



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3 – APRIL 24, 2024

PROJECT NAME:	MainStreet Block 11		
PROJECT NUMBER:	PZ-22080008		
LOCATION:	West Side of Lyons Road between Wiles Road and Sample Road		
APPLICANT/AGENT:	HSQ Group		
REVIEW/APPLICATION:	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar - Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman - Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njoshia@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	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

Staff review of this application has been conducted without the benefit of a recorded Plat.

ARCHITECTURE & URBAN DESIGN

1. As discussed at the April 17th, 2024 meeting with city staff, side building façades will be updated per window placement discussion in relation to visibility into the A/C corrals. Windows of an appropriate size and shape will be provided but will be strategically placed to prevent a direct view into the A/C corrals from inside of the home but will still allow adequate natural light to enter the residence.
2. As discussed at the April 17th, 2024 meeting with staff, the west façade of Building 1 and the north façade of building 6 will be treated with additional and unique elements as both the facades are highly visible from the adjacent Civic Node and Village Green. Per applicant, trellises and other features will be considered at this prominent corner. Please coordinate with concurrent parks plan.

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.



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

Comment Type Legend:

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

GENERAL COMMENTS

1. **(Tier 2)** Please note that all reviews and comments are preliminary and the plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and Mainstreet Design Standards upon any resubmittal of the site plans and at the final engineering review.
2. **(Tier 1-2)** Please note that all reviews are preliminary and further reviews of the Mainstreet DRI and PMDD may generate more comments until final approval.
3. **(Tier 1-2)** Please note that as the site plan review was completed prior to the plat review and approval, all engineering comments are preliminary and may be modified upon further reviews as well as more comments may be generated.
4. **(Tier 3)** All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of Engineering permits.
5. **(Tier 3)** In accordance with the City's code sec. 13-186, the execution of Performance Bonds for all proposed public improvements are required prior to issuance of Engineering Permit.
6. **(Tier 2)** In accordance with the City's code sec. 13-169, the execution of Water and Wastewater Agreements and payment of impact fees are required during the final engineering review and prior to approval of related building permits.
7. **(Tier 2)** Please provide reclaimed water and irrigation plans.
8. **(Tier 2)** Please provide a conflict schedule between all proposed utilities for this project at the final engineering review.
9. **(Tier 2)** Conflicts between water, wastewater, and drainage must meet minimum separations according to Florida Administrative Code (FAC) Rule 62-555.314.
10. **(Tier 3)** Per Section 13-273 of the City Code, shop drawings for all proposed water, wastewater, reclaimed water, and drainage must be submitted prior to issuance of an engineering permit.

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.



11. **(Tier 3)** Please be aware that all Utilities & Engineering standard details have been revised, and engineering staff will provide a copy of the latest revisions. All standard details are subject to change until they are approved and codified.

TRAFFIC / ROADWAY AND PAVEMENT

12. **(Tier 2)** All pavement and sidewalks must follow City of Coconut Creek's Standard Details.
13. **(Tier 2)** Previous comment has not been addressed, some stop signs and stop bars are missing throughout the site such as, the missing stop bar on the SE corner of building 5.
14. **(Tier 2)** All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
15. **(Tier 2)** For all proposed stop signs on top of proposed sidewalks, please ensure ADA compliance is met.
16. **(Tier 2)** Proposed ADA ramp on the SE corner of building 5 is leading to nowhere, please remove and provide a curb.

STORMWATER COLLECTION SYSTEM

17. **(Tier 1)** Easements are not required around drainage lines, therefore, please remove all proposed easements around the proposed drainage lines.
18. **(Tier 2)** Please provide all invert elevations for all proposed catch/drainage basins.
19. **(Tier 2)** Please ensure that all proposed drainage structures maintains a minimum of 6 feet horizontal separation from all city utilities.
20. **(Tier 2)** Please show the location of the proposed PRBs within the proposed drainage system.
21. **(Tier 2)** All drainage structures must follow City of Coconut Creek Standard Details.
22. **(Tier 2)** Using parking areas for retention is not recommended by the City of Coconut Creek. Please submit statement of acknowledgement from the OWNER of the parking area possibly flooding during 25 and 100 yrs. storm events. (Acknowledgment can be provided as a formal letter or email).
23. **(Tier 2)** Provide a drainage structure table.
24. **(Tier 2)** Please note that the City has acquired a consultant who is currently reviewing Mainstreet's proposed storm water report, including block 11, which may generate future comments.

WATER DISTRIBUTION SYSTEM

25. **(Tier 1)** Comment has not been addressed, all proposed water lines including service lines, must be located within a utility easement up to the water meter. Utility easements must be at least 12 feet wide not 6 feet as proposed in some water service lines on the eastside of the project.
26. **(Tier 1)** Comment has not been addressed, provide one additional gate valve at the point of connection from Banks road (NW of the project) for isolation purposes.
27. **(Tier 2)** Please show all proposed water sampling locations on the plan.
28. **(Tier 2)** Please provide bollards for proposed fire hydrants.
29. **(Tier 2)** Provide information and details of the proposed water service line and meter that supplies the bottle refill station.



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

WASTEWATER COLLECTION SYSTEM

31. **(Tier 2)** Please provide invert and rim elevations for all maintenance access structures (MAS).
32. **(Tier 2)** 0.10 feet invert elevation drop is required between all proposed MAS.
33. **(Tier 2)** Please provide the type, material, and size for all proposed wastewater laterals. Per City Code Section 13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not to exceed 150' ft. in length.
34. **(Tier 2)** Conflict table must be provided for all utility crossing.

35. RECLAIMED WATER AND IRRIGATION

36. **(Tier 2)** Further comments will be provided during the Final Engineering Review stage.

LANDSCAPING

37. **(Tier 2)** Please be aware that trees are not allowed to be placed within utility easements.
38. **(Tier 2)** Please be aware that per the PMDD, only sod shall be planted within three feet (3') of utility services.
39. **(Tier 2)** All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.
40. **(Tier 2)** Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

FIRE

1. Fire department connections should be located and arranged so that hose lines can be readily and conveniently attached without interference from nearby objects, including buildings, fences posts, or other department connections. (NFPA 14-6.4.5.1) Proposed fire hydrants and FDC's for all buildings except building #6 appear that the parking of vehicles in the proposed parking spots will interfere with the operation of the hydrants and FDC's.

LANDSCAPING

1. General Note: Tree Disposition plans and mitigation are required to be approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals. Comment remains until Tree Disposition plans and mitigation have been provided.
2. Revise Pitch Apple quantity provided under Overall Landscape Summary table to 27 per plant schedule. Update overall total to 252.
3. Categories 2 and 3 are not consistent with plant schedule totals under the Canopy Calculation table. Revise tree quantities provided and total quantity.

PHOTOMETRICS

No comments at this time.



POLICE

1. It is understood that shrubs/bushes required by city code cannot comply with the 2' recommendation. In areas where a shrub/bush is not required by city code, it is recommended to utilize plants that will not grow above 2' high in order to maintain this standard with minimal maintenance. Landscaping should be placed in such a way to allow sight lines to be unobstructed.
2. Recommend that the property join the CCPD Trespass Enforcement Program and post signage at all entrances and in accordance with Florida State Statute 810.011(5)(a).
 - o Further information is available through the CCPD Community Services Unit.
3. Recommend installing mechanical security options such as surveillance cameras and LPR camera technology that can share data with CCPD Real Time Crime Center.
4. Is a fence or other type of territorial reinforcement proposed to separate the property from surrounding areas?
5. The addition of a bench by the mail kiosk is appreciated. Can a visual of the proposed bench be provided? We want to ensure that the bench utilizes an armrest to combat unauthorized use of bench space.
6. There is concern about the windows behind the AC walls (such as below) throughout the proposed plans. This creates a point of concealment that could be used by an individual to gain access to this window while going undetected.



7. Recommend that all entry points (front doors, side doors, and rear sliding doors) are equipped with a light fixture dedicated to that entry point.
8. Historically, multi-family housing units are targeted for vehicle burglaries at a higher rate than other locations. Therefore, in accordance with IES security lighting guidelines, it is recommended that the parking areas be illuminated to a minimum of 3 fc with a uniformity ratio of not more than 4:1. The current readings at each area are:
 - o South of Bldg 1: 31 readings = 62.6 fc – **Avg fc = 2.0 – Avg to Min Ratio = 2.9:1**
Recommend increasing average fc. Uniformity ratio is adequate.
 - o West of Bldg 2: 22 readings = 34.5 fc – **Avg fc = 1.6 – Avg to Min Ratio = 3.9:1**
Recommend increasing average fc. Uniformity ratio is adequate.

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.



- West of Bldg 3: 32 readings = 54.8 fc – **Avg fc = 1.8 – Avg to Min Ratio = 3.6:1**
Recommend increasing average fc. Uniformity ratio is adequate.
- West of Bldg 4: 25 readings = 39.2 fc – **Avg fc = 1.6 – Avg to Min Ratio = 3.9:1**
Recommend increasing average fc. Uniformity ratio is adequate.
- South side of property: 45 readings = 94.7 fc – **Avg fc = 2.1 – Avg to Min Ratio = 4.2:1**
Recommend increasing average fc and improving uniformity ratio.
- South of Bldg 5: 12 readings = 19.9 fc – **Avg fc = 1.7 – Avg to Min Ratio = 3.4:1**
Recommend increasing average fc. Uniformity ratio is adequate.
- East of Bldg 5: 34 readings = 59.2 fc – **Avg fc = 1.7 – Avg to Min Ratio = 3.4:1**
Recommend increasing average fc. Uniformity ratio is adequate.
- East of Bldg 6: 36 readings = 60.3 fc – **Avg fc = 1.7 – Avg to Min Ratio = 4.3:1**
Recommend increasing average fc and improving uniformity ratio.
- Parking island between Bldgs 2 and 6: 48 readings = 133.2 fc – **Avg fc = 2.8 – Avg to Min Ratio = 1.4:1**
Recommend increasing average fc. Uniformity ratio is adequate.
- Parking island between Bldgs 3 and 6: 31 readings = 78.1 fc – **Avg fc = 2.5 – Avg to Min Ratio = 2.8:1**
Recommend increasing average fc. Uniformity ratio is adequate.
- Parking island between Bldgs 3 and 5: 30 readings = 64.8 fc – **Avg fc = 2.2 – Avg to Min Ratio = 7.3:1**
Recommend increasing average fc and improving uniformity ratio.
- N parking island between Bldgs 4 and 5: 39 readings = 62.7 fc – **Avg fc = 1.6 – Avg to Min Ratio = 8:1**
Recommend increasing average fc and improving uniformity ratio.
- S parking island between Bldgs 4 and 5: 39 readings = 134 fc – **Avg fc = 3.4 – Avg to Min Ratio = 1.9:1**
Average fc and uniformity ratio are adequate.

9. In addition to the above, it is recommended that surrounding sidewalks, footpaths, and grounds be illuminated to a minimum 0.6 fc with a uniformity ratio of not more than 4:1

SUSTAINABILITY

FGBC Documentation

1. Consider innovation credits for additional points to aim towards silver certification.

Chapter 13-320

2. Water Efficiency, Innovative water technologies: Irrigation is required to be maintained on all landscaping in the city. Applicant should investigate using a drip irrigation system that has good control.

Green Plan

3. *Action 1.6* – The applicant's response denotes a structured parking garage for Block 11. Remove this reference.

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.



4. *Action 1.6* – Identify the solar powered cell phone charging station for Block 11 on the site plan and landscape plan.
5. *Action 5.1* – Recycling is expected in the multi-family apartment and condo units. The applicant is encouraged to speak to Mike Heimbach at Public Works relative to recycling and waste management requirements. Mike can be reached at 954- 973-6780.
6. *Action 2.1* – The site is proposed to provide 15% tree canopy coverage. Staff anticipates the forthcoming receipt of the overall MainStreet canopy coverage maps showing where the remainder of canopy will be made up.

Resolution 2020-063

- Provide the Green Cleaning Policy as noted on the checklist. Staff was unable to locate the green cleaning policy as noted by the applicant.

TRANSPORTATION

No comments at this time.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. Pending site plan approval vesting property entitlements.
2. Pending reimbursement to the City for professional landscape review services.
3. Additional comments may be provided upon review of any revised plans.
4. Pending receipt of address request as acknowledge by applicant.
5. Pending plat recordation.
6. Pending applicant presentation at Planning and Zoning Board and City Commission meetings.
7. Pending receipt of one (1) digital copy, and, thirteen (13) printed sets.
8. Pending payment of Police and Fire Impact Fees prior to building permit issuance.
9. Pending coordination pursuant to the ILA between the City and School Board related to SCAD forms as required for proposed unit mix adjustment.
10. Pending receipt of amenities package as acknowledged by the applicant.
11. Pending sign package submittal to the City for review prior to building permit issuance.
12. Modifications to refuse locations by/due to Republic Services to be reviewed with staff as part of an ongoing site plan condition.

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



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 – FEBRUARY 01, 2024

PROJECT NAME:	MainStreet Block 11		
PROJECT NUMBER:	PZ-22080008		
LOCATION:	West Side of Lyons Road between Wiles Road and Sample Road		
APPLICANT/AGENT:	HSQ Group		
REVIEW/APPLICATION:	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar - Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman - Senior Planner	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	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

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

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.



ARCHITECTURE & URBAN DESIGN

As it is drawn, it appears more like an apartment complex backing up to a park that has a meandering sidewalk running down the middle of the upland part of it. With the sidewalk closer to the apartment buildings, the path should be safer for the users because the residents will provide natural surveillance.

- Considering the significance of the Banks Rd and Cullum Rd intersection as a part of the central focal point for Coconut Creek's Village Green, Civic Plaza, more attention should be paid to Bldg 1's corner elevations, architectural design and how it greets this corner, its pedestrian accessibility to the streetscapes on both streets, the placement of the A/C units at the corner may be problematic and unsightly, but perhaps a more robust corner design for this building could incorporate the A/C units as well. This will require further discussion between developer and staff.
- Add renderings for streetscape and park side elevations including views from Banks Road for Bldgs 5 and 6; from Cullum Road for Bldg 1 and Bldg 2; and the park side elevations for Bldgs 2 and 3.

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

Comment Type Legend:

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

GENERAL COMMENTS

1. **(Tier 2)** Please note, reviews and comments are preliminary. All plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and Mainstreet Design Standards upon any site plan resubmittal and at the final engineering review.
2. **(Tier 1-2)** Please note, all reviews are preliminary and further reviews of the Mainstreet DRI and PMDD may generate more comments until final approval.
3. **(Tier 1-2)** Please note, as the site plan review was completed prior to the plat review and approval, all engineering comments are preliminary and may be modified upon further reviews as well as more comments may be generated.
4. **(Tier 3)** All required approvals from FDOT, FDEP, and Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of Engineering permits.
5. **(Tier 3)** In accordance with the City's code Sec.13-186, the execution of Performance Bonds for all proposed public improvements are required prior to issuance of an Engineering Permit.

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. **(Tier 2)** In accordance with the City's code Sec.13-169, the execution of Water and Wastewater Agreements and payment of impact fees are required during the final engineering review and prior to approval of related building permits.
7. **(Tier 2)** Provide reclaimed water and irrigation plans.
8. **(Tier 2)** Provide a conflict schedule between all proposed utilities for this project at the final engineering review.
9. **(Tier 2)** Conflicts between water, wastewater, and drainage must meet minimum separations according to Florida Administrative Code (FAC) Rule 62-555.314.
10. **(Tier 3)** Per City code Sec.13-273, shop drawings for all proposed water, wastewater, reclaimed water, and drainage must be submitted prior to issuance of an engineering permit.

TRAFFIC / ROADWAY AND PAVEMENT

11. **(Tier 2)** All pavement and sidewalks must follow City of Coconut Creek's Standard Details.
12. **(Tier 2)** Previous comment not addressed: Some stop signs and stop bars are missing throughout the site such as, the missing stop bar on the SE corner of building 5.
13. **(Tier 2)** Previous comment not addressed: Show clear sight triangles for the proposed ingress/egress of the project.
14. **(Tier 2)** All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
15. **(Tier 2)** For all proposed stop signs on top of proposed sidewalks, ensure ADA compliance is met.
16. **(Tier 2)** Provide a detectable warning mat at the ADA accessible aisle for the EV charging station.

STORMWATER COLLECTION SYSTEM

17. **(Tier 2)** Provide all invert elevations for all proposed catch/drainage basins.
18. **(Tier 2)** Ensure that all proposed drainage structures maintain a minimum of 6 feet horizontal separation from all City utilities.
19. **(Tier 2)** Show the location of the proposed PRBs within the proposed drainage system.
20. **(Tier 2)** All drainage structures must follow City of Coconut Creek Standard Details.
21. **(Tier 2)** Please note, the City has retained a consultant who is currently reviewing Mainstreet's proposed stormwater report, including block 11, which may generate additional comments.
22. **(Tier 2)** Comment not addressed: Using the parking lot for retention is not recommended by the City. Submit statement from the parking lot property OWNER acknowledging the possibility of flooding during 25 and 100 yrs. storm events and full acceptance of responsibility. (Acknowledgment may be provided as a formal letter or email to the City Engineer).
23. **(Tier 2)** Provide a drainage structure table.

WATER DISTRIBUTION SYSTEM

24. **(Tier 1)** Comment not addressed: All proposed water lines including service lines, must be located within a utility easement up to the water meter. Utility easements must be at least 12 feet wide not 6 feet as proposed.



25. **(Tier 1)** Comment not addressed: Provide one additional gate valve at the point of connection from Banks road (NW of the project) for isolation purposes.
26. **(Tier 2)** Show all proposed water sampling locations on the plan.
27. **(Tier 2)** Provide bollards for proposed fire hydrants.
28. **(Tier 1)** The three proposed FDCs on the eastside of the project must not be located inside the utility easement. Revise accordingly.
29. **(Tier 1)** For all proposed backflow preventers, ensure they are not located within a utility easement.
30. **(Tier 2)** Provide information and details of the proposed water service line and meter that supplies the bottle refill station.
31. **(Tier 2)** Per City Code Sec.13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.

WASTEWATER COLLECTION SYSTEM

32. **(Tier 2)** Provide invert and rim elevations for all maintenance access structures (MAS).
33. **(Tier 2)** 0.10 feet invert elevation drop is required between all proposed MAS.
34. **(Tier 1)** Provide type, material, and size for all proposed wastewater laterals. Per City Code Sec.13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not exceed 150' ft.
35. **(Tier 2)** Conflict table must be provided for all utility crossing.

RECLAIMED WATER AND IRRIGATION

36. **(Tier 2)** Show the reclaimed water meter box location. Meter box requires a 12 foot utility easement.
37. **(Tier 2)** Further comments will be provided during the Final Engineering Review stage.

LANDSCAPING

38. **(Tier 2)** Please note, trees are not allowed to be placed within utility easements.
39. **(Tier 2)** Please note, per the PMDD, only sod shall be planted within three feet (3') of utility services.
40. **(Tier 2)** All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.
41. **(Tier 2)** Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

FIRE

1. Using table 18.4.5.2.1 in NFPA state the minimum required fire flow for the building with the most total square footage. Include building construction type. Show the minimum number of fire hydrants required per the required fire flow (NFPA 1-18.5.4). The aggregate fire flow capacity of all fire hydrants within 1,000 ft. of a building shall not be less than the required fire flow determined with Section 18.4. (NFPA 1-18.5.4.2) Include this information during DRC review to prevent the possible later addition of a fire hydrant.



2. The FDC shall be located by a fire hydrant and on the same side of the street has the fire hydrant. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. (NFPA 14-6.4.5.1.1) Fire department connections should be located and arranged so that hose lines can be readily and conveniently attached without interference from nearby objects, including buildings, fences, posts, or other department connections. (NFPA 14-6.4.5.1) If possible, FDC's can share the same access to one fire hydrant with the proper signage.

LANDSCAPING

1. General Note: Tree Disposition plans and mitigation will be required to be approved prior to site plan approval for the individual blocks, roadways, and greenway/parks submittals.
2. General Note: Based on the latest review and staff discussions with the applicant regarding the PMDD submittal, any revisions that occurred during that review process will need to be reflected in this site plan submittal. Landscape Data table to be updated as necessary.
3. Correct pdf file name for sheets LP-1.0 and LP-1.1 on resubmittal as they were backwards.
4. Remove the word "required" under the Native and Drought Tolerant Summary table.
5. Provide breakdown of 1 to 1 and 3 to 1 palms under the provided column in data table.
6. *Clusia guttifera* is not considered native. Revise designation in plant schedule and update native calculations as necessary.
7. Recommend proposing additional shrubs in landscape islands and the landscape medians between parking bays to reduce sod areas.
8. Consider an additional sidewalk connection between buildings 3 & 4 to the linear park to the east.
9. Revise root barrier locations, detail, and notes so that the placement of the barrier is along the edge of hardscape or utility lines so that it will allow for root growth.
10. Wires and rubber tubing are not permitted in the City for bracing. Revise planting details to provide bio-degradable twine in conjunction with wellington tape where the twine is the only portion that is in contact with the trunk. Comment remains as details state #12 galvanized steel guy wire.
11. Based on staff's review of the PMDD application, the use of structural soil is to be incorporated into the plans to meet the minimum code required soil volumes as needed for the proposed plant material. Locations and details are to be included in the site plan sets as applicable.
12. Additional comments may be provided upon review of the re-submittal application.

PHOTOMETRICS

No comments at this time.

POLICE

1. Landscaping should comply with CPTED standards of no higher than 2' for bushes/hedges and tree canopies no lower than 6'.
2. Recommend that the stairs utilize see through risers or, at a minimum, install mirrors (either convex in the corners or full-length wall mirrors) that allow users to see the next landing while ascending

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.



and descending. This will assist in reducing ambush points. Also recommend installing security cameras inside of the stairwells.

3. Recommend that dumpster enclosure be outfitted with convex mirrors to allow someone entering from the outside the ability to see inside of the enclosure prior to entering. These should be placed to eliminate blind corners. This will assist in reducing ambush points. It is recommended that the dumpster enclosures have a light source dedicated solely to the enclosure instead of ambient light from a nearby fixture. Also recommend installing security cameras inside of the enclosure.
4. Recommend activating the space around the mail kiosk. Traditionally, cluster mailboxes, mail carriers and individuals retrieving mail are targets for robbery and theft due to the potentially sensitive information and valuable items that are in the mail. Placing benches, picnic tables, or small activities in the area will invite residents to occupy the space and provide natural surveillance over the area.
5. Recommend all elevators be equipped with a mirrored back wall. This allows an individual entering the elevator to see all sides prior to entering and identify any potential ambushes.
6. Traffic calming equipment (speed bumps, speed humps, speed tables) should be installed in the parking area. There are large stretches of straight roadway that may entice high speeds through the parking lot.
7. The photometric plan appears to show minimal to zero lighting on the sides of the buildings by the air conditioning units. It is recommended that these areas be outfitted with lighting to illuminate the areas in case maintenance is needed during the dusk/night hours. Lighting would also discourage abnormal users from occupying the space at night.
8. Recommend wayfinding signage on the exterior of the buildings indicating the building numbers. This will assist first responders in quickly locating the proper buildings. These signs should be illuminated at night.

SUSTAINABILITY

FGBC Documentation

1. Submit FGBC preliminary paperwork for review.

Chapter 13-320

2. Revise the Green Checklist to reflect ONLY BLOCK 11 responses.

Green Plan

3. Action 1.6 – Identify on the site plan any Green Technology elements for this site beyond the EV charging and bottle refill station.
4. Action 2.1 – The site as proposed provides 14% canopy coverage. Consider adding canopy to increase this number.
5. Action 6.4 - Identify the EV ready parking stalls. As a reminder, 10% of the parking shall be EV or EV ready.

Resolution 2020-063

6. Provide the Green Cleaning Policy as noted on the checklist.



TRANSPORTATION

1. As previously stated, the first set of off-street parking spaces appear to be too close to the driveway operation. Please dimension the driveway's reservoir distance to the first parking space and conflict;
2. The timing of the construction and more importantly the inspection and acceptance of Banks Road by the City is critical to the issuance of any Certificate of Completion or Certificate of Occupancy (C.O). Sheet SP-1 identifies improvements on Banks Road are part of the Site Plan for Block 11. Be advised that City Staff may develop Site Plan Conditions of Approval that may require inspection and acceptance of Banks Road prior to C.O.;
3. Provide additional horizontal control on the Civil Engineering Plans for the driveway connection onto Banks Road. Dimension the driveway width, reservoir distance, right-of-way line, radii, etc.;
4. Identify a phasing plan for both Banks Road and Cullum Road. Provide a narrative on when will these facilities be constructed? When will other amenities such as the DRI Park "C" be constructed?;
5. Provide a construction phasing plan for Block 11. Clearly identify all of the landscaping, lighting, off-street parking, solid waste collection, handicap parking, accessible routes to building entrances as well as pedestrian connections to the mail kiosks and Banks Road and Cullum Road within each building phase.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. Pending site plan approval vesting property entitlements.
2. Pending reimbursement to the City for professional landscape review services.
3. Additional comments may be provided upon review of any revised plans.
4. Pending receipt of address request as acknowledge by applicant.
5. Pending plat recordation.
6. Pending applicant presentation at Planning and Zoning Board and City Commission meetings.
7. Pending receipt of one (1) digital copy, and, thirteen (13) printed sets, as previously acknowledged.
8. Pending payment of Police and Fire Impact Fees prior to building permit issuance.
9. Pending coordination pursuant to the ILA between the City and School Board related to SCAD forms as required for proposed unit mix adjustment.
10. Pending receipt of amenities package as acknowledged by the applicant.
11. Pending sign package submittal to the City for review.
12. Modifications to refuse locations by/due to Republic Services to be reviewed with staff as part of an ongoing site plan condition.

Site Plan

13. The intersection of Banks Road and Cullum Road is a significant corner viewed by vehicular and pedestrian users from the City's Village Green, Civic Plaza and Public Safety Facility and on the approach from Wiles Road. Considering the importance of this intersection, special attention to site design, mechanical equipment placement, architecture etc., is needed. Staff is available to discuss.



14. Provide the site data table including square footage for indoor/outdoor areas, number of bedrooms, number of units, etc., each unit type and building type.
15. Describe and illustrate better the soundproofing and visual mitigation for the ground level units that about the A/C unit compounds? How will you ensure those units are not impacted by vibrations, sounds, and exhaust from the 12 A/C units just outside their unit wall and below their windows?



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – SEPTEMBER 6, 2022

PROJECT NAME:	MainStreet Block 11		
PROJECT NUMBER:	PZ-22080008		
LOCATION:	West Side of Lyons Road between Wiles Road and Sample Road		
APPLICANT/AGENT:	HSQ Group		
REVIEW/APPLICATION:	PMDD Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar - Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Urban Design, Photometrics & Sustainability	Linda Whitman - Senior Planner	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	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

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

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.



ARCHITECTURE & URBAN DESIGN

Additional comments forthcoming.

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

GENERAL COMMENTS

1. Please note, all reviews and comments are preliminary and all plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and Mainstreet Design Standards upon any resubmittal of the site plans and at the Final Engineering Review.
2. Please note, all reviews are preliminary and further reviews of the Mainstreet DRI and PMDD may generate more comments until final approval.
3. Please note, as the site plan review was completed prior to the plat review and approval, all engineering comments are preliminary and may be modified upon further reviews as well as additional comments may be generated.
4. Master site plans for roadways, drainage, and utility infrastructure must be approved prior to Block 11 site plan approval.
5. All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of engineering permits.
6. In accordance with the City's code Sec.13-186, the execution of Performance Bonds, for all proposed public improvements, are required prior to issuance of Engineering Permit.
7. In accordance with the City's code Sec.13-169, the execution of Water and Wastewater Agreements and payment of impact fees are required during the Final Engineering Review and prior to approval of related building permits.
8. Ensure that all elevations shown on the plans are in NAVD 88.
9. Provide a conflict schedule between all proposed utilities for this project.

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



10. Conflicts between water, wastewater, and drainage must meet minimum separations according to Florida Administrative Code (FAC) Rule 62-555.314.
11. Provide total pervious and impervious area as part of the site data tables.
12. Clearly show and label all existing and proposed easements within Block 11.
13. All proposed roadways, drainage, and utilities that will be constructed prior to Block 11, must be labeled as existing.
14. Clearly label and differentiate which roadways, utilities, and infrastructure are proposed or existing.
15. Per Sec.13-266 of the City Code, easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Therefore, all trees must be placed outside of the easement.
16. Provide separate sheets for the engineering plan, one sheet for paving and drainage, one sheet for water and wastewater, and one sheet for reclaimed water and irrigation.
17. Per Sec.13-273 of the City Code, shop drawings for all proposed water, wastewater, reclaimed water, and drainage must be submitted prior to issuance of an engineering permit.
18. Be advised, all Utilities & Engineering Standard Details are currently being updated. Once the changes are codified, it will be provided to be used in all MainStreet submittals.

TRAFFIC / ROADWAY AND PAVEMENT

19. Per City Code Sec.13-237.1 (b), a pavement marking and signage plan shall be submitted to the engineering division for review and approval as part of the paving and drainage plan for roadways and parking areas. These plans shall show all new markings including tie-ins to existing markings.
20. All pavement and sidewalks must follow City of Coconut Creek's Standard Details.
21. Crosswalks and ADA mats are missing in some locations throughout the site.
22. Some stop signs and stop bars are missing throughout the site.
23. Per City Code Sec.13-241, all sidewalks shall have a minimum width of 5'feet. The width of the sidewalks shall not include the 2 foot overhang from the parking spaces adjacent to it.
24. Concrete thickness for sidewalks must be 6" in public areas and 4" in private areas.
25. For all proposed cross sections, please show transverse slopes of minimum 2.0% for roadways, 1.0% for parking areas, type of asphalt, and LBR requirements for limerock and subgrade.
26. Cross sections must show LBR 40 subgrade material under sidewalks and limerock under paver sidewalks.

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.



27. Longitudinal slopes of pavement must be a minimum 0.4%.
28. Clearly identify all curbs width on the provided cross-sections.
29. Show a minimum of 4 ft. setback from all stop bars to crosswalks.
30. Show the clear sight triangles for the proposed ingress / egress of the project.
31. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

STORMWATER COLLECTION SYSTEM

32. Provide all invert elevations for all proposed catch / drainage basins.
33. Provide flow arrows throughout the site and in vicinity of driveways defining stormwater runoff.
34. Ensure that all proposed drainage structures maintain a minimum of 6 feet horizontal separation from all City utilities.
35. Show the location of the proposed PRBs within the proposed drainage system.
36. All drainage structures must follow City of Coconut Creek Standard Details.
37. Provide stormwater calculations for the new development.
38. Using the parking lot for retention is not recommended by the City of Coconut Creek. Please submit statement of acknowledgement from the OWNER of the parking area possibly flooding during 25 and 100 year storm events. (Acknowledgment can be provided as a formal letter or email).
39. Provide a drainage structure table.
40. PDD-1 sheet, detail "manhole/catch basin detail PDD-1" depicts a "weep hole". The City does not permit "weep holes" within structures.

WATER DISTRIBUTION SYSTEM

41. All proposed water lines must be located within a utility easement up to the water meter. Utility easements must be at least 12 feet wide. Proposed utility easement does not encapsulate all meter boxes.
42. City suggests to provide a looped water distribution system from different main lines to reduce redundancy and to allow isolations without discontinuing services to residents / businesses.
43. Provide one additional gate valve at the point of connection for testing purposes.
44. Show length (LF) and material of each proposed 8" water main segment on plans.

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



45. Per City Code Sec.13-242 (7), valves shall be installed so that the maximum length of pipe between any two (2) valves is one thousand (1,000) linear feet for residential areas.
46. Show all proposed water sampling locations on the plan.
47. Per City Code Sec.13-242, all proposed fire hydrant assemblies must come off the water main with a 6 inch line and gate valve.
48. Add fire hydrant clear zone detail to the plans provided in the City Code Sec.13-276. Fire Hydrants must be located 4 to 7 feet from back of the curb.
49. Per City Code Sec.13-242 (5), a fire hydrant must be installed every 300 feet in residential areas.
50. Provide bollards for proposed fire hydrants.
51. Provide water service line type, size, and details. Service lines material must be Polyethylene. The City prefers 2 inch water service lines.
52. Water meter boxes cannot be placed on driveways and / or sidewalks. Revise location for easy access and maintenance.
53. Per City Code Sec.13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.

WASTEWATER COLLECTION SYSTEM

54. All proposed wastewater lines must be located within an easement up to the first clean-out that will be maintained by the city.
55. Provide invert and rim elevations for all maintenance access structures (MAS).
56. 0.10 feet invert elevation drop is required between all proposed MAS.
57. A minimum slope of 0.4 feet per every 100 feet must be maintained between all proposed MAS.
58. Provide the length (LF) of each wastewater main segment.
59. Provide type, material, and size for all proposed wastewater laterals. Per City Code Sec.13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not exceed 150' ft. in length.
60. Wastewater laterals must come out from the main trunk not the proposed MAS.
61. Conflict table must be provided for all utility crossing.
62. MAS spacing must not exceed 300' ft. per City standard (Sec.5-3 (4)).

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.



63. Please explain the purpose of having two laterals serving buildings 5 and 6, while all others have only one despite having more units.

RECLAIMED WATER AND IRRIGATION

64. Reclaimed water connections for irrigation purposes are not shown on the plans.
65. Identify on plans the connection to the existing reclaimed water line along Cullum road.

LANDSCAPING

66. Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 foot (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.
67. Water meter and City clean out must be clear of any landscape. Please maintain at least 4 feet clearance (6 feet preferred).
68. Trees are not allowed to be placed within utility easements.
69. All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.
70. Ensure trees do not obstruct clear sight triangle at stop sign intersections. Show sight triangles on plans.

FIRE

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. from the fire department access roads as measured by an approved route around the exterior of the building or facility (NFPA 1-18.2.3.2.2). Shall be permitted to increase to 450 feet if the building is equipped with an approved automatic sprinkler system.

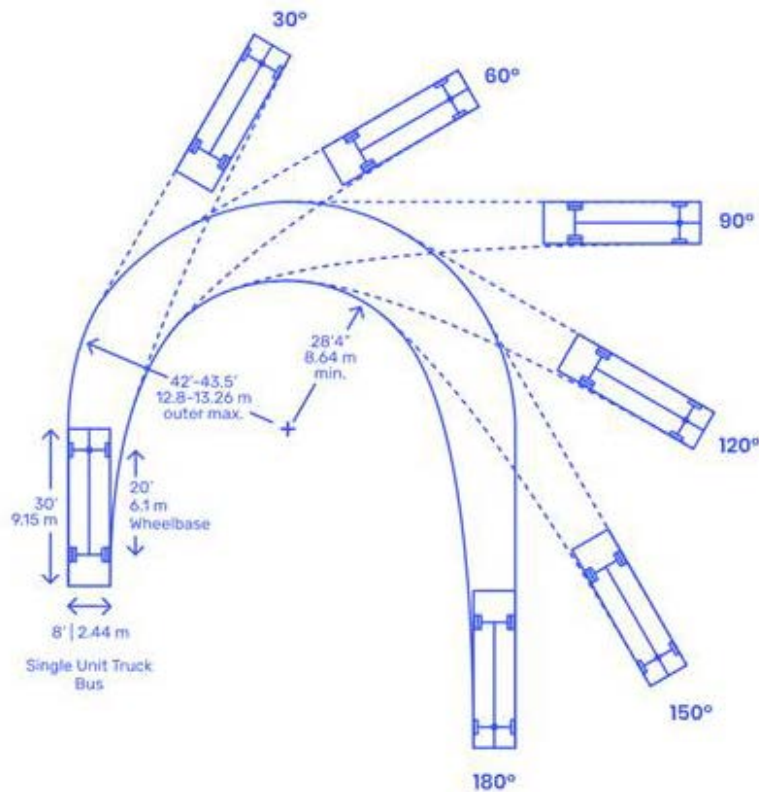
The Fire Truck Route Plan shall show turning radius dimensions.

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

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

The turning path of a City Fire Truck measures the minimum possible turning radius necessary for performing a U-turn in a vehicle with a 20'6" (6.1 m) wheelbase.

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



2. The maximum distance to a fire hydrant from the closest point on a building shall not exceed 400 feet. The maximum distance between fire hydrants shall not exceed 500 feet (NFPA 1-18.5.3). Provide dimensions showing these distances are met. Measurements are taken as the fire truck travels.
3. Using table 18.4.5.2.1 in NFPA state the minimum required fire flow for the building with the most total square footage. Include the construction type of the building. Show the minimum number of fire hydrants required per the required fire flow (NFPA 1-18.5.4). The aggregate fire flow capacity of all fire hydrants within 1000 ft. of a building shall not be less than the required fire flow determined with Sec.18.4. (NFPA 1-18.5.4.2).
4. The FDC shall be located by a fire hydrant and on the same side of the street that has the fire hydrant. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. (NFPA 14-6.4.5.1.1) Fire department connections should be located and arranged so that hose lines can be readily and conveniently attached without interference from nearby objects, including buildings, fences posts, or other department connections. (NFPA 14-6.4.5.1).
5. Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (NFPA 1-18.2.3.5.1.2).

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



LANDSCAPING

1. Per aerials, it appears that there are existing trees on site. Existing canopy on site that is removed is to be mitigated for and tree disposition plans with mitigation calculations are to be provided. Invasive and nuisance plant material are exempt from mitigation.
2. Provide landscape requirement data tables that include all applicable code sections, such as overall landscape, perimeter landscape, foundation planting, divider medians, native, and diversification calculations.
3. Include the required 30 groundcovers per 40 linear feet calculation under the Residential Walkway requirement.
4. For the provided native calculations, provide the totals and provided quantities used in the percentage calculations.
5. As stated in previous MainStreet site plan reviews, coordination with adjacent greenways and streetscapes as it pertains to landscaping is crucial. Providing landscape overlays within the blocks and providing additional landscape plans as reference will be necessary to provide a complete review.
6. Provide City Standard Landscape notes on plans. A copy of the notes in Word are available upon request.
7. Review native designations in plant schedule. Several species listed as native are not. Revise native calculations.
8. One of the main design intents for the MainStreet development is to provide native and Florida friendly plant material to conserve water, attract native wildlife, and create a site that is integrated into the natural surroundings. It is strongly recommended that the proposed landscape goes beyond the code minimums to achieve this design intent.
9. Revise utility setback notes that reference Palm Beach County.
10. Proposed Cocoplum hedge (CHR) is to be continuous to provide screening. Revise specified spread and on-center spacing.
11. Revise Green Island Ficus planting specification to achieve a minimum of 50% coverage at time of planting.
12. Recommend increasing minimum spreads or lowering on-center spacing for shrubs/ groundcovers to provide more coverage at time of planting.
13. Provide sight triangles at the intersections of the ROW and ingress / egress locations. Adjust landscape as needed.



14. Recommend providing dashed circles on the plans for light pole locations to demonstrate compliance. A minimum of 15' separation is required from shade trees, and a minimum of 7.5' is required for small trees and palms.
15. For Buildings #5 and #6, the facades facing Banks Road would require the two tiers of landscape material, not counting trees, palms, or sod.
16. Provide, dimension, and label all easements on the landscape plans. Trees and Palms are not permitted within any easements.
17. Revise root barrier detail and notes. Trees and Palms planted within 6' of utilities and hardscape elements are required to use root barrier.
18. Wires and rubber tubing are not permitted in the City for bracing. Revise planting details to provide bio-degradable twine in conjunction with wellington tape where the twine is the only portion that is in contact with the trunk.
19. Due to some smaller landscape areas with proposed trees, the use of structural soil or modular suspended pavement system is to be incorporated into the plans to allow for the proper root growth of landscape material. Include limits and details, as necessary.
20. Additional comments may be provided upon review of the re-submittal application.

Linear (Lakeside) Park Plans:

1. Provide landscape requirement data table for the linear park. Table should include native calculations, canopy percentage coverage, shrub/ groundcover percentage coverage, and diversification calculations per the PMDD documents.
2. One of the main design intents for the Main Street development is to provide native and Florida friendly plant material to conserve water, attract native wildlife, and create a site that is integrated into the natural surroundings. It is strongly recommended that the proposed landscape goes beyond the code minimums to achieve this design intent.
3. Further review of the pedestrian connections along Cullum Road is needed where there are three proposed sidewalks running east / west.
4. The rear façade of Buildings #2, 3, and 4 all have fencing and gate access to the adjacent Linear (Lakeside) Park. What is the specifications for the fence and is the intent to have pedestrian walkways to allow the residence access to the park on the east?
5. Further discussion with staff is warranted regarding the necessary landscape between Buildings #1, 2, 3, and 4 and the adjacent park areas. Besides the proposed trees, much of the area is sod which is not consistent with the MainStreet design standards.
6. Provide, dimension, and label all easements on the landscape plans if applicable. Trees and Palms are not permitted within any easements.
7. Provide City Standard Landscape notes on plans. A copy of the notes in Word are available upon request.



8. Wires and rubber tubing are not permitted in the City for bracing. Revise planting details to provide bio-degradable twine in conjunction with wellington tape where the twine is the only portion that is in contact with the trunk.
9. Additional comments may be provided upon review of the re-submittal application.

PHOTOMETRICS

1. The photometric plan shall include all lighting including parking, exterior building, signage, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans or state that no additional lighting will be provided.
2. The photometric plan shall provide footcandle values to all property lines.
3. When designing the lighting for the buildings facing the park/lake/wetland, take great care to shield lighting that might disrupt wildlife activity.
4. Is lighting planned for the linear park?
5. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited unless they are dark sky rated and used as such.
6. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.
7. Additional comments may be provided upon review of revised plans.

POLICE

1. Provide a clear connectivity plan on how the greenways will intersect with the roadways. Are crosswalks in the proposal? If so, what are the locations?
2. Ensure that proper lighting of the park and greenway is installed throughout while maintaining the standard for the photometric Code. Plan was not provided for this.
3. Install IP surveillance cameras throughout the park 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.
4. Will the residential section of block 11 be gated? If so, gate remote access will be required for PD and Fire.
5. This project is subject to further review as the project progresses.



SUSTAINABILITY

General

1. Refer to zoning comments for:
 - a) Planning and Zoning Board and City Commission presentations.
 - b) Public meeting package submittal requirements.
 - c) Public outreach requirements.
2. Additional comments may be provided at DRC meeting and/or upon review of revised application.
3. This site/buildings must be green certified by either Florida Green Building Coalition, Green Globes, or LEED. Identify which certification this site will acquire and any efforts made to this end to date.
4. For future submittals, affix the Sustainability Checklist to a sheet in the drawing set. A copy of the "green" data sheet is available upon request.

Chapter 13-320 LDC

5. The elements represented on the project relative to compliance with LDC Chapter 13-320 are meant to exceed the Florida Building Code and Florida Energy Code requirements. Respond to all sections with this in mind.
6. Sec.13-320(b)(1) – All new development or redevelopment applicants must retain a LEED accredited professional within their planning team. Professional shall be an active participant in the development of "green" standards proposed for the project. Identify the LEED professional and their role on this project.
7. Answers such as, "as much as possible" are not quantifiable nor are they sufficient. Provide percentage goals and additional information.
8. Provide examples of meeting elements of this chapter, for example, the inclusion of EV chargers to provide for alternative transportation. Construction prevention, "BMP's such as, [example].

Green Plan

9. The City Commission has adopted a City Green Plan, outlining city-wide "green" goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the DRC process. Provided below is a list of action steps from the plan that may be used for this project.
10. *Action Item 1.6* – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value. Identify required "Green Technology" for this site.
11. *Action Item 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020. Provide tree canopy coverage percentage for this site.
12. *Action Item 2.2* – Achieve 40% "greenroof" (vegetation or material) coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. Staff recognizes "greenroof" to mean high albedo paint or vegetation.

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



13. *Action 5.1* – Increase recycling throughout the City.
14. Action Item 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills. Fulfill this through a contract with the appropriate contractor at the time of construction.
15. Action Item 6.2 – Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service. Respond to how this site accomplishes this goal.
16. Action Item 6.4 - Implement an alternative vehicle parking program to designated parking areas for alternative vehicles in developments throughout the City by 2020. Respond to this with information on the EV charging stations for this site.
17. Identify future EV charging locations on the site plan that will be sleeved for electrical.

Resolution 2020-063

18. Pursuant to Resolution 2020-063, the City of Coconut Creek has embarked on a mission to reduce single-use plastics and non-recyclable material in its own operations and as a means to lead-by-example for the community. Add to the sustainability checklist sheet a commitment to the following:
 - Green Checklist: Develop a checklist to ensure sustainable event/meeting planning. An example is available from the City.
 - Water Fountains: Provide smart water fountains/touchless bottle refill stations on site.
 - Recycling: In addition to on-site recycling, provide information regarding the new “Recycle Right Drop-Off Facility” behind the Police Department adjacent to Lyons Road.
 - Purchasing: Commit to green products (no polystyrene) and earth-friendly cleaning supplies.

TRANSPORTATION

1. Solid waste collection shall be performed by a private hauler. Provide a statement that the solid waste dumpster(s) provided can serve the residential units proposed for Block 11's future development.
2. Some of the off-street parking spaces appear to be too close to Banks Road and the driveway operation. Dimension the driveway reservoir distance at each driveway from the right-of-way line from Banks Road.
3. Multifamily residential facilities often provide a loading and unloading area for future residents or tenants. Provide a narrative on how or where loading and unloading will occur for a future 124-unit residential complex.
4. Provide a typical parking detail for both 90-degree parking spaces (10 x 20) and on-street parallel parking spaces.
5. Provide a typical handicap parking detail.

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. Are these proposed residential units to be rental apartments or fee simple units? Will there be a Master HOA for Block 11? Will each building be served with a master meter for utility service?
7. Provide the total pervious/impervious area for Block 11. Provide the open space calculations for Block 11.
8. Dimension all drive isles. One drive isle near Building No. 3 was noted to be 23.8 feet in width. The drive isle width has a minimum distance requirement of 24-feet when adjacent to 10 x 20 foot parking spaces. This minimum requirement expands as the parking stall size decreases.
9. Will Block 11 be a gated community? If so, identify the gate locations, operation, call box location, etc.
10. Provide an updated Pavement, Marking and Signage Plan that reflects the typical details outlined in the City's Engineering Design Standards Manual.
11. Provide a convenient location for a bike rack at the restaurant and the retail buildings.
12. Provide a typical bike rack detail.
13. Provide a fire truck access route on a separate plan using the B-40 bus template.
14. Provide additional horizontal control on the Civil Engineering Plans for the driveway connection onto Banks Road. Dimension the driveway width, reservoir distance, right-of-way line, radii, etc.
15. Identify a phasing plan for both Banks Road and Cullum Road. When will these facilities be constructed? When will other amenities such as the DRI Park "C" be constructed?
16. Provide a construction phasing plan for Block 11. Clearly identify all of the landscaping, lighting, off-street parking, solid waste collection, handicap parking, accessible routes to building entrances as well as pedestrian connections to the mail kiosks and Banks Road and Cullum Road within each building phase.
17. The traffic statement has been received and is being reviewed by City Staff.
18. Additional Comments may be forthcoming.

URBAN DESIGN AND DEVELOPMENT

General Comments

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

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



the City's Land Development Code shall apply. *This application is pending consideration and approval of alternate design solutions per proposed PMDD.*

2. Vesting of property entitlements is completed by Ordinance with site plan approval. Be advised, the City Commission may place restrictions or development conditions.
3. Outstanding PMDD comments may impact this site plan. Comments herein may not cover all concerns. Changes to the PMDD may trigger changes to this site plan. *Refer to comment #1.*
4. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. *Please acknowledge and provide name and contact information for person(s) responsible for reimbursement to the City.*
5. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be done through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
6. Additional comments may be provided at DRC meeting and upon review of any revised plans.
7. An address request letter must be submitted to the Sustainable Development Department with an 11"x17" site plan and \$300.00 fee. Addresses, subject to Postal Service approval, will not be issued until the site plan has been approved by the City Commission.

Plat

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

Public Meetings

9. Applicant shall make a PowerPoint presentation at Planning and Zoning Board and City Commission hearings including color renderings and aerials of the project, as applicable.
10. Prior to the Planning and Zoning Board hearing, applicant shall provide one (1) digital copy, and, thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following to the City;
 - a. Site plan package;
Note: digital copy to be **unlocked and unsigned**.
Note: Printed copies to be no larger than 11"x17" in size.
 - b. PowerPoint presentation;
Note: Printed copies to be no larger than 11"x17" size.
 - c. Public outreach report;
 - d. Sustainable (Green) efforts;
 - e. Each set of DRC comment/response document:
Note: Printed copies to be 8.5"x11" in size.

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.



Public Outreach

11. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. This effort is the responsibility of the applicant and in addition to any required City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting report of all meetings with residents, HOA's and 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.

Impact Fees

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

Underground Utilities

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

Overall Site Plan Comments

14. Overall site layout: Additional clarification is discussion is needed:
 - a) Setbacks are shown measuring to the building, not accessory structures.
 - b) Setbacks leave little to no room for perimeter common area trees and landscaping.
 - c) Is this a for sale or rental development?
 - d) Common area landscaping including trees may not be located on privately owned property.
 - e) Detail use and types of proposed gates / enclosures at each building.
15. Public Access: Upon final site plan approval by the City Commission, property owner shall record public access easement(s) for all portions of sidewalks, plaza(s) areas, greenways, etc., that shall be located within private property but shall/may be used by the general public. Copies of recorded documentation must be provided to the City prior to building permit issuance for a principal building or for construction of referenced amenity.
16. Pedestrian connectivity: Provide additional connections between each building to greenway walkway on east side of project.
17. Architecture: Additional discussion is needed. While the MainStreet Design Standards do not dictate a particular style, architectural design will play a major role in defining the unique character of the MainStreet Project Area. Timeless building design should include real, durable, quality materials (in lieu of faux appliques or EIFS), variation in color palette, etc. Architecture shall contribute to the overall intent of the District and the MSDS.
18. Sustainable elements: The City expects projects within the MainStreet Project Area to incorporate conspicuous displays of green technology, which can be easily seen by the general public while being an integral part of the project. Technologies can act as social, educational, or artistic elements that may also be integrated into the function of a building. Applicant may consider solar roof systems, rainwater collection/cisterns, and green screens just to name a few, as part of the conspicuous display of green technology requirement.

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.



19. The City Commission has approved a City Amenities Package with uniform standards for street and pedestrian lighting, benches, trash receptacles, bus shelters, etc. Applicant shall coordinate with staff on incorporating these and other elements into the project.

Site Plan

20. Site plans must stand alone without the need to reference the PMDD for *basic* information including but not limited to public vs private spaces, off-site phased improvements, etc. Additional graphics, plan sheets and details will be necessary to address comments.
21. Sec.13-241(b) – All sidewalks shall have a minimum width of five (5) feet. Vehicle overhangs may not encroach within this minimum requirement.
22. Site plan shall include details, notes, drawings or pictures for proposed sustainable elements and other technologies that demonstrate purpose and function for the project.
23. Site data table to include square footage both indoor and outdoor area, number of bedrooms, number of units, etc., for each unit type and building type. Refer to impact fees comment.
24. Show dimensioned access easement location on plans, as applicable.
25. Show location of temporary construction trailer if one is proposed.
26. Ensure all site features are labeled and identified.
27. Staff is unable to locate bike racks within the project. Please address.
28. Review site plan to determine where unnecessary non-pervious areas can be minimized to provide additional green space around the buildings.
29. Multiple banks of mechanical equipment throughout the site is both a noise concern and unsightly. Additional discussion is warranted. See comment below.
30. In addition to the mechanical equipment, ensure all buildings reflect location of other ground mounted equipment including FPL transformer boxes. This equipment in addition to mechanical equipment, fire hydrants which require “clear” zones, squeezed into limited building foundation planting area is concerning. Refer to comment #28 above.
31. Sec.13-379(4): The location of walls or fences in required buffers cannot be closer than fifteen (15) feet from the perimeter or right-of-way. Provide dimension. If a fence is proposed, show location on plan and provide fence details including style, height and color. Refer to Overall Site Layout comment above.

Refuse

32. Provide approval from Republic Services, (waste provider), (954-583-1830).
33. Sec.13-443(11)a - Dumpster screening. Enclosure to have opaque metal gates. Provide detail.



34. Provide pedestrian opening on side of all enclosures with pedestrian access to minimize usage of large access gates.

Parking

35. MSDS all uses: Travel lane widths shall be a minimum of eleven (11) feet.
36. MSDS all uses: Perpendicular parking spaces shall be 9'-0" wide and 18' long minimum.
37. All residential and nonresidential parking spaces may include a maximum two (2) foot vehicle overhang over a sidewalk or landscape area. However, that vehicle overhang may not be counted towards meeting minimum sidewalk and landscape width requirements.
38. Sec.13-399(g): Parking facility design standards. *Provide dimensions as applicable.*
Drive aisles and lanes:
 - One-way drive aisles: minimum sixteen (16) feet wide.
 - Perpendicular: Where spaces are ninety (90) degrees to direction of movement on both sides of an aisle, the minimum aisle width shall be twenty-four (24) feet.
39. Sec.13-399(k): Parking facility design standards. *Provide dimensions as applicable.*
Access drives from public rights-of way to be designed to prevent vehicle maneuvering within any portion of entrance drive within fifty (50) feet of the right-of-way line of any public street.
40. Sec.13-399(m): Access aisles to parking spaces shall not exceed three hundred fifty (350) feet in length. Provide dimensions and revise plan accordingly.
41. Sec.13-400, Residential use parking space requirements:
Minimum number of required parking spaces for each residential use or occupancy shall be:
(2) Dwelling, multifamily:
 - d. Multiple-family buildings shall be required to provide supplemental guest parking spaces equal to a minimum of ten (10) percent of the spaces required above. *Revise parking & data table.*
 - e. If multifamily buildings have more than fifty (50) percent three (3) or more bedrooms, the supplemental guest parking spaces must be provided to a minimum of twelve (12) percent of the spaces required above. *Revise accordingly.*
 - g. If multifamily complexes charge for covered or uncovered parking, each space being charged shall be in excess of the total number of required parking spaces or shall be part of a mandatory amenity package per unit and shall be submitted by the applicant and reviewed, approved with conditions, or denied by the city commission to ensure appropriate parking availability and distribution.
 - h. In addition to the above, multifamily complexes shall submit a parking "bubble plan" indicating the location of the required resident and guest parking per building, along with any excess parking that will be provided. *Provide parking plan.*
42. Sec.13-407(b) - When units or measurement that determine total number of required off-street parking spaces result in a fractional space, such fraction requires a full off-street parking space.

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.



Elevations

43. Additional discussion is needed. While the MainStreet Design Standards do not dictate a particular style, architectural design will play a major role in defining the unique character of the MainStreet Project Area. Timeless building design should include real, durable, quality materials (in lieu of faux appliques or EIFS), variation in color palette, etc. Architecture shall contribute to the overall intent of the District and the MSDS. *See comment below.*
44. Detail all elevations to show maximum roof height, colors and finishes for all elements.
45. Provide details on roof mounted equipment (if proposed) and material or methods to be used as screening. A line of sight plan may be provided. *Refer to comment above.*
46. Show light fixtures on elevations. Provide details and color. Include in photometric calculations.

Signage

47. Site plan is missing a sign locations and details. A sign plan should be included in the site plan package for any site signage, directional signage, wayfinding, and building signage. *Refer to Section 13-471 for sign review procedures.*
48. Refer to the city's sign code section to develop a sign package. The following code sections have been identified to assist in preparing sign details.
49. Sec.13-458 - Permitted and prohibited permanent and temporary signs.
50. Sec.13-459 - Schedule of permitted signs.
51. Sec.13-460 - General provisions for all signs.
52. Sec.13-466.6 - Ground identification signs.
53. Sec.13-468.1 - Address signs. Mandatory.
54. Sec.13-474 - Designer signs.
55. Sec.13-467.4 - Directional signs. (if applicable)
56. If ground signs are proposed, show locations on ALL plans with dimensions to property lines.