



CITY OF COCONUT CREEK

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

PROJECT NAME:	Al Hendrickson Toyota		
PROJECT NUMBER:	PZ-24030001		
LOCATION:	5201 W Sample Rd		
APPLICANT/AGENT:	Spring Engineering, Inc.		
REVIEW/APPLICATION:	PMDD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Resilient Design and Development	Deandrea Moise – Planning Manager	dmoise@coconutcreek.gov	(954) 973-6677
Resilient Design and Development	Liz Aguiar – Assistant Director	laguiar@coconutcreek.gov	(954) 973-6756
Sustainability & Photometrics Resilient Design and Development	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.gov	(954) 973-6756
Resilient Design and Development	Natacha Josiah - Planner	njiosiah@coconutcreek.gov	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.gov	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	sflanagan@coconutcreek.gov	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.gov	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.gov	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.gov	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Mohammed Albassam – Utility Engineer	malbassam@coconutcreek.gov	(954) 973-6786
Engineering	Thamar Joseph - Engineer II	tjoseph@coconutcreek.gov	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.gov	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

Reviewed with no comments

ENGINEERING

1. Include this language within the PMDD: Once the Mainstreet project has completed the construction of the reclaimed water along Banks Road, Al Henrickson must connect to this public reclaimed water supply for irrigation to abide by Chapter 62 of the FAC and Broward County Article II - Water and Sewer Connection Ordinance.

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



FIRE

Reviewed with no comments

LANDSCAPING

Reviewed with no comments

PHOTOMETRICS

Reviewed with no comments

POLICE

Reviewed with no comments.

PUBLIC WORKS

Reviewed with no comments

SUSTAINABILITY

Reviewed with no comments

TRANSPORTATION

Reviewed with no comments

URBAN DESIGN AND DEVELOPMENT

1. Final clean version of PMDD shall be provided upon approval of the PMDD rezoning by City Commission.
2. Cover Sheet shall be revise to include date of Planning and Zoning Board date, First Reading date, Second Reading date, and final accepted date should there be required revisions upon City Commission approval.
3. Within section Chapter 8 Buildings, FAR listed in PMDD appears to be slightly inaccurate. Confirm that FAR provided on Site Plan and PMDD are correct and consistent.



CITY OF COCONUT CREEK

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

PROJECT NAME:	Al Hendrickson Toyota		
PROJECT NUMBER:	PZ-24030001		
LOCATION:	5201 W Sample Rd		
APPLICANT/AGENT:	Spring Engineering, Inc.		
REVIEW/APPLICATION:	PMDD Rezoning		
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DEPARTMENTAL COMMENTS

BUILDING

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

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

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



ENGINEERING

1. All landscape/trees shall conform to the minimum separation of six feet (6') from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers' sight at intersections.

Response: Please see "Landscape Note" #7 on sheet C5.0 & VII. Landscape Standard.

2. Root barriers shall be provided where large trees are located within six feet (6') feet of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of City utilities.

Response: Please see "Landscape Note" #8 on sheet C5.0 & VII. Landscape Standard.

3. Stormwater impact fees may be adjusted based on total impervious area.

Response: Acknowledged

FIRE

No comments at this time.

LANDSCAPING

Landscape:

1. Exhibit F, section provided is not consistent with the section lines located on the key map. Provide updated sections for each section line location and for each property line abutting a ROW. Comment partially addressed. Provide cross-section for each property line adjacent to a ROW, Banks Road, and 54th Ave. Include additional cross-sections for all perimeter configurations. **Comment not Addressed, Cross-Sections or Exhibits were not included in re-submittal.**

See Exhibit F in the updated PMDD.

Applicant to develop and provide streetscape design/ requirements that are site specific for Sample, Banks Road, and 54th Avenue in coordination with information provided by Planning and Transportation. In addition, other site-specific conditions that require alternative design solutions for the proposed development are to be included in the PMDD document. Further discussion with staff is strongly recommended prior to re-submittal. Comment not addressed. Streetscape and perimeter design standards, as well as perimeter landscape buffer requirements that are specific to this development are to be included in the PMDD document. Further coordination with Staff is needed. **Comment partially addressed. Requirements and standards provided within the PMDD for Streetscapes are not consistent with the proposed plans within the Site Plan submittal. Standards within the PMDD are to be revised or the Site Plan sheets are to be revised so both are consistent with each other. Sheets are now consistent with each other.**

2. Banks Rd. Streetscape, Type D, requires parallel parking spaces and 11' sidewalks, as well as shade trees, accent trees and 40% shrub/groundcover coverage. Plans submitted for Site Plan approval are not consistent with these requirements. Same goes for the Frontage Road requirements for Sample Road.



The Banks Rd section was dictated by the Transportation and Mobility Department on DRC review #2 (March 05, 2025). Per conversation with Michael Righetti, the Transportation Department stands by this design. See added 40% shrub/groundcover calc. on C5.0 & C5.1.

3. 54th Avenue streetscape requirements were not included in the PMDD document. Per the provided Zoning comments and further discussions required, determination of the Streetscape and landscape buffer requirements is pending. Per discussion with staff, see updated streetscape & landscape buffer for 54th Ave. on sheet C5.1.
4. 5 trees for the Street tree requirement along 54th Avenue are placed internally in the site along the entry drive. Include this deviation in PMDD document under Landscape Standards, similar to Sample Road deviation. See additional comments regarding landscape buffer determination and street trees. Per discussion with staff, see updated streetscape & landscape buffer for 54th Ave. on sheet C5.1 and also included in the PMDD. 5 new trees are located in islands adjacent to 54th Ave.
5. PMDD states artificial green wall panels are to be provided for the parking garage under paragraph 8.4 Location of Use and 8.8 Materials and Exterior Finishes. The use of artificial green wall panels are discouraged due to long term maintenance and fading issues. Architectural features would be recommended in lieu of the artificial green walls. See Zoning for additional comments. Artificial green wall panels are currently being reviewed for approval.
6. Section VII. Landscape Standards state that 7 of the required street trees along Sample Road are to be relocated to the rear of the site to help screen vehicle storage. Submitted Site Plans have trees located within the parking median at the front of the site. Pending landscape buffer determinations for the site, the relocation of required street trees may be placed into the buffers as long as there is sufficient space to allow for the required buffers trees and street trees. Update PMDD as needed so that it is consistent with proposed landscape plans and buffer determination.
See revised plans.
7. Additional comments may be necessary based upon further discussion with staff, review of the PMDD re-submittal, and the Site Plan re-submittal.

PHOTOMETRICS

No comments at this time.

POLICE

No comments at this time.

PUBLIC WORKS

No comments at this time.

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

Comments forthcoming.

URBAN DESIGN AND DEVELOPMENT

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



General Comments

1. Prior to Planning and Zoning Board meeting:

- a) Applicant PowerPoint presentation required; **See enclosed preliminary Power Point Presentation.**
- b) Receipt of FULL digital and printed packages including the applicant's public outreach summary report as acknowledged, is required; **See enclosed Public Outreach Package.**
- c) Site posting by the applicant.

2. Prior to building permit issuance:

- a) If applicable, the final PMDD must be updated to incorporate all unresolved DRC comments and any conditions of approval imposed by the City Commission. **Acknowledged.**

PMDD Document

- 3. This fourth PMDD review is the first submittal to include a revised site plan with a structured parking garage provided by the applicant in response to prior DRC comments, to comply with the MainStreet Design Standards (MSDS). Several comments, clarifications, and compliance improvements are required based on this revised submittal. The following comments reflect review of the updated submittal, the new structured parking element, site layout changes, and related design requirements. **Acknowledged.**

- 4. Be advised, all Exhibits in the final version of the PMDD must be the most current plans as updated among other concurrent site plan and easement vacation applications.

See the updated Exhibits in the PMDD.

5. I Introduction, A. Project Description:

- a) Expand and correct existing and proposed square footages shown in this section. As provided, verbiage is unclear and confusing. Refer to comment below in Proposed Development to resolve additional conflicts. Ensure square footages are consistent throughout the PMDD and if applicable, also in supporting documents that may be provided by other consultants. **See updated Site Plan & PMDD.**
- b) Revise verbiage in Special Land Use section to read as "Special" Land Use, reference the previously approved SLU Ordinance and Land Development Code Sec.13-35 criteria as they are modified herein or in the separate SLU amendment.

See updated Site Plan & PMDD.

6. III Proposed Development Analysis and Public Facilities, A. Roads:

- a) Correct verbiage - KBP Consulting, Inc., not construction.
See updated Site Plan & PMDD.
- b) Table 1 – Proposed square footage for new automobile sales must be consistent throughout the PMDD. Refer to comment above in Introduction section. Be advised, an update to the KBP analysis *may* be warranted if the square footage used in the traffic analysis does not match the actual square footage proposed by the property owner.

The areas used in the Traffic Analysis from KBP exceed current areas. Please see the updated KBP letter and PMDD with updated areas that match current site design.

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c) Ensure correct name is used for table in paragraph; Table 1 / Appendix E. Remove as necessary. **The PMDD is a separate document and does not reference Appendix E.**

d) Refer to Transportation comments for all applications and revise the roads section accordingly. **The Banks Rd section was dictated by the Transportation and Mobility Department on DRC review #2 (March 05, 2025). Per conversation with Michael Righetti, the Transportation Department stands by this design.**

4. Modifications to the north/south sidewalk proposed along the west side of Banks Road shall be completed. An eight-foot wide pathway shall extend and meander from the Sample Road connection all the way to the 12-foot segment (7-foot sidewalk/5-foot bike lane) along the subject property's northern limits. Moreover, removing the southbound right turn lane will accommodate the new sidewalk;

7. III Proposed Development Analysis and Public Facilities, B. Water and Wastewater Service:

a) Tables reflect Existing Demand and Additional Demand. However, verbiage in total water and sewer demand does not add up. Provide clarification or revise verbiage or table accordingly. **See updated PMDD.**

8. VI Mainstreet Design Standards (MSDS):

a) The Alternative Design Solutions Table (Ex G), must identify each MSDS, whether or not the proposed development meets the criteria (even if an existing condition), and if not, what is the Alternative Solution proposed. **See added Exhibit G in the updated PMDD.**

b) Staff acknowledges the inclusion of several "screen shots" from the MSDS, but this alone does not comply with the requirement to identify each standard and demonstrate compliance. Provide Ex G, as previously requested.

See added Exhibit G in the updated PMDD.

9. Chapter 6 Streetscapes:

a) **6.4 Street Type D, Residential Street:** Banks Road is not using the MSDS streetscape design, but instead is using the MainStreet at Coconut Creek's streetscape design as shown on the modified Al Hendrickson Site Plan. Revise this section to reflect the actual design shown on the site plan. **The Banks Rd section was dictated by the Transportation and Mobility Department on DRC review #2 (March 05, 2025). Per conversation with Michael Righetti, the Transportation Department stands by this design.**

b) Banks Road Median - Add verbiage in this section acknowledging and accepting that the property owner and/or tenant shall construct, irrigate and landscape the Banks Road median. Prior to the issuance of a Certificate of Occupancy, the property owner and/or tenant shall enter into a Maintenance Agreement with the City for a minimum period of one (1) year to maintain all landscaping in the median upon acceptance and inspection by the City. **See added verbiage in the updated PMDD.**

c) **6.7 Frontage Road (Perimeter) Greenway:** Pathway shall be lit with pedestrian lighting as necessary or required. Confirm what lighting is proposed or existing that meets the intent of providing illumination for the pedestrian. Provide Exhibit F as referenced or revise verbiage.

See added verbiage in the updated PMDD.

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- d) Include items a and b above in the Alternative Design Solutions table as is required.

See added pedestrian lighting in the updated PMDD.

10. Chapter 7 Plaza and Open Space:

- a) **7.1 Plazas:** Add language in this section acknowledging that the property owner will enter into a separate maintenance agreement with the City, accepting perpetual maintenance responsibility by the property owner and/or tenant for all amenities within the pedestrian plazas and Sample Road greenway. See added note in the updated PMDD.
- b) Add verbiage acknowledging that no more than a total of 15 vehicles shall be displayed at any one time on these plazas. See added note in the updated PMDD.
- c) Refer to pedestrian lighting above in Streetscapes comments and revise this section accordingly. See added lighting note in both sections of the updated PMDD.

11. Chapter 8 Buildings

- a) **8.1.4 Sub-District MS-T:** Revise all floor areas to be consistent with site plan data and staff comments. Refer to comment 6a above. Ensure square footage is consistent throughout the PMDD. Revise FAR verbiage and table if applicable. See updated FAR in PMDD.
- b) **8.2 Setbacks:** Revise the table to show that the 1st and 2nd stories for Commercial and Residential on NW 54th Avenue and Banks Road must be setback at zero or 10 feet from the ROW line. That is a maximum setback, NOT a minimum. The auto dealership plan as proposed does not meet this requirement therefore this needs to be identified as an Alternative Solution. See updated table and Alternative Solution in updated PMDD.
- c) Along Sample Road, the setback of 145' should be improved as a greenway. However, the site plan shows a portion of it as a greenway and the remaining area is an existing parking lot in front of the building. This also needs to be included as an Alternative Design Solution.

The setback on Sample Road is **Minimum 28'**. The proposed addition meets MSDS code.

- d) **8.3 Street Orientation:** Compliance with this MSDS requirement is not possible with the existing building setback and location on the site. The MSDS intends for at least one entrance to be located along the street frontage or the corner intersection of two streets. This needs to be addressed and added as an Alternative Solution.

This item has been added to the Alternative Solutions **Exhibit G**.

- e) **8.4 Location of Use:** Artificial planting materials are not supported as they do not meet the MainStreet intent of high-quality, authentic architectural and landscape design. Remove all references in the PMDD. See artificial landscape material as discussed.
- f) Parking garages and lots on Street Type D shall be lined with uses. This needs to be included as an Alternative Design Solution.

If you continue reading the section, "**or**" **Landscape Buffers**. (Meets Code)

Residential Street Frontages: Street Types D, E and F

Live/work shops, galleries and offices are encouraged at street level in Sub-Districts MS-C and MS-P.

Parking Garages and lots shall be lined with uses, screened with architectural treatment or landscape buffers.

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- g) Parking garages shall be screened with architectural treatments or **landscape buffers**. Refer to architecture comments above. **We have provided the required "Landscape Buffer"**.
- h) **8.8 Materials and Exterior Finishes:** Architecture plans for the garage have not been provided. Refer to architecture and "artificial plantings" above. Live plant material on parking garages can be very difficult to maintain in a healthy and attractive state long term. It is recommended that other permanent architectural features are used instead of green walls. This section of the PMDD will need to be updated. **See enclosed artificial landscape material. We are also providing the requested architectural metal screening.**
- i) **8.9 Fenestration:** The base of all transparent openings shall be no more than 30" above the public sidewalk. Applicant is proposing 42". If an Alternative Solution is proposed, the applicant may consider complying with this requirement to the extent possible along the façade frontage. This needs to be addressed and/or added as an Alternative Solution.

This item has been added to the Alternative Solutions Exhibit G.

- j) **8.11 Rooftops:** Provide details and plans along with the site plan submission on green roof requirements, roof overhangs, or provide an Alternative Design solution. **See green roof on sheet C2.3.**
- k) **8.12 Signage:** Current verbiage states that all signage will comply with City sign code requirements. However, no specific sign details have been provided such as number, dimensions, height, colors, sign face area, or illumination, making it impossible for staff to determine whether the proposed signage actually complies with code. As written, verbiage is internally inconsistent, as it both asserts code compliance while simultaneously proposing multiple signs that may exceed code allowances.

Applicant shall revise this section to clearly reflect proposed signage and provide supporting exhibits with full sign details for review in the Site Plan submittal. If any proposed signage does not meet code requirements, Alternative Design Solutions may be submitted for consideration.

The following provisions may assist in developing a compliant sign package for the site plan submission. Refer to Subdivision V. Regulations for the Use and Control of Signs for all requirements: (These may provided as Alternative Design Solutions)

- I. Wall identification signs - restricted to ground floor except as provided in Sec.13-466.8(e)
- II. Commercial - one (1) sign is permitted for each frontage that is eligible for signage, Sec.13-466.1.
- III. Wall signs may not exceed six (6) feet in height.
- IV. Wall signs – logo only - subject to Sec.13-460(k).
- V. Upper story signs shall not face adjacent property zoned for or developed with townhouses.

See enclosed Coconut Creek Toyota Signage Package.

- l) **8.13 Lighting:** Refer to photometric comments. This section of the PMDD may need updating. **Photometric comment: "No comments at this time".**

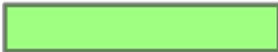
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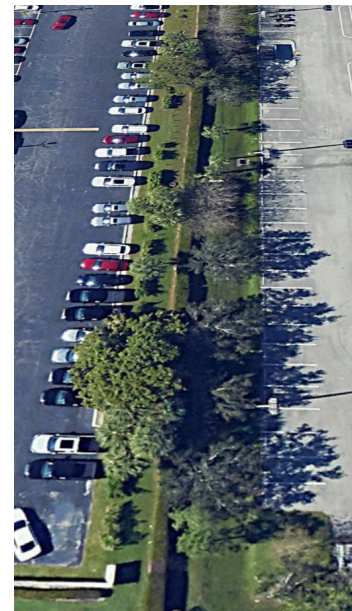
- m) **8.14 Parking:** Architecture plans have not been provided. Refer to architecture, screening and artificial plantings above. This section of the PMDD may need updating to include the architectural elements evaluated in the site plan. As it stands, the site plan does not comply with this section of the MSDS and the PMDD as written and designed (or lack thereof).

Acknowledged, see enclosed Architectural Plans.

- n) **Table** – Revise table and add a line specific to the number of spaces provided in the parking garage. The “Parking Legend” on the next page breaks out the Parking Garage.

PARKING LEGEND	
	HANDICAP SPACES (12x18) = 5 SPACES + 2 EV
	STANDARD SPACES (9x18) = 270 SPACES
	EV CHARGING (10 9x18 & 2 HDGP) = 12 SPACES
	INVENTORY SPACES (9x18) = 369 SPACES
	PARKING GARAGE (9x18) = 568 SPACES
TOTAL PROVIDED PARKING = 1,224 SPACES + 6 BICYCLE SPACES	

- o) The PMDD notes that the parking structure is “buffered heavily with landscaping”. However, the site and landscape plans indicate minimal buffering along the north property line, and several existing trees proposed for removal which does not meet the stated “buffering” in the PMDD. The lack of buffer and significant landscape material along the north property line is of concern. The northern buffer includes a 6’ concrete wall, (8) existing trees, (15) existing Palm trees, (10) new trees and a continuous hedge. The proposed landscaping has been adjusted to meet the minimum spacing requirement per the DRC meeting.



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



- p) This section may need to be revised based on ultimate parking garage screening design.

We have shifted the building to allow for new planting areas.

12. Chapter 9 Sustainable and Green Components:

- a) **9.1 Education Campaign:** Review verbiage and correct as applicable. **Acknowledged.**

13. VII Landscape Standard: Review verbiage and correct as applicable.

- a) Refer to landscape and zoning review comments in PMDD Rezoning and Site Plan applications and revise this section accordingly along with updating the separate Alternative Design Solutions exhibit with any agreed upon deviations from the Landscape Code. The Alternative Design solutions should not be included in this section. **See updated PMDD, Exhibit G and revised Landscape Plans.**

14. The following exhibits referenced in the PMDD were not submitted, but are required at the final submission:

- a. VIII Unified Control Agreement (Exhibit H)
- b. IX Unified Control Agreement. (2nd reference)
- c. X Alternative Solutions (Exhibit G – G1.0)
- d. Exhibit I – Building Plans.
- e. Exhibit I – Toyota Building Plans.
- f. I1.0 Building Renderings.
- g. I2.0 Roof Plan
- h. I3.0 Exterior Elevations
- i. Parking structure plans.
- j. I4.0 Roof Plan
- k. I5.0 Exterior Elevations
- l. I6.0 Exterior Elevations

NOTE: PMDD Exhibits must be clear and legible. Remove unnecessary section lines or callouts, and include relevant notes or labels to identify key areas without adding visual clutter. Incomplete exhibits prevent full PMDD review and may delay advancement of the application.

See updated Exhibits in PMDD document.

Supplemental

15. The document has inconsistent formatting - numbering and nomenclature - within the document and reflected in the table of contents (for example, there are no “Chapters” until there is Chapter 6; “Chapter” 6, has subsections 6.4 and 6.7 but nothing in between (5 prior sections also use a different outline hierarchy); Chapter 8 has subsection 8.1.4 but no 8.1.1 (2 or 3)). These inconsistencies bring the legislative integrity of the entire document into question. **We are following the format in the MSDS. See updated PMDD, we have removed the “Chapters”.**



6. STREETSCAPES.....

- ~~6.1 Street Type A: Sample Road Entrance.....~~
- ~~6.2 Street Type B: Lyons Road Entrance.....~~
- ~~6.3 Street Type C: Main Street.....~~
- 6.4 Street Type D: Residential Street.....
- ~~6.5 Street Type E: Residential Canal.....~~
- ~~6.6 Street Type F: Cullum Road.....~~
- 6.7 Frontage Road (Perimeter) Greenway..

7. PLAZAS AND OPEN SPACE....

- 7.1 Plazas.....
- 7.2 Open Space.....

8. BUILDINGS.....

- 8.1 Uses, Densities and Height.....
- ~~8.1.1 Sub-District MS-C..~~
- ~~8.1.2 Sub-District MS-R..~~
- ~~8.1.3 Sub-District MS-P..~~
- 8.1.4 Sub-District MS-T..

16. The draft Master Business List ordinance will show the businesses as Special Land Uses since you are amending the previous Special Land Use as a companion application to this one. Staff will make this change to the draft ordinance when it is prepared for public hearing. **Acknowledged**
17. Sustainable Green Components. Do you intend to seek USGBC LEED certification or the Florida certification program? **USGBC LEED certification.**
18. **Justification Statement - Criteria 7, Will not adversely affect surrounding living conditions:**
The applicant's response does not sufficiently address how the proposed expansion will avoid adversely affecting surrounding living conditions. While the existing dealership may not have created issues in the past as stated in the applicant response, the scale and intensity of the proposed redevelopment are significantly greater than the existing and have the potential to introduce new operational, visual, noise, light and traffic impacts that were not present before. Simply stating that the existing operation has not caused issues does not demonstrate that the proposed expansion will continue to operate without adverse effects.
See updated Justification Statement.
19. **Justification Statement - Criteria 9, Will not adversely affect other property values:** Please expand the justification. The response should demonstrate, with supporting rationale, how the proposed expansion and increased development intensity will not adversely impact surrounding property values. **See updated Justification Statement.**



CITY OF COCONUT CREEK

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

PROJECT NAME:	Al Hendrickson Toyota		
PROJECT NUMBER:	PZ-24030001		
LOCATION:	5201 W Sample Rd		
APPLICANT/AGENT:	Spring Engineering, Inc.		
REVIEW/APPLICATION:	PMDD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director	laguiar@coconutcreek.net	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njiosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

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

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

ENGINEERING

1. All landscape/trees shall conform to the minimum separation of six feet (6') from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers' sight at intersections.

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



Response: Please see "Landscape Note" #7 on sheet C5.0.

2. Root barriers shall be provided where large trees are located within six feet (6') feet of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of City utilities.

Response: Please see "Landscape Note" #8 on sheet C5.0.

3. Stormwater impact fees may be adjusted based on total impervious area.

Response: Acknowledged

FIRE

No comments at this time.

LANDSCAPING

1. Paragraph E. 6 Reduce Heat Islands. Stated alternative design solution for the required foundation planting should be under Paragraph F. Landscape Standards. In addition, the proposed alternative design solution is not acceptable. The alternative design is not an opportunity to reduce code requirements but provide a design that is equal to or above what is required. Note that per the submitted site plans, the required buffer along the south side of the dealership is about 2,200 SF (220' LF x 10'). Comment partially addressed. Required trees, 1 per 40 LF of building frontage, have not been provided. Include required landscape totals and provided totals in alternative design solution.

Response: Please see updated PMDD alternative design solution added to paragraph VII. Landscape Standards. The code requirement is for 1,630 SF and we are providing 1,861 SF.

2. Exhibit F, section provided is not consistent with the section lines located on the key map. Provide updated sections for each section line location and for each property line abutting a ROW. Comment partially addressed. Provide cross-section for each property line adjacent to a ROW, Banks Road, and 54th Ave. Include additional cross-sections for all perimeter configurations.

Response: Please see the updated Exhibit F sections, which now includes Banks Road and NW 54th Ave.

3. Applicant to develop and provide streetscape design/ requirements that are site specific for Sample, Banks Road, and 54th Avenue in coordination with information provided by Planning and Transportation. In addition, other site-specific conditions that require alternative design solutions for the proposed development are to be included in the PMDD document. Further discussion with staff is strongly recommended prior to re-submittal. Comment not addressed. Streetscape and perimeter design standards, as well as perimeter landscape buffer requirements that are specific to this development are to be included in the PMDD document. Further coordination with Staff is needed.

Response: Please see updated Landscape Plans and PMDD Section VI Chapter 6 Streetscapes for Sample, Banks and 54th Ave which also include the additional on-site perimeter landscaping.



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

Response: Acknowledged.

PHOTOMETRICS

No comments at this time.

POLICE

No comments at this time.

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

1. The Level of Service (LOS) outlined in the Traffic Impact Study noted concerns at adjacent signalized and signalized intersections. A condition of approval may require the coordination with the Broward County Traffic Engineering Division (BCTED) to be required to determine the viability of these timing and operational modifications;

Response: Please see the enclosed "BCTED No Objection Letter".

Provide a draft condition of approval for staff inclusion into the PMDD ordinance and site plan resolution outlining the requirement for timing and operational modifications to the signalized intersections. Provide timing and the description of the improvement.

Response: The enclosed "BCTED No Objection Letter" was submitted for the 2nd review cycle.

2. The project fronts a six-lane principal arterial roadway and based on the Traffic Impact Study, it is unclear if a need or a warrant is justified for a WB Sample Road right turn lane onto Banks Road. Provide documentation of a transmittal letters or communication between the applicant with outside the agencies who can aid with projected LOS on Sample Road (FDOT & Broward County Traffic Engineering Division). Specifically, on the potential requirement to design and construct a WB Sample Road right turn lane at Banks Road, if permitted, as well as the communication & outcomes assigned to the traffic signalization coordination noted in above comment. Please invite and include City Staff to attend any FDOT pre-permit meetings or other scheduled meetings with these outside agencies, as it relates to off-site Traffic Engineering conditions; and

Provide a draft condition of approval for staff inclusion into the PMDD ordinance and site plan resolution outlining the requirement for timing and operational modifications to the intersections, if any, following FDOT review. Provide timing and the description of the improvement.

Response: The enclosed "BCTED No Objection Letter" was submitted for the 2nd review cycle.



URBAN DESIGN AND DEVELOPMENT

Comments

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

Response: We signed the waiver at the DRC meeting.

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

Response: Correct.

3. Temporary modular trailers for use as sales or employee offices are not part of this rezoning review.

Response: Acknowledged.

4. Be advised, loading or unloading of transport vehicles is NOT allowed on public right-of-way including Sample Road, Banks Road or NW 54th Street. Please acknowledge this requirement.

Response: Acknowledged, we have a designated loading and unloading area on the site plan sheet C2.0 & C2.2.

Public Meetings

5. Pending applicant PowerPoint presentation at public meetings.

Response: Acknowledged, Power Point presentation shall be provided once the city approves our design.

6. Pending receipt of digital and printed application packages as acknowledged.

7. Pending site posting by the applicant as acknowledged.

8. Pending receipt of public participation report as acknowledged PRIOR to Planning & Zoning Board meeting.

General

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

Response: Acknowledged, please see the enclosed receipt.

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

Response: Acknowledged.

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

Response: Acknowledged.



12. Pending corrections to PMDD as applicable, addressing any outstanding DRC comments upon City Commission approval and prior to issuance of a building permit.

Response: Acknowledged.

13. Provide update or response on the status or need for a vacation of easement application submittal, especially for the one along the northwest property line where there are no utilities.

Response: Please see the enclosed Easement / Vacation application.

14. The MainStreet Design Standards (MSDS) serve as the overall design framework for projects within the MainStreet Project Area (MSPA). If the proposed PMDD does not meet MSDS standards, reasons why must be identified and alternate solutions table or section must be provided in the proposed PMDD.

Response: Acknowledged, please see the updated PMDD Document which includes Alternative Solutions Table on Exhibit G.

PMDD Document

15. The following exhibits referenced in the PMDD were not submitted, but are required:

- a. Introduction. All of the Special Land Use conditions of approval must be stated in the PMDD as they apply now. And also state why the old conditions no longer should apply.

Response: Please see the added special land use conditions in the revised PMDD I. Introduction.

- b. Exhibit G – G1.0 Alternate Solutions. The current exhibit does not fully capture all of inadequacies of the PMDD and site plan with regard to their compliance with the design standards and the LDC. Each design standard and LDC requirement that applies to this project and where an Alternative Solution is proposed must be in this chart with a justification as to why compliance is not possible and how the alternative solution is superior to the code requirement. This should be provided in a chart format as discussed with city staff and shown in the provided PMDD examples.

Response: Please see the added Alternate Solutions Table on Exhibit G in the revised PMDD.

- c. Exhibit H – Unified Control Agreement. A draft of this agreement shall be approved by the City Attorney prior to finalizing the PMDD document. Also, include a statement in this section that Unity of Title may be amended from time to time without amending the PMDD and with approval of the City of Coconut Creek.

Response: A draft copy was included in the previously submitted PMDD and also included with this submittal. Please have the City Attorney review and approve. Please see the statement added in section VI.

- d. Exhibit I – Building Plans. Floor plans and other drawings must be clear and legible. Remove any unnecessary section lines or callouts, and include relevant notes or labels to identify key areas without adding visual clutter.

Response: Please see the updated Building Plans in the PMDD Exhibit I.



- e. A200-A Exterior Elevations. Refer to architecture comments here and in the site plan comments.

Response: Please see the updated Building Plans in the PMDD Exhibit I.

- f. In Section III, Roads. There needs to be a reference to the Traffic Impact Analysis prepared for the development. Firm, date, version, etc. should be referenced here. Also, there is no reference to the roadway levels of service and compliance.

Response: Please see the added Traffic Study information in Section III. A. Roads in the PMDD.

- g. In the Solid Waste section, double check whether or not Sun Bergeron is the city's recycling contractor. This is usually a private provider and this section should state that how the property owner will maintain and operate recycling on-site.

Response: Please see the updated PMDD with Republic Services as the solid waste and recycling collection.

- h. Section VI Mainstreet Design Standards section should be revised to reference compliance with the Design standards and to ensure that the references here are accurate and correct. Below are more specific comments on the outline and format of the PMDD that will assist you in preparing it:

- a. Update Sec. D. to show that maintenance of the Sample Road greenway, Banks Rd median at Sample Rd, and other streetscape landscaping and improvements along the perimeter of the site is the responsibility of the auto dealership property owner and that no vehicles may be parked or displayed in these locations other than what is shown on the site plan.

Response: Please see updated 7.2 Open Space section which addresses the note above.

- b. Section E. states that Auto sales and services are not listed and shall be considered a Special Land Use, yet you have not applied for a Special Land Use amendment.

Response: Please see the enclosed Special Use Amendment application.

- i. Each of the numbered sections should be consistent with the Design Standards or proposed in the Alternative Design Standards in Exhibit G. Just stating what you are proposing is not sufficient as these are regulations you are writing for the PMDD. They should be more performance based.

Response: Please see the added Alternate Solution Table in Appendix G in the Updated PMDD.

- ii. "1. Uses permitted". As with all new planned development districts, an amendment to the City's LDC is required to outline the permitted and special land uses in the PMDD. Prepare a draft ordinance for city review. To see a previous example, see Sec. 13-626. - Master business list—Planned MainStreet Development District (PMDD) and the previous ordinances for guidance.

1. Remove all of the other land uses except for the ones proposed in this development program associated with this PMDD and site plan.

Response: Please see added Uses in the updated PMDD section 8.1 Use, Density and Height.



2. The proposed use of a significant portion of the site for outdoor storage of vehicle inventory is not a permitted land use within the MainStreet District, and is inconsistent with the intent and regulatory framework of the MS-T Sub-District as outlined in the MainStreet Design Standards (MSDS).

Response: Please see the updated Site Plan which now includes a structured parking garage.

3. The PMDD and ultimately the site plan must be revised to remove outdoor vehicle inventory storage from the development program or incorporate structured parking facilities that comply with the architectural and urban design requirements of the MainStreet Design Standards.

Response: Please see the updated Site Plan which now includes a structured parking garage.

- iii. All of the Special Land Use provisions must be stated in the PMDD as they apply now. And also state why the old ones should no longer apply.

Response: Please see the added Special Land Use provision in the revised PMDD Introduction.

- iv. Parking. How many parking spaces are on-site currently? Add this to the chart as well.

Response: The existing site has +/- 985 parking spaces. See Site Data Table.

- c. Sec F. Water Conservation. Will this site be required to connect to the City's reclaimed water system in Mainstreet? If so, this should be outlined here.

Response: As we understand, the reuse water line is not available near our site, however we shall connect to the source once it has been constructed.

- d. Section G Landscape Standard. Redevelopment of sites shall at this scale shall require the entire site to be brought up to the current landscape code. See Sec. 13-446(H) nonconforming landscaping. This needs to be revised to reflect this requirement.

Response: Please see updated PMDD section VII. Landscape Standards note.

16. **Response acknowledged: Exterior elevations in PMDD received: Updated Architecture per previous comment was not submitted. Comment still outstanding and an evaluation was not performed as part of this review.** Architecture shall reflect the vision and intent established for the MainStreet Project Area (MSPA) and in the MainStreet Design Standards (MSDS). While a specific architectural style is not mandated, all development within the MSPA must demonstrate exceptional design quality that actively contributes to the area's unique identity and pedestrian-oriented character. As previously submitted, the design lacked elements such as variation in doors and windows and wall planes. Blank, stark or unarticulated facades are not acceptable and do not meet the design guidelines.

Response: Please see the updated Architectural Plans and PMDD Section VI – Chapter 8.8 which incorporate the MSDS key elements.



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

Response: Please see the updated Architectural Plans and PMDD Section VI – Chapter 8 which incorporate the MSDS key elements.

18. *Rezoning Criteria.* In its current form, the rezoning application does not meet the rezoning criteria and fails to address the following:

- a. #1 Comprehensive plan consistency. The response fails to address how the rezoning and the PMDD meets the mixed-use and multimodal goals of the and the Regional Activity Center (RAC) future land use designation and goals and requirements in the Mainstreet Design Standards. Simply stating consistency with commercial goals is not sufficient when the intent is redevelopment toward transit-oriented, walkable, mixed-use areas with shared and/or structured parking garages, among other goals, objectives, and policies.

Response: The intent is redevelopment without impacting existing uses. The existing and proposed use are the same except the proposed use is increasing transit capacity through, more and wider walkable sidewalks, and the client will be constructing a parking garage.

- b. #2. No demonstration of compatibility with adjacent residential or mixed-use development and PMDD districts, especially those coming in future phases.

Response: There are many examples where automobile dealerships are adjacent to residential or mixed-use and both the residential neighborhood and dealerships both have flourished. Automobile dealerships use the parking lot to display their inventory. This is an indoor/outdoor retail shop, just at a larger scale.

- c. #5. Demonstrate how this expansion will not create or excessively increase automobile traffic or affect surrounding conditions. There is no mention of vehicle carrier deliveries, test drive circulation, or reduction and prevention of conflict with future residential and other site access.

Response: Vehicle carrier deliveries are clearly shown on our Site Plan and are less common than large truck deliveries from other retail businesses. We have provided a letter describing the test drive route can be limited to non-residential areas.

- d. For #7. There is no discussion of operational impacts like noise, lighting, vehicle idling, and hours of operation especially in proximity to future residential areas to the east of this property. The response assumes current compatibility carries forward, ignoring context changes from future PMDD buildouts such as MainStreet at Coconut Creek to the north and east of this site.

Response: Noise would be reduced because the shop doors in modern facilities like the one proposed are closed, light spillage reduced due to advanced modern fixtures and current code, modern service writer bays process service requests more efficiently and reduce or eliminate idling altogether. Automobile dealerships are not incompatible for any group that uses vehicles for transit since there needs to be a convenient place to buy and repair them.



- e. #8. There is no discussion on the required conspicuous display of green both required in the LDC and Comprehensive Plan. Will the site utilize or have access to the reclaimed water infrastructure?

Response: We have relocated the pervious pavers to the Plaza along Sample Road. Also discussed, we are installing a solar bench with an information board which will describe ALL of the LEED / Green Technology utilized in the new development.

- f. For #9. Demonstrate how a large surface parking lot adjacent to the City's future redevelopment site to the north, which will not consist of a future large surface lot, but structured parking when redevelopment occurs, affects the city parcel's redevelopment potential and property value. In addition, the same must be evaluated regarding property value impact near planned residential from the MainStreet at Coconut Creek development to the east of this site.

Response: The owner now intends to build a parking garage.

- g. For #10, the response misunderstands the criterion, a major concern is whether locking in an expanded auto dealership with a large surface parking lot discourages future walkable, transit-oriented mixed use and residential development on the City's parcel and the Mainstreet at Coconut Creek parcels to the east.

Response: The owner now intends to build a parking garage.

- h. For #11. Does not address whether standards are being waived or customized for this site in a way that differs from typical PMDD applications. For example, most auto dealerships that underwent site redevelopment in the Mainstreet district provide structured parking to reduce large surface parking lots and other site improvements consistent with the Mainstreet Design Standards and LDC.

Response: The owner now intends to build a parking garage.



CITY OF COCONUT CREEK

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

PROJECT NAME:	Al Hendrickson Toyota		
PROJECT NUMBER:	PZ-24030001		
LOCATION:	5201 W Sample Rd		
APPLICANT/AGENT:	Spring Engineering, Inc.		
REVIEW/APPLICATION:	PMDD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Assistant Director	laguiar@coconutcreek.net	(954) 973-6756
Urban Design & Development			
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

- At least one Electric Vehicle charger must be accessible. FBC Accessibility 228.
 - There is a new Handicap parking space at the existing 1 story building with no access to an E.V. charger.

Response: Marcelo – Per our conversation on Feb. 19, 2025, we have two (2) ADA accessible EV chargers shown “green” on sheet C2.0.

- Clarify the total number of parking spaces available to the public. Plans shows 248, which requires 7 accessible spaces, but plans show only 6.
 - The number of parking spaces shown on the plans does not reflect the numbers indicated on the parking table.

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



Response: Marcelo – Per our conversation on Feb. 19, 2025, we confirmed the total number of standard and ADA parking spaces.

ENGINEERING

1. Please note, comments provided are based on a preliminary engineering review. Project is subject to further review upon future submittals.
2. All required approvals from Broward County Environmental Protection Growth Management Department (BCEPGMD), FDEP (Florida Department of Environmental Protection), FDOT (Florida Department of Transportation) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

Response: Acknowledged.

3. *Please correct this sentence in the PMDD to 'buried':* Any utility structures or pipes that are no longer necessary for the alteration of the site, must be fully removed. Utilities are not to be abandoned and buried. Comment to be added to the PMDD under V. Utilities and Dedications.

Response: Please see the corrected word "buried" on the updated PMDD.

4. *Comment not addressed, note is not reflected under utility key notes on C.4.0:* All landscape/trees shall conform to the minimum separation of six (6') feet from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers' sight at intersections.

Response: Please see updated note on the Landscape Plan sheet C5.0.

7. ALL LANDSCAPE/TREES SHALL CONFORM TO THE MINIMUM SEPARATION OF SIX (6') FEET FROM CITY UTILITIES AND FIRE HYDRANT CLEAR ZONES. ALL LANDSCAPE/TREES SHALL NOT BE LOCATED IN UTILITY EASEMENTS AND SHALL NOT OBSTRUCT DRIVERS' SIGHT AT INTERSECTIONS.
5. *Comment not addressed, note is not reflected under utility key notes on C.4.0:* Root barriers shall be provided where large trees are located within six feet (6') of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of City utilities.

Response: Please see updated note on the Landscape Plan sheet C5.0.

8. ROOT BARRIERS SHALL BE PROVIDED WHERE LARGE TREES ARE LOCATED WITHIN SIX FEET (6') OF PUBLIC SIDEWALKS OR ROADWAY PAVEMENT, AND WHERE MEDIUM TO LARGE FOLIAGE TREES ARE LOCATED WITHIN TEN FEET (10') OF CITY UTILITIES.
6. *Please include this sentence within the PMDD:* All parking facility designs shall comply with City Land Development Code Sec.13-399, including but not limited to applying Sec.13-398 and the American Disabilities Act (ADA) standards for all disabled parking spaces.

Response: Please see the added note D.13 Parking in the PMDD.



7. *Comment not addressed, please include this statement regarding any proposed work on the property. Sidewalks and green spaces are permitted within easements, but any permanent structures are not.* Easements shall not contain permanent improvements including but not limited to pools, air conditioners, structures, utility sheds, poles, trees, and large landscaping. Therefore, all trees must be placed outside of the easement. Comment to be added to the PMDD.

Response: Please see the added note on the utility dedication on page 11.

8. *Please correct the comment on page 11 to include the word Final:* The City's requirements for water, wastewater, paving and drainage shall be met at the time of Site Plan and *Final* Engineering reviews. Comment to be included in PMDD.

Response: Please see added word 'final' in the PMDD page 11.

9. Proposed site plan must be approved, since included in the PMDD, prior to engineering approval.

FIRE

No comments at this time.

LANDSCAPING

1. Paragraph E. 6 Reduce Heat Islands. Stated alternative design solution for the required foundation planting should be under Paragraph F. Landscape Standards. In addition, the proposed alternative design solution is not acceptable. The alternative design is not an opportunity to reduce code requirements but provide an alternative design that is equal to or above what is required. Note that per the submitted site plans, the required buffer along the south side of the dealership is about 2,200 SF (220' LF x 10').

Response: Please see updated Exhibit G1.0 in the PMDD. We have removed the stair and ramp area from the calculation per out conference call.

2. Exhibit F, section provided is not consistent with the section lines located on the key map. Provide updated sections for each section line location and for each property line abutting a ROW.

Response: Please see updated Exhibit F1.0 in the enclosed PMDD.

3. Applicant to develop and provide streetscape design/requirements that are site specific for Sample Road, Banks Road, and NW 54th Avenue in coordination with information provided by Planning and Transportation. In addition, other site-specific conditions that require alternative design solutions for the proposed development are to be included in the PMDD document. Further discussion with staff is strongly recommended prior to re-submittal.

Response: Please see the added streetscape design on the Landscape Plan sheets C5.0 & C5.1.

4. Additional comments may be provided upon review of the required PMDD and Site Plan resubmittal.

PHOTOMETRICS

No comments at this time.

POLICE

No comments at this time.

SUSTAINABILITY

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



Green Certification

1. Continue to update staff on LEED certification efforts.

LDC Ch. 13-320

2. Sustainable Site Development: Minimizing Heat Island Effect – This site has expansive areas of asphalt with no tree canopy to reduce heat. Without a parking deck as requested, too much of this site is paved with material that increases heat for the area. The storage area on the north side of the site shall be investigated for opportunities to reduce extreme heat. This can be accomplished by building the parking deck, introducing paving that is pervious and repels heat, adding large canopy trees in the parking area, or other heat island reduction methods.

Response: We have added landscape islands, pervious pavement, a carwash building and a new dealership addition, all of which will include removing asphalt pavement.

3. Onsite Renewable Energy: Staff understands the cost constraints of a full solar panel system. However, consider adding solar lighting or other solar product such as a solar charging bench for customers.

Response: Please see the added solar charging bench on sheet C2.1.

- 29 CONTRACTOR TO FURNISH AND INSTALL EnGoPlanet SMART SOLAR CHARGING BENCH, SEE IMAGE BELOW.

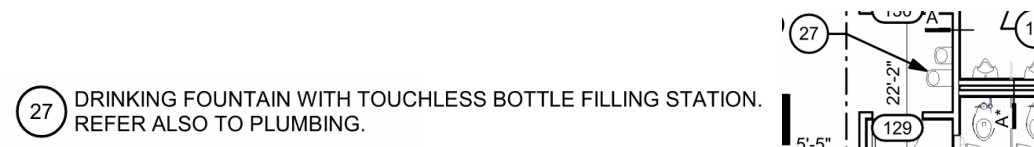
Resolution 2020-063

4. Green Event Checklist: Develop a checklist to ensure sustainable event planning for on-site meetings and events. This is a commitment to follow green practices on site after the facility is functioning, and is not relative to the green checklist for development. Please call Linda Whitman if further explanation is required.

Response:

5. Water Fountains: Reviewer could not locate referenced plans: A101A, A101B, and A102.

Response: Please the water fountains on the enclosed Floor Plans sheets A100, A101A, A101B.



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

Response: Acknowledged

Green Plan

7. Action Item 1.6 – This applicant has not identified an element that can be considered a “Conspicuous Display of Green Technology.” It is possible that adjustments to the car storage area as noted above may represent an acceptable presence of green technology. Further review of this required element will be done at the time of site plan resubmittal.

Response: Please see the added landscape islands and pervious concrete pavers within the inventory parking areas on the north side of the development.



8. Action Item 2.1 – Provide a calculation that projects tree canopy coverage using Broward County’s canopy square footage allowances. Provide the percentage of canopy coverage for this site. Please call Linda Whitman if further explanation is required.

Response: Please see the added tree canopy coverage on sheet C5.1.

9. Action 6.4: Clarify the number of “EV parking spaces” vs “EV Charging Stations” on the checklist.

Response: There are no EV parking spaces, only EV “charging” spaces.

10. Additional comments will be provided upon resubmittal.

TRANSPORTATION

1. The Level of Service (LOS) outlined in the Traffic Impact Study noted concerns at adjacent signalized intersections. A condition of approval may require the coordination with the Broward County Traffic Engineering Division (BCTED) to be required to determine the viability of these timing and operational modifications;

Response: Please see the enclosed BCTED No Objection Letter.

2. The project fronts a six-lane principal arterial roadway and based on the Traffic Impact Study, it is unclear if a need or a warrant is justified for a WB Sample Road right turn lane onto Banks Road. Provide documentation of a transmittal letter or communication between the applicant with outside agencies who can aid with projected LOS on Sample Road (FDOT & Broward County Traffic Engineering Division). Specifically, on the potential requirement to design and construct a WB Sample Road right turn lane at Banks Road, if permitted, as well as the communication & outcomes assigned to the traffic signalization coordination noted in above comment. Please invite and include City Staff to attend any FDOT pre-permit meetings or other scheduled meetings with these outside agencies, as it relates to off-site Traffic Engineering conditions; and

Response: Please see the enclosed BCTED No Objection Letter and plans are currently under review by FDOT.

3. Additional comments may be forthcoming.

URBAN DESIGN AND DEVELOPMENT

Public Meetings

1. Pending:
- Applicant PowerPoint presentation at public meetings;
 - Receipt of digital and printed application packages as acknowledged;
 - Receipt of public participation report as acknowledged;
 - Pending site posting by the applicant as acknowledged.

General

2. Pending reimbursement for professional landscape review service prior to building permit issuance.
3. Pending receipt of as-built landscape plan **prior to final landscape inspection** during construction, in addition to any engineering, building or site plan as-built requirements, Sec.13-446(e).
4. Pending receipt of signed and sealed as-built site plan **prior to issuance of the certificate of occupancy**, Sec.13-548(5).
5. Per applicant, a temporary construction trailer is not proposed.

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



6. Justification statement responses in general do not adequately address rezoning criteria in detail and are missing specific data and analysis, Sec.13-36. Revise all justification responses.

Response: Please see the enclosed updated Justification Letter.

7. Additional comments may be provided upon review of revised application.
8. Pending payment of Affordable Housing, Fire, Law Enforcement and Public Art impact fees as applicable prior to building permit issuance. A copy of the fee schedule can be provided. Final fees shall be determined at time of building permit based on mix of uses and square footages.
9. Has the applicant verified with Broward County that a replat is not required for the proposed development? If so, provide plat verification letter or response from Broward County.

Response: Please see the enclosed Broward County Platt Determination.

10. In coordination with Utilities and Engineering, an evaluation of the need for the 15-foot utility easement along the perimeter of the site should be performed. Where there are no utilities in the existing easement it should be evaluated for abandonment to make room for required streetscape landscaping, buffers, walls, etc. consistent with the MSDS and City's perimeter site improvements.

Response: Please see the enclosed Utility Easement exhibits and application to vacate.

PMDD Document

11. Previous Special Land Use Ordinance #100-88 conditions shall be incorporated into the PMDD as applicable to today's Mainstreet Design Standards, current LDC code, and these DRC comments. The Special Land Use approval shall be abandoned with the PMDD rezoning.
12. The list of permitted and special land uses (Master Business List) shall be included as a specific chart in the PMDD. This chart will form the basis of a LDC amendment to include this PMDD's MBL into the City's Code.

Response: Please see the added Master Business List on Chapter 8 in the PMDD.

13. The MainStreet Design Standards (MSDS) serve as the design framework for projects within MainStreet. If the proposed PMDD does not meet MSDS standards or LDC code requirements, reasons why must be identified in the PMDD and alternate solutions must be provided. Alternate solutions are an opportunity for flexibility in design but not intended to by-pass code requirements. A table identifying code sections with requirements, proposed alternate design and reasons why the alternate solution is proposed shall be included in proposed PMDD.
14. Please note, Exhibit G has not been included in this submittal.

Response: Please see the enclosed Exhibit G within the PMDD.

15. Applicant response acknowledged. Staff again requests a revision to the cover page. The intent is not to have "typed" cover, but a cover that represents the use and owner. Staff suggests duplicating the cover and simply leaving the "PLANNED MAINSTREET DEVELOPMENT DISTRICT FOR AI Hendrickson" to serve as the cover page. The additional copy can remain as is to provide consultant information, phone numbers etc.

Response: Please see the updated PMDD Cover sheet.

PMDD Document Additional Information

16. This property is located in the MS-T Sub-District, a designated area in the MainStreet Project Area aimed at facilitating the redevelopment of existing commercial properties, particularly large surface

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parking lots, including those associated with automobile dealerships and other uses. The MS-T Sub-District encourages redevelopment to include structured parking to replace or reduce existing surface parking, aligning with district goals of optimizing land use, minimizing heat islands and promoting sustainability. This rezoning is not consistent with the MainStreet Design Standards.

Response: Please see the added landscape islands and reduced “asphalt area” on the entire site.

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

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

Response: Please see the added chapters in the PMDD.

18. Sec.13-446(h) - *Nonconforming landscaping*. Site improvements which require any type of site plan amendment, shall be brought into full compliance with the requirements of this article. A property which does not comply with this article or with an approved site plan or landscape plan, as applicable, must be brought into full compliance with this article or the approved site plan or landscape plan, if:

- (1) Additions or remodeling to the existing structure(s) on any type of property increase the amount of impervious surface area on the lot;
- (2) Additions or remodeling to the existing structure(s) on any type of property do not increase the amount of impervious surface area on the lot, but the cost of the improvements exceeds twenty-five (25) percent of the assessed value of all the existing structures on the property as identified by the most current Broward County Property Assessment.

Response: Please see updated Landscape Plans. We have added landscape islands and increased the size of existing landscape islands. The overall impervious area on-site has been reduced by 0.158 AC.

PMDD Document Streetscape

19. Streetscape design does not match the streetscape adopted by the City Commission for this portion of Banks Road. Alternative designs are possible, but this current design is not acceptable.

- Sidewalks, Streetscape landscape strips, bike lanes, and other streetscape design features are not consistent with Banks Road design and must be in this PMDD.
- Staff does not support the number of proposed bollards. Applicant shall explore options including planters that serve as barriers, seat walls, short pillars or decorative columns to create a visual and physical barrier. Use of bollards shall be reconsidered.



- Right turn lane into the development should be reconsidered if no longer warranted. This should be addressed in the applicant's traffic study. If not warranted, then the right turn lane should be removed and the streetscape design proposed in its place;
- On-street parking spaces be removed along this side of Banks Road.

Response: Please see updated plans. We have added landscape strips and a bike lane. The bollards, turn lane and on-street parking have been removed.

20. NW 54th Ave streetscape design should be created and included as an exhibit in this PMDD. This section should be consistent with current streetscape designs in the MainStreet development, but compatible with the auto dealership land use. Alternative designs are possible, but this current design is not acceptable.

Response: Please see the added Landscape Plan for the improved streetscape on NW 54th Ave.

PMDD Document Parking / Lot

21. Previous comment: Sec.13-399(a)(7), Automobile dealership parking lots shall conform to all screening and landscaping requirements. Such uses may store automobiles in outdoor storage areas which are completely screened by a solid masonry wall at least six (6) feet in height. Ensure this design is provided in the concurrent PMDD. Refer to comment #18.

Response: Please see the added concrete wall on sheet C2.2.

22. Previous comment: Sec.13-399(m), access aisles to parking spaces shall not exceed 350' feet in length. Ensure this design is provided in the concurrent PMDD.

Response: All rows of parking have an isle break

PMDD Document Site

23. Sec.13-379(4) - Walls or fences in required buffers cannot be closer than fifteen (15) feet from the perimeter or right-of-way. The proposed wall / fence location shall comply with this requirement. Revise accordingly and provide dimensions to show compliance.

Response: Please see the added concrete wall on sheet C2.2.

24. Sec.13-443(6) – When any commercial or industrial district is contiguous to or only separated by a right-of-way of less than 80' from any residential district, a six-foot high masonry wall shall be required along common property lines. When such districts are separated by a right-of-way of eighty feet or less, additional landscaping will be required.

Response: Please see the added landscape along Banks Road on sheets C5.0 & C5.1.

25. Refer to transportation and fire comments for outstanding issues related to truck, transport vehicle, fire and other emergency vehicles or similar truck movement plan. Be advised, loading or unloading of transport vehicles is NOT allowed on public right-of-way including Sample Road, Banks Road or NW 54th Avenue. A plan to accommodate these delivery vehicles on-site must be provided in the PMDD and shown on the site plan as well.

Response: Please see the added Fire Truck Route Exhibits FD-1, FD-2 & FD-3.

PMDD Document Architecture

26. Applicant response acknowledged. Proposed architecture does not comply with the MainStreet Design Standards (MSDS). Shading devices, roof overhangs, wrap-around verandah, variation in doors and windows among other elements to be considered per the MSDS. Blank walls do meet the MSDS.

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Response: Please see the updated Building Plans.

27. Applicant response acknowledged. Concerns over visibility to service bays and vehicle stacking from adjacent ROW's remain. Response and revisions have not addressed this concern. Proposed design does not meet requirements in the MSDS for screening of the staging area on the east side of the building. An alternative may be proposed in the PMDD that meets the intent of full screening from adjacent public ROW's. Applicant may consider abandoning the south-bound turn lane at Banks Road to increase the landscape buffer. Refer to UDD and transportation comments in the site plan application and requirements of the MSDS Section 8.

Response: The east side of the dealership with the overhead doors is the new vehicle delivery. This is not a service area. Please see the removed right turn lane on the updated Site Plans.

28. As previously requested, provide details on what material will be used as rooftop or ground mounted equipment screening. An updated roof plan has not been provided, per applicant response. Ensure architectural plans show the units, screening, dimensions and notes as required.

Response: Please see the enclosed Roof Plan.

29. Proposed illuminated "arch" wall does not meet sign code requirements for illumination. Staff has provided relevant Code signage sections to guide the development of permissible signage. Applicant may propose an alternative such as Designer Signage. Refer to sign section below.

Response: We do not have the Portal Photometrics complete yet, however they shall be provided once complete. We will remove the lighting if the photometrics do not meet the code.

PMDD Document Signs

30. Signs will be reviewed for compliance at time of building permit submittal, Sec.13-471(a)(1). Be advised, any deviation from code will require separate approval PRIOR to sign permit issuance. The PMDD should have a reference to follow the City's Sign Code and MSDS standards where applicable.

Response: Acknowledged

31. Signage is included in the architectural and site plans; however, sign review was NOT conducted during the site plan or rezoning application process due to insufficient information. The plans do not grant the property owner or franchise approval for any façade or ground sign design or location until the plans are reviewed for code compliance as part of the site plan or building permit process. Please refer to the comment above and Key Note 19 on Sheet C2.2 for further details.

Response: Acknowledged



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – APRIL 08, 2024

PROJECT NAME:	Al Hendrickson Toyota		
PROJECT NUMBER:	PZ-24030001		
LOCATION:	5201 W Sample Rd		
APPLICANT/AGENT:	Spring Engineering, Inc.		
REVIEW/APPLICATION:	PMDD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar - Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Urban Design & Development	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Sustainability, Urban Design & Photometrics	Natacha Josiah - Planner	njiosiah@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Transportation	Sean Flanagan - Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Building	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Fire	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Landscape	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-6721
Police	ALTERNATE REVIEWERS		
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Engineering	Thamar Joseph - Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

1. At least one Electric Vehicle charger must be accessible. FBC Accessibility 228.
2. Clarify the total number of parking spaces available to the public. Plans shows 248, which requires 7 accessible spaces, but plans show only 6.

ENGINEERING

1. Please note, comments provided are based on a preliminary engineering review and the project is subject to further review upon future submittals.
2. All required approvals from Broward County Environmental Protection Growth Management Department (BCEPGMD), FDEP (Florida Department of Environmental Protection), FDOT (Florida

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



Department of Transportation) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

3. Any utility structures or pipes that are no longer necessary for the alteration of the site must be fully removed. Utilities are not to be abandoned and buried. Comment to be added to the PMDD under V. Utilities and Dedications.
4. All landscape/trees shall conform to the minimum separation of 6 feet from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers' sight at intersections.
5. Root barriers shall be provided where large trees are located within six feet (6') of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of City utilities.
6. All pavement markings and signage must follow the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
7. All parking facility designs shall comply with City Land Development Code Sec 13-399, including but not limited to applying Sec 13-398 and the American Disabilities Act (ADA) for all disabled parking spaces.
8. Easements shall not contain permanent improvements including but not limited to pools, air conditioners, structures, utility sheds, poles, trees, and large landscaping. Therefore, all trees must be placed outside of the easement. Comment to be added to the PMDD.
9. Storm water impact fees may be adjusted based on total of impervious area. Provide, in the PMDD, a chart with existing impervious/pervious areas and proposed impervious/pervious areas.
10. The City's requirements for water, wastewater, paving and drainage shall be met at the time of Site Plan and Final Engineering reviews. Comment to be included in PMDD.
11. Include City's wheel stop detail on sheet C2.1.
12. Call out existing water meter and City clean out on the utility plan.
13. Replace the Broward County Health Department reference on page 7 with the Florida Department of Environmental Protection.

FIRE

In advance of a Site Plan submittal and building addition, City Staff has provided the following to aid the development team in preparing for Site Plan review comments as they relate to the Florida Fire Prevention code.

1. Increasing the occupant load for both business and industrial occupancy types could require the installation of a fire alarm system per Chapter 13 of NFPA 1 and the Florida Fire Prevention Code.
2. Display the buildings construction type per NFPA 220 and each buildings total square footage. Use table 18.4.5.2.1 in NFPA 1 Fire Code to calculate the minimum required fire flow for the new combined square footage. The aggregate fire flow for all fire hydrants within 1000 feet of the building shall be measured and displayed. (NFPA 1-18.4.5.3)
3. Show that the minimum number of fire hydrants are meet per the required fire flow (NFPA 101-18.5)



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, -95 DBM inbound and outbound (NFPA-11.10)
5. Provide a Fire Truck Route Plan that can accommodate a two axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)
 - Use AutoCAD or similar program to generate the fire truck route plan. 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

LANDSCAPING

1. Paragraph C under Section II. Existing Conditions refers to Exhibit G - Alternative Design Solutions. This exhibit was not provided and under the listed Exhibits on page 4 of the pdf, it states N/A. Correct discrepancy.
2. Paragraph A, Streetscape Requirements under Section VI. Mainstreet Design Standards. Greenway needs to be re-established or provided per the Mainstreet Design Standards for both Sample Road and Banks Road. Language in PMDD needs to be revised accordingly.
3. Paragraph D. 6 Reduce Heat Islands. Paragraph referencing 10' landscape strip on east side of service bay does not apply to this application as it does not appear on the provided overall site plan. In addition, the south side of the building does not provide a 11.5' wide landscape strip as stated in the document.
4. Paragraph E. Landscape Standards. Update language to state that the development shall meet Subdivision IV - Landscape Standards and Requirements of the LDC in addition to the Mainstreet Design Standards.
5. Additional comments may be provided upon review of the PMDD re-submittal and required Site Plan submittal.

PHOTOMETRICS

General

1. The following comments were made without the benefit of a photometric plan.

Photometric

2. Page 15 & 17: Be advised that this site meet the City's outdoor lighting under LDC Section 13-375, which provides for a MAXIMUM of 10 footcandles on site with a MAXIMUM of 1 footcandle after hours. To meet the CPTED concerns of the Police Department, the applicant may want to consider motion activated lighting for afterhours use.
3. Further comments may be generated once a photometric plan is provided for review.



POLICE

1. Is a photometric plan available? Specific areas of concern are: crosswalks, exterior building entry/exit points and dumpster enclosure.
2. Install IP surveillance cameras at the interior and exterior of the buildings as well as at the dumpster enclosure that can be tied into the Alert System with the Police Department for immediate monitoring by the Real Time Crime Center in the event of an emergency.
3. Consider installing LPR Camera technology at entrance/exit gates that can share data with CCPD Real Time Crime Center.
4. There are numerous cubicle/office areas on the site plan. What material will be used for the walls to form these areas? It is recommended to use transparent material to enhance natural surveillance. This will assist in reducing hiding places/ambush points during an active assailant incident and potentially reduce the opportunity for such an event to occur in the first place.
5. Recommend to install and utilize roll-up style doors on the car wash entry and exit when the business is closed.
6. Recommend that all doors (roll up and standard) be equipped with monitored alarms. This will expedite law enforcement response if an intruder enters the property.
7. It is recommended that the transparent exterior walls be made out of an impact resistant material. This will reduce the opportunity for an intruder to make entry into the property.
8. Please provide PD with the code for the gates to the parking lot in case entry is needed while the property is closed.
9. What type of bench is proposed to be used? It is recommend that the benches are equipped with a full armrest in middle.
10. Have property join the CCPD Trespass Enforcement Program and post signage at all entrances and in accordance with Florida State Statute 810.011(5)(a), which states:
 - o "Posted land" is that land upon which: 1. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words "no trespassing" and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line

SUSTAINABILITY

General

1. The following comments were made without the benefit of a site plan and should be considered during the site plan preparation.

Sustainability

2. Page 16 – Sustainable and Green Components: Title has duplicative wording.
3. Page 18 – Green Plan action Item 1.6: Be advised that EV parking stalls will not be sufficient as a response to the requirement of a "Conspicuous display of green technology."



4. Page 20 – Action Item 6.4: Be advised that at least one ADA accessible EV charging station is required in the customer parking area.
5. Further comments will be provided when a site plan is available.

TRANSPORTATION

1. Section III (A) Roads appears to use a PM Peak Hour ITE trip rate of 2.42/trips per 1,000 square feet. The daily net increase in **total daily trips** shall be included in the table and in the paragraph narrative or summary, not just the PM Peak Hour data;
2. A review from Broward County Traffic Operations as well as the Florida Department of Transportation of the traffic impact to either the roadways, intersections or turn lanes adjacent to this redevelopment parcel shall be performed prior to any scheduled public hearing. A summary of all required off-site improvements (if warranted) and/or a summary of mitigation impact fees from either agency, shall be provided prior to any formal public hearing;
3. The PMDD Proposed Analysis of Public Facilities shall include a Traffic Analysis of the adjacent intersections (Banks Road/Sample Road and NW 54th Avenue/Sample Road). The traffic analysis shall review projected trip assignments to each intersection, turning movements and trip orientation. Moreover, access management from WB Sample Road shall be identified, as the roadway connection from Sample Road does not provide a right turn lane to access Banks Road. The Traffic Engineer shall identify trip assignments to this maneuver and offer mitigation options, as it interacts with PM Peak Hour traffic (AADT) on Sample Road;
4. Infrastructure improvements assigned to the MainStreet Development (Banks Road and NW 54th Avenue) shall harmonize with the modifications associated with this PMDD and/or Site Plan submittal;
5. Additional comments may be forthcoming.

Traffic review or approval from City Staff will not be provided as part of a PMDD rezoning application. However, in advance of a Site Plan submittal, City Staff has provided the following to aid the development team in preparing for Site Plan review comments as they relate to transportation, traffic engineering or site development:

1. A Traffic Analysis dated March 12, 2024 was prepared by Spring Engineering and submitted with this application. The Trip Generation Table appears to have the proposed and removed trip generation data reversed. Please clarify;
2. The Proposed Development includes two (2) buildings and one structure with multiple floors. Please clarify the assigned trip generation for each of the uses proposed within the 102,060 building square feet proposed. Does the trip rate assigned by ITE for Auto Sales justify using 1.86 trip rate for the entire 102k sf? Does the trip generation include additional trips assigned to “vehicle test drives”, office staff, sales staff, maintenance staff, etc. Please confirm;
3. The EB Sample Road Left Turn Lane onto NW 54th Avenue may require additional storage capacity. Broward County Traffic Operations (traffic signals) and the Florida Department of Transportation (FDOT) have jurisdiction over the signal timing and roadway, respectively. Provide a statement from both Agencies that off-site intersection improvements are not required based on the proposed redevelopment and net increase in traffic projections, based on this submittal. A copy of each agency’s response shall be provided to the City’s Sustainable Development Director;



4. With the Site Plan Approval application, provide a copy of the Staff's review comments from the Cocomar Water Control District as it relates to Exhibit E "Master Stormwater Plan" and the proposed redevelopment applications;
5. The Pedestrian Greenway Section and typical section noted in Exhibit F will be reviewed as part of the Site Plan review application. No approvals of this typical section are memorialized with this review of the PMDD submittal;
6. The Plaza and Open Space plan noted in Exhibit F1.1 will be reviewed with the Site Plan application; and;
7. Additional comments may be forthcoming.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised, this development permit (application) is incomplete and areas of deficiency are identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.
2. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation to include color renderings, aerials or maps of the proposed project, and other information as applicable to aid in the presentation.
3. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City:
 - a. One (1) complete set of each item below in a digital format.
 - b. Thirteen (13) complete sets of each item below in printed format.
Each printed set shall be individually bound / stapled / & 3-hole punched.
 - (1) PMDD Rezoning in strike-thru/underline. (Printed sets no larger than 8.5"x11")
 - (2) PMDD Rezoning as a clean version. (Printed sets no larger than 8.5"x11")
 - (3) PowerPoint presentation. (Printed sets no larger than 11"x17")
 - (4) Public outreach report. (Printed sets no larger than 8.5"x11")
 - (5) Sustainable (Green) report. (Printed sets no larger than 8.5"x11")
 - (6) Each round of DRC response document. (Printed sets no larger than 8.5"x11")
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. Provide written acknowledgement and contact information of person(s) responsible for payments to the City.
5. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Report shall include a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.

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



6. Additional comments may be provided at DRC meeting and upon review of revised application.
7. Acknowledgements to DRC comments do not always show compliance. As applicable, plans and graphics shall be corrected and revisions to WORD documents shall be made in strike-thru and underlined format. Corrected applications shall be re-submitted per digital submittal requirements. Written responses shall identify sheets or pages where corrections have been made.
8. The intent of the Justification statement is not to re-state a standard. As presented, the narrative does not adequately address the requirement. Responses shall provide clear and detailed information for each required criteria.
9. Sec.13-37, Aesthetic Design: Review this section of the Land Development Code and provide detailed responses to each required criteria. Responses shall provide clear and detailed information for each required criteria and shall not be simply re-stated.
10. Sec.13-81(14)(b) – DRC applications continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. See comment #1.
11. Sec.13-446(e) - Upon completion of construction, an as-built landscape plan shall be provided to the Sustainable Development Department. All **approved** deviations from the approved landscape plan during construction shall be depicted. This plan is in addition to any engineering, building or site plan as-built requirements.
12. Sec.13-548(5) - **Prior to issuance of the certificate of occupancy**, a sealed as-built site plan shall be submitted to the city. Required information shall be prepared and digitally sealed by a state registered architect, engineer, landscape architect, or land surveyor.

Impact Fees

13. This development shall be subject to required impact fees. Impact Fees are based on use(s) and building square footage and must be paid prior to building permit issuance. See below.
14. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities.
15. Section 13-110 thru 13-117, Affordable Housing (AF) Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. AF fee calculations exclude stairwells, elevator shafts, mechanical rooms, and external storage rooms.
16. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process.

Rezoning to PMDD

17. Applicants shall post a four-foot by four-foot (4'x4') sign on each street frontage on the property proposed for amendment fourteen (14) days prior to the public hearing. The sign(s) shall be facing all road frontages and setback five (5) feet from the property line. A dated photograph of all signs shall be submitted to the Sustainable Development Department by the applicant the day the sign is posted. Staff to advise date for posting.

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



MainStreet

18. The City's adopted MainStreet Design Standards (MSDS) are the basis of review for any new development, modification, or reconstruction of existing buildings or uses within the MainStreet Project Area. The MSDS supplement the City Land Development Code (LDC). When the MSDS do not provide guidance on specific issues, the LDC shall apply.
19. The MainStreet Design Standards (MSDS) serve as the overall design framework for projects within the MainStreet Project Area (MSPA) including uses, densities and intensities. Each PMDD must be consistent with the MSDS as approved by the City Commission. If this application does not meet MSDS standards and principles, reasons must be identified why and alternate solutions must be provided in the proposed PMDD, which accomplish and maintain the overall concept of the MSPA.
20. All PMDD regulations shall, at a minimum, address the following design criteria, as provided for in the MainStreet Design Standards.
 - a. Streetscape requirements
 - b. Right-of-way and Typical Sections
 - c. Plaza and Open Space Requirements
 - d. Building Design
 - e. Sustainable and Green Components

PMDD Document

21. Revise cover page to identify only the PMDD "name", i.e.: "Hendrickson Toyota PMDD". An additional page may be provided to identify consultants, addresses, phone numbers and other information.
22. Staff has made every effort to identify discrepancies and provide comments for correction. Please review the PMDD in its entirety and revise the document accordingly even if a particular page has not been listed herein.
23. PMDD verbiage and tables shall maintain a clear distinction between; a) existing facilities; b) proposed facilities; c) and total. Include existing B-4 zoning and proposed PMDD. Include the types/variety of uses, height, FAR, square footages at ground level and multi-story, required guest, ADA, inventory parking, etc. This information is essential in maintaining and vesting the existing development under the current B-4 zoning development standards while providing new design guidelines for the new development under the PMDD zoning designation.
24. Clarify "existing square footage" versus "proposed Toyota addition" verbiage. Adding 102,060 SF to the existing 39,315 SF totals 141,375 SF which does not match totals shown elsewhere including on site plan. Please clarify throughout PMDD document and exhibits. Refer to comment above.
25. Exhibits:
 - a. A202 & A203 submitted but not referenced in list of exhibits. Reconcile discrepancy.
 - b. B, Plat Book 131 Page 30 - not submitted.
 - c. C2.01, Overall Site Plan - duplicate of C2.0.
 - d. D, Conceptual Engineering - not submitted. (Referenced on page 8)
 - e. H, Unified Control Agreement Sample – not submitted.
26. Page 5: Please remove references to Audi and Lexus which are not located in Coconut Creek.
27. Page 5: Third paragraph, 1st sentence – clarify language as this is an expansion and not a proposed Toyota Dealership. Review full PMDD and adjust similar language as necessary.

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



28. Page 5: Last paragraph – identify Special Land Use conditions. Ord.100-88 attached for reference.
29. Page 6, A & B: Add/revise verbiage for last sentence in each section - and pursuant to the City's landscape code, Subdivision IV., Landscape Standards and Requirements.
30. Page 6, C: This rezoning should be described as;
 - a. Rezoning the property from B-4, Regional Shopping to PMDD, Planned MainStreet Development District is required to establish uses, densities and intensities pursuant to the RAC, Regional Activity Center land use designation. Please revise.
 - b. Provide Alternative Design Solutions table, referenced as Exhibit G.
 - c. Add to last sentence (*see italic below*) – The Toyota PMDD shall follow the list of permitted and special land uses in Section 13-626, Master Business List – Planned MainStreet Development District (PMDD) (*Al Hendrickson PMDD*) of the City's Land Development Code.
31. Page 8: First paragraph, Exhibit D was not provided.
32. Page 10, Sec. V., B.: Refer to comment below.
33. Page 11, Sec. VI., A.: The subject property does not currently have an existing greenway on Sample Road. However, this redevelopment is subject to the greenway/streetscape requirements pursuant to the adopted MainStreet Design Standards Section 6.7 including a 12' wide meandering sidewalk with integral Venetian Red color. Trees, street furniture including benches, lighting and trash receptacles consistent with the City Amenities Package, pedestrian enhanced plaza, bike racks, etc. Revise language. Ensure pending site plan submittal includes design for review as required.
34. Page 11, Sec. VI., A.: The subject property does not currently have an existing greenway on Banks Road. However, this redevelopment is subject to the greenway/streetscape requirements pursuant to the adopted MainStreet Design Standards. Trees, street furniture including benches, lighting and trash receptacles consistent with the City Amenities Package, pedestrian enhanced plaza, bike racks, etc. Revise language. Ensure pending site plan submittal includes design for review as required. Additional staff discussion warranted.
35. Page 11, Sec. VI., B.: Refer to comment above, as applicable. Review language **proposing** three (3) vehicle display areas. Are these additional or existing? Be advised, additional vehicle display areas without greenway and pedestrian plaza compliance is not supported.
36. Page 12, C. 1.: Adjust verbiage per comment #27. Add verbiage stating proposed height(s) of new facilities, not just allowable.
37. Page 12, C. 2.: Pursuant to Section 6.7 of the MainStreet Design Standards, developments that abut Sample Road are subject to setback requirements provided in Section 8.2. Review this section and revise verbiage as applicable.
38. Page 12, C. 3.: Revise verbiage. See comment #27.
39. Page 14, 11. Signage: Refer to Subdivision V. Regulations for the Use and Control of Signs of the City Land Development Code starting at Section 13-456 for allowable signage. Add verbiage to this section referencing compliance with the City's sign code during site plan approval or as part of a building permit review and prior to building permit issuance.
40. Page 14, 11. Signage: While not all-inclusive, code sections below may assist in developing verbiage for this section. Staff is available to discuss signage with the applicant.
 - a. Sec.13-458 Subdivision 5.2 Permitted & prohibited permanent and temporary signs.

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



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

41. Page 15, 12. Lighting: Refer to photometric comments and revise this section accordingly.

42. Page 15, 15: Refer to comment #23 above.

43. Page 15, 13. Parking: Per the MainStreet Design Standards, commercial Uses require 3 spaces for 1,000 square feet of gross leasable area. Applicant may retain existing parking ratios but shall reference MSDS and provide verbiage for clarification. Refine table to include uses within the existing and proposed facility and their respective square footages.

44. Parking: LDC Sec.13-399(a)(3) - Parking spaces may encroach over a curb, sidewalk or landscape area. However, this area shall not count towards meeting sidewalk or landscaping requirements.

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

46. Parking: LDC Sec.13-399(a)(7): Stacked parking in auto storage area shall be at no greater than four (4) deep, end to end. Isle widths shall be fifteen (15) feet for one-way traffic and twenty-four (24) feet for two-way traffic. A perimeter access isle of twenty-four (24) feet shall also be maintained. Based on site plan review, fire and safety concerns shall determine any further requirements.

47. Page 15, 15. Pedestrian Access/Connectivity: Refer to comment #33 and #34 above.

48. Page 20: Unified Control Agreement not provided.

Site Plan

49. A separate PMDD Site Plan application shall be submitted, Sec.13-546 thru 13-548.

50. Data provided in site data table does not correctly reflect setbacks, height, buffers, FAR, etc., provided in the B-4 zoning designation, Sec.13-345. Verbiage is confusing and seems to imply that the site complies or exceeds minimum requirements. Revise verbiage to correspond to a B-4 standard, an existing site plan condition or a proposed design as applicable. Refer to the MainStreet Design Standards as applicable.

51. Complete areas of site data table left as 0.000.

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



53. If applicant intends to use modular trailers as temporary offices during construction it shall be shown on future site plan submittal.
54. Sec.13-407(b) – When units or measurements determining the total number of required parking spaces result in a fractional space, any such fraction shall require a full parking space.
55. A truck movement plan that includes vehicle transport vehicles accessing and circulating around the site will be required. Parking, loading or unloading of transport vehicles is NOT allowed on public right-of-way including Sample Road or Banks Road. A loading zone within the site of appropriate size and designated for transport vehicles shall be shown on site plan.
56. Proposed architecture does not reflect the ultimate vision for the MainStreet Project Area (MSPA). While the MSDS do not dictate a particular style, exceptional architectural design and quality materials will play a major role in defining the unique character of the MSPA. It is the intent that buildings and building facades include real, quality materials (in lieu of faux appliques or EIFS), shading devices, large roof overhangs to reduce heat-islands, verandahs for visual interest and gathering, variation in doors, windows, etc. Blank unarticulated and stark walls do meet the MSDS.
57. The city has significant concerns regarding architecture. Multiple service bays with open doors and stacked vehicles on the east / front portion of the building is highly visible from both Sample Road and Banks Road. Per Section 8 of the MSDS, parking garages and service areas shall be screened. Applicant shall demonstrate how this area will be screened from public view with materials harmonious with the building, or located as not to be visible from any public ways.
58. Provide details on what material will be used as rooftop or ground mounted equipment screening.
59. Further discussion over architecture is warranted.

December 20, 2024

Uploaded

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

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

SUBJECT: PMDD Rezoning Response to Comments - PZ-24030001

To Whom It May Concern,

We have reviewed your comments dated April 8, 2024, for the above referenced project and have enclosed the following:

1. One (1) revised PMDD
2. One (1) revised signed and sealed Civil Plans
3. One (1) signed and sealed Traffic Impact Study
4. One (1) revised signed and sealed Traffic Analysis
5. One (1) letter from Cocomar Water Control District
6. One (1) revised Justification Statement
7. One (1) revised Aesthetic Design Criteria
8. One (1) Unity of Title Document
9. One (1) Plat Book 131 Page 30
10. One (1) revised signed and sealed Architectural Elevations/Renderings

Building:

Comment 1: At least one Electric Vehicle charger must be accessible. FBC Accessibility 228.

Response: Please see added EV charger at the west end of the HDCP parking area on Sheets C2.0, C2.1 and C4.0.

Comment 2: Clarify the total number of parking spaces available to the public. Plans shows 248, which requires 7 accessible spaces, but plans show only 6.

Response: Please see the added HDCP parking space in front of the pre-owned building on Sheet C2.0.

Tampa Bay:

3014 US Highway 19
Holiday, FL 34691
Tel: 727-938-1516
Fax: 727-942-4174

sei@springengineeringinc.com
www.springengineeringinc.com

Atlanta:

1320 Ellsworth Industrial Blvd.
Suite A-1800
Atlanta, GA 30318
Tel: (404) 881-8370

Engineering:

Comment 1: Please note, comments provided are based on a preliminary engineering review and the project is subject to further review upon future submittals.

Response: Acknowledged.

Comment 2: All required approvals from Broward County Environmental Protection Growth Management Department (BCEPGMD), FDEP (Florida Department of Environmental Protection), FDOT (Florida Department of Transportation) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

Response: Acknowledged.

Comment 3: Any utility structures or pipes that are no longer necessary for the alteration of the site must be fully removed. Utilities are not to be abandoned and buried. Comment to be added to the PMDD under V. Utilities and Dedications.

Response: Please see added note on the updated PMDD under V. Utilities and Dedications.

Comment 4: All landscape/trees shall conform to the minimum separation of 6 feet from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers' sight at intersections.

Response: Please see added landscape note No. 7 on sheet C4.0.

Comment 5: Root barriers shall be provided where large trees are located within six feet (6') of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of City utilities.

Response: Please see added landscape note No. 8 on sheet C4.0.

Comment 6: All pavement markings and signage must follow the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

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

Comment 7: All parking facility designs shall comply with City Land Development Code Sec 13-399, including but not limited to applying Sec 13-398 and the American Disabilities Act (ADA) for all disabled parking spaces.

Response: Please see added HDCP parking space in front of the pre-owned building.

Comment 8: Easements shall not contain permanent improvements including but not limited to pools, air conditioners, structures, utility sheds, poles, trees, and large landscaping. Therefore, all trees must be placed outside of the easement. Comment to be added to the PMDD.

Response: The entire green space/sidewalk/pedestrian plaza between west sample road and our first row of on-site parking is within an easement.

Comment 9: Storm water impact fees may be adjusted based on total of impervious area. Provide, in the PMDD, a chart with existing impervious/pervious areas and proposed impervious/pervious areas.

Response: Please see the added impervious surface reduction noted in Section III c. in the PMDD.

Comment 10: The City's requirements for water, wastewater, paving and drainage shall be met at the time of Site Plan and Final Engineering reviews. Comment to be included in PMDD.

Response: Please see the added note in sections V.A Utilities in the PMDD.

Comment 11: Include City's wheel stop detail on sheet C2.1.

Response: Please see added city wheel stop detail on sheet C2.4.

Comment 12: Call out existing water meter and City clean out on the utility plan.

Response: Please see added water meter and city clean out on the utility plan sheet C4.0.

Comment 13: Replace the Broward County Health Department reference on page 7 with the Florida Department of Environmental Protection.

Response: Please see updated Florida Department of Environmental Protection on page 7 of the PMDD.

Fire:

Comment 1: Increasing the occupant load for both business and industrial occupancy types could require the installation of a fire alarm system per Chapter 13 of NFPA 1 and the Florida Fire Prevention Code.

Response: Our building plans will include an updated fire alarm and fire sprinkler system.

Comment 2: Display the buildings construction type per NFPA 220 and each building's total square footage. Use table 18.4.5.2.1 in NFPA 1 Fire Code to calculate the minimum required fire flow for the new combined square footage. The aggregate fire flow for all fire hydrants within 1000 feet of the building shall be measured and displayed. (NFPA 1-18.4.5.3)

Response: The NFPA fire flow calculations are shown on the bottom right corner of the Utility Plan Sheet C4.0.

Comment 3: Show that the minimum number of fire hydrants are met per the required fire flow (NFPA 101-18.5)

Response: There are (3) existing fire hydrants within 250 LF shown on the Utility Plan and noted in the NFPA fire flow calculation.

Comment 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, -95 DBM inbound and outbound (NFPA-11.10)

Response: Acknowledged, these notes shall be placed on the Building Plans.

Comment 5: Provide a Fire Truck Route Plan that can accommodate a two axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)

Use AutoCAD or similar program to generate the fire truck route plan. 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.

Response: We had included a WB-67 wheel tracking route on the initial submittal. Please see the added 39' fire truck route along with fire truck specifications on Sheet C2.0.

Landscaping:

Comment 1: Paragraph C under Section II. Existing Conditions refers to Exhibit G - Alternative Design Solutions. This exhibit was not provided and under the listed Exhibits on page 4 of the pdf, it states N/A. Correct discrepancy.

Response: Please see added Exhibit G - Alternative Design Solutions in the updated PMDD.

Comment 2: Paragraph A, Streetscape Requirements under Section VI. Mainstreet Design Standards. Greenway needs to be re-established or provided per the Mainstreet Design Standards for both Sample Road and Banks Road. Language in PMDD needs to be revised accordingly.

Response: Please see the updated language in the PMDD and added banks road street scape on the site plan.

Comment 3: Paragraph D. 6 Reduce Heat Islands. Paragraph referencing 10' landscape strip on east side of service bay does not apply to this application as it does not appear on the provided overall site plan. In addition, the south side of the building does not provide a 11.5' wide landscape strip as stated in the document.

Response: Please see the updated reduced heat island section of the PMDD.

Comment 4: Paragraph E. Landscape Standards. Update language to state that the development shall meet Subdivision IV - Landscape Standards and Requirements of the LDC in addition to the Mainstreet Design Standards.

Response: Please see updated note in paragraph E. in the PMDD.

Comment 5: Additional comments may be provided upon review of the PMDD re-submittal and required Site Plan submittal.

Response: Acknowledged.

Photometrics:

General:

Comment 1: The following comments were made without the benefit of a photometric plan.

Response: A Photometric Plan was not required/requested on the PMDD submittal. Please see enclosed Photometric Plan on sheet C4.2 and C4.3.

Comment 2: Page 15 & 17: Be advised that this site meet the City's outdoor lighting under LDC Section 13-375, which provides for a MAXIMUM of 10 footcandles on site with a MAXIMUM of 1 footcandle after hours. To meet the CPTED concerns of the Police Department, the applicant may want to consider motion activated lighting for afterhours use.

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

Comment 3: Further comments may be generated once a photometric plan is provided for review.

Response: Acknowledged, please see the enclosed Photometric Plan on sheets C4.2 and C4.3.

Police:

Comment 1: Is a photometric plan available? Specific areas of concern are: crosswalks, exterior building entry/exit points and dumpster enclosure.

Response: Yes, please see the enclosed Photometric Plan on sheets C4.2 and C4.3.

Comment 2: Install IP surveillance cameras at the interior and exterior of the buildings as well as at the dumpster enclosure that can be tied into the Alert System with the Police

Department for immediate monitoring by the Real Time Crime Center in the event of an emergency.

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

Comment 3: Consider installing LPR Camera technology at entrance/exit gates that can share data with CCPD Real Time Crime Center.

Response: **Acknowledged.**

Comment 4: There are numerous cubicle/office areas on the site plan. What material will be used for the walls to form these areas? It is recommended to use transparent material to enhance natural surveillance. This will assist in reducing hiding places/ambush points during an active assailant incident and potentially reduce the opportunity for such an event to occur in the first place.

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

Comment 5: Recommend to install and utilize roll-up style doors on the car wash entry and exit when the business is closed.

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

Comment 6: Recommend that all doors (roll up and standard) be equipped with monitored alarms. This will expedite law enforcement response if an intruder enters the property.

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

Comment 7: It is recommended that the transparent exterior walls be made out of an impact resistant material. This will reduce the opportunity for an intruder to make entry into the property.

Response: **Acknowledged, we are using impact resistant glass on the exterior of the building.**

Comment 8: Please provide PD with the code for the gates to the parking lot in case entry is needed while the property is closed.

Response: **Acknowledged, this will be no problem.**

Comment 9: What type of bench is proposed to be used? It is recommended that the benches are equipped with a full armrest in middle.

Response: **Acknowledged, please see added bench detail.**

Comment 10: Have property join the CCPD Trespass Enforcement Program and post signage at

all entrances and in accordance with Florida State Statute 810.011(5)(a), which states:

Posted land” is that land upon which: 1. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words “no trespassing” and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line.

Response: We have forwarded this information to the owner.

Sustainability:

General:

Comment 1: The following comments were made without the benefit of a site plan and should be considered during the site plan preparation.

Response: Acknowledged, however a Site Plan was submitted with this application.

Sustainability:

Comment 2: Page 16 – Sustainable and Green Components: Title has duplicative wording.

Response: Please see updated note.

Comment 3: Page 18 – Green Plan action Item 1.6: Be advised that EV parking stalls will not be sufficient as a response to the requirement of a “Conspicuous display of green technology.”

Response: We shall provide a comprehensive sign within the facility that illustrates all of the green technology used within the site and building

Comment 4: Page 20 – Action Item 6.4: Be advised that at least one ADA accessible EV charging station is required in the customer parking area.

Response: Please see added EV charger at ADA space on sheets C2.0, C2.1 and C4.0.

Comment 5: Further comments will be provided when a site plan is available.

Response: Acknowledged.

Transportation:

Comment 1: Section III (A) Roads appears to use a PM Peak Hour ITE trip rate of 2.42/trips per 1,000 square feet. The daily net increase in total daily trips shall be included in the table and in the paragraph narrative or summary, not just the PM Peak Hour data;

Response: Please see updated Traffic Analysis in section III(A).

Comment 2: A review from Broward County Traffic Operations as well as the Florida Department of Transportation of the traffic impact to either the roadways, intersections or turn lanes adjacent to this redevelopment parcel shall be performed prior to any scheduled public hearing. A summary of all required off-site improvements (if warranted) and/or a summary of mitigation impact fees from either agency, shall be provided prior to any formal public hearing;

Response: Acknowledged.

Comment 3: The PMDD Proposed Analysis of Public Facilities shall include a Traffic Analysis of the adjacent intersections (Banks Road/Sample Road and NW 54th Avenue/Sample Road). The traffic analysis shall review projected trip assignments to each intersection, turning movements and trip orientation. Moreover, access management from WB Sample Road shall be identified, as the roadway connection from Sample Road does not provide a right turn lane to access Banks Road. The Traffic Engineer shall identify trip assignments to this maneuver and offer mitigation options, as it interacts with PM Peak Hour traffic (AADT) on Sample Road;

Response: Please see the enclosed Traffic Impact Study.

Comment 4: Infrastructure improvements assigned to the MainStreet Development (Banks Road and NW 54th Avenue) shall harmonize with the modifications associated with this PMDD and/or Site Plan submittal;

Response: Acknowledged, we are making improvements to Banks Road, Sample Road, and NW 54th Ave. Please see the updated Site Plans for improvements.

Comment 5: Additional comments may be forthcoming.

Response: Acknowledged.

Traffic review or approval from City Staff will not be provided as part of a PMDD rezoning application. However, in advance of a Site Plan submittal, City Staff has provided the following to aid the development team in preparing for Site Plan review comments as they relate to transportation, traffic engineering or site development:

Comment 1: A Traffic Analysis dated March 12, 2024 was prepared by Spring Engineering and submitted with this application. The Trip Generation Table appears to have the proposed and removed trip generation data reversed. Please clarify;

Response: Please see updated Traffic Analysis.

Comment 2: The Proposed Development includes two (2) buildings and one structure with multiple floors. Please clarify the assigned trip generation for each of the uses proposed within the 102,060 building square feet proposed. Does the trip rate

assigned by ITE for Auto Sales justify using 1.86 trip rate for the entire 102k sf? Does the trip generation include additional trips assigned to “vehicle test drives”, office staff, sales staff, maintenance staff, etc. Please confirm.

Response: Please see the updated Traffic Analysis which includes sales and service trips.

Comment 3: The EB Sample Road Left Turn Lane onto NW 54th Avenue may require additional storage capacity. Broward County Traffic Operations (traffic signals) and the Florida Department of Transportation (FDOT) have jurisdiction over the signal timing and roadway, respectively. Provide a statement from both Agencies that off-site intersection improvements are not required based on the proposed redevelopment and net increase in traffic projections, based on this submittal. A copy of each agency’s response shall be provided to the City’s Sustainable Development Director;

Response: Acknowledged.

Comment 4: With the Site Plan Approval application, provide a copy of the Staff’s review comments from the Cocomar Water Control District as it relates to Exhibit E “Master Stormwater Plan” and the proposed redevelopment applications;

Response: We have reached out to the Cocomar Water Control District. Please see enclosed email which states “The changes will have no effect on the Cocomar operations, and we have no objection to the project.

Comment 5: The Pedestrian Greenway Section and typical section noted in Exhibit F will be reviewed as part of the Site Plan review application. No approvals of this typical section are memorialized with this review of the PMDD submittal.

Response: Acknowledged.

Comment 6: The Plaza and Open Space plan noted in Exhibit F1.1 will be reviewed with the Site Plan application; and;

Response: Acknowledged.

Comment 7: Additional comments may be forthcoming.

Response: Acknowledged.

Urban Design and Development:

General Comments

Comment 1: Pursuant to the requirements of Section 166.033, Florida Statutes, be advised, this development permit (application) is incomplete and areas of deficiency are identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the

application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.

Response: **Acknowledged. Please review our responses.**

Comment 2: Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation to include color renderings, aerials or maps of the proposed project, and other information as applicable to aid in the presentation.

Response: **Acknowledged.**

Comment 3: Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City:

- a. One (1) complete set of each item below in a digital format.
- b. Thirteen (13) complete sets of each item below in printed format.
Each printed set shall be individually bound / stapled / & 3-hole punched.
 - (1) PMDD Rezoning in strike-thru/underline. (Printed sets no larger than 8.5"x11")
 - (2) PMDD Rezoning as a clean version. (Printed sets no larger than 8.5"x11")
 - (3) PowerPoint presentation. (Printed sets no larger than 11"x17")
 - (4) Public outreach report. (Printed sets no larger than 8.5"x11")
 - (5) Sustainable (Green) report. (Printed sets no larger than 8.5"x11")
 - (6) Each round of DRC response document. (Printed sets no larger than 8.5"x11")

Response: **Acknowledged.**

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

Response: **For all required payments, please reach out to Krystal Gee (727) 938-1516 Kgee@springengineeringinc.com**

Comment 5: Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Report shall include a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.

Response: **Acknowledged, we shall schedule the neighborhood meeting immediately upon the City of Coconut Creeks recommendation.**

Comment 6: Additional comments may be provided at DRC meeting and upon review of revised application.

Response: Acknowledged.

Comment 7: Acknowledgements to DRC comments do not always show compliance. As applicable, plans and graphics shall be corrected and revisions to WORD documents shall be made in strike-thru and underlined format. Corrected applications shall be re-submitted per digital submittal requirements. Written responses shall identify sheets or pages where corrections have been made.

Response: Acknowledged, please see the enclosed updated plans, reports and PMDD.

Comment 8: The intent of the Justification statement is not to re-state a standard. As presented, the narrative does not adequately address the requirement. Responses shall provide clear and detailed information for each required criteria.

Response: Please see updated Justification Statement.

Comment 9: Sec.13-37, Aesthetic Design: Review this section of the Land Development Code and provide detailed responses to each required criteria. Responses shall provide clear and detailed information for each required criteria and shall not be simply re-stated.

Response: The Aesthetic Design Criteria was not part of this application; however, it shall be updated as necessary. Please see enclosed update.

Comment 10: Sec.13-81(14)(b) – DRC applications continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees. See comment #1.

Response: Acknowledged.

Comment 11: Sec.13-446(e) - Upon completion of construction, an as-built landscape plan shall be provided to the Sustainable Development Department. All approved deviations from the approved landscape plan during construction shall be depicted. This plan is in addition to any engineering, building or site plan as-built requirements.

Response: Acknowledged.

Comment 12: Sec.13-548(5) - Prior to issuance of the certificate of occupancy, a sealed as-built site plan shall be submitted to the city. Required information shall be prepared and digitally sealed by a state registered architect, engineer, landscape architect, or land surveyor.

Response: Acknowledged.

Impact Fees:

Comment 13: This development shall be subject to required impact fees. Impact Fees are based on use(s) and building square footage and must be paid prior to building permit issuance. See below.

Response: Acknowledged.

Comment 14: Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities.

Response: Acknowledged.

Comment 15: Section 13-110 thru 13-117, Affordable Housing (AF) Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. AF fee calculations exclude stairwells, elevator shafts, mechanical rooms, and external storage rooms.

Response: Acknowledged.

Comment 16: Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process.

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

Rezoning to PMDD:

Comment 17: Applicants shall post a four-foot by four-foot (4'×4') sign on each street frontage on the property proposed for amendment fourteen (14) days prior to the public hearing. The sign(s) shall be facing all road frontages and setback five (5) feet from the property line. A dated photograph of all signs shall be submitted to the Sustainable Development Department by the applicant the day the sign is posted. Staff to advise date for posting.

Response: Acknowledged.

MainStreet:

Comment 18: The City's adopted MainStreet Design Standards (MSDS) are the basis of review for any new development, modification, or reconstruction of existing buildings or uses within the MainStreet Project Area. The MSDS supplement the City Land Development Code (LDC). When the MSDS do not provide guidance on specific

issues, the LDC shall apply.

Response: Acknowledged.

Comment 19: The MainStreet Design Standards (MSDS) serve as the overall design framework for projects within the MainStreet Project Area (MSPA) including uses, densities and intensities. Each PMDD must be consistent with the MSDS as approved by the City Commission. If this application does not meet MSDS standards and principles, reasons must be identified why and alternate solutions must be provided in the proposed PMDD, which accomplish and maintain the overall concept of the MSPA.

Response: Please see the enclosed PMDD which describes the Landscape Alternative Design Solution and the Exhibit G.

Comment 20: All PMDD regulations shall, at a minimum, address the following design criteria, as provided for in the MainStreet Design Standards.

- a. Streetscape requirements
- b. Right-of-way and Typical Sections
- c. Plaza and Open Space Requirements
- d. Building Design
- e. Sustainable and Green Components

Response: Please see updated PMDD.

PMDD Document:

Comment 21: Revise cover page to identify only the PMDD “name”, i.e.: “Hendrickson Toyota PMDD”. An additional page may be provided to identify consultants, addresses, phone numbers and other information.

Response: Please see the added cover page on the PMDD.

Comment 22: Staff has made every effort to identify discrepancies and provide comments for correction. Please review the PMDD in its entirety and revise the document accordingly even if a particular page has not been listed herein.

Response: Acknowledged, please see the updated PMDD and supporting documents.

Comment 23: PMDD verbiage and tables shall maintain a clear distinction between; a) existing facilities; b) proposed facilities; c) and total. Include existing B-4 zoning and proposed PMDD. Include the types/variety of uses, height, FAR, square footages at ground level and multi-story, required guest, ADA, inventory parking, etc. This information is essential in maintaining and vesting the existing development under the current B-4 zoning development standards while providing new design guidelines for the new development under the PMDD zoning designation.

Response: Please see updated PMDD Plans and Report.

Comment 24: Clarify “existing square footage” versus “proposed Toyota addition” verbiage.

Adding 102,060 SF to the existing 39,315 SF totals 141,375 SF which does not match totals shown elsewhere including on site plan. Please clarify throughout PMDD document and exhibits. Refer to comment above.

Response: Please see updated areas on the Site Plan Sheet C2.0 and PMDD.

Comment 25: Exhibits:

- a. A202 & A203 submitted but not referenced in list of exhibits. Reconcile discrepancy.
- b. B, Plat Book 131 Page 30 - not submitted.
- c. C2.01, Overall Site Plan - duplicate of C2.0.
- d. D, Conceptual Engineering - not submitted. (Referenced on page 8)
- e. H, Unified Control Agreement Sample – not submitted.

Response: Exhibits:

- a. Please see updated sheet numbers A200-A, A200-B, A200-C, A200-D.
- b. Plat Book 131 was previously submitted, however please see enclosed Plat submittal.
- c. Please disregard C2.01 Sheet.
- d. Please see Sheet C4.0-Engineering/Utility Plan.
- e. Please see the enclosed of unity of title.

Comment 26: Page 5: Please remove references to Audi and Lexus which are not located in Coconut Creek.

Response: Please see updated PMDD with removed auto references.

Comment 27: Page 5: Third paragraph, 1st sentence – clarify language as this is an expansion and not a proposed Toyota Dealership. Review full PMDD and adjust similar language as necessary.

Response: Please see revised PMDD with corrected existing & proposed designations.

Comment 28: Page 5: Last paragraph – identify Special Land Use conditions. Ord.100-88 attached for reference.

Response: Please see added note on I. Introduction.

Comment 29: Page 6, A & B: Add/revise verbiage for last sentence in each section - and pursuant to the City's landscape code, Subdivision IV., Landscape Standards and Requirements.

Response: Please see added not on page 6, A&B.

Comment 30: Page 6, C: This rezoning should be described as;

- a. Rezoning the property from B-4, Regional Shopping to PMDD, Planned MainStreet Development District is required to establish uses, densities and intensities pursuant to the RAC, Regional Activity Center land use designation. Please revise.

- b. Provide Alternative Design Solutions table, referenced as Exhibit G.
- c. Add to last sentence (see italic below) – The Toyota PMDD shall follow the list of permitted and special land uses in Section 13-626, Master Business List – Planned MainStreet Development District (PMDD) (Al Hendrickson PMDD) of the City’s Land Development Code.

Response: **Page 6, C:**

- a. **Please see added note to II.C.**
- b. **Please see corrected Exhibit Table.**
- c. **Please see added Al Hendrickson PMDD.**

Comment 31: Page 8: First paragraph, Exhibit D was not provided.

Response: **Please see added Exhibit D- Sheet C4.0.**

Comment 32: Page 10, Sec. V., B.: Refer to comment below.

Response: **Acknowledged.**

Comment 33: Page 11, Sec. VI., A.: The subject property does not currently have an existing greenway on Sample Road. However, this redevelopment is subject to the greenway/streetscape requirements pursuant to the adopted MainStreet Design Standards Section 6.7 including a 12’ wide meandering sidewalk with integral Venetian Red color. Trees, street furniture including benches, lighting and trash receptacles consistent with the City Amenities Package, pedestrian enhanced plaza, bike racks, etc. Revise language. Ensure pending site plan submittal includes design for review as required.

Response: **Please see added Greenway along Sample Road which includes the 12’ Venetian Red meandering sidewalk and City Amenities Package.**

Comment 34: Page 11, Sec. VI., A.: The subject property does not currently have an existing greenway on Banks Road. However, this redevelopment is subject to the greenway/streetscape requirements pursuant to the adopted MainStreet Design Standards. Trees, street furniture including benches, lighting and trash receptacles consistent with the City Amenities Package, pedestrian enhanced plaza, bike racks, etc. Revise language. Ensure pending site plan submittal includes design for review as required. Additional staff discussion warranted.

Response: **Please see added greenway along Banks Road which included an 11’ sidewalk and street parking spaces.**

Comment 35: Page 11, Sec. VI., B.: Refer to comment above, as applicable. Review language proposing three (3) vehicle display areas. Are these additional or existing? Be advised, additional vehicle display areas without greenway and pedestrian plaza compliance is not supported.

Response: **There are (3) three existing vehicle display pads that we are removing and replacing with vehicle display/pedestrian plaza that are now connected to the**

proposed 12' meandering sidewalk.

Comment 36: Page 12, C. 1.: Adjust verbiage per comment #27. Add verbiage stating proposed height(s) of new facilities, not just allowable.

Response: Please see added building height on page 13, D.1.

Comment 37: Page 12, C. 2.: Pursuant to Section 6.7 of the MainStreet Design Standards, developments that abut Sample Road are subject to setback requirements provided in Section 8.2. Review this section and revise verbiage as applicable.

Response: Please see the updated building setbacks on page 13, D.2.

Comment 38: Page 12, C. 3.: Revise verbiage. See comment #27.

Response: Please see added “proposed dealership expansion” on page 13, D.3.

Comment 39: Page 14, 11. Signage: Refer to Subdivision V. Regulations for the Use and Control of Signs of the City Land Development Code starting at Section 13-456 for allowable signage. Add verbiage to this section referencing compliance with the City’s sign code during site plan approval or as part of a building permit review and prior to building permit issuance.

Response: Acknowledged, signage package shall be provided with the building review.

Comment 40: Page 14, 11. Signage: While not all-inclusive, code sections below may assist in developing verbiage for this section. Staff is available to discuss signage with the applicant.

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

Response: Acknowledged, we shall discuss this with our signage vendor and schedule a meeting with staff in required.

Comment 41: Page 15, 12. Lighting: Refer to photometric comments and revise this section accordingly.

Response: Acknowledged.

Comment 42: Page 15, 15: Refer to comment #23 above.

Response: Please see updated PMDD Plans and Report.

Comment 43: Page 15, 13. Parking: Per the MainStreet Design Standards, commercial Uses require 3 spaces for 1,000 square feet of gross leasable area. Applicant may retain existing parking ratios but shall reference MSDS and provide verbiage for clarification. Refine table to include uses within the existing and proposed facility and their respective square footages.

Response: Please see the updated parking request on page 15, 13 parking.

Comment 44: Parking: LDC Sec.13-399(a)(3) - Parking spaces may encroach over a curb, sidewalk or landscape area. However, this area shall not count towards meeting sidewalk or landscaping requirements.

Response: Acknowledged, please see added parking space dimensions on sheet C2.1.

Comment 45: Parking: LDC Sec.13-399(a)(7): Automobile dealership parking lots shall conform to all screening and landscaping requirements. Such uses may store automobiles in outdoor storage areas which are completely screened by a solid masonry wall at least six (6) feet in height.

Response: The northern property line contains a drainage easement and ditch. A solid masonry wall would negatively impact the drainage system in place. We proposed to install a solid vinyl screening fence for the inventory storage lot.

Comment 46: Parking: LDC Sec.13-399(a)(7): Stacked parking in auto storage area shall be at no greater than four (4) deep, end to end. Isle widths shall be fifteen (15) feet for one-way traffic and twenty-four (24) feet for two-way traffic. A perimeter access isle of twenty-four (24) feet shall also be maintained. Based on site plan review, fire and safety concerns shall determine any further requirements.

Response: Acknowledged.

Comment 47: Page 15, 15. Pedestrian Access/Connectivity: Refer to comment #33 and #34 above.

Response: Please see updated plans. We have included the required pedestrian access/connectivity on the corner of Sample Road and Banks Road.

Comment 48: Page 20: Unified Control Agreement not provided.

Response: Please see enclosed Unified Control Agreement for review and comment.

Site Plan:

Comment 49: A separate PMDD Site Plan application shall be submitted, Sec.13-546 thru 13-548.

Response: Acknowledged, the PMDD Site Plan application has been submitted.

Comment 50: Data provided in site data table does not correctly reflect setbacks, height, buffers, FAR, etc., provided in the B-4 zoning designation, Sec.13-345. Verbiage is confusing and seems to imply that the site complies or exceeds minimum requirements. Revise verbiage to correspond to a B-4 standard, an existing site plan condition or a proposed design as applicable. Refer to the MainStreet Design Standards as applicable.

Response: Please see updated Site Data Table on sheet C2.0.

Comment 51: Complete areas of site data table left as 0.000.

Response: Please see updated Site Data Table on sheet C2.0

Comment 52: Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares and may require screening and sign review.

Response: No temporary construction trailer is proposed.

Comment 53: If applicant intends to use modular trailers as temporary offices during construction it shall be shown on future site plan submittal.

Response: Acknowledged.

Comment 54: Sec.13-407(b) – When units or measurements determining the total number of required parking spaces result in a fractional space, any such fraction shall require a full parking space.

Response: Acknowledged, please see updated parking calculation on the Overall Site Plan sheet C2.0.

Comment 55: A truck movement plan that includes vehicle transport vehicles accessing and circulating around the site will be required. Parking, loading or unloading of transport vehicles is NOT allowed on public right-of-way including Sample Road or Banks Road. A loading zone within the site of appropriate size and designated for transport vehicles shall be shown on site plan.

Response: Please see the vehicle transport and fire truck route on the Overall Site Plan sheet C2.0.

Comment 56: Proposed architecture does not reflect the ultimate vision for the MainStreet Project Area (MSPA). While the MSDS do not dictate a particular style, exceptional architectural design and quality materials will play a major role in defining the unique character of the MSPA. It is the intent that buildings and building facades include real, quality materials (in lieu of faux appliques or EIFS), shading devices, large roof overhangs to reduce heat-islands, verandahs for visual interest and

gathering, variation in doors, windows, etc. Blank unarticulated and stark walls do meet the MSDS.

Response: Please see the added building renderings which should give you a better indication of the architectural materials and features.

Comment 57: The city has significant concerns regarding architecture. Multiple service bays with open doors and stacked vehicles on the east / front portion of the building is highly visible from both Sample Road and Banks Road. Per Section 8 of the MSDS, parking garages and service areas shall be screened. Applicant shall demonstrate how this area will be screened from public view with materials harmonious with the building, or located as not to be visible from any public ways.

Response: This is the new car delivery area. This will be a clean, high-end finish area for customers to receive their brand new vehicles. The large asphalt area outside is a ramp from finish floor elevation down to the existing / proposed site elevation.

Comment 58: Provide details on what material will be used as rooftop or ground mounted equipment screening.

Response: Please see the added aluminum louvered mechanical screening on the updated Roof Plan.

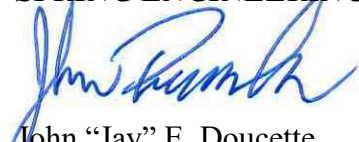
Comment 59: Further discussion over architecture is warranted.

Response: Acknowledged.

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

Very truly yours,

SPRING ENGINEERING, INC.



John "Jay" E. Doucette
Civil Department Manager

Enclosures

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