access structures (MAS).

**Response: Connection details to all existing maintenance access structures are now provided. Please refer to Sheet C-6.1.**

36. **(Tier 1)** All proposed wastewater lines must be located within an easement up to the first clean-out that will be maintained by the city.

**Response: Acknowledged. The proposed wastewater lateral lines to be maintained by the City are located within a utility easement and a clean out placed at the easement line. Please refer to Sheets C-6.1 and 6.2.**

37. **(Tier 2)** Lift station analysis will be required to ensure that the lift station serving the proposed developments are able to handle the generated demand

**Response: Acknowledged. An analysis will be provided as part of the engineering permitting for the project.**

38. **(Tier 1)** Please provide the type, material, and size for all proposed wastewater laterals. Per City Code Section 13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not exceed 150' ft. in length.

**Response: The type, material and size for all proposed sanitary wastewater laterals is shown and noted on Sheets C-6.3 through 6.7, see "Sanitary Sewer and Grease Laterals Note" and the minimum size for proposed laterals has been revised to be 6".**

39. **(Tier 1)** Identify/annotate clearly the proposed clean out locations as City's clean out within the proposed easements.

**Response: The proposed City cleanout within the proposed easements has been called out on the plans as "Public". Please refer to Sheets C-6.1 through 6.7.**

40. **(Tier 1)** Please ensure that all future connections coming from the roadways are extended up to the point of connection prior to block development.

**Response: Acknowledged, prior to development, all points of connection that come from 40th Street will be extended to or within the boundary of Block 3.**

## RECLAIMED WATER AND IRRIGATION

41. **(Tier 1)** Reclaimed water connections for irrigation purposes are not shown on the plans, the new reclaimed water meter needs to be located inside an easement.

**Response: The reclaimed water connection to the Mainstreet master system and meter is shown plan Sheet C-6.1. This connection and its meter are shown within a 12-foot utility easement.**

42. **(Tier 2)** Reclaimed water and irrigation plans will be required for review at the Final Engineering stage.

**Response: Acknowledged and the reclaimed and irrigation plans will be provided as part of the final engineering permitting.**

## LANDSCAPING

43. **(Tier 2)** LP-2: Propose root barriers for trees encroaching the 12' utility easement that intersects with the proposed greenway.

**Response: Root barriers are provided where required.**

44. **(Tier 2)** Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

**Response: Acknowledged. Thank you.**

45. **(Tier 2)** Please ensure the all proposed light poles are not placed in utility easements.

**Response: The proposed light poles are not located within utility easements.**

## FIRE

1. The FDC shall be located by a fire hydrant and on the same side of the street has the fire hydrant. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. (NFPA 14-6.4.5.1.1) Fire department connections should be located and arranged so that hose lines can be readily and conveniently attached without interference from nearby objects, including buildings, fences posts, or other department connections. (NFPA 14-6.4.5.1) FDC's for retail A, B, G, F1, F2, and E need to be relocated.

**Response: The location of the indicated FDC's has been revised to meet requirements noted. Please refer to Sheets C-1.1, 1.2, 6.1, 6.2, 9.1 and 9.2.**

2. The proposed phase 1 construction of 40th street and 48th avenue shall be constructed for police, fire, and construction traffic prior to commencing construction work on any structure. While 48th Ave might not be needed for construction traffic it is needed for fire responder response to block 3.

**Response: Pursuant to discussions with the Fire reviewer, there is sufficient access for first responder response via the several openings on Lyons Road. As such, the proposed phase 1 construction of 40th street and 48th avenue will not be constructed prior to commencing construction work on any structure. Construction of off-site improvements will be completed in accordance with the phasing narrative in the PMDD.**

3. Provide a Fire Truck Route Plan that can accommodate a two axle fire truck (B40 Bus template) that is 39 feet long, 9 feet wide. Display turning radius dimensions, front wheel path, rear wheel path, apparatus path, and front chassis overhang (see figure). Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)

- Use AutoCAD or similar program to generate the fire truck route plan. Please include a depiction of the 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 truck traversing all driveways/fire apparatus access roads.

**Response: A fire truck routing utilizing the custom 39' long by 9' wide vehicle has been provided and shown on Sheets 8.1 through 8.4.**

## **LANDSCAPING**

1. General Note: Tree Disposition plans and mitigation will be required to be approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals. Comment remains pending approval of tree disposition and mitigation plans.

**Response: Acknowledged. Thank you.**

2. Include Tree Soil Volume note from Block 8, sheet LP-9 in Block 3 plans regarding minimum soil volumes per tree categories and the use of structural soil where required.

**Response: Tree Soil Volume note has been added to sheet LP-3.**

3. Provide shrub quantities for seasonal color instead of square footage. Revise calculations as needed.

**Response: Seasonal color has been revised to 6" o.c. plants. Note that spacing, color, and plant may be revised based on the season of installation.**

4. Update shrub totals in plant diversification table on sheet LP-3 to include seasonal color plant quantities.

**Response: Diversification table has been updated to include all plant material on site. See sheet LP-3.**

5. Adjust spread specification or on-center spacing for proposed Goldmoss Sedum as they are not consistent with each other.

**Response: The height and spread specifications have been revised. See plant list on sheet LP-3.**

6. Revise Miscellaneous and General notes provided under the Plant List to provide a minimum of 18" of planting soil for all shrubs, groundcovers, and hedge planting areas.

**Response: Note has been updated. See sheet LP-3.**

7. Provide updated City standard Landscape Notes. Available upon request.

**Response: Current City Standard Landscape notes have been added to the plan. See sheet LP-3.**

8. Per the established PMDD Landscape Design Standards, provide data table for the Landscape Open Space requirements for commercial blocks, 1 tree and 5 shrubs for every 1,000 SF.

**Response: Open space table has been added to sheet LP-4.**

9. Revise required tree total for Interior Landscape Medians to 30 trees required, not 40 based on the stated linear footage.

**Response: Sec. 13-443 (9)(c) in the city landscape code states that “one (1) canopy tree shall be provided for each forty (40) linear feet of required divider median” from the last revision on 10/18/2023.**

10. Based on the total provided shrub, groundcover, and hedge quantities, the native requirement is not being met.

**Response: Plant list calculations have been updated to include groundcover in the native requirement and the plans comply with the native requirement. See sheet LP-4.**

11. Verify stated Verawood tree species in data table for Retail D, south side per the plans. Plans show Silver Buttonwoods.

**Response: Table has been revised to include silver buttonwood. See sheet LP-4.**

12. Verify stated Sabal Palm species in data table for Retail E, west side per the plans. Plans show Veitchia Palms.

**Response: Table has been revised to include the veitchia palms. See sheet LP-4.**

13. Tables 10G and 10H are missing the provided column, not able to verify quantities.

**Response: The full table has been added to the sheets showing what is being provided. See sheet LP-4.**

14. Provide missing second tier of landscape on north side of Retail H building.

**Response: Additional landscape has been added to the North side of Retail H. see sheet LP-1.**

15. Provided wayfinding signage at NE corner of Retail F1 requires foundation planting per signage code.

**Response: Foundation planting will be proposed on the F1 greenway plans and is shown in light gray for reference.**

16. Recommend increasing landscape areas on the west side of Retail F1 and F2 to break up some of the hardscape areas.

**Response: An additional planting cutout has been added in a location that is not covered by the building overhang and allows pedestrian flow into the buildings. See sheet LP-1 and LP-2.**

17. Look at providing additional landscape around proposed fire hydrant at the SW corner of Retail F1 so it's consistent with the adjacent islands but maintain required clear zone area.

**Response: Landscape bed has been extended to the back of the clear zone of the fire hydrant. See sheet LP-1.**

18. Consider extending landscape bed along the Retail E overhang on the north side at the NE corner.

**Response: Acknowledged. The planting bed has been extended as noted. See sheet LP-2.**

19. Provide landscape screening for backflows/meters at the NE corner of Retail F2, as well as additional screening of back of house area from the adjacent greenway.

**Response: Additional landscape screening for the backflow/ meters has been added. See sheet LP-1.**

20. Existing overhead wire line work east of Retail H is shown on the plans and is in conflict with proposed Royal Poinciana. If line is to be removed, take off linework from the plans.



**Response: Overhead wire line has been removed.**

21. Provide second tier of landscape on east side of Retail E and Retail G adjacent to greenway.

**Response: Additional landscape material has been added along the east side of Retail E and G.**

22. As laid out, the back of house and drive-thru is oriented towards Lyons Road and should be screened adequately to block views from the major roadway. Provide additional planting with trees, palms and shrubs to provide this screening. Comment not addressed. Provided Lyons Road Greenway plans do not provide adequate screening as previously stated. Additional understory planting to be provided along the outside of the drive-thru lanes as well as proposed dumpster enclosure.

**Response: We have added additional landscape material along the drive-thru on this site as well as on the F1 Greenway permit. See sheet LP-2.**

23. Consider expanding landscape areas at the SW corner of Retail D, the west side of Retail E, F1, and F2, and the south side of Retail H to reduce the amount of hardscape areas proposed.

**Response: Additional landscaping in these areas have been maxed out to meet our landscape building foundation planting, provide easy pedestrian access to the buildings, and in between the building overhang that wraps around the end caps of the building.**

24. Recommend substituting proposed Coconut Palms at NW corner of Retail H with a Live Oak to provide additional canopy.

**Response: Acknowledged. See sheet LP-1.**

25. Additional comments may be provided upon review of the re-submittal application.

**Response: Acknowledged. Thank you.**

### **PHOTOMETRICS**

1. The landscape uplight, 8WLED3K, is limited to a 15 degree beam width and will be checked in the field. These uplights shall not cause glare to oncoming traffic or pedestrians.

**Response: Acknowledged. Thank you.**

2. Be advised that tenant lighting must be reviewed by planning as part of the building permit process. The outdoor lighting for the buildings must meet the requirements of 13-374.

**Response: Acknowledged. Thank you.**

3. Additional comments may be provided upon review of revised plans.

**Response: Acknowledged. Thank you.**

### **POLICE**

1. Recommend that dumpster enclosures be equipped with convex mirrors to allow a sight line into the enclosure prior to entering. This will help diminish the possibility that the dumpster will be used as an ambush point against employees.

**Response: Acknowledged. Thank you.**

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

**Response: Acknowledged. Thank you.**

3. Recommend that benches throughout the plan utilize an armrest in the middle to separate the bench into distinct individual seating area. This discourages prolonged/unauthorized use of the space.

**Response: The applicant will strive to find and provide benches with armrests in the middle; however, requests the ability to select benches without arm rests in order to allow for a greater variety of higher quality benches to be selected.**

4. Recommend bollards be placed in front of glass front buildings and along curbs to separate the driving area from the pedestrian area.

**Response: There is a 6” raised curb in place at all head-in or parallel parking areas along the retail frontage. In addition, planting beds with trees, palms and shrub material along with bike racks, benches, trash receptacles, light poles and columns for covered arcades are provided to separate the driving area from the pedestrian area. As such, bollards are unnecessary.**

5. We have concerns about the impact that dumpsters in the parking lot will have to traffic movement. Will an agreement be reached for trash pick up to occur outside of operating hours?

**Response: Dumpsters within the parking field are necessary to serve the commercial buildings that are situated along Lyons Road. The applicant has worked closely with Urban Design staff to place dumpsters to reduce potential conflicts with customer traffic.**

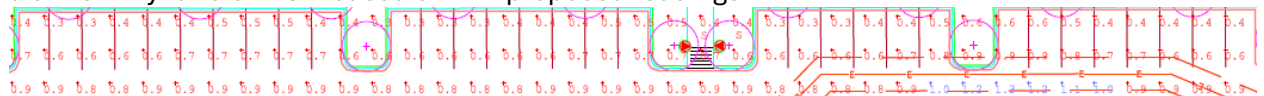
6. How will deliveries impact the movement of vehicles in the parking lot? It currently does not appear that there are any designated delivery areas to accommodate the number of retail stores.

**Response: Loading spaces are not required for the structures located along Lyons Road. These structures will be served by loading activities within the drive aisles, as needed.**

The photometric plan indicates that the main parking area has an average of 2.95 fc and an average to minimum uniformity ratio of 3.69:1. This is close to the IES security lighting guideline for open parking lots (minimum of 3 fc with a uniformity ratio of not more than 4:1). Can the average fc be increased to meet this standard?

**Response: The applicant has designed the photometrics to ensure that the plan meets the current code requirements and has utilized best efforts to get as close to the requested ratios given the site constraints and in an effort to maximize the landscaping.**

7. The parking areas on the south and west sides of buildings A and B were not included in the “main parking” group of the photometric plan. This parking area still should follow the IES security lighting guideline for open parking lots (minimum of 3 fc with a uniformity ratio of not more than 4:1). Of particular concern is the below area on the west side of building A that has an average of 0.7 fc with a uniformity ratio of 2.3:1 based on 114 proposed readings.



**Response: The applicant has designed the photometrics to ensure that the plan meets the current code requirements and has utilized best efforts to get as close to the requested ratios given the site constraints and in an effort to maximize the landscaping.**

8. All entrance and exit doors should be properly illuminated (including rear doors for employee only access). IES security lighting guidelines recommend that all areas surrounding retail locations (including outdoor trash areas) be illuminated to a minimum of 3 fc with a uniformity ratio of not more



**the final design and location will need to be determined and approved during the building permit process. The applicant anticipates the cistern to be approximately 1,500 gallons and a close system setup with a fill port, 8” overflow outlet and a suction port for discharge.**

5. Identify the EV stations on site, including those proposed at time of CO, the ADA accessible EV stall, and the EV ready locations. Provide 10% of the total parking planned for EV chargers (423 spaces planned, 43 EV chargers required).

**Response: The proposed EV stations, ADA accessible EV stalls, and EV ready locations (10% of required parking pursuant to the PMDD) are now indicated on the site plan. Please see Sheets C-1.1 and 1.2.**

6. Explain the recycling program planned for the site. See Solid Waste comments from Mike Heimbach.

**Response: The applicant will contract with Republic Services or other similar/applicable vendor to the extent feasible and cost-efficient.**

### **Green Plan**

7. *Action 1.6* – The applicant notes that water bottle filling stations are planned, however, in the Resolution 2020-063 portion of the response, it is specifically noted that water bottle filling stations are not applicable due to the opportunity to purchase water on site. Make appropriate corrections.

**Response: Please refer to the updated green checklist.**

8. *Action 1.6* – If rainwater harvesting and photovoltaic awnings are planned to account for the “conspicuous displays of green technology”, then identify these on the site plan and landscape plan.

**Response: The solar awning has been identified on the site plan, refer to the south side of Retail H on Sheet C-1.1. As discussed with City staff the location of the rainwater harvesting will be detailed as part of the building permitting.**

9. Action Item 5.1 – Explain the recycling program planned on the site. See Solid Waste comments from Mike Heimbach.

**Response: The applicant will contract with Republic Services or other similar/applicable vendor to the extent feasible and cost-efficient.**

10. Action item 6.4 - Identify the EV stations on site, including those proposed at time of CO, the ADA accessible EV stall, and the EV ready locations. Provide 10% of the total parking planned for EV chargers (423 spaces planned, 43 EV chargers required).

**Response: The proposed EV stations, ADA accessible EV stalls, and EV ready locations (10% of required parking pursuant to the PMDD) are now indicated on the site plan. Please see Sheets C-1.1 and 1.2.**

### **Exhibit Y**

11. Identify the solar awning on the site plan and landscape plan.

**Response: The solar awning has been identified on the site plan, please refer to the south side of Retail H on Sheet C-1.1.**

12. Identify the rainwater harvesting on the site plan and landscape plan.

**Response: The applicant is committing to including one within Block 3 however, the final design and location will need to be determined and approved during the building permit process.**

## **TRANSPORTATION**

1. Amend or provide an updated Traffic Impact Statement for Block C based on the trip generation changes in building footprint(s), uses, etc.;

**Response: Please refer to the updated Traffic Impact Statement included with this resubmittal, which has been updated to reflect the trip generation based on the modified building footprints and uses proposed.**

2. The parking tabulation provides for the exact number of off-street parking required for retail (Commercial). However, Retail F1 appears to be a fast food restaurant with a drive thru. Are there any other "Retail" assigned spaces that may desire to be a future restaurant? As you are aware, the PM Peak hour parking demand for restaurants can often be different than retail zoning. City Staff would like to assist with Parking Management Strategies if a large portion of assigned retail space converts or flexes to Restaurant Use with outdoor dining for Block C. The City's Traffic Management Team shall be responsible for the review and approval of any future Valet Operation(s) or Parking Management Plan, if needed. A condition of approval outlining a parking management operation plan including, but not limited to, valet operations may need to be placed on the site plan as well.

**Response: If valet is implanted it will be conditioned up on receiving city approval at that time.**

3. Unless signalized, all commercial driveway connections onto Lyons Road shall prohibit all outbound left turn movements. The driveway north of Retail F1 and between Retail G shall be channelized and reduced to prevent left turn movements onto Lyons Road. The same turning movement constraint shall apply for the driveway between Retail D Bldg and Retail E Bldg;

**Response: The applicant proposes to maintain the left turns previously allowed by the Lyons Commons plat and is working with the County to allow same.**

4. South of NW 40th Street, the pedestrian cross walk thru the drive isle that connects Retail A Bldg with Retail H Bldg shall be a raised table that provides a traffic calming feature for vehicles entering or leaving Block C. The design team shall consider using similar design strategies to aid with calming traffic at or near pedestrian crosswalks in Block C's drive isles;

**Response: A speed table crosswalk has been added as requested which is shown on Sheet C-1.1.**

5. A Construction Phasing Plan shall be provided during the Development Team's building permit application with the City. The Construction Phasing Plan shall identify all landscaping, amenities, parking lot lighting, off-street parking spaces, drive isles, driveways, pedestrian access routes and ADA parking spaces clearly assigned to each building and/or phase; and

**Response: We anticipate to the extent a phasing plan is to be implemented these requirements should be addressed prior to building permit issuance.**

6. Additional comments shall be forthcoming;

**Response: Acknowledged. Thank you.**

## **URBAN DESIGN AND DEVELOPMENT**

### **General Comments**

1. Staff will continue to review applications and provide comments to the applicant(s). Omissions do not relieve the developer(s) from the responsibility to comply with minimum requirements. In the event of a conflict, City regulations shall govern.  
**Response: Acknowledged. Thank you.**
2. To maintain a list of pending and outstanding issues, the following comments may be restated during each site plan review of this application even if a comment has been acknowledged by the applicant.  
**Response: Acknowledged. Thank you.**
3. Pending final approval of proposed PMDD and alternate design solutions by the City Commission.  
**Response: The PMDD has been approved.**
4. Site plan subject to City Commission approval for vesting of property entitlements.  
**Response: Acknowledged. Thank you.**
5. Pending address request submittal with backup and payment as acknowledged by applicant.  
**Response: Acknowledged. Thank you.**
6. Pending payment of Affordable Housing, Police and Fire/Rescue, and public art fees prior to building permit issuance.  
**Response: Acknowledged. Thank you.**
7. Pending applicant presentation at Planning and Zoning Board and City Commission hearings.  
**Response: Acknowledged. Thank you.**
8. Pending receipt of digital and printed application packages.  
**Response: Acknowledged. Thank you.**
9. Additional comments may be provided upon review of any revised plans.  
**Response: Acknowledged. Thank you.**
10. Pending agreements and recorded easements as appropriate, to City Attorney satisfaction for;
  - a. All cross access and maintenance issues;
  - b. Establishing authority and procedures, if applicable, for future amendments to the PMDD;
  - c. Maintenance standards, requirement and responsibilities for all parks and public areas;
  - d. Designation and maintenance of open access for all park/recreation areas.
  - e. Recorded public access easements for public amenities located within private property.**Response: Acknowledged. Thank you.**
11. Pending receipt, per applicant response, of amenities package for the entire development.  
**Response: Acknowledged. Thank you.**
12. Pending reimbursement for landscape plan review services prior to building permit issuance.  
**Response: Acknowledged. Thank you.**
13. Pending plat recordation.

**Response: Acknowledged. Thank you.**

**Overall Site Plan Comments**

14. Discuss what consideration was given to potential expansion of a proposed building to allow for larger single tenant use such as a small-scale grocer or similar. Will the applicant be seeking an Option B type plan?

**Response: An Option B site plan is included with this resubmittal.**

15. Response acknowledged: Temporary construction trailer to be reviewed at time of building permit.

**Response: Acknowledged. Thank you.**

16. Pending landscape review and staff discussions to ensure “back of house” is adequately screened.

**Response: Acknowledged. Thank you.**

**Signage**

17. Pending sign plan submittal for review.

**Response: Acknowledged. Thank you.**



**MISKEL  
BACKMAN** LLP

Bonnie Miskel  
Scott Backman  
Eric Coffman  
Hope Calhoun

Dwayne Dickerson  
Ele Zachariades  
Christina Bilenki  
David F. Milledge

Sara Thompson  
Jeffrey Schneider

To: Liz Aguiar, Principal Planner

From: Scott Backman, Esq., Miskel Backman, LLP  
Christina Bilenki, Esq., Miskel Backman, LLP  
Beth Schrantz, Land Planner, Miskel Backman, LLP

Date: May 1, 2024

RE: Mainstreet at Coconut Creek Site Plan – Block 3

---

### **ARCHITECTURE & URBAN DESIGN**

See attached PowerPoint.

**Response: The site plan has been completely re-worked to address the architecture and urban design comments with buildings oriented along both Lyons and 40<sup>th</sup> Street to define the streetscape and provide the placemaking opportunities noted in the presentation.**

### **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.

**Response: Acknowledged. Thank you.**

### **ENGINEERING**

1. (Forthcoming)

**Response: Please provide the complete set of comments based upon the revised submittal materials.**

### **FIRE**

1. During building permit review, provide fire lane stripping on the west (rear) and south sides of the Grocer (NFPA 1-18.2.3.6) with appropriate signage.

**Response: Please refer to the revised plan set, which has been updated to eliminate the Grocer building modify the building layout per discussions with Urban Design and Development staff.**

2. The proposed phase 1 construction of 40<sup>th</sup> street and 48<sup>th</sup> avenue shall be constructed for police, fire, and construction traffic prior to commencing construction work on any structure in block 3.

**Response: Access for police, fire, and construction will be provided directly from the proposed Lyons Road driveway connections and via 40<sup>th</sup> Street. The applicant is coordinating to discuss fire access with the Fire Department to ensure that life safety needs are met. The referenced 48<sup>th</sup> Street area is not necessary to provide the access during**



**construction and will be provided in association with other development blocks within MainStreet.**

3. Fire Department access roads shall be provided at the start of a block or section and shall be maintained throughout construction (NFPA 1-16.1.4) Fire access roads shall be at least 20 wide (NFPA 1-18.2.3.5.1.1) Fire Department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface (NFPA 1-18.2.3.5.2) 60,000 pounds.

**Response: This note has been added to plan sheets C-1.1, C-1.2, C-6.1 and C-6.2.**

4. Water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates (NFPA 241-8.7.2.1)

**Response: This note has been added to plan sheets C-1.1, C-1.2, C-6.1 and C-6.2.**

5. Where underground water mains and hydrants are provided, they shall be installed, completed, and in service prior to commencing construction work on any structure (NFPA 241.8.7.2.3)

**Response: This note has been added to plan sheets C-1.1, C-1.2, C-6.1 and C-6.2.**

## **LANDSCAPING**

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

**Response: Tree disposition plans have been submitted along with the Master Greenspace and Roadways permits.**

2. Include ghosted Lyons Road Greenway tree locations, similar to what has been provided on previous site plan applications.

**Response: See sheet LP-1 and LP-2 for Lyons road greenway screening.**

3. Provide landscape screening on all three sides for above ground equipment, including transformers and backflow preventers. Comment partially addressed. Transformers located at the NW corner of Retail E, SW corner of Retail B, and north side of Retail A require additional screening.

**Response: Acknowledged. We have screened all transformers and above ground equipment on sheets LP-1 and LP-2.**

4. Dimension and label all easements on the landscape plans. Comment partially addressed. Include additional labels and dimensions for easements along the west side of grocery store.

**Response: Easements have been dimensioned throughout the site.**

5. Based on staff's review of the PMDD application, the use of structural soil is to be incorporated into the plans to meet the minimum code required soil volumes as needed for the proposed plant material. Locations and details are to be included in the plan sets as such. Review proposed locations and verify minimum soil volumes are being provided. Note that structural soil is to be placed under hardscape surfaces outside of the open planting cut outs.

**Response: We are providing structural soil in areas that do not provide enough square footage for a large or medium size trees along the building facades facing the parking lot.**

6. Structural soil label on sheet LP-1 conflicts with plant label.  
**Response: Landscape has been revised per new site plan.**
7. South Perimeter buffer south of Retail C is missing the required trees between the drive thru and property line.  
**Response: Landscape has been revised. See sheet LP-2.**
8. Building facades that are adjacent to vehicular use areas require a minimum of 10' of landscape, excluding sidewalks, and building overhangs. Further discussion required with staff regarding this requirement and how it is being addressed in the PMDD documents. Comment not addressed. Current PMDD documents do not account for any alternate design solutions regarding this requirement, therefore the LDC is to be followed.  
**Response: Landscape has been provided to meet the tree and shrub requirements. A continuous 10' wide landscape area is not required along the building facades. Plantings that need the minimum quantity requirements are provided within a more urban streetscape contextual design for this development, as is the vision for MainStreet. More specifically, the landscape requirements for building foundation are met where facing a VUA area. The 1 tree, 20 shrub and 30 groundcover per 40 linear feet requirement is being met, allowing the project to create the desired urban setting.**
9. Update plant quantity totals in code tables #6 and 7. Per revised plant schedule.  
**Response: Plant schedule has been revised.**
10. Category 3 trees are considered small in regard to the minimum tree specification calculations under table #7. Updated totals for Intermediate and Small trees accordingly.  
**Response: Category 3 tree calculations have been provided towards accent tree section.**
11. Update plant diversification code table per new totals provided.  
**Response: Table has been revised. Please see sheet LP-3.**
12. Remove words "Excl. Hedges" from Diversification Chart.  
**Response: Hedges have been included in the diversification chart calculations.**
13. Per the PMDD, the allowed increase in proposed canopy coverage is based on the placement of trees within larger open areas that will allow for the larger mature canopy. The smaller canopy coverage square footage is to be used for trees placed within smaller landscape areas, parking lot islands, and or medians. Correct provided square footages under table #8. See Sustainability for additional comments.  
**Response: Trees provided in open space locations vs in smaller areas have been broken down into separate sections on the Green Plan table to meet square footage requirements. We have calculated category 1 and 2 trees with a higher canopy square footage in areas that are greater than 355 s.f. per IFAS tree standards. When we do not meet the minimum 355 s.f. we are calculating the canopy square footage at the smaller calculation. The calculation table has been split into two sections to reflect this on sheet LP-3.**

14. Provide separate shrub and groundcover required/ provided totals in data tables.  
**Response: Shrub and groundcover quantities have been separated under the foundation planting tables.**
15. Provide required second tier of landscape for Retail B building along the north and east sides.  
Comment not addressed.  
**Response: Landscape plan has been revised per the new site plan.**
16. Retail C, west side does not comply with required two tiers of landscape along the building foundation which is to be located between the building and vehicular use area. Comment not addressed.  
**Response: Landscape has been revised per new site plan.**
17. As laid out, the back of house and drive-thru is oriented towards Lyons Road and should be screened adequately to block views from the major roadway. Provide additional planting with trees, palms and shrubs to provide this screening. Comment not addressed. Lyons Road Greenway plans have not been provided to verify if the proposed planting within the greenway is providing adequate screening as stated in the response letter. In addition, understory planting to be considered along the outside of the drive-thru lanes.  
**Response: Lyons Road frontage has been shown lightly in the background to show screening intent from the road.**
18. As a separate site plan submittal or included in a Block site plan set, depending on the City's determination, provide for review the proposed Lyons Road Greenway plans.  
**Response: The Lyons Road Greenway plans are subject to review through the Master Public Greenspace Site Plan.**
19. Provide missing second tier of landscape along the north, east (gap at SE corner), and south sides of Retail D building. Comment not addressed.  
**Response: Landscape has been revised per new site plan.**
20. NE corner and West side of the Grocer/ Retail A building (north of Loading Dock) is missing the required second tier of landscape.  
**Response: Landscape has been revised per new site plan.**
21. Revise required Shrub/Groundcover totals under Table #10E to be N/A as this code section is not required along this side.  
**Response: Landscape has been revised per new site plan.**
22. Provide native designation for proposed Ilex vomitoria 'Nana' in plant list.  
**Response: Plant list has been updated.**
23. Additional comments will be provided upon review of the re-submittal application.  
**Response: Acknowledged. Thank you.**

## **PHOTOMETRICS**

1. Lighting limits are required to be .5 or less at the property lines. Some of the fc numbers are well above that number into the greenways. Is the intent that site lighting is intended to also be greenway lighting? If not, limit lighting levels to .5 fc at property lines and provide lighting for the greenway on the greenway plan submission.

**Response: Please refer to the photometric plans, which has been revised to remove the spillage onto the greenways.**

2. The landscape uplight, 8WLED3K, is limited to a 15 degree beam width.

**Response: Acknowledged.**

3. Be advised that tenant lighting must be reviewed by planning as part of the building permit process. The outdoor lighting for the buildings must meet the requirements of Sec.13-374.

**Response: Acknowledged. Thank you.**

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

**Response: Acknowledged. Thank you.**

## **POLICE**

Include wayfinding signs directing people to the various retailers and also how to traverse back to the proper exits, i.e. Lyons Rd, 40<sup>th</sup> St, etc.

**Response: Signage will be provided in a master sign plan prior to permitting. Wayfinding signs will be included in the package.**

## **SUSTAINABILITY**

### **Florida Green Building Certification**

1. Provide the worksheets associated with the application as has been provided for other block submissions.

**Response: Acknowledged and a draft has been provided as a part of this submittal.**

### **Chapter 13-320 LDC**

2. The review for this section used the checklist pdf and not the letter dated July 11, 2022. The letter is not the most current response.

**Response: Acknowledged. Thank you.**

3. For future submittals, affix the Sustainability Checklist to a sheet in the drawing set. This will allow faster review at the time of the building permit.

**Response: GSR – The sustainability checklist has been added as part of the drawing set. Please refer to Sheet C-1.3.**

4. The responses are to be for Block 3 only. Do not respond with elements that occur elsewhere in MainStreet.

**Response: This site plan is part of an overall master planned development with certain elements that are located outside of the site planned area to support the sustainability of the project as a whole.**

5. The elements represented on the project relative to compliance with LDC Chapter 13-320 are meant to exceed the Florida Building Code and Florida Energy Code requirements. Respond to all sections with this in mind.

**Response: Acknowledged as the project will be constructed to meet the Florida Green Building standards which in most instances exceed the local codes.**

6. Sec.13-320(b)(1) – All new development or redevelopment applicants must retain a LEED accredited professional within their planning team. Professional shall be an active participant in the development of “green” standards proposed for the project. Identify the LEED professional and their role on this project.

**Response: Runbrook Green Building & Energy Testing has been engaged to assist in various aspects from the preliminary design all the way through completion of the project.**

### **Green Plan**

7. *Action 1.6* – Conspicuous displays of green technology: Add the proposed solar canopy noted on the sustainability sheet to the green checklist.

**Response: The solar canopy has been noted on the sustainability sheet.**

8. *Action 2.1* – Achieve 40% tree canopy coverage throughout the City: This calculation must use Broward County’s canopy square footage. The higher square footage allowance is meant for trees in large open spaces such as parks. The larger allowance does not apply to Block 3. See landscape notes.

**Response: Smaller canopy square footage has been applied to most trees that are inside the site. Trees that are along the perimeter of the site or along a greenway offer more open space to calculate at a larger square foot. We have also calculated category 1 and 2 trees with a higher canopy square footage in areas that are greater than 355 s.f. per IFAS tree standards. When we do not meet the minimum 355 s.f. we are calculating the canopy square footage at the smaller calculation. The calculation table has been split into two sections to reflect this on sheet LP-3.**

9. Action Item 5.1 – For clarification, the city does not have curbside recycling for single family homes. Commercial and multi-family residential is responsible for their own recycling arrangements.

**Response: Acknowledged. Thank you.**

### **TRANSPORTATION**

1. The drive isle south of the 40,000 sf Grocer appears marked and signed as a one-way drive isle. Please confirm. The width of the drive isle should be channelized using bulb-outs or curbs in a manner to guide vehicles away from driving in the wrong direction if a one-way drive is preferred. For example, a 16-foot drive isle along with appropriate signage (Do Not Enter) can be incorporated into the design plans.

**Response: Due to the re-worked site layout, this drive aisle is no longer one-way, please refer to plan sheet C-1.2.**

2. Provide an overall parking tabulation table where each building's off-street parking requirements are identified (required parking, proposed parking, standard parking, compact parking, handicapped parking, etc.);  
**Response: Overall parking tabulation tables are provided on plan sheet C-1.1. These tables include the required standard and ADA parking spaces for each building, the provided ADA parking spaces for each building and the total provided standard parking spaces for the site. Provided standard parking spaces for each building is not identified as all the standard parking spaces for this site will be built-out and shared amongst the buildings.**
  
3. Although a response was provided, please prepare a separate plan or turning radius template that demonstrates a typical vehicle leaving the drive-thru lane adjacent to Retail C can comfortably exit the drive-thru and turn 180-degrees to access the exit driveway without encroaching the inbound drive way travel lane; and  
**Response: A separate plan has been provided to demonstrate that a typical vehicle leaving the drive-thru lane adjacent to Retail D (formerly Retail C) can comfortably exit the drive-thru and turn 180-degrees to access the exit driveway without encroaching the inbound driveway travel lane. Please refer to plan sheet C-8.2.**
  
4. As acknowledged in the petitioner's response, phasing of construction of Block 3 may require a Condition of Approval to ensure all required off-street parking, accessible routes, facility or parking lot lighting, landscaping, handicap parking, dumpster enclosures, access driveways or other amenities be constructed, inspected and accepted by the City of Coconut Creek prior to the issuance of a Certificate of Occupancy.  
**Response: We anticipate to the extent a phasing plan is to be implemented these requirements should be addressed prior to building permit issuance.**

## **URBAN DESIGN AND DEVELOPMENT**

### **General Comments**

1. Staff will continue to make every effort to thoroughly review applications for compliance with the City Code of Ordinances and MainStreet Design Standards, and provide comments to the applicant(s). Given the complexity of the project and number of plans submitted, comments may not be all inclusive. Staff omissions do not relieve the developer(s) from the responsibility to comply with minimum regulations regardless of City Commission approvals. In the event of a conflict, City regulations shall govern. Staff reserves the right to further review and comment.  
**Response: Acknowledged. Thank you.**
  
2. Pursuant to the Master Business List in the PMDD, restaurants with drive-through facilities are a special land use. It appears that Retail Building C will feature a drive-through facility.  
**Response: A special land use application will be filed for the drive-through facility on Retail Building C.**
  
3. To maintain a list of pending and outstanding issues, the following comments may be restated during each site plan review of this application even if a comment has been acknowledged by the applicant.  
**Response: Acknowledged. Thank you.**

4. Pending final approval of proposed PMDD and alternate design solutions by the City Commission.

**Response: The PMDD has been approved.**

5. Site plan subject to City Commission approval for vesting of property entitlements.

**Response: Acknowledged. Thank you.**

6. Pending address request submittal with backup and payment as acknowledged by applicant.

**Response: Acknowledged. Thank you.**

7. Pending payment of Affordable Housing, Police and Fire/Rescue, and public art fees prior to building permit issuance.

**Response: Acknowledged. Thank you.**

8. Pending applicant presentation at Planning and Zoning Board and City Commission hearings.

**Response: Acknowledged. Thank you.**

9. Pending receipt of digital and printed application packages.

**Response: Acknowledged. Thank you.**

10. Additional comments may be provided upon review of any revised plans.

**Response: Acknowledged. Thank you.**

11. Pending agreements and recorded easements as appropriate, to City Attorney satisfaction for;

a. All cross access and maintenance issues;

b. Establishing authority and procedures, if applicable, for future amendments to the PMDD;

c. Maintenance standards, requirement and responsibilities for all parks and public areas;

d. Designation and maintenance of open access for all park/recreation areas.

e. Recorded public access easements for public amenities located within private property.

**Response: Acknowledged. Thank you.**

12. Pending receipt, per applicant response, of amenities package for the entire development.

**Response: Acknowledged. Thank you.**

13. Pending reimbursement for landscape plan review services prior to building permit issuance.

**Response: Acknowledged. Thank you.**

#### **Plat**

14. Pending plat recordation.

**Response: Acknowledged. Thank you.**

15. Pending consideration by the City for building permit issuance prior to plat recordation.

**Response: Acknowledged. Thank you.**

#### **Overall Site Plan Comments**

16. Pending architectural plan submittal for all proposed buildings.

**Response: Architectural plans for all proposed buildings are included with this resubmittal.**

17. Response acknowledged: Temporary construction trailer to be reviewed at building permit.  
**Response: Acknowledged. Thank you.**
18. Remove unnecessary striping adjacent to dumpsters. They are clearly visible to service vehicles.  
**Response: Striping is no longer proposed adjacent to dumpster enclosures, please refer to plan sheet C-1.1 and C-1.2.**
19. Response acknowledged. Staff continues to have major concerns over the proposed site layout, building orientation, the lack of a walkable, new urbanist building layout and roadway design, which is not consistent with the MSDS; the need for revisions to the cross section design width of NW 40<sup>th</sup> Street west of Lyons and East of NW 48<sup>th</sup> Ave; location of service equipment, dumpsters, and other “back of house” facilities; that are highly visible from NW 40<sup>th</sup> Street, Lyons Road, adjacent greenways, public parks and residential blocks. Site plan as designed is not supported per meeting discussion and outlined comments on January 23, 2024.  
**Response: The site plan has been redesigned per discussions with staff to provide a more walkable, new urbanist building layout and roadway design, narrow the pavement width for 40<sup>th</sup> Street to create a safer pedestrian crossing, and ensure that no back of house facilities will impact views from NW 40<sup>th</sup> Street, Lyons Road, adjacent greenways, public parks and residential blocks.**
20. Additional comments shall be forthcoming pending further discussions (meeting) with applicant.  
**Response: Acknowledged. Thank you.**

### **Refuse**

21. Pending approval from Republic Services, (waste provider), (954-583-1830). As previously advised, if additional waste areas are needed, they shall be in an area not visible from public view.  
**Response: Acknowledged. Approval from Republic Services has been obtained and provided to the City.**

### **Elevations**

22. Per applicant, supplemental architectural plans shall be submitted for proposed buildings.  
**Response: Architectural plans for all proposed buildings are included with this resubmittal.**

### **Signage**

23. Pending sign plan submittal including:
- a. Ground monument locations and details.
  - b. Directional signage.
  - c. Façade signage.
  - d. Address signs.
  - e. Etc.
- Response: Acknowledged. Thank you.**





Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades  
Christina Bilenki

David F. Milledge  
Sara Thompson  
Jeffrey Schneider

To: Liz Aguiar, Principal Planner

From: Scott Backman, Esq., *Dunay, Miskel and Backman, LLP*  
Christina Bilenki, Esq., *Dunay, Miskel and Backman, LLP*  
Beth Schrantz, Land Planner, *Dunay, Miskel and Backman, LLP*

Date: December 11, 2023

RE: Mainstreet at Coconut Creek Site Plan – Block 3

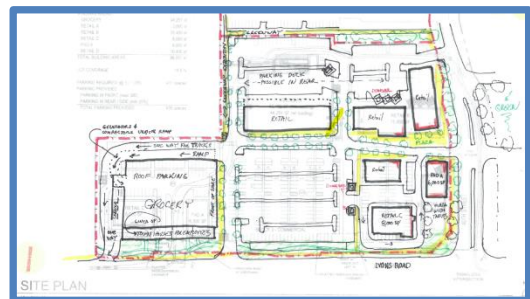
### DEPARTMENTAL COMMENTS

Staff review of this application has been conducted without the benefit of a recorded Plat or an adopted Planned MainStreet Development District document (PMDD) to serve as regulatory documents. Comments below are not intended to restrict creative design or proposal of alternate design solutions and should be regarded as broad guidance and information to elicit among other things, exceptional site design, architecture, landscaping and site amenities that are both observed by the public and meet the overall intent and vision of the MainStreet Project Area. As site plans and other applications continue to develop, staff reserves the right to provide the applicant with additional comments regarding topics not necessarily discussed herein and comments below shall not be regarded as all-inclusive.

**Response: Acknowledged. Thank you.**

### ARCHITECTURE & URBAN DESIGN

The applicant's site plan does not support a walkable neighborhood design. As such, a sketch has been developed to assist the applicant that demonstrates how a "hybrid" design option could be accomplished. Though staff recognizes that a grocery store is a welcome addition to MainStreet, established MainStreet Design Standards shall also be considered when accommodating tenant requests.



1. This design moves the grocery store closer to Lyons Road, increasing store and signage visibility. A liner building is shown though staff recognizes this could be problematic for convenient parking. These residential building could screen the parking garage and also provide affordable housing to managers or staff.
2. Rooftop parking is shown which reduces surface parking demand while keeping the parking field in front of the grocery store.
3. This design also pushes other retail towards NW 40<sup>th</sup> Street and clusters the drive-thru restaurant and other businesses where just one or two merchants could activate the area enough to create a sense-of-place.
4. This design also places buildings closer to and fronting the green space.
5. This design creates space behind the in-line stores for a future one-level (or more) parking structure.
6. This design also keeps the unsightly dumpsters off the street frontages.

**Response: As discussed with staff, the design proposed in the graphic provided is not feasible for this property. The applicant has met with staff several times since the receipt of these comments and has modified the site plan pursuant to the discussions to ensure that the proposed commercial development meets the intent of the MainStreet Design Standards, creates a sense of place, and will be economically sustainable in both the short- and long-term.**

## **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.

**Response: Acknowledged. Thank you.**

## **ENGINEERING**

### **Comment Type Legend:**

- **Tier 1: Comment needs to be addressed at the DRC stage.**
- **Tier 2: Comment needs to be addressed at the Final Engineering Stage.**
- **Tier 3: Comment needs to be addressed at the Engineering Permitting Stage.**
- **Tier 2 and Tier 3 comments will remain as conditions of approval at the DRC level.**

### **GENERAL COMMENTS**

1. **(Tier 3)** Please note that all reviews and comments are preliminary and the plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and MainStreet Design Standards upon any resubmittal of the site plans and at the final engineering review.

**Response: Acknowledged. Thank you.**

2. **(Tier 1)** Please note that all reviews are preliminary and further reviews of the MainStreet DRI and PMDD may generate more comments until final approval.

**Response: Acknowledged. Thank you.**

3. **(Tier 1)** Please note that as the site plan review was completed prior to the plat review and approval, all engineering comments are preliminary and may be modified upon further reviews as well as more comments may be generated.

**Response: Acknowledged. Thank you.**

4. **(Tier 1)** Master site plans for roadways, drainage and utility infrastructure must be approved prior to Block 3 site plan approval.

**Response: Acknowledged. Thank you.**

5. **(Tier 3)** All required approvals from FDOT, FDEP, and 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. Thank you.**

6. **(Tier 3)** In accordance with the City's code sec. 13-186, the execution of Performance Bonds for all proposed public improvements are required prior to issuance of Engineering Permit.

**Response: Acknowledged. Thank you.**

7. **(Tier 3)** 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. Thank you.**
8. **(Tier 1)** Conflicts between water, wastewater and drainage must meet minimum separations according to Florida Administrative Code (FAC) Rule 62-555.314.  
**Response: Conflicts are shown on Sheet C-6.1 and Sheet C-6.2 and meet the FAC minimum separation requirements.**
9. **(Tier 3)** Per Section 13-273 of City Code, shop drawings for all proposed Water, Wastewater, Reclaimed water, and Drainage must be submitted prior to issuance of engineering permit.  
**Response: Acknowledged. Thank you.**
10. **(Tier 3)** Please be aware that all Utilities & Engineering standard details are currently being updated, once the changes are codified, it will be provided to be used in all MainStreet submittals.  
**Response: Acknowledged. Please provide the proposed standard details. Please note while the applicant is committed to working with staff to the greatest extent possible to comply with the new standards, this application is subject to the PMDD and the code in effect at the time of site plan submittal.**
11. **(Tier 1)** Please annotate second monument sign. Monument sign is in conflict with the proposed sidewalk, please be aware that monument signs are not permitted on sidewalks.  
**Response: The locations of the monument signs have been adjusted to ensure no conflict with the sidewalk.**
12. **(Tier 1)** Per Section 13-266, "Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants and landscaping, except that utilities, public improvements and sod are allowed." Please remove all permanent improvements from easements, including but not limited to dumpsters and trash compactors.  
**Response: The plan has been modified and no permanent improvements are located within the easements. During our meeting, it was noted that the sewer easement passes between the walls of two dumpster enclosures and is only crossing the curbing adjacent to the dumpster enclosures. Additionally, it should be noted that shrubs and hedges are allowed, and fences may run through the easement if perpendicular/traversing.**

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

13. **(Tier 1)** ADA ramps are missing at some locations throughout the site.  
**Response: Pursuant to our meeting with staff, no ADA ramps were missing. The area in question at the HC parking sidewalk is flush with the pavement, so no ramps were necessary.**
14. **(Tier 2)** Not shown on plans, comment has not been addressed: Show a minimum of 4 ft. set back from all stop bars to crosswalks.  
**Response: Stop bars have been adjusted to provide the minimum 4' separation.**

15. **(Tier 1)** Please provide a crosswalk between the two proposed ADA parking spaces leading to Retail D building.  
**Response: Pursuant to our meeting with staff, the ADA spaces in question are serving the Retail B building and adding a crosswalk as requested will cross at an angle behind parking spaces creating a safety issue. Staff concluded that the additional crosswalk comment can be eliminated.**
16. **(Tier 1)** Please clarify the purpose of the proposed curb ramp between Pad A and the Liquor Store.  
**Response: The plan has been modified and the condition does not exist anymore.**

#### **STORMWATER COLLECTION SYSTEM**

17. **(Tier 1)** Please ensure that all drainage lines within City right of way is RCP, some segments of the proposed drainage line appears to be HDPE.  
**Response: The plans have been revised to specify RCP pipes in the City's right-of-way.**
18. **(Tier 2)** Please ensure that all proposed drainage structures maintain a minimum of 6 feet horizontal separation from all City utilities.  
**Response: The plans have been modified to provide the minimum 6' horizontal separation.**
19. **(Tier 2)** Please show the location of the proposed PRBs within the proposed drainage system.  
**Response: Additional PRB's have been added to the drainage system**
20. **(Tier 1)** Please provide stormwater calculations for the new development.  
**Response: The resubmittal includes drainage calculations.**
21. **(Tier 2)** Using the parking lot 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 as a formal letter or email).  
**Response: Please see the letter from the owner acknowledging the possibility of flooding during 25 and 100 year storm events.**

#### **WATER DISTRIBUTION SYSTEM**

22. **(Tier 1)** Refer to this code section for a visual of clear zone detail, comment has not been addressed: Add fire hydrant clear zone detail to the plans provided in the City Code Section 13-276. Fire Hydrants must be located 4 to 7 feet from back of the curb.  
**Response: Clear zones at each fire hydrant have been added as dashed lines on the plans.**
23. **(Tier 1)** Please ensure that all valves are not placed on curbs or ramps.  
**Response: Valves have been moved so that they do not fall within curbs or ramps.**
24. **(Tier 2)** Please provide bollards for proposed fire hydrants. (Shown in FH assembly details).  
**Response: Bollards have been added at the fire hydrants.**
25. **(Tier 1)** Water mains must be a minimum of 8" DIP, plans show water mains with a size of 4".  
**Response: The 4" water mains have been revised to 8" as requested.**

26. **(Tier 2)** Per City Code Section 13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.

**Response: Fire flow calculations will be submitted as part of the final engineering review.**

27. **(Tier 1)** The proposed dumpster locations is in conflict with the proposed fire line.

**Response: The plans have been modified and the conflict no longer exists.**

28. **(Tier 1)** Per Code Section 13-242, valves shall be installed so that the maximum length of pipe between any two (2) valves is one thousand (1,000) linear feet for residential areas and eight hundred (800) linear feet for commercial and/or industrial areas.

**Response: The spacing of valves meets the City's maximum spacing requirement.**

### **WASTEWATER COLLECTION SYSTEM**

29. **(Tier 1)** Clean outs are located adjacent to the easements, comment has not been addressed: All proposed wastewater lines must be located within an easement up to the first clean-out that will be maintained by the city.

**Response: Locations of the cleanouts have been modified so they fall within the easement.**

30. **(Tier 1)** Per City Code the maximum length shall not to exceed 150' ft. in length, ensure all laterals do not exceed this maximum length.

**Response: The plans have been modified so that laterals do not exceed the 150' length.**

31. **(Tier 1)** The proposed dumpster locations (NW of the project) must not encroach the wastewater easement.

**Response: The dumpster enclosures at the NW part of the site do not fall within the utility easement.**

32. **(Tier 1)** On the NE section of the project, the proposed wastewater gravity main is crossing a parking island. Please re-evaluate this location to having utilities under the parking island.

**Response: The sewer main has been modified to minimize the crossing of the landscape islands.**

### **RECLAIMED WATER AND IRRIGATION**

33. **(Tier 1)** Comment has not been addressed: Reclaimed water connections for irrigation purposes are not shown on the plans.

**Response: The location of the connection has been added to the Utility Sheet.**

### **LANDSCAPING**

34. **(Tier 1)** Comment not addressed, site plans show lighting within easements: 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: The plans have been adjusted to meet the requirements.**

35. **(Tier 2)** Water meter and City clean out must be clear of any landscape, please maintain at least 4 feet clearance (6 feet preferred).  
**Response: The landscaping was adjusted to provide the required clearances.**
36. **(Tier 1)** Please be aware that trees are not allowed to be placed within utility easements.  
**Response: Trees are located to ensure no conflict with utility easements.**
37. **(Tier 2)** All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.  
**Response: The fire hydrant clear zones have been added to the plans and the landscaping has been adjusted to be located outside of the clear zones, refer to LP-1 and LP-2.**
38. **(Tier 1)** Ensure trees do not obstruct clear sight triangle at stop sign intersections. Please show sight triangles on plans.  
**Response: Please see sheets LP-1 and LP-2, which have been revised to show the sight triangles and ensure that clear sight triangles are not obstructed by trees.**

## **FIRE**

1. FDC's shall be located adjacent to a fire hydrant. FDC's shall be labeled with the address.  
**Response: FDC's have been located within the required distances to the fire hydrants and a note added to the plan indicating that they should be labeled with the address they serve.**
2. Retail D's FDC shall be located next to hydrant #2.  
**Response: The FDC has been located near fire hydrant #2 for Building D.**
3. Show DDCV for Retail C.  
**Response: The DDC for Retail C has been shown.**
4. A preliminary initial assessment is required to determine if a Two-Way Radio Communication Enhancement System is needed. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ (NFPA 1-11.10)  
**Response: Buildings will be designed to accommodate a BDA system, if required.**

## **LANDSCAPING**

1. As discussed with the applicant, an overall tree disposition plan, disposition list and mitigation data tables for the site are to be provided for review. Tree Disposition plans and mitigation will be required to be approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals.  
**Response: Overall tree disposition will be provided.**
2. Landscape plans are to match the same orientation as the site plans and engineering plans.  
**Response: The plans have been revised to match.**
3. Landscape plans for the Lyons Road Greenway were not provided for reference on the Block 3 plans or as separate files in the submittal. Provide plans on the next submittal.

**Response: Landscape material for the Lyons Road Greenway will be provided on the overall greenspace plan once utility easements have been approved with FPL.**

4. Site plan shows landscape islands less than the required 12' width east of the Grocery store.  
**Response: Please refer to the revised landscape plans. Please see sheet LP-2.**
5. Parking row on the south side of the grocery store is missing the east terminal landscape island per the site plan.  
**Response: The building and parking layout has been modified and there are landscape islands adjacent to the parking spaces.**
6. Landscape plan and site plan are not consistent on the south side of the grocery/ liquor store. Site plan shows concrete where the landscape proposes palms and shrubs.  
**Response: The plans have been updated for consistency. Please refer to the revised landscape plans. Please see sheet LP-2.**
7. Required planting is missing from the south side of the grocery store.  
**Response: Please refer to the revised landscape plans. Please see sheet LP-2.**
8. Provide landscape screening on all three sides for above ground equipment, including transformers and backflow preventers. See transformer located at the NW corner of the grocery store and backflows behind Pad A, Retail B, Retail D, and West of Retail C.  
**Response: Please refer to the revised landscape plans, which have been modified to provide required landscape screening.**
9. Provide landscape screening on north side of west perimeter dumpster enclosure on sheet LP-2.  
**Response: Please refer to the revised landscape plans (sheet LP-1), which have been modified to provide required landscape screening.**
10. Review feasibility of proposed Japanese Blueberry specified Full to Base and Asiatic Jasmine groundcover within the same planter cut outs within the plazas of Retail B and D.  
**Response: The feasibility has been reviewed and the use of these plant materials together is feasible.**
11. Verify there is no conflict with the proposed Royal Palm and light pole at the SE corner of the parking lot on sheet LP-2 west of the entrance off of Lyons Road. Provide dashed circles for all light poles showing setback distances for trees and palms.  
**Response: Trees and palms have been shifted away from light poles 7.5' for palms, and 15' for trees. Please see sheets LP-1 and LP-2.**
12. Dimension and label all easements on the landscape plans.  
**Response: All easements have been dimensioned and labeled on the landscape plans.**
13. Provide additional root barrier locations for all trees and palms that are within 6' of hardscape areas per engineering requirements.  
**Response: Root barriers are provided for all trees and palms that are within 6' of public hardscape areas.**

14. Provide structural soil limits and label on landscape plans.  
**Response: Structural soil limits are shown in green.**
15. Oleander is considered toxic if ingested, recommend placing material away from pedestrian areas.  
**Response: Oleander has been removed from plant list.**
16. Correct scientific name listed for Asiatic Jasmine in plant schedule.  
**Response: The scientific name has been corrected.**
17. South/West Perimeter buffers adjacent to residential, requires a minimum 10' landscape buffer, three trees per 100 linear feet at 15' Height, and a 6' masonry wall. Further discussion required with staff regarding the south and west perimeter requirements and how they are to be addressed in the PMDD documents.  
**Response: A 10' landscape buffer is not required for this project. The City Code requires a 5' landscape buffer around the perimeter of the site where there is not a required greenway, VUA, or active use frontage. The property abuts a gas station, self-storage facility, and drainage pond to the south and west. A continuous hedge and trees planted 40' on center are provided.**
18. Building facades that are adjacent to vehicular use areas require a minimum of 10' of landscape, excluding sidewalks, and building overhangs. Further discussion required with staff regarding this requirement and how it is being addressed in the PMDD documents.  
**Response: A series of plant cutouts and strips are provided to achieve the required foundation planting in a form that functions with the proposed retail use and promotes a pleasant pedestrian environment and sense of place.**
19. West perimeter provided trees is missing three required trees in Code table #1, as well as the required continuous hedge quantity is calculated incorrectly. 894 LF at a minimum should require 447 shrubs with a 2' on-center spacing.  
**Response: Please see sheets LP-2 and LP-4, which have been revised to ensure that the required planting requirements are being met.**
20. Plant quantities are missing from code tables #4 and 5. All calculations are to include all proposed plant material.  
**Response: Please see sheet LP-4, which has been revised to include all proposed planting material.**
21. Code table 5, palms are to be calculated separately than Shade/ Canopy trees.  
**Response: Please see sheet LP-4, which has been revised to calculate palms separately from shade/canopy trees.**
22. Provide plant diversification code table. No more than 25% of one plant species may be used per category. Trees, Palms, and Shrubs/Groundcovers.  
**Response: Please see sheet LP-3, which has been revised to provide a plant diversification code table.**
23. Code table #6- Green Plan Goal, 40% overall canopy is to be based on the overall site square footage, not total pervious area. In addition, correct Bulnesia arborea provided square footage as this is not a Category 1 tree. Verify category square footages with Sustainability.



**Response: Please see sheet LP-4, which has been revised to calculate canopy coverage based on the overall site square footage.**

24. Proposed double and triple palms do not count as 1 to 1 for tree requirements. All palms are to be counted at 3 to 1, except for Royal Palms, Date Palms, Bismarck Palms, and Coconut Palms. Revise provided tree totals in code tables.

**Response: Acknowledged. The tables have been updated as noted.**

25. Code table 8A, shrub requirements for east side are not compliant and was unable to determine where the provided 81 groundcovers were being proposed. Second tier of landscape has not been provided in the east plaza.

**Response: Acknowledged. The tables have been updated as noted.**

26. Code table 8B, provide clarification on what shrubs and groundcovers are being provided for the north side requirements.

**Response: Please see sheet LP-4, which has been revised to clarify.**

27. Provide required second tier of landscape for Retail B building along the north and east sides.

**Response: Please see sheets LP-1 and LP-4, which have been revised to provide the required second tier of landscape.**

28. Shrub requirements on west side of Retail B building is not compliant. Required material is missing.

**Response: Please see sheets LP-1 and LP-4, which have been revised to meet the minimum shrub requirements.**

29. South side of Retail B building does not require foundation planting as it does not front a vehicular use area but recommend that landscape be provided to create a comfortable pedestrian corridor.

**Response: The plans have been revised to provide a landscape area in this location to the greatest extent possible while also providing an outdoor dining area and pedestrian promenade.**

30. Code table 8C, Retail C West side is missing one required tree and the shrubs and groundcovers are not compliant.

**Response: Please see sheets LP-2 and LP-4, which have been revised to ensure compliance with all planting requirements.**

31. Shift proposed Bulnesia away from storm line at NE corner of Retail C drive-thru lanes.

**Response: The proposed trees have been shifted to ensure that the minimum separation distances have been met.**

32. On the north side of Retail C drive-thru, shift Bulnesia trees on both sides of the sewer line closer to the easement to create less of a gap along the entrance drive. Provide root barrier as required.

**Response: The proposed trees have been shifted to ensure that the minimum separation distances have been met and the gap has been reduced.**

33. As laid out, the back of house is oriented towards Lyons Road and should be screened adequately to block views from the major roadway. Provide additional planting with trees, palms and shrubs to provide this screening.

**Response: Acknowledged and screening is provided. In addition, the landscape within the greenway will provide additional visual screening for these service areas.**

34. Provide missing second tier of landscape along the north, east (gap at SE corner), and south sides of Retail D building.

**Response: Please see sheets LP-1 and LP-4, which have been revised to provide the required second tier of landscape.**

35. Verify provided shrub quantities for the west side of Retail D building. Code table shows the shrub quantities are not compliant.

**Response: Please see sheet LP-4, which has been revised to meet the minimum shrub requirements.**

36. Code table 8E, north side of Grocer/ Retail A, foundation planting only required when fronting a vehicular use area. Review linear footage provided and adjust requirements as needed.

**Response: Please see sheet 8E, which has been revised to ensure compliance with foundation planting requirements.**

37. Along the east side of Retail A adjacent to the drive aisle, continue the two tiers of landscape from the east side of the Grocery building.

**Response: Please see sheets LP-1 and LP-2, which have been revised to ensure compliance with the foundation planting requirements.**

38. Per the code table, shrubs and groundcovers on the South side of the Grocery building and the west side of the Grocer/ Retail A building are not compliant with required totals. In addition, the west side is short 2 required trees.

**Response: Please see sheets LP-2 and LP-4, which have been revised to ensure compliance with all planting requirements.**

39. Additional comments will be provided upon review of the re-submittal application.

**Response: Acknowledged. Thank you.**

## **PHOTOMETRICS**

1. Pending photometric information that includes all lighting including parking, exterior building, signage, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans.

**Response: Pursuant to the PMDD, only site lighting and landscape lighting is required at time of site plan approval. Please see the landscape lighting sheets and updated photometric plan included with this resubmittal. Building and sign lighting will be provided at time of building permit.**

2. Cut sheet for all proposed lighting fixtures were not in the submission. Please provide cut sheets for all proposed lighting.

**Response: Cut sheets are included with this resubmittal.**

3. Additional comments may be provided upon review of revised plans.

**Response: Acknowledged. Thank you.**

## POLICE

No comments at this time.

**Response: Acknowledged. Thank you.**

## SUSTAINABILITY

### General Sustainability Comments

1. This review has been conducted without the benefit of an approved PMDD. While the applicant may assume that alternatives proposed in the PMDD are acceptable, staff has not. The following comments reflect staff's understanding of the requirements of development within MainStreet.

**Response: The PMDD is now in final form to allow for complete review of the proposed site plan.**

2. The sustainability responses and the plans representing sustainability elements do not match. Provide the green spreadsheet within the plans, and verify that it coincides with the two sustainability sheets, C 1.1 and C 1.2.

**Response: The plans have been updated to include the sustainability items.**

### Florida Green Building Certification

3. Provide the individual sheets associated with the application. Staff needs to see each category where the applicant is applying for points, and how they expect to secure the points. This information is required at the time of site plan approval, not at the time of building permit review.

**Response: The applicant has reviewed the City Code and has included the letter required by Section 13-320. The technical details of the FGBC will be provided at time of building permit review.**

### Chapter 13-320 LDC

4. For future submittals, affix the Sustainability Checklist to a sheet in the drawing set. A copy of the "green" data sheet is available upon request. Chapter 13-320 comments will be derived from the checklist.

**Response: A copy of the Green Checklist is provided with this submittal.**

5. The responses are to be for Block 3 only. Do not respond with elements that occur elsewhere in MainStreet.

**Response: Acknowledged.**

6. The elements represented on the project relative to compliance with LDC Chapter 13-320 are meant to exceed the Florida Building Code and Florida Energy Code requirements. Respond to all sections with this in mind.

**Response: Please see the letter detailing compliance with LDC Chapter 13-320 included with this resubmittal.**

7. Sec.13-320(b)(1) – All new development or redevelopment applicants must retain a LEED accredited professional within their planning team. Professional shall be an active participant in the development of "green" standards proposed for the project. Identify the LEED professional and their role on this project.

**Response: Runbrook Green Building And Energy Testing is the LEED professional on the development planning team. Runbrook is LEED AP (BD+C) & Green Rater, RESNET HERS Rater, ENERGY STAR Verifier, NGBS Verifier, and FGBC Certifying Agent.**

### **Green Plan**

8. For future submittals, affix the Sustainability Checklist to a sheet in the drawing set. A copy of the “green” data sheet is available upon request. Green Plan comments will be derived from the checklist.  
**Response: A copy of the Green Checklist is provided with this submittal.**
9. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the DRC process. Provided below is a list of action steps from the plan that may be used for this project.  
**Response: A copy of the Green Checklist is provided with this submittal.**
10. *Action 1.6* – Conspicuous displays of green technology: Identify required “Green Technology” for this site on the green spreadsheet to be affixed to a sheet within the set.  
**Response: A copy of the Green Checklist is provided with this submittal.**
11. *Action 2.1* – Achieve 40% tree canopy coverage throughout the City: This calculation must use Broward County’s canopy square footage. See landscape notes.  
**Response: Please see table 8 on sheet LP-4, which provides the calculation of tree canopy based on the overall site area. Canopy square footage areas are established in the landscape regulations within the PMDD.**
12. *Action 2.1* – Achieve 40% tree canopy coverage throughout the City: Provide calculation either in the landscape plans or in the site plans.  
**Response: Please see table 8 on sheet LP-4, which provides the calculation of tree canopy based on the overall site area. Canopy square footage areas are established in the landscape regulations within the PMDD.**
13. Action Item 2.2 – Achieve 40% “greenroof” (vegetation or material) coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. Staff recognizes “greenroof” to mean high albedo paint or vegetation.  
**Response: The proposed EPDM and TPO is not a painted surface. It is a membrane that is white – a high albedo color.**
14. Action Item 5.1 – Increase recycling throughout the City.  
**Response: The applicant understands that the City does not currently have a recycling program, but has included recycling containers where trash containers are provided.**
15. Action Item 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills. Fulfill this through a contract with the appropriate contractor at the time of construction.  
**Response: The developer is committed to recycling construction materials. At the time of this writing, the local hauler believes the overall percentage of recycling is closer to 70%. We will continue to monitor the situation and commit to recycling construction materials.**

16. Action Item 6.2 – Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service. Respond to how this site accomplishes this goal.

**Response: Mainstreet has been designed with +3.5 miles multiuse pathways to interconnect the blocks. A combination of walking trails along Lyons Road Greenway frontage provide access to bus stops. Additionally, there are pedestrian connections to the adjacent blocks to promote walking to and from the retail area.**

17. Action Item 6.4 - Implement an alternative vehicle parking program to designated parking areas for alternative vehicles in developments throughout the City by 2020. Respond to this with information on the EV charging stations for this site.

**Response: The plans have been updated to show the EV parking stations and the future EV stations.**

### **Resolution 2020-063**

18. For future submittals, affix the Sustainability Checklist to a sheet in the drawing set. A copy of the “green” data sheet is available upon request. Resolution 2020-063 comments will be derived from the checklist.

**Response: A copy of the Green Checklist is provided with this submittal.**

19. Pursuant to Resolution 2020-063, the City of Coconut Creek has embarked on a mission to reduce single-use plastics and non-recyclable material in its own operations and as a means to lead-by-example for the community. Add to the sustainability checklist sheet a commitment to the following:

- Green Checklist: Develop a checklist to ensure sustainable event/meeting planning. An example is available from the City.
- Water Fountains: Provide smart water fountains/touchless bottle refill stations on site.
- Recycling: In addition to on-site recycling, provide information regarding the new “Recycle Right Drop-Off Facility” behind the Police Department adjacent to Lyons Road.
- Purchasing: Commit to green products (no polystyrene) and earth-friendly cleaning supplies.

**Response: Please refer to the Green Checklist included with this resubmittal, which details how the project addresses this resolution.**

**The proposed tenant mix for Block 3 contemplates commercial uses which provide additional amenity and functionality to the overall master development. As it relates specifically to water fountains we anticipate having a grocery store which will likely provide a water fountain within the premises along with the variation in food and beverage tenants which will likely provide self-serve fountain drinks including water or the ability to dispense water from behind a bar or service station upon request.**

**As previously discussed, all leases will require tenants to adhere to any code requirements imposed by the authority having jurisdiction to the extent the city adopts future code requirements. Until any future codes are put in place with similar efforts outlined within Resolution No. 2020-063 the developer intends to insert a provision into the leases citing the existence of the resolution putting the tenant on notice of the city’s intent and efforts to reduce usage of single-use plastic items in its operations.**

## TRANSPORTATION

1. Provide a total dimension the allowable vehicle stacking provided at Retail Building C's drive thru facility. The vehicle stacking distance shall be measured from the Menu Board;  
**Response: The stacking distance has been shown from the menu board.**
2. Can the bank of water meters and RPZ in the terminal planter island west of Retail C be relocated in an area that does not require landscaping? Can we move or reposition backflow preventers to areas that are not as visible from roadways, entry features or driveways?  
**Response: The plan has been modified to locate these facilities in a less visible area while also ensuring the location is functional for the development.**
3. Describe how the private solid waste collection is to operate in the drive thru or bypass lanes adjacent to Retail Building C.  
**Response: Solid waste collection will be scheduled during hours when the drive-thru lane is closed and/or during hours have low demand.**
4. Illustrate the 180 degree turning movement of a standard vehicle leaving the pickup window/drive thru lane at Building C and exiting onto Lyons Road.  
**Response: The 180-degree turning movement is now shown.**
5. Does the pavement marking crosswalk at the unsignalized driveway between Pad A and Retail C align with the shared use pathway and the proposed stop bar/stop sign?  
**Response: The plans have been modified so that the sidewalks and crosswalk align, and the stop bar is a minimum of 4' from the crosswalk.**
6. Identify any proposed traffic calming measures in the drive isles. Can the decorative concrete paver crosswalks be designed as a raised table to aid with calming traffic in front of the liquor store/grocery store and/or from Pad A to Retail C?  
**Response: Internal traffic calming is not proposed. The pedestrian oriented design and narrower drive aisles promote slower speeds. In addition, the applicant has concerns about emergency access if vertical deflection is introduced.**
7. Identify or develop a pedestrian routing plan for Block 3 and how this plan connects with the future greenway, Lyons Road, as well as the other adjacent parcels;  
**Response: An exhibit has been prepared and is included with the re-submittal as Exhibit – Connectivity Diagram.**
8. The Phasing of construction reply indicated that Block 3 will be constructed in one (1) phase. That may be accurate for the infrastructure (water, sewer, paving and drainage), however, at some point the development team will pursue a Certificate of Occupancy issuance for Retail C. Prior to performing required final inspections, City Staff will need to identify a phasing plan for Retail C, that will highlight of the off-street parking areas, accessible route, landscaping, pavement marking & signage, lighting, etc. assigned to Retail C. A phasing plan for Block C is highly encouraged;  
**Response: A phasing plan will be provided at time of building permit to ensure that the minimum access, parking, landscape, etc are provided for each building prior to issuance of CO for each building.**

9. The phasing and construction of the greenway along with other off-site improvements adjacent to Block 3 shall be provided. Commitments to providing surety along with a Certified Cost Estimate for all of the off-site improvement to the City in the form acceptable to the City Attorney and/or City Engineer will be required; and

**Response: The completion of the greenway adjacent to Block 3 is a requirement prior to CO pursuant to the phasing established in the PMDD.**

10. Additional comments may be forthcoming;

**Response: Acknowledged. Thank you.**

## **URBAN DESIGN AND DEVELOPMENT**

### **General Comments**

1. Proposed PMDD and alternate design solutions are still pending consideration and approval by the City Commission. As such, this site plan is pending approval to allow project as proposed.

**Response: Acknowledged. Thank you.**

2. Site plan subject to City Commission approval for vesting of property entitlements.

**Response: Acknowledged. Thank you.**

3. Pending address request submittal with backup and payment as acknowledged by applicant.

**Response: Acknowledged. Thank you.**

4. Pending payment of Affordable Housing, Police and Fire/Rescue, and public art fees prior to building permit issuance.

**Response: Acknowledged. Thank you.**

5. Pending receipt of public participation report including copies of mailed notices, meeting notes, site postings etc., for REVIEW PRIOR to placement on a Planning and Zoning Board agenda.

**Response: The applicant has completed a public participation program and provided the City with a public participation report for the project.**

6. Pending applicant presentation at Planning and Zoning Board and City Commission hearings.

**Response: Acknowledged. Thank you.**

7. Pending receipt of 1 digital and 13 printed sets, bound, stapled & 3-hole punched of the following:

- a. Site plan package - **unlocked and unsigned**, no larger than 11"x17" in size.
- b. PowerPoint presentation, no larger than 11"x17" size.
- c. Public outreach report.
- d. Sustainable (Green) efforts.
- e. Each set of DRC comment/response document, no larger than 8.5"x11" in size.

**Response: Acknowledged. Thank you.**

8. Pending receipt of recorded public access easement for a sidewalk, greenway, plaza or other amenity that will be located within private property but may be used by the general public.

**Response: Acknowledged. Thank you.**

9. Additional comments may be provided upon review of any revised plans.

**Response: Acknowledged. Thank you.**

10. Pending agreements as appropriate, to City Attorney satisfaction for;

- a. All cross access and maintenance issues;
- b. Establishing authority and owner procedures, if applicable, for future amendments to the PMDD;
- c. Maintenance standards, requirement and responsibilities for all parks and public areas;
- d. Designation and maintenance of open access for all park/recreation areas.

**Response: Acknowledged. Thank you.**

11. Pending receipt, per applicant response, of recorded public access easements prior to building permit issuance.

**Response: Acknowledged. Thank you.**

12. Pending receipt, per applicant response, of amenities package for the entire development.

**Response: Acknowledged. Thank you.**

13. Pending reimbursement for landscape plan review services prior to building permit issuance.

**Acknowledged. Thank you.**

#### **Plat**

14. Pending plat recordation.

**Response: Acknowledged. Thank you.**

15. Pending consideration by the City for building permit issuance prior to plat recordation.

**Response: Acknowledged. Thank you.**

#### **Overall Site Plan Comments**

16. Per applicant, pending submittal of supplemental architectural plans for proposed buildings depicting use of quality materials, shading devices or roof overhangs for shading, variety in roof lines, horizontal and vertical articulation, color palette, etc. Design distinguishing different uses within buildings shall be articulated through changes in façade plane, use of materials and architectural details.

**Response: Building elevations for 3 of the proposed 6 buildings have been submitted and multiple storefront façade elements have been designed and complimentary juxtaposition. The remaining buildings elevations will utilize similar façade elements in different arrangements to create complementary and consistent design throughout the shopping center.**

17. Remove unnecessary striping adjacent to dumpsters. They are clearly visible to service vehicles.

**Response: The striping is shown to restrict parking in front of the dumpsters.**

18. Adequate space around ground mounted utility boxes shall be provided for shrubs and trees.

**Response: Sufficient space has been provided to provide shrubs and trees.**

#### **Grocery**

19. Refer to comment #16 in "Overall Site Plan Comments" section above.

**Response: Please see response to comment 16 above.**



20. Provide note on plans identifying wall / fence screening service uses on north.

**Response: The plan has been modified and no service area is located along the north side of the grocer.**

#### **Pad A**

21. Refer to comment #16 in "Overall Site Plan Comments" section above.

**Response: Pad A has been removed from the site plan pursuant to coordination with City staff to revise the site layout.**

22. Pad A site plan shall meet minimum landscape requirements. Refer to comment #23.

**Response: Pad A has been removed from the site plan pursuant to coordination with City staff to revise the site layout.**

#### **Retail B**

23. Utility design on west side of Bldg. B, proposed underground lines / easements bisecting landscape islands, meter placement, multiple dumpsters, transformers, etc., etc., etc. These utilities have overrun this area with little regard for required landscaping. This area is visible from NW 40<sup>th</sup> Street, adjacent greenway, public parks and residential Block 4. Median trees, building foundation plantings and dumpster screening have been ignored. Design team shall take a closer look at the area and remain mindful that other code requirements do exist that go beyond the convenient placement of utilities. Be advised, staff will not support an alternative design solution to remove landscape screening requirements.

**Response: Significant landscape screening is provided to ensure that there is no adverse visual impact from the necessary service areas. Please refer to sheet LP-1 for additional information regarding the proposed plantings.**

24. Refer to comment #16 for architectural plans.

**Response: Please see response to comment 16 above.**

#### **Retail C**

25. Retail C reflects minimal service equipment compared to Bldg. B. Ensure service area design provides required landscaping and screening from Lyons Road. Refer to comment #23.

**Response: Retail C provides the same level of service equipment at Retail B. Landscape screening is provided to ensure no adverse visual impacts from the provision of the necessary service equipment. Please see sheet LP-2.**

26. Refer to comment #16 for architectural plans.

**Response: Please see response to comment 16 above.**

27. Provide circulation plan. Are both lanes intended to be one-way in order to access the drive-thru window on the north side of the building?

**Response: The drive thru lane is adjacent to the building and the outside lane is a by-pass lane. They have been labeled on the site plan.**

#### **Retail D**

28. Retail D reflects minimal service equipment compared to Bldg. B. Ensure service area design provides required landscaping and screening from adjacent ROW. Refer to comment #23.

**Response: Retail D provides the same level of service equipment at Retail B. Landscape screening is provided to ensure no adverse visual impacts from the provision of the necessary service equipment. Please see sheet LP-1.**

29. Refer to comment #16 for architectural plans.

**Response: Please see response to comment 16 above.**

### **Refuse**

30. Pending approval from Republic Services, (waste provider), (954-583-1830). As previously advised, if additional waste areas are needed, they shall be in an area not visible from public view.

**Response: Please see the Letter – Republic Services included with this resubmittal.**

### **Elevations**

31. Per applicant, pending submittal of supplemental architectural plans for proposed buildings.

**Response: Please see response to comment 16 above.**

32. Ensure elevations show maximum and mean roof height, colors for all elements including walls, doors, light fixtures, awnings, etc.

**Response: The elevations provided include these elements.**

### **Rooftops**

33. Per applicant, attempts will be made to incorporate active or passive greenroofs. Provide details.

**Response: All building flat roofs will have a high albedo white, single ply membrane to minimize heat island effect.**

34. Per applicant, rooftop equipment to be reasonably screened from Block 4. Provide details.

**Response: Parapet walls are provided to screen the rooftop equipment from Block 4. In addition and to the extent reasonably possible, the design utilizes various landscaping and tree canopy to block sight lines from other blocks depending on building heights.**

### **Signage**

35. Pending site plan submittal including:

- a. Ground monument locations and details.
- b. Directional signage.
- c. Façade signage.
- d. Address signs.
- e. Etc.

**Response: A complete sign plan will be provided prior to building permit. Ground mounted sign locations are provided on the site plan with 2 shopping center signs provided along Lyons Road, and 2 shopping center signs provided along 40<sup>th</sup> Street, one of which is placed at the corner of Lyons and 40<sup>th</sup> in accordance with the City Code allowances. In addition, one outparcel sign is provided at the south end of the site as the shifting of Retail E to inline creates an outparcel.**

### **General / Pending**

The following comments reflect pending issues and comments related to this and/or other concurrent applications, site plan vesting, proposed PMDD, and development review. Comments will remain through the review process even if acknowledged by the applicant.

**Response: Acknowledged. Thank you.**

### **City Commission**

36. The City expects projects within the MSPA to be consistent with the MSDS. This site plan application proposes *alternate design solutions* in the concurrent PMDD that have not yet been fully reviewed by staff. *This site plan application is pending staff review, consideration and City Commission approval of the proposed PMDD which includes development standards and alternate design solutions for this site plan and both are subject to change.*

**Response: Acknowledged. Thank you.**

37. Pending agreements as appropriate, to City Attorney satisfaction for;

- a. All cross access and maintenance issues;
- b. Establishing authority and owner procedures for future amendments to the PMDD;
- c. Maintenance standards, requirement and responsibilities for all parks and public areas;
- d. Designation and maintenance of open access for all park/recreation areas.

**Response: Acknowledged. Thank you.**

38. This site plan is subject to City Commission approval for vesting of property entitlements.

**Response: Acknowledged. Thank you.**

39. Pending receipt, per applicant response, of amenities package for the entire development.

**Response: Acknowledged. Thank you.**

40. Pending applicant presentation at Planning and Zoning Board and City Commission hearings.

**Response: Acknowledged. Thank you.**

### **Required for DRC review**

41. Pending receipt of public participation report including copies of mailed notices, meeting notes, site postings etc., for REVIEW PRIOR to placement on a Planning and Zoning Board agenda.

**Response: The applicant has completed a public participation program and provided the City with a public participation report for the project.**

### **Prior to placement on Planning and Zoning Board Agenda**

42. Pending receipt of 1 digital and 13 printed sets, bound, stapled & 3-hole punched of the following:

- a. Site plan package - **unlocked and unsigned**, no larger than 11"x17" in size.
- b. PowerPoint presentation, no larger than 11"x17" size.
- c. Public outreach report.
- d. Sustainable (Green) efforts.
- e. Each set of DRC comment/response document, no larger than 8.5"x11" in size.

**Response: Acknowledged. Thank you.**

### **Prior to Building Permit Submittal / Issuance**

43. Pending address request submittal with backup and payment as acknowledged by applicant.

**Response: Acknowledged. Thank you.**

44. Pending payment of Affordable Housing, Police and Fire/Rescue and Public Art fees.

**Response: Acknowledged. Thank you.**

45. Pending receipt of recorded public access easement for a sidewalk, greenway, plaza or other amenity that will be located within private property but may be used by the general public.

**Response: Acknowledged. Thank you.**

46. Pending plat recording prior to building permit issuance.

**Response: Acknowledged. Thank you.**

47. Pending reimbursement to the City for landscape review services fees.

**Response: Acknowledged. Thank you.**

48. Project to be constructed in a single phase.

**Response: Buildings may not be completed in a single phase; however, all site improvements will be completed in a single phase. There may be building sites that are “pad ready” with all other site elements completed.**

49. Temporary construction trailer is not proposed.

**Response: Typically, a construction trailer permit is required prior to start of construction at which time logistics will be coordinated and submitted as a part of the permit application.**

**Prior to issuance of first Certificate of Occupancy**

50. Pending.

**Response: Acknowledged. Thank you.**



**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Calhoun  
Dwayne Dickerson  
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To: Liz Aguiar, Principal Planner

From: Scott Backman, Esq., *Dunay, Miskel and Backman, LLP*  
Christina Bilenki, Esq., *Dunay, Miskel and Backman, LLP*  
Beth Schrantz, Land Planner, *Dunay, Miskel and Backman, LLP*

Date: March 9, 2023

RE: Mainstreet at Coconut Creek Site Plan – Block 3

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**A. ARCHITECTURE & URBAN DESIGN COMMENTS**

1. Despite being an auto-centric design, we recommend that the site plan show the missing pedestrian connections. The drive-thru building does not have a pedestrian connection to the trail along Lyons Road.  
**RESPONSE: The site has been revised to provide pedestrian connections to the adjacent sites and right-of-ways and a pedestrian connection for Retail C is provided to the north through Pad A.**
2. Since the sidewalks on 40<sup>th</sup> Street are not delineated in the plan, Buildings B and D do not show pedestrian connections between the buildings in the street.  
**RESPONSE: Pedestrian connection to 40<sup>th</sup> Street has been provided at the northeast corner of Building B.**
3. Bike parking. We did not see bike parking in the plan. Since this site is small, having more customer arrive on foot or by bike would be good.  
**RESPONSE: Building C parking has been provided around the site, refer to the site plan.**
4. Dumpster locations: for buildings A, C, and D, the front face of these buildings should be facing the streets, not necessarily the parking lots. So that means the dumpsters, as positioned, are in the front yards. These really should be moved internal to the blocks, away from the frontage lines on 40<sup>th</sup> Street and Lyons Road.  
**RESPONSE: All dumpsters will have a privacy wall on 3 sides with an opaque gate. Dumpster will be landscaped with appropriate hedge, shrubs, and trees/palm material for screening. *Where feasible dumpster enclosures have been relocated internally within Block 3 (i.e. Pad A). The remainder of the dumpster enclosures were preserved in their current locations as to accommodate appropriate proximity to the end users of such facilities. The developer has successfully screened dumpster enclosures along major roadways and entrances in other projects in their portfolio such as Uptown and Park Place. As in those projects they intend to utilize architectural and natural enhancements such as landscaping (within the greenway and***

***abutting the structures), elevations changes and screen walls. Accompanying this response we have included pictures of similar features and solutions at our existing projects as a reference of what we intend to accomplish at MainStreet.***

5. The Main Plaza shown on the master plan, to the north side of proposed 40<sup>th</sup> Street is properly fronted by buildings on 3 sides, but not along the southern edge that is part of Block 3. The Block 3 side is lined with the side of a building, a row of dumpsters, and a parking lot. This will look rather unfortunate. All the great civic spaces of the world are lined with buildings, unless there is an amazing view such as a body of water, mountains, or long vista. Parking lots and dumpsters should not be acceptable.

**RESPONSE: Buildings, dumpsters, and parking lot will be landscaped with appropriate hedge, shrubs, and trees/palm material for screening.**

***Similar to the above the dumpsters along 40<sup>th</sup> behind Retail B are intended to be well screened with enhanced landscaping to resemble a long vista or an extension of the park. Additionally, the Retail B building is intended to have superior architectural features and fenestration to provide a sense of presence in the view corridor from the Main Plaza.***

## **B. BUILDING COMMENTS**

1. Include HC parking spaces at building B (3 spaces) and Pad A (1 space) total of 4 HC spaces required at C plus Pad A. # HC spaces are required at building D.

**RESPONSE: Handicap spaces have been added at each building location and the amount has been determined based on the parking demand for each building.**

2. Indicate accessible route from public transportation to buildings C and D.

**RESPONSE: Accessible sidewalk routes have been provided to each building as shown on the site plan.**

3. Indicate required HC spaces required per building on Site Plan Project Data Table.

**RESPONSE: Refer to data table on the site plan for the required handicap spaces per building.**

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

**RESPONSE: Acknowledged. Thank you.**

## **C. ENGINEERING COMMENTS**

### **GENERAL COMMENTS**

1. Please note that all reviews and comments are preliminary and the plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and MainStreet Design Standards upon any resubmittal of the site plans and at the final engineering review.  
**RESPONSE: Acknowledged. Thank you.**
2. Please note that all reviews are preliminary and further reviews of the MainStreet DRI and PMDD may generate more comments until final approval.  
**RESPONSE: Acknowledged. Thank you.**
3. Please note that as the site plan review was completed prior to the plat review and approval, all engineering comments are preliminary and may be modified upon further reviews as well as more comments may be generated.  
**RESPONSE: Acknowledged. Thank you.**
4. Master site plans for roadways, drainage and utility infrastructure must be approved prior to Block 3 site plan approval.  
**RESPONSE: Acknowledged. The applicant has submitted the master roadway site plan and is working to address city staff comments from the initial review.**
5. 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. Thank you.**
6. 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. Thank you.**
7. 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. Thank you.**
8. Please provide a conflict schedule between all proposed utilities for this project.  
**RESPONSE: A conflict schedule has been provided on a conflict plan.**
9. Conflicts between water, wastewater and drainage must meet minimum separations according to Florida Administrative Code (FAC) Rule 62-555.314.  
**RESPONSE: All conflicts separations meet the minimum code requirements.**
10. Provide total pervious and impervious area as part of the site data tables.  
**RESPONSE: The pervious and impervious areas are shown in the site data table.**
11. Clearly show and label all existing and proposed easements within Block 3.  
**RESPONSE: The easements have been labeled on the plans.**
12. All proposed roadways, drainage and utilities that will be constructed prior to Block 3, must be labeled as existing.

**RESPONSE: All proposed drainage, roadways and utilities not part of Block 3 improvements have been shown as existing.**

13. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Therefore, all trees must be placed outside of the easement.

**RESPONSE: Acknowledged.**

**The PMDD provides the following alternate design standard with regard to utility easement encroachments based on type of easement and type of encroachment:**

**“Utility easements may overlap landscape buffers and greenway trails, provided that all required trees can be provided. All trees shall be located a minimum of six feet (6’) away from all proposed/existing City utilities and shall not be located in utility easements for underground drainage, potable water, sanitary sewer and re-use mains. Other utilities, including but not limited to FPL, telephone, and cable, may allow trees within utility easements subject to compliance with specific utility company requirements. Root barriers shall be provided where trees are located within ten feet (10’) of underground drainage, potable water, sanitary sewer, and re-use utilities. Light poles may be allowed in easements with provision of a six foot (6’) separation from underground utilities.”**

**The plans have been prepared in accordance with this requirement.**

14. Please provide separate sheets for the engineering plan, one sheet for paving and drainage, one sheet for water and wastewater, and one sheet for reclaimed water and irrigation.

**RESPONSE: Separate plans for the paving and drainage and water/wastewater have been provided. Refer to landscape drawings for reclaimed and irrigation plans.**

15. Per Section 13-273 of City Code, shop drawings for all proposed Water, Wastewater, Reclaimed water, and Drainage must be submitted prior to issuance of engineering permit.

**RESPONSE: Acknowledged.**

16. Please be aware that all Utilities & Engineering standard details are currently being updated, once the changes are codified, it will be provided to be used in all MainStreet submittals.

**RESPONSE: Acknowledged. Thank you.**

17. Plans are not identical. Number of diagonal parking spaces and dumpster locations west of retail building “D” on the site plan, does not match what is proposed on other plans.

**RESPONSE: Plans have been updated and coordinated with all consultants, so that they match.**

18. Proposed monument sign may encroach the utility easement, please be aware that monument signs are not permitted to within easements.

**RESPONSE: Acknowledged.**

19. Plans show a large valve symbol, please identify what it refers to.

**RESPONSE: The plans have been revised and proposed improvements have been labeled.**



## TRAFFIC / ROADWAY AND PAVEMENT

20. Please clearly identify all proposed sidewalks/walkways throughout the site and show continuity of pedestrian routes.  
**RESPONSE: The proposed sidewalks have been labeled and dimensioned to depict the continuity of routes through the site.**
21. Crosswalks and ADA mats are missing in some locations throughout the site.  
**RESPONSE: Crosswalks have been added throughout the site and the details for the ramps stipulate the mats.**
22. Per City code section 13-241, all sidewalks shall have a minimum width of 5 feet. The width of the sidewalks shall not include the 2 feet overhang from the parking spaces adjacent to it.  
**RESPONSE: The site has been revised to provide the minimum 5' sidewalk beyond the 2' curb overhang.**
23. Concrete thickness for sidewalks must be 6" in public areas and 4" in private areas.  
**RESPONSE: Acknowledged.**
24. Provide cross sections for all roadways, sidewalks, and green areas and provide corresponding details.  
**RESPONSE: Proposed cross sections have been provided.**
25. For all proposed cross sections, please show transverse slopes of minimum 2.0% for roadways, 1.0% for parking areas, type of asphalt, and LBR requirements for limerock and subgrade.  
**RESPONSE: Proposed cross section depicts the required information.**
26. Cross sections must show LBR 40 subgrade material under sidewalks and limerock under paver sidewalks.  
**RESPONSE: The sections comply with the LBR requirement.**
27. Longitudinal slopes of pavement must be a minimum 0.4%.  
**RESPONSE: The proposed longitudinal slopes comply with the minimum slope.**
28. Show a minimum of 4 ft. set back from all stop bars to crosswalks.  
**RESPONSE: All stop bars have been setback the required minimum 4'.**
29. Show the clear sight triangles for the proposed ingress/egress of the project.  
**RESPONSE: Clear sight triangles have been added to the site plan at each ingress/egress location.**
30. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).  
**RESPONSE: A note has been added to the site plan for the markings and signage to meet the MUTCD.**
31. All pavement and sidewalks must follow City of Coconut Creek's Standard Details. Please provide a detail sheet.  
**RESPONSE: A site detail sheet has been added with the applicable standards requested.**

32. For the proposed ADA parking spaces, please show the access aisle with associated striping.  
**RESPONSE: The accessible spaces have been shown with the required access aisle and striping.**
33. Per MainStreet Design Standards, the proposed sidewalk sections along Lyons Rd must be colored concrete.  
**RESPONSE: Acknowledge and they are not to be constructed as part of Block 3 improvements and are shown as existing on this set of plans.**

#### **STORMWATER COLLECTION SYSTEM**

34. Please label all proposed and drainage pipes segments with size and type.  
**RESPONSE: All drainage has been labeled with the size and type.**
35. Please provide all invert elevations for all proposed catch/drainage basins.  
**RESPONSE: Inverts and proposed inlet and catch basins have been provided in a structure table.**
36. Provide flow arrows throughout the site and in vicinity of driveways defining stormwater runoff.  
**RESPONSE: Flow arrows have been added to the PGD plan.**
37. Please ensure that all proposed drainage structures maintain a minimum of 6 feet horizontal separation from all city utilities.  
**RESPONSE: All proposed drainage structures have been placed a minimum of 6' from any city utility.**
38. Please show the location of the proposed PRBs within the proposed drainage system.  
**RESPONSE: Locations of PRB's have been shown in the structure table.**
39. All drainage structures must follow City of Coconut Creek Standard Details, please provide a details sheet.  
**RESPONSE: The city drainage structure details have been added to the plan set.**
40. Please provide stormwater calculations for the new development.  
**RESPONSE: Drainage calculations are being provided with the submission.**
41. Using the parking lot 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 as a formal letter or email).  
**RESPONSE: An acknowledgement will be provided.**
42. Provide a drainage structure table.  
**RESPONSE: A drainage structure has been added to the plans.**

#### **WATER DISTRIBUTION SYSTEM**

43. 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: 12' wide utility easements have been provided and labeled.**

44. Please provide details for all proposed water lines and infrastructures per the City of Coconut Creek's Standards.  
**RESPONSE: The city utility details have been added to the plans.**
45. Show length (LF) of each proposed water main segment on plans.  
**RESPONSE: Each segment of water main has been labeled which includes the length.**
46. Please show all proposed water sampling locations on the plan.  
**RESPONSE: Sample points have been added to the plans.**
47. Provide double valve at each connection point.  
**RESPONSE: Double valves have been added at the connection points.**
48. Per City Code Section 13-242, all proposed fire hydrants assemblies must come off the water main with a 6 inches line and gate valve. Fire hydrants must be inside an easement.  
**RESPONSE: The fire hydrants are shown with the 6" line, valve and easement.**
49. Add fire hydrant clear zone detail to the plans provided in the City Code Section 13-276. Fire Hydrants must be located 4 to 7 feet from back of the curb.  
**RESPONSE: Fire hydrant clear zones have been added to the plans.**
50. Please ensure that all fire hydrant valves are not placed on curbs.  
**RESPONSE: Fire hydrant valves have not been placed in curbs.**
51. Please provide bollards for proposed fire hydrants.  
**RESPONSE: The bollards are shown on the details.**
52. Please provide water service line type, size, and details. Service lines material must be Polyethylene. City prefers 2-inch water service lines.  
**RESPONSE: The water services have been labeled and are shown as 2" P.E. lines.**
53. Please add notation that all meter boxes must be provided by the contractor.  
**RESPONSE: A note has been added to the utility plans.**
54. 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.  
**RESPONSE: Acknowledged.**
55. The proposed dumpster locations might be in conflict with the proposed water service line easements. Please be aware that dumpsters are not permitted to encroach any easements.  
**RESPONSE: The dumpster and utility lines have been modified to eliminate conflicts.**

#### **WASTEWATER COLLECTION SYSTEM**

56. All proposed wastewater lines must be located within an easement up to the first clean-out that will be maintained by the city.

**RESPONSE: All sanitary sewer mains have been shown in easements and a cleanout added adjacent to the easement line.**

57. Please provide invert and rim elevations for all maintenance access structures (MAS).  
**RESPONSE: A MAS table has been provided with the invert and rim elevations.**
58. Please provide the length (LF) of each wastewater main segment.  
**RESPONSE: Each segment has been labeled with its length.**
59. Please provide the type, material, and size for all proposed wastewater laterals. Per City Code Section 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 laterals have been labeled with the type, material, and size.**
60. Conflict table must be provided for all utility crossing.  
**RESPONSE: A conflict table has been provided on the conflict plan.**
61. Provide a MAS structure table with numbering or letters.  
**RESPONSE: A MAS structure table has been provided.**
62. MAS spacing must not exceed 300' (ft.) per City standard (Section 5-3 (4)).  
**RESPONSE: The MAS spacing is less than 300'.**
63. Please provide details for all proposed wastewater lines and infrastructures per the City of Coconut Creek's Standards.  
**RESPONSE: The city details have been added to the plans.**
64. Please show connection details to the existing maintenance access structures (MAS).  
**RESPONSE: The city connection details have been provided.**
65. Please clarify/show wastewater connections to the proposed building on the west side of the project (Grocery building).  
**RESPONSE: The plans have been revised and include connections to the grocer.**
66. Please clarify why there are two laterals that serve the building located on the southeast side of the project.  
**RESPONSE: The plans have been revised.**
67. The proposed dumpster locations might be in conflict with the proposed wastewater lateral easements. Please be aware that dumpsters are not permitted to encroach any easements.  
**RESPONSE: The plans have been revised to eliminate conflicts with the proposed sewer main easements.**

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

68. Reclaimed water connections for irrigation purposes are not shown on the plans.  
**RESPONSE: Refer to landscape irrigation plans for connection to the reclaimed water line.**

## LANDSCAPING

69. 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: Acknowledged.**
70. Water meter and City clean out must be clear of any landscape, please maintain at least 4 feet clearance (6 feet preferred).  
**RESPONSE: Acknowledged.**
71. Please be aware that trees are not allowed to be placed within utility easements.  
**RESPONSE: Acknowledged.**
72. All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.  
**RESPONSE: Acknowledged.**
73. Ensure trees do not obstruct clear sight triangle at stop sign intersections. Please show sight triangles on plans.  
**RESPONSE: See updated Landscape Sheets LP-1 and LP-2 for sight triangle locations.**

## D. FIRE COMMENTS

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. from the fire department access roads as measured by an approved route around the exterior of the building or facility (NFPA 1-18.2.3.2.2). Shall be permitted to increase to 450 feet if the building is equipped with an approved automatic sprinkler system. Fencing at the rear of the building shall not restrict access.  
**RESPONSE: The plans provide a fire department access road which meets these criteria. Refer to fire truck routing plan.**
2. Fire department access through a gated community shall be provided with a Knox gate switch and shall allow access by using the city's existing fire responder receiver/transmitter program. All entrance and exit gates shall open when activated. (NFPA 1-18.2.2.2) (City Ordinance 9-44). Gates installed after 5/1/23 shall be provided with a universal access system that is approved by the Fire Chiefs Association of Broward County (F-108.9.3 Broward County Amendments).  
**RESPONSE: No gates are planned for Block 3.**

The Fire Truck Route Plan shall show turning radius dimensions.

**RESPONSE: A fire truck routing plan has been provided.**

A vehicle's turning circle is the radius (or diameter) measured by the outer wheels of the vehicle while making a complete turn, without any physical conflicts (i.e. curbs, light poles, fire hydrants, etc.);

**RESPONSE: Acknowledged.**

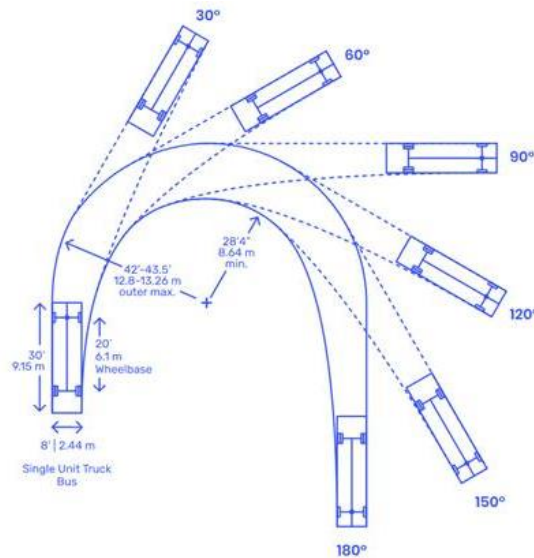
A minimum inner turning radius of 28'4" | 8.64 m should be provided for a bus or single-unit truck making a 180° turn.

**RESPONSE: Refer to the truck turning plan which depicts the bus template routing through the site.**

The turning path of a City Fire Truck measures the minimum possible turning radius necessary for performing a *U-turn* in a vehicle with a 20' (6.1 m) wheelbase.

**RESPONSE: The plan does not provide dead ends so U-turns should not be required for access.**

Measuring the inner and outer radii of the 180° turn, a minimum inner radius of 28'4" (8.64 m) and minimum outer radius between 42'-43.5' (12.8-13.26 m) should be provided for City Fire Trucks;



**RESPONSE: Refer to the Fire Access Plan which depicts the movement of City fire trucks throughout the site.**

3. The maximum distance to a fire hydrant from the closest point on a building shall not exceed 400 feet. The maximum distance between fire hydrants shall not exceed 500 feet (NFPA 1-18.5.3) Please display that these distances are provided. Measurements are taken as the fire truck travels.

**RESPONSE: Fire hydrants have been provided and the spacing meets the requirements.**

4. Landscape plan shall show 36 in clearance around all fire hydrants and 60 in clearance in front of the fire hydrant (NFPA 1-18.5.7).

**RESPONSE: Acknowledged. See Landscape Sheets LP-1 and LP-2 for fire hydrant clearances.**

5. Using table 18.4.5.2.1 in NFPA state the minimum required fire flow for the building with the most total square footage. Include the construction type of the building. Show the minimum number of fire hydrants required per the required fire flow (NFPA 1-18.5.4). The aggregate fire flow capacity of all fire hydrants within 1000 ft. of a building shall not be less than the required fire flow determined with section 18.4. (NFPA 1-18.5.4.2)

**RESPONSE: Flow tests have been ordered for existing hydrants surrounding the site. Calculations for the minimum required fire flow will be provided upon our next submittal.**

6. Fire department access roads shall have an unobstructed width on not less than 20ft. (NFPA 1-18.2.3.5.1.1) Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft. 6in. (NFPA 1-18.2.3.5.1.2)  
**RESPONSE: All fire access routes provide at minimum an unobstructed width of 20-feet. Additionally, these routes do not have any obstructions overhead.**
7. The fire department emergency only drive shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.  
**RESPONSE: No emergency only drives are proposed as part of this project.**

**E. LANDSCAPING COMMENTS**

1. Per aerials, there is a large amount of existing tree canopy on site. Existing canopy on site that is removed is to be mitigated for and tree disposition plans with mitigation calculations are to be provided. Invasive and nuisance plant material are exempt from mitigation.  
**RESPONSE: Acknowledged. The applicant is continuing to work on the tree disposition plans and mitigation calculations and will coordinate same with the City as we move forward.**
2. Provide landscape requirement data table to include all applicable code sections, such as MainStreet Streetscapes, Overall landscape, perimeter landscape, foundation planting, parking islands, median dividers, native, and diversification calculations.  
**RESPONSE: See Landscape Sheet LP-4 for requirements and calculations.**
3. Providing a consistent Main Street streetscape theme regarding streets trees, palms, and landscape material is critical throughout the entire Main Street development. Coordinate between individual firms preparing the landscape plans and provide a separate streetscape exhibit master plan as a guideline.  
**RESPONSE: The proposed Streetscape landscape shall be shown on sheets LP-1 and LP-2 in dash to reflect location of placement. A separate landscape set will be provided as a reference for 40<sup>th</sup> Street.**
4. Per the PMDD Master Phasing Plan exhibit and documents, the adjacent streetscapes and greenways along Lyons Road and 40th Street are to be included as part of Block 3. Provide additional landscape plans for review.  
**RESPONSE: The proposed Streetscape and Greenway landscape shall be shown on sheets LP-1 and LP-2 in dash to reflect location of placement. A separate landscape set will be provided as a reference for 40<sup>th</sup> Street, Lyons Road, and the greenway between Block 3 and Block 4.**
5. Additional information regarding the greenway between Block 3 and Block 4 is needed. See previous comments for the Block 4 site plan review.  
**RESPONSE: Refer to the attached Greenway plan for the portion of the site between Block 3 and Block 4 for reference only.**
6. Terminal and intermediate parking landscape islands are to be planted with required trees and be a minimum of 12' wide.  
**RESPONSE: Acknowledged. Refer to civil plan for dimensions.**

7. All divider medians separating parking rows require 1 tree per 40 LF and shall be a minimum of 5' in width, not including bumper overhang.  
**RESPONSE: Acknowledged. See updated Landscape Sheets LP-1 and LP-2.**
8. All building foundations that front vehicular use area is required to have 1 tree per 40 LF and two tiers of landscape. Sod is not considered a tier.  
**RESPONSE: Acknowledged. See updated Landscape Sheets LP-1 and LP-2.**
9. Provide light pole locations. A minimum of 15' separation is required from shade trees, and a minimum of 7.5' is required for small trees and palms. Recommend providing dashed circles on the plans to demonstrate compliance.  
**RESPONSE: Acknowledged. See updated Landscape Sheets LP-1 and LP-2.**
10. Proposed planting along east perimeter is to be coordinated with greenway planting to provide a natural transition from the commercial area to the roadway.  
**RESPONSE: Acknowledged. See updated Landscape Sheets LP-1 and LP-2.**
11. Crape Myrtles and Clusia guttifer are not considered native species. Revise native designations in the plant schedule.  
**RESPONSE: Acknowledged. See updated Landscape Sheet LP-3.**
12. One of the main design intents for the Main Street development is to provide native and Florida friendly plant material to conserve water, attract native wildlife, and create a site that is integrated into the natural surroundings. It is strongly recommended that the proposed landscape goes beyond the code minimums to achieve this design intent.  
**RESPONSE: Acknowledged. See update Landscape Sheet LP-3.**
13. Provide City Standard Landscape notes on plans. A copy of the notes in Word are available upon request.  
**RESPONSE: See Landscape Sheet LP-3.**
14. Provide, dimension, and label all easements on the landscape plans. Trees and Palms are not permitted within any easements.  
**RESPONSE: Acknowledged. See updated Landscape Sheets LP-1 and LP-2.**
15. Provide existing and proposed utility lines on the landscape plans. Adjust any conflicts with proposed landscape.  
**RESPONSE: Acknowledged. Utility lines have been adjusted and coordinated.**
16. Provide root barrier detail and notes. Trees and Palms planted within 6' of utilities and hardscape elements are required to use root barrier.  
**RESPONSE: Acknowledged. See updated Landscape Sheet LP-3 for detail.**
17. Per MainStreet Design Standards, the use of structural soil or modular suspended pavement system is to be incorporated into the plans to allow for the proper root growth of landscape material. Include limits and details as necessary.



**RESPONSE: Acknowledged. See updated Landscape Sheets LP-1, LP-2, LP-3, LH-1, and LH-2.**

18. 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: Acknowledged. Planting Detail has been updated on Sheet LP-3.**

19. Note that all ground equipment and dumpster enclosures required landscape screening on three sides. This includes, but not limited to AC units, electrical equipment, and irrigation pump enclosures. Recommend providing locations for all ground equipment so that it can be coordinated with the landscape plans.

**RESPONSE: Acknowledged. See updated Landscape Sheets LP-1 and LP-2. Ground equipment and dumpster enclosures will be screened.**

20. Additional comments will be provided upon review of the re-submittal application.

**RESPONSE: Acknowledged. Thank you.**

#### **F. PHOTOMETRIC COMMENTS**

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

**RESPONSE: The photometric does not include any signage or landscaping lighting. In order to include signage and landscape lighting, we need to be provided fixture spec, quantities, locations, elevations, and IES files.**

2. Provide the cut sheet for all proposed lighting fixtures.

**RESPONSE: Fixture cut sheets were submitted with revised photometric.**

3. Light shall not trespass off the property.

**RESPONSE: In the revised photometric, spillage has been minimized.**

4. Mounting height exceeds PMDD standards of 25'. Revise accordingly.

**RESPONSE: Mounting heights have been reduced to 25'.**

5. Lighting adjacent to residential may require light shields.

**RESPONSE: Shields have been utilized.**

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

**RESPONSE: A wireless control system will be utilized to dim down the light levels after hours**

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

**RESPONSE: Wall packs have been removed.**

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

**RESPONSE: Noted**

9. Additional comments may be provided upon review of revised plans.

**RESPONSE: Acknowledged. Thank you.**

#### **G. POLICE COMMENTS**

1. For MainStreet Block # 3 and throughout MainStreet I would recommend that the landscaping follow the CPTED concepts of 3' for shrubs and 6' or higher for trees. Make sure that the placement of the trees will not interfere with proposed lighting and surveillance cameras, if applicable.

**RESPONSE: Acknowledged.**

2. I would recommend IP Cameras throughout that the RTCC can access. Decorative bollards at both ends of the proposed outdoor dining between bld. A & B.

**RESPONSE: Acknowledged. Additional language is being built into the PMDD to ensure such elements are provided at time of Building Permit.**

3. Wayfinding signage and street markings throughout MainStreet.

**RESPONSE: See sheets LH-1 and LH-2 for wayfinding signage on site.**

4. Individual bucket seats or bench seats with vertical slats or rails, to prevent people from sleeping or laying down on them, but offers natural surveillance throughout MainStreet and along the greenway.

**RESPONSE: Acknowledged.**

5. Light up bollards along the greenway to provide additional lighting for pedestrians.

**RESPONSE: Acknowledged. Will be provided in the separate Landscape Set detailing the Greenway landscape.**

#### **H. SUSTAINABILITY COMMENTS**

##### **General**

1. Refer to zoning comments for:

**RESPONSE: Acknowledged. Thank you.**

- a) Planning and Zoning Board and City Commission presentations.

**RESPONSE: Acknowledged. Thank you.**

- b) Public meeting package submittal requirements.

**RESPONSE: Acknowledged. Thank you.**

- c) Public outreach requirements.

**RESPONSE: Acknowledged. Thank you.**

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

**RESPONSE: Acknowledged. Thank you.**

3. This site/buildings must be green certified by either Florida Green Building Coalition, Green Globes, or LEED. Identify which certification this site will acquire and any efforts made to this end to date.

**RESPONSE: Block 3 will be pursuing certification through FGBC Commercial Version 3-1.0. A copy of the Checklist is being provided as part of the Site Plan submittal.**

4. For future submittals, affix the Sustainability Checklist to a sheet in the drawing set. A copy of the “green” data sheet is available upon request.

**RESPONSE: A copy of the Green Checklist will be provided as part of the Site Plan submittal and the green date will be include in the plan set.**

### **Chapter 13-320 LDC**

5. The elements represented on the project relative to compliance with LDC Chapter 13-320 are meant to exceed the Florida Building Code and Florida Energy Code requirements. Respond to all sections with this in mind.

**RESPONSE: Acknowledged. Thank you.**

6. Sec.13-320(b)(1) – All new development or redevelopment applicants must retain a LEED accredited professional within their planning team. Professional shall be an active participant in the development of “green” standards proposed for the project. Identify the LEED professional and their role on this project.

**RESPONSE: We have retained Integrative Sustainability Solutions as the accredited professional, Joe Snider, RA, NCARB, LEED Fellow, WELL AP; Erin Wright, MEd, LEED AP, WELL AP. Integrative Sustainability Solutions will be the professional representing Block 3 for FGBC certification.**

7. Answers such as, “as much as possible” are not quantifiable nor are they sufficient. Provide percentage goals and additional information.

**RESPONSE: Acknowledged.**

8. Provide examples of meeting elements of this chapter, for example, the inclusion of EV chargers to provide for alternative transportation. Construction prevention, “BMP’s such as, [example].

**RESPONSE: Block 3 has proposed EV car charging stations, solar powered benches, solar awnings, rainwater harvesting, recycling, solar powered waste and recycling receptacles, bicycle racks, and reclaimed water for irrigation.**

### **\Green Plan**

9. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the DRC process. Provided below is a list of action steps from the plan that may be used for this project.

**RESPONSE: Acknowledged. Thank you.**

10. *Action 1.6* – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value. Identify required “Green Technology” for this site.

**RESPONSE: Please refer to the sustainability plan. The applicant is also working on incorporating conspicuous displays of green energy throughout the MainStreet Project.**

11. *Action 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020. Provide tree canopy coverage percentage for this site.

**RESPONSE: Acknowledged. The applicant is working with City staff to develop plans to meet this goal to the extent possible within the MainStreet project as a whole.**

12. *Action Item 2.2* – Achieve 40% "greenroof" (vegetation or material) coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. Staff recognizes “greenroof” to mean high albedo paint or vegetation.

**RESPONSE: Acknowledged. The project will work with the city in an effort to achieve this goal. Additional details will be provided as building design develops.**

13. *Action Item 5.1* – Increase recycling throughout the City.

**RESPONSE: The applicant is providing recycling facilities to encourage such activities.**

14. *Action Item 5.3* - Require all construction and demolition debris to divert 75% of waste from landfills. Fulfill this through a contract with the appropriate contractor at the time of construction.

**RESPONSE: The applicant will comply to the extent feasible.**

15. *Action Item 6.2* – Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service. Respond to how this site accomplishes this goal.

**RESPONSE: The MainStreet project has focused on improving mobility throughout. Pedestrian connections have been made within the site to connect to the Greenway along Lyons Road, the pedestrian connections throughout the MainStreet development and with bike racks that are easily accessible for those utilizing the shared/bike pathways. Pedestrian connections are also provided to Lyons Road to facilitate pedestrian connections to adjacent bus stops.**

16. *Action Item 6.4* - Implement an alternative vehicle parking program to designated parking areas for alternative vehicles in developments throughout the City by 2020. Respond to this with information on the EV charging stations for this site.

**RESPONSE: Please refer to the sustainability plan for the location of EV charging stations.**

**Resolution 2020-063**

17. Pursuant to Resolution 2020-063, the City of Coconut Creek has embarked on a mission to reduce single-use plastics and non-recyclable material in its own operations and as a means to lead-by-example for the community. Add to the sustainability checklist sheet a commitment to the following:

- Green Checklist: Develop a checklist to ensure sustainable event/meeting planning. An example is available from the City.

**RESPONSE: The Applicant has included the green checklist with this resubmittal.**

- Water Fountains: Provide smart water fountains/touchless bottle refill stations on site.

**RESPONSE: The proposed tenant mix for Block 3 contemplates commercial uses which provide additional amenity and functionality to the overall master development. As it relates specifically to water fountains we anticipate having a grocery store which will likely provide a water fountain within the premises along with the variation in food and beverage tenants which will likely provide self-serve fountain drinks including water or the ability to dispense water from behind a bar or service station upon request.**

- Recycling: In addition to on-site recycling, provide information regarding the new “Recycle Right Drop-Off Facility” behind the Police Department adjacent to Lyons Road.

**RESPONSE: Acknowledged. The applicant will provide such information.**

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

**RESPONSE: All leases will require tenants to adhere to any code requirements imposed by the authority having jurisdiction to the extent the city adopts future code requirements. Until any future codes are put in place with similar efforts outlined within Resolution No. 2020-063 the developer intends to insert a provision into the leases citing the existence of the resolution putting the tenant on notice of the city’s intent and efforts to reduce usage of single-use plastic items in its operations.**

## **I. TRANSPORTATION COMMENTS**

1. Provide ADA compliant accessible routes to each building entrance. Where is the accessible route for Pad A or Retail B? Accessible parking spaces must have designated adjacent ADA compliant access aisles.

**RESPONSE: All accessible route has been provided to each building through the network of sidewalks.**

2. The total number of off-street parking spaces was shown to total 439-spaces. Only ten (10) ADA parking spaces were shown on the Site Plan. A total minimum of twelve (12) are required and shall be at least 96 inches wide, have an access aisle at least 60 inches wide, have no more than a 1.48 (2.08%) slope in all directions, have a surface that is firm, stable, and slip-resistant and have a sign with the international symbol of accessibility on it, mounted at least 60 inches above the ground (measured to the bottom of the sign).

**RESPONSE: The plan has been revised and the number of accessible spaces exceeds the requirements.**

3. Are the angled parking spaces west of Retail D a loading area? These two (2) off-street parking spaces should be removed as the backup maneuver appears to conflict with the driveway operation.

**RESPONSE: The angle spaces have been removed.**

4. Dimension all driveway reservoirs, radii, width, etc.

**RESPONSE: The driveways and curb radii and widths have been labeled on the plans.**

5. The driveway connection onto Lyons Road between Pad A and Retail C is noted to be 30-feet in width. How will this driveway operate (2-way with a turn lane?). Please provide a typical section or pavement markings that would illustrate how the driveway will function.

**RESPONSE: The driveway will be two lanes and appropriate striping has been added to the plan.**

6. Provide a typical detail for the SB Right Turn Lanes. Dimension the driveway separation distance between 40th Street and the two (2) access driveways along Lyons Road.

**RESPONSE: A typical right turn lane detail has been added. Dimensions for the separation of the driveways has been added to the site plan.**

7. Identify the pedestrian connection to Retail C from Lyons Road.

**RESPONSE: Due to the proposed drive-through lane, and for safety reasons, the pedestrian access route to Retail C has been provided adjacent to Pad A.**

8. Identify the missing sidewalk/bike lane that fronts 40th Street.

**RESPONSE: The sidewalk and bike lane for 40<sup>th</sup> Street have been added to the plan.**

9. Dimension driveway widths near Retail A, Retail B and Grocery buildings.

**RESPONSE: The driveway widths have been labeled.**

10. Provide a typical parking detail for parallel parking spaces, loading areas, typical parking spaces and handicap parking spaces.

**RESPONSE: The parking spaces have been dimensioned.**

11. A dumpster enclosure is required for all solid waste collection areas. Provide a typical dumpster enclosure. Solid waste will be collected by a private hauler.

**RESPONSE: Dumpster enclosures have been provided at each building.**

12. The fire truck access route shall use the B-40 bus template which requires a 25-foot inside and 50-foot outside turning radius. Revise the plan to include the non-articulating truck.

**RESPONSE: A fire truck routing utilizing the Block 4 bus template has been provided.**

13. Provide a convenient location for a bike rack at each building and provide a typical bike rack detail.

**RESPONSE: Acknowledged.**

14. A bus rider shelter or shelters are needed for existing designated BCT bus stops along SB Lyons Road. A bus shelter easement shall be included with each shelter with the perpetual maintenance of each bus rider shelter assigned to the adjacent property owner. The bus rider shelter shall not encroach into the shared use pathway proposed along Lyons Road.

**RESPONSE: Acknowledged. Coordination with BCT will occur to ensure that any existing BCT bus stops adjacent to the site along SB Lyons Road will not be encroached upon and that the required bus shelter and easement will be provided.**

15. Off-street parking spaces shall not exceed ten consecutive spaces without a planter island. This drive isle north of Pad A appears to show 14 consecutive off-street parking spaces.

**RESPONSE: Per the City's LDC it allows for a maximum of 12 consecutive spaces which the plans comply.**

16. The new driveway shown south of Retail D suggests right in, right out and left in. Moreover, the driveway between Retail C and Pad A appears to be full access as well. A median opening on Lyons Road to perform a NB left turn on 40th Street along with the two (2) independent driveways noted herein in this driveway is not supported by City Staff.

**RESPONSE: The median openings on Lyons Road will be coordinated with Broward County Traffic, the City of Coconut Creek and the project's traffic engineer. Dependent upon future coordination, the off-site roadway design will be updated prior to our next submittal.**

17. Lyons Road and 40th Street's intersection is identified as a signalized intersection. The Block 3 Site Plan shall show all adjacent driveways, existing median openings, proposed median openings, etc. adjacent to this development.

**RESPONSE: The plans have been updated to depict the roadways and medians.**

18. How will the Block 3 project be phased for construction? Be advised that 100% of all required life safety, parking lot lighting, landscaping, accessible routes, pedestrian routes, off-street parking, pavement, pavement markings may be required prior to a temporary certificate of occupancy or a certificate of occupancy is issued.

**RESPONSE: It will be constructed as a single phase.**

19. Shopping cart coral collectors shall not be included within a designated planter island.

**RESPONSE: Cart corals are not part of the required landscape island.**

20. Show the location of the overhead parking lighting.

**RESPONSE: Lighting has been added to the plan.**

21. Identify the menu board location for Retail C. Identify the pickup window for Retail C.

**RESPONSE: Retail C menu board has been added to the plan.**

22. Show the turning radii of a vehicle leaving the Retail C building drive thru lane or bypass lane and turning into the outbound driveway onto Lyons Road.

**RESPONSE: The radii have been labeled on the plan.**

23. Additional comments may be forthcoming.

**RESPONSE: Acknowledged. Thank you.**

## **J. URBAN DESIGN AND DEVELOPMENT COMMENTS**

### **General Comments**

1. The intent of the MainStreet District is to provide for sustainable, mixed-use, pedestrian friendly development. MainStreet Design Standards (MSDS) serve as a design framework for all projects within the MainStreet Project Area (MSPA). The City expects projects within the MSPA to be consistent with the MSDS as approved by the City Commission. If an application does not meet the MSDS and principles then reasons why must be identified *and alternate solutions must be proposed that maintain the intent of the overall MainStreet concept*. When MSDS standards do not provide guidance, the City's Land Development Code shall apply. *This application is pending consideration and approval of alternate design solutions per proposed PMDD.*

**RESPONSE: Acknowledged. Thank you.**

2. Vesting of property entitlements is completed by Ordinance with site plan approval. Be advised, the City Commission may place restrictions or development conditions.

**RESPONSE: Acknowledged. Thank you.**

3. Outstanding PMDD rezoning comments may impact this site plan. Comments herein may not cover all concerns. Changes to the PMDD may trigger changes to this site plan. *Refer to comment #1 above.*

**RESPONSE: Acknowledged. Thank you.**

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

**RESPONSE: Acknowledged. Thank you. Please see contact information below:**

**Rosemurgy Properties**

**ATTN: Rick Stephano**

**Phone: 561-299-3305**

**Email: [rstephano@rosemurgyproperties.com](mailto:rstephano@rosemurgyproperties.com)**

5. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be done through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.

**RESPONSE: Acknowledged. Thank you.**

6. Additional comments may be provided at DRC meeting or upon review of any revised plans.

**RESPONSE: Acknowledged. Thank you.**

7. An address request letter must be submitted to the Sustainable Development Department with an 11"x17" site plan and \$300.00 fee. Addresses, subject to Postal Service approval, will not be issued until the site plan has been approved by the City Commission.

**RESPONSE: Acknowledged. Thank you.**

## **Plat**

8. Review of concurrent plat application and required dedication of right-of-way, public access easements, utility easements, buffers etc., may impact this site design. Referenced dedications shall



be shown and noted on all plans in this application (as applicable) per final plat. Be advised, building permits will not be issued until plat has been recorded. *Refer to comments #1 and #3 above. Please acknowledge.*

**RESPONSE: Acknowledged. The applicant understands that building permits cannot generally be issued prior to plat recordation, unless the tri-party agreement for permits prior to plat recordation is approved and executed by the City and County. The applicant further acknowledges required dedications are necessary. The applicant will continue to work with city staff to address timing of such dedications and improvements.**

### **Public Meetings**

9. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission hearings including color renderings and aerials of the project, as applicable.

**RESPONSE: Acknowledged. Thank you.**

10. Prior to Planning and Zoning Board hearing, applicant shall provide one (1) digital copy and thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following:

**RESPONSE: Acknowledged. Thank you.**

- a. Site plan package;

Note: digital copy to be **unlocked and unsigned**.

Note: Printed copies to be no larger than 11"x17" in size.

**RESPONSE: Acknowledged. Thank you.**

- b. PowerPoint presentation;

Note: Printed copies to be no larger than 11"x17" size.

**RESPONSE: Acknowledged. Thank you.**

- c. Public outreach report;

**RESPONSE: Acknowledged. Thank you.**

- d. Sustainable (Green) efforts;

**RESPONSE: Acknowledged. Thank you.**

- e. Each set of DRC comment/response document:

Note: Printed copies to be 8.5"x11" in size.

**RESPONSE: Acknowledged. Thank you.**

### **Public Outreach**

11. 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. This effort is the responsibility of the applicant and in addition to any required City public hearings. Provide correspondence demonstrating these efforts including a detailed report of all resident, HOA's and businesses meetings, 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.

**RESPONSE: Acknowledged. Thank you.**

### **Impact Fees**

12. Sec.13-110 through 13-117, Affordable Housing Program. Pursuant to Ord.2006-005, all non-residential development will be subject to an affordable housing linkage fee. Fee, based on use and square footage, must be paid prior to building permit issuance. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms.

**RESPONSE: The applicant acknowledges the affordable housing linkage fee must be paid prior to building permit issuance.**

13. Division 5, Impact Fees, Sec.13-118 through 13-126. Pursuant to Ord.2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance.

**RESPONSE: The applicant acknowledges Police and Fire/Rescue fees must be paid prior to building permit issuance.**

14. Sec.13-143 through 13-146, Public Art Requirement. Pursuant to Ord.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 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. Placement of art feature in lieu of payment is recommended.

**RESPONSE: The applicant acknowledges the City's public art requirements and will review the options internally**

### **Underground Utilities**

15. Refer to Sec.13-142, Underground Utilities, for requirements, exceptions, and timing details. *Ensure site plan and PMDD document reflect appropriate notes as applicable.*

**RESPONSE: Acknowledged. The applicant has coordinated appropriate notes for underground utilities, consistent with the PMDD.**

### **Overall Site Plan Comments**

16. Commercial centers shall be designed with public uses as a priority. Proposed site design for each parcel shall respond to pedestrian connectivity and circulation, plazas and outdoor dining opportunities. Variety in seating, shade, water features and public art are examples of amenities to consider. Exceptional site design plays a major role in creating a unique character of the MSPA.

**RESPONSE: Please see Hardscape Sheets LH-1 and LH-2.**

17. Site design shall include buildings with variety in heights, scale and architecture. Different interior uses should be clearly articulated through changes in the plane of the façade, materials and / or architectural details. Provide floor plans and architecture for each building consistent with referenced MSDS.

**RESPONSE: Acknowledged. The submittal includes updated conceptual elevations for the project. The developer is continuing to work on the building elevations and architecture to ensure this requirement is being met.**

18. Provide a phasing plan that reflects in what order the buildings are proposed for construction. Ensure safe and clear separation between construction and tenant/patron activity. Phasing plan shall detail how vehicle access and pedestrian connectivity will be provided during construction. Phasing to be coordinated with the building division for permitting requirements.

**RESPONSE: The project will be constructed in a single phase.**

19. Provide design criteria for all outdoor amenity areas including but not limited to pavers, furnishings, dumpster enclosures etc., that require a building permit from the City. Include heights, colors, materials, and other criteria as applicable.

**RESPONSE: Please see Hardscape Sheets LH-1 and LH-2.**

20. Site plans must stand alone without needing to reference the PMDD for basic information including but not limited to public vs private spaces, off-site phased improvements, etc. Additional graphics, plan sheets and details will be necessary to address comments.

**RESPONSE: The applicant acknowledges the site plan must stand on its own. Additional details have been provided with this resubmittal.**

21. Public Access: Upon final site plan approval by the City Commission, property owner shall record public access easement(s) for all portions of sidewalks, plaza(s), greenways, etc., that shall be located within private property but shall/may be used by the general public. Copies of recorded documentation must be provided to the City prior to building permit issuance.

**RESPONSE: Acknowledged. Thank you.**

22. Sustainable elements: The City expects projects within the MainStreet Project Area to incorporate conspicuous displays of green technology, which can be easily seen by the general public while being an integral part of the project. Technologies can act as social, educational, or artistic elements that may also be integrated into the function of a building or site. Applicant may consider solar ground or roof systems, rainwater collection/cisterns or wind to name a few, as part of the conspicuous display of green technology requirement.

**RESPONSE: Acknowledged. The applicant is working to incorporate conspicuous displays of green technology throughout the project. Please refer to the sustainability plans for Block 3 specific items.**

23. Service areas shall be screened from view. This includes roof top equipment. Refer to architecture comments.

**RESPONSE: Acknowledged.**

24. Site plan shall include details, notes, drawings or pictures for proposed sustainable elements that demonstrate purpose and function for the project. *Refer to comment above.*

**RESPONSE: Please refer to the sustainability plans.**

25. The City Commission has approved a City Amenities Package with uniform standards for street and pedestrian lighting, benches, trash receptacles, bus shelters, etc. Applicant shall coordinate with staff on incorporating these and other elements into the project.  
**RESPONSE: The applicant is continuing to work on an amenities package that will be reviewed with the city within the upcoming weeks.**
26. Sidewalks shall have a *minimum* width of five (5) feet. Provide additional dimensions throughout.  
**RESPONSE: Dimensions of the sidewalk has been provided.**
27. For illustrative purpose, show the proposed sidewalk connection from Block 4 to site.  
**RESPONSE: The sidewalk connection to Block 4 is shown.**
28. Provide additional sidewalk, landscape areas, parking space, travel lane widths and setback dimensions to property / parcel lines throughout the plan.  
**RESPONSE: Complete dimensions have been added to the plan.**
29. Specify material for all walkways and driveways.  
**RESPONSE: The sidewalk materials are shown on the site and landscape plans.**
30. Provide bike racks.  
**RESPONSE: See Hardscape Sheets LH-1 and LH-2.**
31. See landscape comments for roadway landscape buffer requirements.  
**RESPONSE: Landscape comments for the Roadway will be addressed in separate Landscape Set for submission.**
32. Show location of temporary construction if proposed.  
**RESPONSE: No temporary construction is proposed.**
33. Show all ground mounted FPL and other ground mounted utility boxes for each building on site plan. Ensure adequate green space is provided for installation of required screening shrubs and trees to allow for normal growth patterns without conflicts.  
**RESPONSE: Acknowledged. Ground mounted utility boxes have been shown.**
34. Provide setback dimensions at buildings to property lines and public spaces.  
**RESPONSE: Building setbacks have been provided.**
35. Show dimensioned access easement location on plans.  
**RESPONSE: No access easements are proposed.**
36. Show exterior and service doors on footprint and pedestrian connections, particularly when they fall within a landscape area. Revise all plans including landscaping accordingly.  
**RESPONSE: Acknowledged. Proposed sidewalk connections have been provided for proposed door locations.**

### Grocery

37. Provide enlarged view of outdoor dining area with features proposed.  
**RESPONSE: Supplemental architectural plans are being prepared and will be shared with the City during a future resubmittal.**
38. Service areas shall be screened from view. This includes roof top equipment. Refer to architecture comments.  
**RESPONSE: Acknowledged. They will be screened from view.**

### Pad A

39. North elevation provides no landscaping.  
**RESPONSE: See updated Landscape Sheet LP-2.**
40. Building proposed shall incorporate articulation.  
**RESPONSE: Acknowledged. Supplemental architectural plans are being prepared and will be shared with the City during a future resubmittal.**
41. Service areas shall be screened from view.  
**RESPONSE: See updated Landscape Sheets LP-1 and LP-2.**

### Retail B

42. Building proposed shall incorporate articulation.  
**RESPONSE: Acknowledged. Supplemental architectural plans are being prepared and will be shared with the City during a future resubmittal.**
43. Staff recognizes outdoor area between grocery and building B. However, breezeway may be insufficient to accommodate adequate outdoor space. Refer to comment #16. Please address.  
**RESPONSE: This area will be sufficient for some outdoor seating, as well as the pedestrian connection to the multifamily project to the west. Please refer to the hardscape plan for additional details.**

### Retail C

44. Clarify need for drive-thru if building is proposed as retail.  
**RESPONSE: A cohesive mix of tenants that provides added amenities, convenience and consumer demand is vital to the success of the retail, master planned community while being a benefit to the overall Coconut Creek Community. Certain tenants in the current climate will only entertain new locations that offer drive through facilities. Certain tenants will not open new stores and are considering closing existing locations until such time they can secure drive through location alternatives.**
45. At 8,000 square feet, a restaurant use of this size may impact parking or drive-thru design and stacking. Further, if a restaurant use is likely, outdoor dining is encouraged should be provided on site. Provide additional information for this parcel.

**RESPONSE: Retail C is intended to be a multi-tenant building with an endcap drive-thru. We anticipate this building to offer a diverse tenant mix with only the endcap portion of the building providing an endcap drive-thru. It is the intent to provide most of the food and beverage tenants outdoor seating accommodations as a part of the plan and this would also be likely with any potential endcap drive-thru user.**

46. Parcel shows traditional site design with drive-thru surrounding the building thus isolating it from the rest of plaza. Show pedestrian connectivity without walking through the parking lot. Show how stacked cars along Lyons Road will be screened from view.

**RESPONSE: Pedestrian connectivity has been added to the plans.**

47. Show pedestrian connectivity to dumpster area.

**RESPONSE: Pedestrian access to dumpster area has been provided.**

#### **Retail D**

48. Show pedestrian connectivity to dumpster area.

**RESPONSE: Pedestrian access to dumpster area has been provided.**

49. Parcel reflects traditional site design with connectivity only thru the parking lot. Show pedestrian connectivity to other parcels and perimeter walkways without walking through the parking lot.

**RESPONSE: Pedestrian connections have been provided to the perimeter walkways.**

50. Service areas shall be screened from view.

**RESPONSE: See updated Landscape Sheets LP-1 and LP-2.**

#### **Architecture**

51. MSDS do not dictate a particular architectural style. Exceptional design and quality materials will play a major role in defining the unique character of the MSPA. Buildings and building facades shall include quality materials (in lieu of faux appliques or EIFS), shading devices, roof overhangs for shading and to reduce heat-islands, variation in roof lines, horizontal and vertical articulation, varied color palette, etc. All commercial buildings lack articulation with only minimal movement and treatments. Re-review design to incorporate MSDS.

**RESPONSE: Acknowledged. As the design for this develops, articulation will definitely be present in the building design.**

#### **Refuse**

52. Provide approval from Republic Services, (waste provider), (954-583-1830). If additional waste areas are determined to be necessary, they shall be located in an area that is not visible from public view.

**RESPONSE: Approval from Republic Services will be provided.**

53. Provide pedestrian side access at enclosure to minimize usage of large access gates.

**RESPONSE: Pedestrian side access at dumpster enclosures has been provided.**

## **Parking**

54. Parking data table to include separate ADA parking requirements in calculations pursuant to Sec.13-398, of the City Land Development Code.

**RESPONSE: The data table has been revised to provide the ADA parking requirements.**

55. Where a 20' long parking space overhang is located over a landscape area, staff recommends the overhang area be "added" to required minimum width of the landscape area.

**RESPONSE: The plans have been modified accordingly.**

56. Where a 20' long parking space overhang is located over a sidewalk, staff recommends the overhang area be "added" to required minimum width of the sidewalk area.

**RESPONSE: The plans have been modified accordingly.**

57. MSDS all uses: Travel lane widths to be a minimum of eleven (11) feet. Provide additional dimensions throughout.

**RESPONSE: All drive lanes have been dimensioned.**

58. Sec.13-399: Parking facility design standards. Provide dimensions to show compliance or make corrections as applicable.

**RESPONSE: The parking facility design is in accordance with the PMDD.**

(k) Access drives from public rights-of way to be designed to prevent vehicle maneuvering within any portion of entrance drive within fifty (50) feet of the right-of-way line of any public street.

**RESPONSE: The plans have been modified to comply with the 50' distance from the edge of the travel lane.**

(m) Access aisles to parking spaces shall not exceed three hundred fifty (350) feet in length.

**RESPONSE: Acknowledged.**

59. Sec.13-406 – Bicycle parking facilities shall be stationary bike rack as follows:

- Individual retail uses and shopping centers: 1 bike space per 10,000 sf of total floor area.

**RESPONSE: The provided bike spaces of the proposed bicycle parking facilities will be in accordance with the City Code.**

- Restaurants: 5 bike spaces per facility.

**RESPONSE: The provided bike spaces of the proposed bicycle parking facilities will be in accordance with the City Code.**

60. Sec.13-407(b) - When units or measurement that determine total number of required off-street parking spaces result in a fractional space, such fraction requires a full off-street parking space.

**RESPONSE: Acknowledged.**

61. Sec.13-409 – Loading facilities shall be provided on the same lot as the building which they serve. Loading to be located opposite the main customer entrance. Loading to be provided as follows:  
Retail: Over 10,000 sf to 25,000 sf – two (2) spaces.  
Over 25,000 sf to 60,000 sf – three (3) spaces.  
All detached (outparcel) buildings shall provide a loading space.  
Spaces to be: 12' wide x 55' long.  
12' wide x 35' long (outparcel).  
**RESPONSE: The required loading space zones for each building has been indicated on the site plan.**
62. Sec.13-443(12)(a) - Intermediate and terminal islands shall be at least twelve (12) feet in width with a minimum length equal to the length of the paved area of the adjacent parking space(s).  
**RESPONSE: It is our understanding that the modified PMDD allows for 10-foot width if 8 parking spaces are provided in a row.**
63. Sec.13-443(12)(c) – Where any row of contiguous parking spaces faces or abuts another row of contiguous parking spaces or an interior driveway, a landscaped divider median shall be installed which averages not less than five feet in width. Be advised, vehicle overhangs over a landscape area shall be in addition to the five foot minimum requirement. Refer to comments # 55 & 56.  
**RESPONSE: The plans have been revised to include the 5' median.**

### Elevations

64. Exceptional site, architectural design and materials will play a major role in defining the unique character of the MainStreet Project Area. While the MainStreet Design Standards (MSDS) do not dictate any particular architectural style, it is the intent that buildings and building facades include real, quality materials (in lieu of faux appliques or EIFS), shading devices, and large roof overhangs to reduce heat-islands, variation in doors, windows, roof lines, articulation, color palette, etc.  
**RESPONSE: Acknowledged. The applicant is continuing to work on the building design and intends on complying with this requirement. Supplemental elevations will be provided with a following resubmittal.**
65. Provide architectural elevations for all buildings. Refer to MSDS and comment above.  
**RESPONSE: Acknowledged. The applicant is continuing to work on the building design and intends on complying with this requirement. Supplemental elevations will be provided with a following resubmittal.**
66. Elevations shall show maximum and mean roof height, colors for all elements including walls, doors, light fixtures, awnings, etc.  
**RESPONSE: Acknowledged. The applicant is continuing to work on the building design and intends on complying with this requirement. Supplemental elevations will be provided with a following resubmittal.**
67. Sec.13-37(c)(3)e - Mechanical equipment or other utility hardware on the roof or ground 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. Ensure both site and architecture show compliance.



**RESPONSE: Acknowledged. The applicant is continuing to work on the building design and intends on complying with this requirement. Supplemental elevations will be provided with a following resubmittal.**

68. Show light fixtures on elevations. Provide details and color. Include in photometric calculations.

**RESPONSE: Acknowledged. The applicant is continuing to work on the building design and intends on complying with this requirement. Supplemental elevations will be provided with a following resubmittal.**

### **Rooftops**

69. MSDS: 8.11 Rooftops: 40% of all commercial buildings shall incorporate greenroofs which may be active or passive.

**RESPONSE: Acknowledged. All attempts will be made to accommodate this goal.**

70. MSDS: 8.11 Rooftops: Rooftop equipment shall be architecturally screened both from the street and neighboring buildings. Of particular concern are views from the adjacent buildings on Block 4.

**RESPONSE: Acknowledged. Views from upper levels of single story rooftops are inevitable, but all attempts to screen as much as possible and is reasonable will be made.**

### **Signage**

71. Site plan is missing a sign locations and details. A sign plan should be included in the site plan package for any site signage, directional signage, wayfinding, and building signage. *Refer to Section 13-471 for sign review procedures.*

**RESPONSE: GSR**

72. Refer to the city's sign code to develop a sign package. The following code sections have been identified to assist in preparing sign details.

**RESPONSE: Acknowledged. Thank you.**

73. Sec.13-458 - Permitted and prohibited permanent and temporary signs.

**RESPONSE: Acknowledged. Thank you.**

74. Sec.13-459 - Schedule of permitted signs.

**RESPONSE: Acknowledged. Thank you.**

75. Sec.13-460 - General provisions for all signs.

**RESPONSE: Acknowledged. Thank you.**

76. Sec.13-466.6 - Ground identification signs.

**RESPONSE: Acknowledged. Thank you.**

77. Sec.13-467.4 - Directional signs. (if applicable)

**RESPONSE: Acknowledged. Thank you.**

78. Sec.13-468.1 - Address signs. Mandatory.  
**RESPONSE: Acknowledged. Thank you.**

79. Sec.13-474 - Designer signs.  
**RESPONSE: Acknowledged. Thank you.**