



October 16, 2024

CITY OF COCONUT CREEK
4800 West Copans Road
Coconut Creek, FL 33063
Attn: Liz Aguiar

Project Name: MainStreet Block 8
Project Number: PZ-24040001
Location: NW40th Street and Banks Road
Applicant/Agent: HSQ Group
Review/Application: PMDD Site Plan

Ms. Aguiar,

We have reviewed the Comments request dated October 5, 2024, and our responses are as follows:

ENGINEERING

GENERAL COMMENTS

- (Tier 2)** Please note, all reviews and comments are preliminary and 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 Final Engineering Review.
RESPONSE: Acknowledged.
- (Tier 2)** Please note, all reviews are preliminary and further reviews of the Mainstreet DRI and PMDD may generate more comments until final approval.
RESPONSE: Acknowledged.
- (Tier 2)** Please note, as the site plan review was completed prior to plat approval, all engineering comments are preliminary and may be modified upon further reviews as well as additional comments may be generated.
RESPONSE: Acknowledged.
- (Tier 3)** All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of engineering permits.
RESPONSE: Acknowledged.
- (Tier 3)** In accordance with the City's code Sec.13-186, the execution of Performance Bonds, for all proposed public improvements, are required prior to issuance of Engineering Permit.
RESPONSE: Acknowledged.

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.
RESPONSE: Impact fees will be paid at building permit.
7. **(Tier 2)** Conflict schedule between all proposed utilities for this project is required at the Final Engineering Review stage.
RESPONSE: Final civil plans will have conflict schedule.
8. **(Tier 3)** Please note, all Utilities & Engineering standard details have been revised. Engineering staff will provide a copy of the latest revisions. All standard details are subject to change until they are approved and codified.
RESPONSE: The standard details will be updated to reflect the latest standards provided by the city.
9. **(Tier 2)** Curb pads must adhere to all City Standard Details for all proposed cross sections.
RESPONSE: acknowledged.
10. **(Tier 2)** Please confirm that all utilities will meet the minimum coverage requirements and reflected as such on the cross sections.
RESPONSE: Top of pipe will be provided on final engineering plans.
11. **(Tier 2)** Multiple responses refer to sheet PM-1, yet no PM-1 sheet was located within the submittal.
RESPONSE: Please see sheet SPM-1.

TRAFFIC / ROADWAY AND PAVEMENT

12. **(Tier 2)** All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
RESPONSE: Acknowledged.
13. **(Tier 2)** All pavement and sidewalks must follow City of Coconut Creek's Standard Details.
RESPONSE: Acknowledged.
14. **(Tier 2) Comment has not been addressed, Sheet PM-1 cannot be found:** Provide standard detail for pavement treatment system.
RESPONSE: Please see sheet SPM-1.
15. **(Tier 2)** CS B-B, F-F: Water main is not shown on the profile.
RESPONSE: This will be provided on the final engineering plans.
16. **(Tier 2)** Multiple cross sections are missing the dimensions annotation for the curbs.
RESPONSE: This will be provided on the final engineering plans.
17. **(Tier 2)** Section H-H: Drainage pipe is not shown on the profile.
RESPONSE: This will be provided on the final engineering plans.

18. **(Tier 2)** Section J-J: Clarify the purpose of the 8" rock base underneath the sidewalk.
RESPONSE: This will be provided on the final engineering plans.
19. **(Tier 2)** Section J-J: Two different cross sections are shown on the plans. Clarify which is accurate.
RESPONSE: This will be provided on the final engineering plans.
20. **(Tier 2)** Section A-A: Does not show LBR 40 material under the proposed sidewalk.
RESPONSE: This will be provided on the final engineering plans.

STORMWATER COLLECTION SYSTEM

21. **(Tier 2)** Provide flow arrows throughout the site and in the vicinity of driveways, defining stormwater runoff.
RESPONSE: This will be provided on the final engineering plans.
22. **(Tier 2)** Please ensure that all proposed drainage structures maintain a minimum of 6 feet horizontal separation from all city utilities.
RESPONSE: This will be provided on the final engineering plans.
23. **(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).
RESPONSE: This will be submitted with engineering permit applications.
24. **(Tier 2)** Please note that the City has retained a consultant who is currently reviewing Mainstreet's proposed storm water report, including Block 8, which may generate future comments.
RESPONSE: Acknowledged.
25. **(Tier 2)** Sheet PD-1: D-B8-15 and D-B8-14 are recommended to be relocated due to pavement marking conflicts.
RESPONSE: This will be provided on the final engineering plans.
26. **(Tier 2)** Sheet PDD-2: DWG #662 depicts friction & structural courses for the asphalt.
RESPONSE: we will review at final engineering plan design.
27. **(Tier 2)** Cross section G-G illustrates an inverted crown road, while the catch basins are located on the south side of the road on the conceptual engineering plan sheet. Please clarify the design.
RESPONSE: The cross section will be finalized at final engineering design and permitting.
28. **(Tier 2)** Sheet RD-1: Correct all iterations of 8" rock base to 8" limerock base LBR 100.
RESPONSE: This will be provided on the final engineering plans.

29. **(Tier 2)** Sheet RD-1: Cross section B-B shows a 15" HDPE storm water main, conceptual engineering plan sheet shows this main varies in size from 15" to 30". Please show the largest utility main sizes on the cross sections.
RESPONSE: The sections will be updated with final engineering plans.
30. **(Tier 2)** Sheet EN-1: On the northeast corner of the sheet, missing conflict data between the storm water and wastewater mains.
RESPONSE: The information will be provided on the final engineering plans.

WATER DISTRIBUTION SYSTEM

31. **(Tier 2)** Please show all proposed water sampling locations on the plan.
RESPONSE: This will be provided on the final engineering plans.
32. **(Tier 2)** Provide water service line and meter type, size, and details. Service line material must be polyethylene. City prefers 2-inch water service lines. Notation must be added on the plans.
RESPONSE: This will be provided on the final engineering plans.
33. **(Tier 2)** Provide RPMs, one blue and one white, as indicators of each hydrant assembly.
RESPONSE: This will be provided on the final engineering plans.
34. **(Tier 2)** All proposed water meter boxes must be located within the green spaces between the units, not on concrete, as shown in the provided detail.
RESPONSE: This will be provided on the final engineering plans.
35. **(Tier 3)** Per City code Sec.13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.
RESPONSE: Calculations will be provided with the permit application.
36. **(Tier 2)** For all bolded utilities located outside of the property line, annotate as proposed or existing.
RESPONSE: This will be provided on the final engineering plans.
37. **(Tier 2)** For all bolded utilities located outside of the property line, ensure proposed easements are not in conflict with buildings.
RESPONSE: This will be provided on the final engineering plans.
38. **(Tier 2)** Hydrant valve that is located south of S-B8-11 must be removed from the curb and comply with City Standard Details regarding hydrant valve spacing.
RESPONSE: This will be provided on the final engineering plans.
39. **(Tier 2)** Some of the proposed double meters are located outside of an easement. Please clarify the usage of stacked meters.
RESPONSE: This will be provided on the final engineering plans.

40. **(Tier 2)** City recommends adding additional valves throughout the site for isolation purposes.
RESPONSE: This will be provided on the final engineering plans.
41. **(Tier 2)** Southeast corner of property shows a 90 degree fitting but is annotated as a 45 degree fitting, please clarify. City prefers double 45 degree fittings in place of 90 degree fittings.
RESPONSE: This will be provided on the final engineering plans.
42. **(Tier 2)** For the furthest east water meter located at Building 1, please relocate the meter to a green area and adjust the easement to encapsulate the meter.
RESPONSE: This will be provided on the final engineering plans.
43. **(Tier 2)** Sheet WSD-3: Comment #1 is unclear. Please clarify.
RESPONSE: This will be provided on the final engineering plans.
44. **(Tier 2)** City prefers an automatic flusher in place of the proposed blow off (located between Building 2 and Building 3).
RESPONSE: This will be provided on the final engineering plans.

WASTEWATER COLLECTION SYSTEM

45. **(Tier 2)** Relocate the proposed S-B8-19 slightly to the north to avoid conflicts with the proposed stop bar and crosswalk.
RESPONSE: This will be provided on the final engineering plans.
46. **(Tier 2)** Relocate the proposed S-B8-16 and S-B8-17 to avoid conflicts with the proposed sidewalk and decorative crosswalk pavers.
RESPONSE: This will be provided on the final engineering plans.
47. **(Tier 2)** Provide the type, material, and size for all proposed wastewater laterals. Per City Code Sec.13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not to exceed 150' ft. in length.
RESPONSE: This will be provided on the final engineering plans.

RECLAIMED WATER AND IRRIGATION

48. **(Tier 2)** Please provide reclaimed water and irrigation plans at the final engineering stage.
RESPONSE: This will be provided on the final engineering plans.

LANDSCAPING

49. **(Tier 2)** Per the adopted PMDD, "*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 underground drainage, potable water, sanitary MainStreet @ Coconut Creek PMDD Development Standards Page 101 of 109 sewer, and re-use utility pipes.*" Please provide root barriers as needed.
RESPONSE: Acknowledged. Minimum separations between trees and utilities & drainage are provided on the landscape plan. Where minimum separations are not met root barriers are shown on the landscape plan, per detail on sheet LP-9.

50. **(Tier 2)** Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.
RESPONSE: Minimum separations from utilities and drainage are met.
51. **(Tier 2)** Water meter and City clean out must be clear of any landscape, please maintain at least 3 feet clearance (6 feet preferred).
RESPONSE: At least 3' clearance is provided around the water meters and City clean out.
52. **(Tier 2)** Please be aware that trees are not allowed to be placed within utility easements.
RESPONSE: There are no trees placed within utility easements.
53. **(Tier 2)** All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.
RESPONSE: A minimum of 5' clear zone around the fire hydrant is provided.

FIRE

1. With the addition of the curb extensions, please show further details and/or a smaller scale that provides clarity that the fire truck can traverse the southernmost roadway without encroachment of the fire apparatus into opposing traffic lanes.
RESPONSE: Please see revised truck routing plan to show path on South Road next to bump outs.

LANDSCAPING

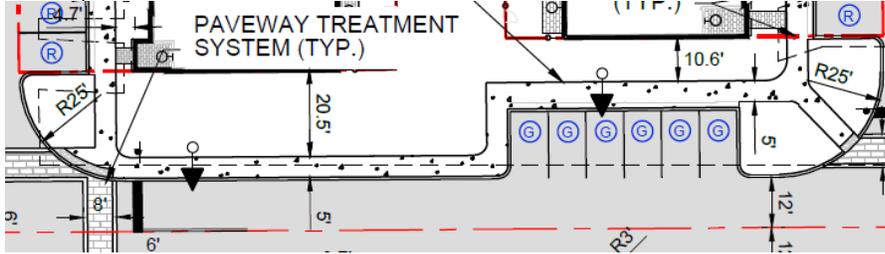
1. General Note: Tree Disposition plans and mitigation will be required to be submitted and approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals.
RESPONSE: Acknowledged. A master tree disposition plan and mitigation for the overall Mainstreet project is part of the Master Public Greenspace Plan under separate review.
2. Prior to placement on the Planning and Zoning Board agenda, a deviation (waiver) request regarding the Perimeter VUA landscape buffer along the south side and partial portion of the east side to be requested in writing to the Sustainable Development Director.
RESPONSE: not possible to meet the minimum requirement given the location of the flowage easement. Greenway provided to mitigate. A number of trees is being met, but some of the material is being planted within greenway. Lp-1.1 shows required and provided.
3. Sheet LP-1.1, Correct native designation in the Plant Schedule for Royal Palms.
RESPONSE: Royal Palm native designation has been corrected. Please see revised plant list on sheet LP-1.1
4. Sheet LP-1.1, Adjust on-center spacing for proposal annuals to provide a minimum of 50% coverage at time of planting.
RESPONSE: Please see revised plant list on sheet LP-1.1. Annuals were removed from the plant pallet, replaced with another ground cover.

5. Sheet LP-1.1, Under Overall Shrub/ Groundcover Summary table, correct species mix percentage for American Beautyberry.
RESPONSE: Please see revised plant list on sheet LP-1.1. Beautyberry mix percentage has been corrected based on current overall project total.
6. Sheet LP-1.1, Under Overall Shrub/ Groundcover Summary table, correct native designation for Small Leaf Clusia. Update Native/Drought Summary table as needed.
RESPONSE: Please see revised plant list on sheet LP-1.1. Small Leaf Clusia designation was corrected to be not native. Native summary table reflects latest overall plan totals and percentage.
7. Sheet LP-1.1, Under Native/Drought Summary table, correct Trees/Palm totals to 538 and revise native total.
RESPONSE: Please see revised plant list on sheet LP-1.1. Total tree count changed with this resubmittal due to the new trellis features that were added per City request to the north and east adjacent park sidewalk connections. Current overall total is 536 (three sabal palms were changed to a single tree in northwest corner near the new trellis & we swapped out Cat. 2 trees in a few spots to Cat. 1 per comment from sustainability). Revised plan native total is 424. to 425 per summary table.

POLICE

1. License Plate Reader (LPR) technology does not need to be actively monitored by the property manager/owner. If the property management company/owner selects a system that will share data with CCPD, the Real Time Crime Center will be able to receive alerts from the system in real time.
RESPONSE: the applicant has agreed to provide the camera system with real-time connection to pd.
2. Our concern about piggybacking is not in regards to pedestrian traffic. The idea of the trap would be to allow one vehicle through a gate arm, the arm would then close behind the vehicle, and then the gate to enter the community would open. This would restrict the number of vehicles that can enter the gate at one time.
RESPONSE: the proposed gating is higher quality and more aesthetically pleasing. The intent of the gates is to prevent people from parking in the area, not necessarily for a completely secured community.
3. We appreciate the inclusion of the trespass at the entrances; however, the trespass signs need to be “placed not more than 500 feet apart along and at each corner of the boundaries of the land” to be in compliance with Florida Statute 810.011(5) and the requirements of the Trespass Enforcement Program. A proof of the signage and the information packet for the program is attached.
RESPONSE: the applicant appreciates the option and will accept a condition of approval recommending this program; however, it should not be a requirement.
4. Is it possible to have lighting underneath the canopy of the mail kiosk? Perhaps a solar powered canopy that will illuminate after dark?
RESPONSE: Lighting under the kiosk will be provided.

5. We do still have a concern about the number of parking spaces. Is it possible to make all guest parking perpendicular parking as opposed to parallel parking to gain more spaces and extend parking areas (like below) to utilize some of the open space?

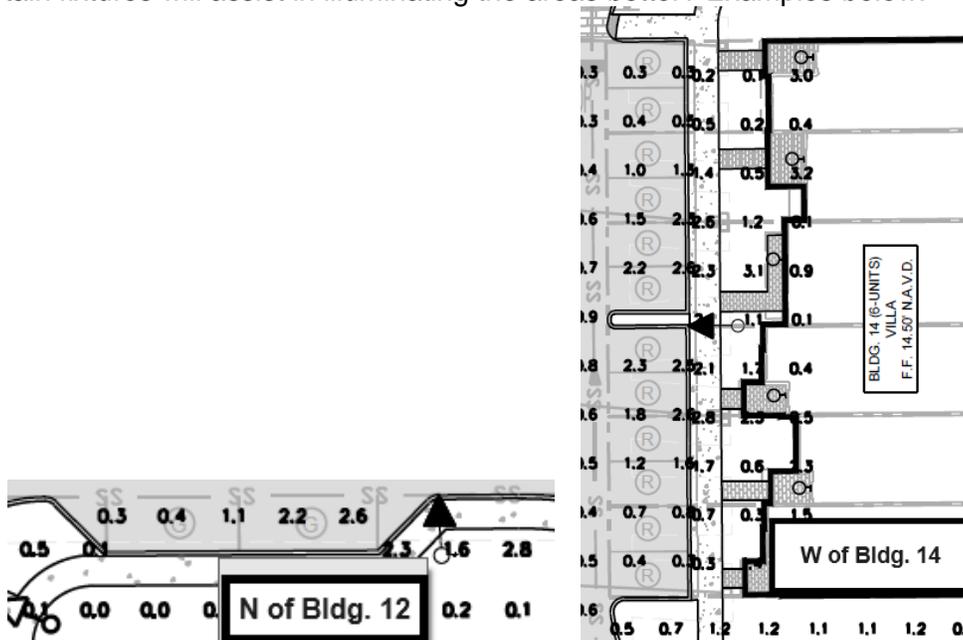


RESPONSE: the project is designed to meet/exceed the minimum parking requirements that are dictated for this type of units, which are based on ite and uli parking rates. This provides a minimum of 2 spaces per unit, plus 10% of the required parking spaces as guest parking. Further, it is not feasible to modify the parallel stalls to perpendicular due to the landscaping and drive aisle width requirements as follows:

- Parallel spaces south of bldg. 12 & 13 must remain as shown. No room to change to perpendicular – sidewalk would be only 1.5' from end unit (need min. 5' for required hedges plus room for trees).
- Parallel spaces west of bldg. 17 & 23 must remain as shown. No room to change to perpendicular because rear alley is not wide enough for perp. Parking (currently 22' need 24')
- Parallel spaces east of bldg. 22 & 28 must remain as shown. No room to change to perpendicular because rear alley is not wide enough for perp. Parking (currently 22' need 24')

Parallel spaces east of bldg. 16 must remain as shown. No room to change to perpendicular because rear alley is not wide enough for perp. Parking (currently 22' need 24').

- Recommend that roadway parking areas meet the IES security lighting guideline for multi-family residence parking lots of an average of 3.0 fc with an average to minimum uniformity ratio of 4:1.
- o There appears to be a pattern of attempting to use one fixture to illuminate numerous parking spaces throughout the property. This causes a discrepancy in uniformity and inadequate fc readings for security lighting in numerous parking areas. Perhaps adding a fixture to certain areas, or moving certain fixtures will assist in illuminating the areas better? Examples below.



RESPONSE: the photometrics and lighting are designed to meet the city code. Additional lights in the front yards of the villa buildings would adversely impact the required trees

SUSTAINABILITY

FGBC Certification

1. Continue to keep Staff aware of certification efforts
RESPONSE: acknowledged.

Green Plan

2. *Action 2.1* – The site is currently at 17% canopy coverage. On sheets LP2 and LP3, between the units, there appears to be room for more Cat 1 trees.
RESPONSE: the project has been designed to maximize the number of canopy trees while maintaining required separation from utilities, drainage and light poles. While the applicant is in favor of adding shade trees wherever possible, the noted areas are narrow 20' wide open spaces between abutting 2-story townhome buildings. There is not enough sunlight or space for proper growth of large trees in these narrow areas. 3 sabal palms or smaller accent trees are proposed instead in these areas. With this response resubmittal the landscape plan has been updated to change some of the prior proposed cat. 2 or 3 trees within the larger open spaces (not between buildings) to cat. 1 trees. The overall tree canopy coverage increased from 87,550 sf (17%) to 88,300 sf (17%).

URBAN DESIGN AND DEVELOPMENT

General Comments and Conditions of Approval

1. Additional comments may be provided upon review of any revised plans.
RESPONSE: Acknowledged.
2. Reimbursement for professional landscape plan review services shall be paid to the City prior to the issuance of a building permit.
RESPONSE: Please send invoice for payment.
3. Addresses shall be issued upon request and payment of filing fee. Be advised, addresses are required for building permit SUBMITTAL.
RESPONSE: we will request building addresses after site plan approval.
4. Pending plat recordation.
RESPONSE: acknowledged.
5. Pending completion of Developer Agreement.
RESPONSE: acknowledged.
6. Developer to provide copies of recorded public access easements.
RESPONSE: Easements will be provided after recorded.
7. Applicant to provide site plan packages prior to Planning and Zoning Board.
RESPONSE: we will submit packages once City staff places this application on the agenda.
8. Pending payment of Impact Fees prior to building permit issuance.
RESPONSE: acknowledged.

9. Developer shall install all fences at each townhome and villa.
RESPONSE: The fences will be constructed with each unit by the developer.
10. Developer shall submit a building construction phasing plan for review prior to but no later than at time of building permit submittal.
RESPONSE: acknowledged.
11. Revise note on plan to identify pavers at "pavement treatment system".
RESPONSE: the site plan has been updated accordingly.
12. Include color for gates at gated entrance.
RESPONSE: the gates are bronze color.
13. Be advised, signage will be reviewed for compliance prior to building permit issuance.
RESPONSE: acknowledged.
14. Sheet SP-2: Remove requirement for masonry wing wall for installation of accessory structures. Otherwise, revise note to make the developer responsible for the wall.
RESPONSE: The notes have been changed to opaque fence/wall instead of masonry wall.
15. Sheet SP-2: Previous comment regarding pool amenity in Block 8. Will each unit owner have the ability to install a small pool or hot-tub in the rear yard? If so, add verbiage to Site Data notes to allow this amenity and any specific criteria for permitting these private yard amenities.
RESPONSE: As discussed with staff, an additional note will be added requiring approval by the HOA architectural review committee prior to issuance of building permits for any accessory structures. This will be updated in the final site plan set submitted for certification following City Commission approval.
16. Provide trellises features, similar to other residential Blocks, at pedestrian connection points between Block 8, pocket parks and greenway(s). Connections between trellis features and fencing recommended as below.
RESPONSE: per discussions with city staff applicant has agreed to provide trellis feature at the pedestrian connections to the adjacent public parks in the northwest, northeast and southeast corners of site. Please refer to the revised block 8 site and landscape plans as well as the adjacent public parks plan under separate review which have been updated to reflect the trellis features.
17. Recommend adding a metal rail fence a minimum of 5' in height beyond the maximum setback/build-to-line between groups of townhome buildings and behind the front façade lines, along park segments connecting to the trellises.
RESPONSE: Like the perimeter treatment for the townhomes that line 40th Street north of Block 8 (within Block 5/6) the townhomes include a low decorative knee wall along the front of each unit's front yard. Between each side-by-side building where there are not paved sidewalk connections to the adjacent street or public parks there is continuous landscape treatment to create a natural vegetated barrier which complies with the Mainstreet premises that each block should feel inviting and connecting to the adjacent roadways and parks. As discussed with city staff it is not feasible to provide continuous facing around the entire block due to various utility easement and drainage constraints. Particularly along the south side of the block where this is a 20' wide cocomar flowage easement which would prevent any structures being constructed along the south buffer and due to the adjacent 15'-30' public greenway that abuts the southern boundary. The southern perimeter facing the greenway is treated with continuous hedges, shrubs & ground cover in addition to varied height trees and palms to create a natural barrier between the PMDD required sidewalk connections to the adjacent greenway.

Thank you for your consideration.

Very truly yours,
HSQ GROUP, LLC

A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive, flowing style.

Jay Huebner, PE



August 11, 2024

CITY OF COCONUT CREEK
Department of Sustainable Development
Coconut Creek, FL 33063
Attn: Liz Aguiar

Project Name: MainStreet @ Coconut Creek Block 8
Project Number: PZ-24040001
Location: Banks Road and NW 40th Street
Applicant/Agent: HSQ Group
Review/Application: PMDD Site Plan

Ms. Aguiar,

We have reviewed the DRC Review #1 comments dated May 7, 2024, and our responses are as follows:

ENGINEERING

GENERAL COMMENTS

- (Tier 2)** Please note that all reviews and comments are preliminary and plans are subject to further review for compliance with the City's Code of Ordinances, Utilities and Engineering Standards Manual, and Mainstreet Design Standards upon any resubmittal of the site plans and at the Final Engineering Review.
RESPONSE: Final engineering plans meeting City codes and ordinances will be submitted during the construction permitting process.
- (Tier 3)** All required approvals from FDOT, FDEP, Broward County, COCOMAR or any other applicable agencies must be obtained and submitted to the Engineering Division prior to issuance of engineering permits.
RESPONSE: Permits from the other governmental agencies will be obtained prior to issuance of permits.
- (Tier 3)** In accordance with the City's code Sec.13-186, the execution of Performance Bonds, for all proposed public improvements, are required prior to issuance of Engineering Permit.
RESPONSE: Bonds will be posted prior to construction commencement.
- (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.
RESPONSE: Impact fees will be paid per the developer's agreement regulations.
- (Tier 2)** Conflict schedule between all proposed utilities for this project is required at the Final Engineering Review stage.
RESPONSE: A conflict schedule will be provided on the final engineering plans.
- (Tier 1)** All proposed utility easements must be at least 12 feet wide. Some proposed easements around the water service lines seem to be less than 12 feet, please clarify.
RESPONSE: The easement widths have been revised to 12' feet wide for the water service lines.

7. **(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.
RESPONSE: The final engineering plans will include the latest city standard details.

TRAFFIC / ROADWAY AND PAVEMENT

8. **(Tier 2)** All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
RESPONSE: Comment acknowledged.
9. **(Tier 2)** All pavement and sidewalks must follow City of Coconut Creek's Standard Details.
RESPONSE: The final engineering plans will meet city standards.
10. **(Tier 1)** Some proposed ADA ramps do not lead to a crosswalk, therefore, it must be removed.
RESPONSE: The ADA ramps have been removed or sidewalk connections via crosswalks have been added.
11. **(Tier 1)** Missing ADA mats at the crosswalks located at the southwest corner of Building 11, the southeast corner of Building 6, and the southeast corner of Building 9.
RESPONSE: The ADA mat and crosswalk has been added.
12. **(Tier 1)** Connect the sidewalk on the west side of Building 11 and the east side of Building 1.
RESPONSE: A sidewalk connection to the West side of Building 2 has been added to the plan.
13. **(Tier 1)** Clarify if there is a proposed gate at the Banks Rd driveway.
RESPONSE: A lift arm gate is proposed at Banks road entry.
14. **(Tier 1)** Traffic calming device is required for the southern drive aisle.
RESPONSE: Additional traffic calming has been added on the south drive aisle.
15. **(Tier 1)** Provide standard detail for paveway treatment system.
RESPONSE: See PM-1 for details.
16. **(Tier 1)** Connect sidewalk to park C2.B between Building 2 and Building 3.
RESPONSE: The sidewalk has been added.
17. **(Tier 1)** Sheet SP-1: Clarify the bolded lines found along the center of the sidewalk in front of the green space between Building 19 and 20, including the lines crossing into the center of the roadway.
RESPONSE: The line has been removed.
18. **(Tier 1)** Sheet PD-1: Entry gate motor and footer "may" encroach the proposed easement.
RESPONSE: it is outside of the easement.
19. **(Tier 2)** CS B-B, F-F: Water main is not shown on the profile.
RESPONSE: The cross sections will be updated on the final engineering plans.
20. **(Tier 2)** Multiple cross sections are missing the dimensions annotation for the curbs.
RESPONSE: Additional information will be added to the final engineering plans.
21. **(Tier 2)** Section H-H: Drainage pipe is not shown on the profile.
RESPONSE: The sections will be updated on the final engineering plans.
22. **(Tier 2)** Section J-J: Clarify the purpose of the 8" rock base underneath the sidewalk.
RESPONSE: The rock base will be 4" thick.

STORMWATER COLLECTION SYSTEM

23. **(Tier 2)** Provide flow arrows throughout the site and in the vicinity of driveways, defining stormwater runoff.
RESPONSE: The information will be provided on the final engineering plans.
24. **(Tier 2)** Please ensure that all proposed drainage structures maintain a minimum of 6 feet horizontal separation from all city utilities.
RESPONSE: The information will be provided on the final engineering plans.
25. **(Tier 2)** Please show the location of the proposed PRBs within the proposed drainage system.
RESPONSE: The information will be provided on the final engineering plans.
26. **(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).
RESPONSE: A letter will be provided to the city during the permitting process.
27. **(Tier 2)** Please note that the City has acquired a consultant who is currently reviewing Mainstreet's proposed storm water report, including Block 8, which may generate future comments.
RESPONSE: comment acknowledged.
28. **(Tier 2)** Sheet PD-1: D-B8-15 and D-B8-14 are recommended to be relocated due to pavement marking conflicts.
RESPONSE: we will evaluate it on final engineering design plans.
29. **(Tier 1)** Sheet PD-1: C-CM-9. Drainage pipes connecting into City right-of-way must be RCP, HDPP or greater.
RESPONSE: The plan has been updated to RCP.
30. **(Tier 1)** Sheet PD-1: Drainage system does not illustrate any "pre-treatment" methodology, therefore, is this system a direct conveyance in to the Lake?
RESPONSE: The system connects to the on site lakes.
31. **(Tier 2)** Sheet PDD-2: DWG #662 depicts friction & structural courses for the asphalt.
RESPONSE: The detail has been revised.
32. **(Tier 2)** Sheet PDD-2: General notes state S-3 when in fact it must state S.P. – 9.5 mix design.
RESPONSE: The note has been revised to SP-9.4 mix.

WATER DISTRIBUTION SYSTEM

33. **(Tier 1)** Please show measurements of the proposed utility easements around all water service lines up to the meter, easement width must be at least 12 feet.
RESPONSE: The water main easements around the meters are 12' wide.
34. **(Tier 1)** Proposed blow-off on the Northwest side of the project appears to be in conflict with proposed traffic sign, please relocate the sign to avoid conflict.
RESPONSE: The sign has been moved.
35. **(Tier 1)** Provide one additional gate valve at the point of each main connection for testing purposes (at Banks Road and City Market Ave).
RESPONSE: The additional gate valve has been added.

36. **(Tier 2)** Please show all proposed water sampling locations on the plan.
RESPONSE: Sample point locations will be added to the final engineering plans.
37. **(Tier 1)** Add fire hydrant clear zone detail to the plans provided in the City Code Section 13-276. Fire Hydrants must be located 4 to 7 feet from back of the curb.
RESPONSE: The detail has been added to sheet WSD-2.
38. **(Tier 2)** Please provide bollards for proposed fire hydrants.
RESPONSE: Bollards are provided around the fire hydrants.
39. **(Tier 1)** Please provide water service line and meter type, size, and details. Service line material must be polyethylene. City prefers 2-inch water service lines. Notation must be added on the plans.
RESPONSE: The detail on Sheet WSD-2 has been modified for 2" service.
40. **(Tier 1)** Please clarify if there will be any proposed FDCs and/or fire lines within this project since the plans do not show any.
RESPONSE: The buildings are not fire sprinklered and do not require FDC's or fire lines.
41. **(Tier 2)** Provide RPMS, one blue and one white, as indicators of each hydrant assembly.
RESPONSE: The blue RPMS will be shown on PM-1.
42. **(Tier 1)** All proposed water meter boxes must be located within the green spaces between the units, not on concrete.
RESPONSE: The meters are in the green areas. See meter location detail on sheet WSD-3.
43. **(Tier 1)** Multiple proposed light poles are placed on top of water service lines and meters, please relocate to avoid conflicts.
RESPONSE: The actual location is 6' behind the meter in the green area between driveways where next to meters. The location is shown on WSD-3 detail.
44. **(Tier 1)** Please add notation that all meter boxes must be provided by the contractor.
RESPONSE: Please see WS-1 plan for note.
45. **(Tier 1)** Proposed bike rack is in conflict with the proposed water service line and meter of the water bottle refill station, please relocate.
RESPONSE: The meter has been moved to the back of sidewalk in the park. See sheet WS-1.
46. **(Tier 3)** Per City Code Sec.13-242, Fire Flow Calculations (flow required of the sprinkler system plus the anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.
RESPONSE: The calculations will be provided during the building permit phase.

WASTEWATER COLLECTION SYSTEM

47. **(Tier 1)** Please provide invert and rim elevations for all maintenance access structures (MAS).
RESPONSE: Final rim and inverts will be provided on final engineering plans.
48. **(Tier 1)** Please show connection details to the maintenance access structures S-35.
RESPONSE: The invert has been added to the plans.
49. **(Tier 1)** Please provide the type, material, and size for all proposed wastewater laterals. Per City Code Section 13-256, the minimum size for laterals is 6" (SDR-26) and the maximum length shall not to exceed 150' ft. in length.
RESPONSE: The specifications meet this criteria.

50. **(Tier 1)** All proposed sewer clean-outs must be located in the green spaces (following City details), not on the concrete.
RESPONSE: The clean outs are in the green areas.
51. **(Tier 1)** Multiple proposed light poles are placed on top of sewer laterals and clean-outs, please relocate to avoid conflicts.
RESPONSE: the light poles are located behind the meters and clean outs and do not conflict with the utilities.

RECLAIMED WATER AND IRRIGATION

52. **(Tier 1)** Please show the reclaimed water connection with the meter box for Block 8, the connection must be inside an easement up to the meter.
RESPONSE: The meter is shown at the main entrance on NW 40th Avenue.
53. **(Tier 2)** Please provide reclaimed water and irrigation plans at the final engineering stage.
RESPONSE: irrigation plans will be provided during construction permit phase.

LANDSCAPING

54. **(Tier 2)** Per the adopted PMDD, "*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 underground drainage, potable water, sanitary MainStreet @ Coconut Creek PMDD Development Standards Page 101 of 109 sewer, and re-use utility pipes.*" Please provide root barriers as needed.
RESPONSE: Root barriers are shown on the landscape plan where medium to large trees are within 10' of underground drainage or utilities. Per the PMDD root barriers are not required for the private hardscape areas located within the development blocks, which are the maintenance responsibility of the developer. Root Barrier detail and placement criteria is on sheet LP-9.
55. **(Tier 2)** Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.
RESPONSE: Acknowledged. Minimum separations are provided.
56. **(Tier 2)** Water meter and City clean out must be clear of any landscape, please maintain at least 4 feet clearance (6 feet preferred).
RESPONSE: Per the approved PMDD a minimum 3' clearance is provided at City clean outs and water meters.
57. **(Tier 2)** Please be aware that trees are not allowed to be placed within utility easements.
RESPONSE: Noted. Trees are not proposed within utility easements.
58. **(Tier 1)** All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.
RESPONSE: Noted. Fire Hydrant clear zones are respected on the proposed plans.

FIRE

1. Fire department access through a gated community shall be provided with a Knox gate switch (NFPA 1-18.2.2.2). Activation of the switch shall activate both entrance and exit gates.
RESPONSE: The knox gate switch as requested will be installed at the gates.
2. All automatic residential and commercial gates shall be provided with the Click-to-Enter universal access system approved by the Fire Chiefs Association of Broward County (F-109.9.3).
RESPONSE: The automatic gates click to enter will be provided as requested.

3. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (NFPA-1:11.10.1) The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County and Coral Springs standards. Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.
RESPONSE: This is residential buildings that do not require radio repeaters.
4. For the 150 feet requirement from the fire access road to any portion of the building can you confirm that the townhomes adjacent to Banks road, City Market Ave, and NW 40th street will not be restricted by perimeter fences or walls.
RESPONSE: The buildings allow for access from Banks and NW 40th street within the 150' maximum requirement. The perimeter wall has gates without locks as these are the front doors to the units.
5. Using table 18.4.5.2.1 in NFPA 1 state the minimum required fire flow for the building with the most total square footage. Include the construction type of the building. Show the minimum number of fire hydrants required per the required fire flow (NFPA 1-18.5.4). The aggregate fire flow capacity of all fire hydrants within 1000 ft of a building shall not be less than the required fire flow determined with section 18.4. (NFPA 1-18.5.4.2) Please include this information during DRC review to prevent the possible later addition of a fire hydrant.
RESPONSE: Block 8 has 8 fire hydrants proposed within 1000' of the buildings.
6. Proposed fire hydrants by building #28 and building #9 appear that the parking of vehicles in the proposed parking spots will interfere with the operation of the hydrants. 3 feet clearance is required around the circumference of a fire hydrant and 5 feet clearance is located in front of the hydrant (NFPA 1-18.5.7).
RESPONSE: The fire hydrant was moved slightly East to meet the 5' clearance.
7. Fire hydrants subject to vehicular traffic shall be protected unless located within a public right of way. (NFPA 1-18.5.8).
RESPONSE: Bollards are placed around the hydrants to protect them from possible vehicular accidents.
8. While not required by the Florida Fire Prevention code, it is strongly encouraged to install an automatic fire sprinkler system in all new buildings.
RESPONSE: The buildings are designed to meet code and will not be sprinkled.

LANDSCAPING

1. General Note: Tree Disposition plans and mitigation will be required to be submitted and approved prior to site plan approval for the individual blocks, roadways, and greenway/ parks submittals.
RESPONSE: Acknowledged. A master tree disposition and mitigation plan has been submitted to the City and is under separate review as part of the Mainstreet Master Public Open Space plan review.
2. Applicant is requesting a Waiver for the south perimeter Buffer adjacent to VUA. Reduction in width from 8' to 5' as well as placement of trees due to drainage easement. Identify section of the PMDD that provides for this. If not addressed in the PMDD, then the applicant must submit a request per the Landscape Ordinance.
RESPONSE: Please see below excerpt from the PMDD Sec. III.E.7.B.2.b which provides to allowance for reduction or elimination of the required 8' VUA buffer width &/or the planting requirements where the VUA abuts a publicly dedicated greenspace that is 15' or wider.

- b. Vehicular use areas (VUA) Buffer: Vehicular use areas located adjacent to a perimeter property line and visible from a public street or public open space shall be screened. Screening shall be installed as required by the following:

1. VUA shall be screened from adjacent public streets and public greenspace by a landscape buffer of at least eight (8) feet in width.
2. The VUA buffer shall be planted with one (1) tree for each forty (40) linear feet or portion thereof. In addition, a hedge, wall, or other durable landscape screen a minimum three (3) feet in height shall be placed within the buffer. If a wall or other nonliving material is installed, one (1) shrub or vine shall be planted along the exterior side of such wall for each five (5) feet thereof and shall be a minimum of two (2) feet in height at time of planting. Grass, ground cover or other landscape material shall be installed in the remainder of the required landscape area.
3. Accessways through required buffer strips to service parking or other vehicular use areas may be subtracted from the lineal dimensions used to determine the number of trees required by this section.
4. The VUA buffer width and/or the planting requirements may be reduced or eliminated by the Department of Sustainable Development Director where the VUA abuts a publicly dedicated greenspace area that is fifteen (15) feet or greater width, and adequate screening is provided within the public greenspace.

The VUA along the south side of Block 8 is adjacent to 30' of publicly dedicated greenspace (PMDD Greenway 'G.8' & greenway dedicated as part of Monarch Station development). Public greenway G.8 which is proposed as part of the Mainstreet PMDD is 30' wide abutting the western portion of the south buffer and 15' wide abutting the eastern portion of the south buffer with an additional 15' of greenway has already been dedicated by the existing Monarch Station development to the south. In the southeast corner of the block the G8 greenway terminates in a larger pocket park.

The south VUA buffer for Block 8 is 5' wide between the south internal access driveway and the adjacent greenspace. The width has been increased with this resubmittal to 9' periodically where traffic calming bulbous were added along the south access driveway. Where the south VUA abuts to east property line adjacent to the corner pocket park the buffer width varies 0' – 17' as the public park boundary is right at the back of curb of the internal driveway.

The reduction of the buffer width from 8' to 5' - 9' is requested consistent with the allowances under the PMDD due to the abutting public greenspace (See excerpt copied below highlighting the allowance). The VUA buffer landscape requirements are provided either within the buffer strip on site or they are shifted nearby into the adjacent public greenway. Placement of the VUA buffer trees has been coordinated with the trees proposed within the adjacent greenway and are provided in addition to the trees required for the adjacent public greenspace.

The VUA buffer landscape requirements per the PMDD is continuous hedge at 36" height plus trees at 1 per 40' of buffer. The following outlines what is required and proposed:

Required: South 8' VUA buffer @ 886 l.f. = 23 trees required

Proposed: 5'-9' VUA buffer w/ continuous 36" screen of hedges & ornamental native grasses
22 Trees and 8 Palms (2 palms at 1:1 and 6 palms at 3:1)

- 16 of the required trees and 2 palms at 1:1 ratio provided within the adjacent public greenway in the form of larger category 1 trees which are too large to fit on site within the VUA buffer strip or are not able to be planted in the east portion of the buffer due to an overlapping drainage easement.

Required: East 8' VUA buffer @ 30 l.f. (where east VUA abuts greenway G8) = 1 tree required
Proposed: 0' VUA buffer (the adjacent corner park extends to back of curb of the internal driveway)
Continuous 36" screen of hedges & ornamental native grasses provided on-site in corner where there is room with balance within adjacent G8 park at the shared property line.
1 Tree shifted into G8 corner park

3. Update City standard landscape notes per new version. Available upon request.
RESPONSE: The City standard landscape notes on sheet LP-1.0 have been updated with the revised version provided by the City dated June 2024.
4. For Buildings 11 & 16 where the rear yards and opaque fencing facing the internal drive aisles, consider providing understory landscape to further buffer the rear yards from the vehicular use area.
RESPONSE: The building 11 & 16 rear yards are buffered from the adjacent internal alleys by a 6' ht. opaque vinyl fence. The open space area between the villa unit rear yard fence line and the VUA is planted with shade trees and understory shrubs and grasses. A clear path of open lawn is maintained along the fence line for fire access.
5. Sheet LP-2, required trees missing from terminal landscape islands for parallel spaces and the west island west of transformer.
RESPONSE: The trees required for the parallel parking space terminal islands are provided on the south side of the sidewalk that abuts that parking. There is a sanitary sewer utility easement that overlaps islands so the trees are shifted nearby outside of the easement.
6. Look at continuing hedge material around mail kiosk.
RESPONSE: A bed of dwarf firebush shrubs has been added between the back of the mail kiosk and the adjacent townhome Bldg. 12.
7. Sheet LP-2, consider providing a more natural landscape planting layout along the NW corner of the block instead of the straight hedge to be more consistent with the adjacent public park.
RESPONSE: There is an 8' wide sidewalk in the park at the boundary line between the park and block 8. Per the PMDD landscape criteria the sides of buildings that face a public street or open space are to have two tiers of shrubs and ground cover. The required side foundation planting is provided along the north side of Bldg. 3 with taller shrubs & ornamental grasses provided in the open space at the terminus of the internal alley dead end to screen the alley from the park.
8. Include Gumbo Limbo, Pitch Apple, Pigeon Plum, and Green Buttonwood in the plant legend on all landscape plan sheets.
RESPONSE: The plant legend has been corrected on all plan sheets.
9. Sheet LP-3, required trees missing from terminal islands for parallel spaces.
RESPONSE: The trees required for the parallel parking space terminal islands are provided on the south side of the sidewalk that abuts that parking. There is a sanitary sewer utility easement that overlaps the islands so the trees are shifted nearby outside of the easement.
10. Sheet LP-4, correct reuse water meter note to state "...sod or mulch only allowed within 3' of meter" instead of 13'.
RESPONSE: The note has been corrected on sheet LP-4.
11. Sheet LP-4, perimeter buffer south of Building 6 does not meet the required buffer width. Applicant is requesting a waiver for this code requirement.
RESPONSE: The south side of Building 6 abuts the adjacent public greenspace G.8 so that side is considered an active use under the PMDD design criteria and therefore there is not a perimeter buffer required between the building and the public greenspace. The south side of building 6 is treated with the required side building foundation plants (2 tiers of shrubs and ground cover).

There is a VUA buffer required along the south side of the southern access driveway and the 30' segment

of the VUA which abuts the east boundary line to the public greenway is subject of an allowance under the PMDD for reduction or elimination of the required VUA buffer width and shifting the required plant material to the adjacent greenway is needed. The proposed plans utilize this allowance.

12. Sheet LP-5, consider repeating pattern of Green Buttonwood trees by adding an additional one between Buildings 27 & 28, like the other buildings.
RESPONSE: Please see the revised landscape plan. The planting layout between each villa building has been updated to be consistent. The 20' wide private open space area between buildings includes a centralized 6' wide planting bed with two tiers of shrubs and ground cover and an Orange Geiger tree or 3 sabal palm trees. Near the front and back of the end units is a large shade tree where feasible, working around light pole setbacks and proximity to the large shade trees provided along the rear side of the buildings. The plantings have been adjusted to be in the middle of the open space area to provide a more private side yard for the end unit residents and to help fire access to the rear of the units.
13. Sheet LP-5, required trees missing from terminal islands for parallel spaces and perpendicular space at NE corner of Building 22.
RESPONSE: The trees required for the parallel parking space terminal islands are provided on the west side of the sidewalk that abuts that parking. There is a sanitary sewer utility easement that overlaps islands so the trees are shifted nearby outside of the easement.
14. Sheet LP-5, consider adding plant material around fire hydrant between Buildings 25 & 26 to reduce sod area. Maintain fire hydrant clear zone.
RESPONSE: Additional understory planting is provided in the noted island.
15. Sheet LP-6, consider repeating pattern of Green Buttonwood trees by adding an additional one between Buildings 17 & 18, like the other buildings.
RESPONSE: Please see response to comment 12 above. The modification to the planting layout in the open space between each villa building response addresses this comment.
16. Sheet LP-6, Substitute a portion of the smaller trees proposed along the south perimeter with canopy trees.
RESPONSE: The south buffer design has been revised to provide 16 Category 1 canopy trees, 6 Category 2 trees and 8 palms. The placement and size of trees proposed is in coordination with the trees proposed within the adjacent public greenway (greenway plans under separate Master Open Space Plan review, by others). The buffer design also takes into account required separations from an onsite drainage pipe that extends along the southern access driveway, an overlap of a platted flowage easement within the east portion of the buffer and light pole setbacks. See also response to comment #2 above as it relates to shifting of the required VUA buffer trees into the adjacent public greenspace, as permitted under the PMDD design standards.
17. For the typical unit landscape plans, provide landscape shrub material on the opposite side of the sidewalk leading to the covered porch.
RESPONSE: Please refer to the typical unit landscape plans with additional shrub material added to address this comment.
18. Sheet LP-7.3, *Clusia guttifera* is not considered native. Update plant schedule and revise native calculations.
RESPONSE: Please refer to revised sheet LP-1.1 with corrected native designations & updated calculations.
19. Confirm that aluminum picket fencing is proposed for the Townhomes and opaque fencing is being provided for the Villa rear yards.
RESPONSE: Confirmed. As shown on the architectural elevations the Villa unit rear yards are enclosed by 6' ht. opaque PVC fencing and the Townhome unit rear patios are enclosed by 4' ht. aluminum picket fencing.

20. Sheet LP-7.4, label sod area for the third unit.
RESPONSE: Label has been added.
21. Sheet LP-7.5, adjust sod label on the far-right unit that overlaps the wall.
RESPONSE: Label has been adjusted
22. Sheet LP-8.2, extend required foundation landscape along frontage of the third unit from the right.
RESPONSE: Noted beds have been extended.
23. Sheet LP-8.1 and 8.2, consider providing accent plant Bird of Paradise or Crinum at the right corners of the 5 & 6 unit Villas, similar to the 4 unit Villas.
RESPONSE: An accent plant within the fee simple lot limits of the noted building corners will conflict with the required 3' clearance to the utility services located at the back of the sidewalk. The 3' utility clear zone has been added to the landscape plan for coordination purposes. We have added plants to the common areas however near the noted corners where appropriate to give the units privacy from the VUA's and where space allows. In certain places, we prefer to promote the interaction of the units with the common lawn areas between the buildings. The front lawns of the villa units are limited in size so the end units that abut the internal open spaces are afforded the feeling of a larger front lawn area where possible. Please see the revised common area landscape plan on sheets LP-2 to LP-6 for updated planting layout.
24. Additional comments may be provided upon review of the re-submittal application.
RESPONSE: comment acknowledged.

PHOTOMETRICS

1. The photometric plans dated 07/22 and signed on 04/05/2024 are consistent with LDC 13-374. If the plans change with subsequent submissions for review, this status is no longer valid.
RESPONSE: Comment acknowledged.
2. Additional comments may be provided upon review of revised plans.
RESPONSE: Comment acknowledged.

POLICE

1. Recommend installing LPR Camera technology at entrance/exit gates that can share data with CCPD Real Time Crime Center.
RESPONSE: Block 8 does not have a clubhouse or area to monitor and control the cameras so they will not be provided on this block.
2. Broward County has enacted an ordinance requiring a unified Click-2-Enter system for all gated communities throughout the County. Conversation needs to be had with CCFD Fire Marshal regarding Public Safety access to the community using the Click-2-Enter system.
 - In addition, the PD should be provided with a unique access code as a backup to the Click-2-Enter system.**RESPONSE:** The access through the gates will include this entry system for fire and police.
3. Recommend a trap style gate that would reduce "piggybacking" into the community.
RESPONSE: The developer does not wish to add the trap style gate system. The community is open to pedestrian traffic and the gates only limit vehicular traffic from entering the community.
4. Recommend adding convex mirrors/video surveillance/and locks to the dumpster enclosure. This will ensure the inside of the enclosure can be seen by an resident prior to entering, monitor the area for unauthorized activity/persons, and secure the enclosure to discourage unauthorized entry.
RESPONSE: The mirrors will be added to the dumpster enclosures.

5. 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).
 - Further information is available through the CCPD Community Services Unit.

RESPONSE: Trespass signs will be provided around the two entrances.

6. Recommend that “Woody Solar” bench be fitted with an armrest. Armrests are a common CPTED application and are a minimally intrusive solution to unauthorized use of bench space.

RESPONSE: The solar bench will have armrests.

7. The desire for privacy in the rear of the units is appreciated, but it is recommended to replace the opaque fences with more transparent fencing (like those used in the rear loaded buildings) to enhance the security of the residences. By not fully obscuring the space, it enhances the perception that an abnormal user of the space will be seen and serves as a deterrent to commit unlawful acts (i.e. burglaries, trespassing, vandalism).

RESPONSE: The opaque fences are proposed for the rear of the Villas units. This is consistent with the Mainstreet design for Villas to provide some privacy for the unit owners.

8. Historically, cluster mail kiosks are targets for mail theft and robberies of mail carriers. Recommend adding surveillance cameras at the mail kiosk to monitor the area and provide suspect information/video evidence in the case a crime does occur.
 - IES security lighting guidelines recommend that shared mailbox areas be illuminated to 10 fc with a uniformity ratio of no more than 3:1.
 - Placing benches, picnic tables, or small activities in the area will invite residents to occupy the space and provide natural surveillance over the area.
 - If a bench is utilized, it is recommended that it be equipped with an armrest.

RESPONSE: The mail kiosk is centrally located along the main east-west internal access driveway adjacent to sidewalks and surface parking and facing multiple residential units making it very visibility. Lights are provided at the mail kiosk and bike racks and solar bench are next to the kiosk to promote activity around this area.

9. Recommend moving dead end signs to the beginning of dead end streets as opposed to the end. This may prevent vehicles from entering the dead end streets all together and trying to turn around, potentially damaging resident or community property.

RESPONSE: The signs have been moved as recommended.

10. There is concern about locating trees directly in front of windows throughout the buildings (examples below from attachments 110-0 and 119-0). This potentially disrupts the natural surveillance of the outdoor common areas that is typically gained from having windows. We understand the importance of landscaping; however is it possible to move the trees slightly to one side of the other so that the trunks are not in front of the windows (in front of the building walls)? If these cannot be moved, we recommend placing mature trees that already comply with CPTED standards of canopies no lower than 6’ so that they do not obstruct the windows. This comment applies to buildings throughout the plan, not only those shown below.

MAINSTREET TOWNHOMES
REAR LOADED - 4 UNIT BUILDING

MAINSTREET TOWNHOMES
REAR LOADED - 5 UNIT BUILDING



RESPONSE: This recommendation was discussed with Community Development Staff when similar villa and townhome building product was proposed as part of the approved Block 1. We understand it is the City’s desire to keep the trees as required in the front yards. The Mainstreet project requires abundant landscaping and trees along streets and at least 1 tree is required per

residential unit in the front yard. We have reviewed the lot typical landscape plan and have made adjustments where space allows to offset the trees from the windows. It should be noted however that some units have windows that fill the majority of the front façade to meet City architectural requirements so it is not possible to move a tree completely away from a window and still meet the landscape requirements. The proposed trees will have a minimum 5' to 6' clear trunk height at time of installation and will grow taller over time allowing for line of sight at the windows.

11. Attachment 121-A-8 notes that the kneewall and gates in front of the units are optional. Will this option be decided by the buyer of the units or the builder prior to construction? What is the other option?
RESPONSE: The knee wall and gates at the rear load townhome front yards that face the perimeter public streets is not an option. The walls will be constructed by the developer at all rear loaded townhomes that front on a public right of way.
12. The site plan (attachment 030-SP-1) appears to show that all parking spaces other than the driveways are guest parking. What is the parking plan for residents who do not have a driveway (Bldgs 11 through 28)?
RESPONSE: The parking spaces in front of each Villa building are privately owned. Each Villa unit has two parking spaces assigned to it. The "G" designation on the prior submittal was a typo and has been changed to "R".
13. Recommend traffic calming devices at crosswalks that do not have a stop sign such as on the south roadway of the property.
RESPONSE: The south roadway has been redesigned to provide landscape bulb outs and raised crosswalks to provide additional traffic calming measures.
14. Recommend light fixtures at every entry point (front doors, garage doors, sliding doors).
RESPONSE: Building lighting is provided on each unit.
15. Please add proposed photometric readings to the south side of Bldg 22.
RESPONSE: the fc values have been added on the south side of Building 22.
16. The photometric plan has thick lines running through numbers and overlapping numbers. Can this be corrected to make evaluation of the proposed measurements more accurate?



RESPONSE: The photometric plan has been cleaned up.

PUBLIC WORKS & SOLID WASTE

1. Multi-Family are communities required to have Recycling Plan.
RESPONSE: Recycling bins are provided on this block.
2. Enlarge enclosures to accommodate cardboard dumpsters and recycling carts for cans and bottles.
RESPONSE: The dumpsters are sized for trash and recycling bins.
3. HOA will be required to have at least 3 (three) eight yard dumpster pickups per week at the 2 (two) locations.
RESPONSE: The dumpsters are for the villas only, the townhomes are curb side pick up.

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.

RESPONSE: The information requested will be provided to the city when scheduled for the board meetings.
2. Additional comments may be provided at DRC meeting and/or upon review of revised application.

RESPONSE: comment acknowledged.
3. The 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. Provide the applicable documentation.

RESPONSE: The FGBC application check list is provided with this application.

Chapter 13-320 LDC

4. Innovative water technologies – Irrigation is required for the life of the project. If innovative irrigation is planned, such as drip irrigation, describe this method in the checklist.

RESPONSE: Irrigation is provided using re-use water This saves potable water and ground water from irrigation uses.
5. On-site renewable energy – Identify planned photovoltaic uses on the site and landscape plan.

RESPONSE: The solar bench is provided near the mail kiosks south of Building #12. See sheet SP-1 and detail sheet SP-2.
6. Provide examples of meeting elements of this chapter, for example, the inclusion of EV chargers to provide for alternative transportation. Construction prevention, “BMP’s such as, [example].

RESPONSE: Each of the 60 townhome unit garages are wired for EV ready, there are EV ready parking spaces and an EV charging station according to the PMDD sustainability requirements. In addition, the site has a solar bench and water bottle filling station. The site design encourages alternative transportation by the inclusion of a substantive pedestrian sidewalk network which connects to the Mainstreet bike trails connecting all of Mainstreet amenities and surrounding uses.

Resolution 2020-063

7. Water Fountains: Provide smart water fountains/touchless bottle refill stations on this site. Identify these on site and landscape plans.

RESPONSE: A water bottle filling station has been added to the south portion of the internal park area near the bike racks. See site plan sheet SP-1.
8. 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 and also in Winton Park Nature Center.

RESPONSE: The information will be provided to the residents when they move into the units.
9. Provide staff with the green cleaning policy for review.

RESPONSE: Please see green cleaning policy.

Green Plan

10. *Action 1.6* – Identify the conspicuous displays of green technology for Block 8 on the site and landscape plans.
RESPONSE: The EV charging station and solar bench are shown on the site & landscape plans.
11. *Action 2.1* – The site is currently at 16% canopy coverage. There are category 3 trees planned in locations that could easily handle category 1 trees to increase canopy in this block. Consider swapping out for larger trees throughout. In addition, the space between the backs of the units could easily handle more trees if staggered rather than placed in a row. Furthermore, staggering at uneven intervals would feel less rigid.
RESPONSE: Please refer to the revised landscape plan sheet LP-1.1 with updated canopy coverage calculation. Coverage has been increased from 83,700 SF / 16% to 87,550 SF / 17%. Category 1 trees are used where feasible taking into account minimum separations required from sight light poles, utilities and minimum soil volume requirements based on tree size.
12. *Action Item 5.1* – Refer to comments from Public Works, Mike Heimbach, if provided for this site.
RESPONSE: Responses to garbage and recycling are provided in this letter.
13. *Action Item 6.2* – Bicycle parking is noted on sheet SP-2 in the data table as 22 required and 20 provided. Please explain the lack of two bicycle parking spaces for this block.
RESPONSE: There are 10 bike racks proposed around the site holding 2 bikes each = 20 bike spaces provided. There is no bicycling parking requirement in the PMDD for Villa and Townhome development. The parking data has been corrected on sheet SP-1.

3. Bicycle parking shall be provided in accordance with City Code Section 13-406.

d. Residential Uses:

1. Villa and Townhome Units:

- a. Ratio:
 1. Residential Units: Minimum of 2.0 spaces per dwelling unit.
 2. Guest Parking: 10% of required parking for Residential Units
- b. Private attached garages shall be designed for the storage of at least one (1) automobile and may count as one (1) required parking space. Units with attached garages shall provide at least one (1) driveway parking space in front of, or adjacent to, the garage. Garages shall be used only for parking and may not be used for storage, except that trash and recycling bins may be stored in a private garage provided that sufficient space remains for storage of at least one (1) automobile.
- c. Parking shall be buffered from public streets through the use of architectural treatment or landscaping.

2. Multifamily Residential Units:

- a. Ratio:
 1. Residential Units: Minimum of 1.5 spaces per dwelling unit
 2. Guest Parking: 10% of required parking for Residential Units
 3. Leasing Office: 1 space per 300 square feet of gross floor area
 4. No additional parking shall be required for resident-only amenity areas.
- b. Types of off-street parking may include but not be limited to surface parking, multistory structured parking garages, one (1) story detached garages, carports, carriage homes, and tuck under garages.
- c. Tandem Parking:
 1. Tandem parking spaces may be counted towards the required parking provided.
 2. A maximum of two (2) parking spaces shall be allowed in a row.
 3. Tandem parking spaces shall be assigned parking to a single residential unit.
- d. Bicycle Parking:
 1. Ratio: 1 bike space per 15 parking spaces required for Residential Units
 2. Locations:
 - i. Clubhouse/Amenity areas
 - ii. Main building entry
 - iii. Outdoor amenity spaces

14. Action Item 6.4 – With 336 parking spaces, 34 shall be EV ready. Identify all proposed EV charging stalls on this block.

RESPONSE: The EV charging stations and the EV ready parking spaces are identified on the plans. There is one EV charging station with two plugs provided at the row of guest parking south of Building #16 plus there are 9 EV ready parking spaces provided for the 92 villa units. In addition, as per the PMDD, each of the 60 townhome unit private garages will have electrical supply for EV ready. A water bottle filling station is located within the park area as shown on SP-1.

5. Alternative Transportation

- Protected bike paths and walkable greenways aimed at promoting alternative transportation shall be provided community wide and serve as a primary focus of the development.
- Bicycle racks shall be located at strategic locations throughout the development's open spaces to provide the necessary parking for cyclists. Conceptual locations of the bike racks are identified as element S8 on the Master Conceptual Sustainability Plan.
- Electric vehicle ("EV") charging stations shall be located at strategic locations throughout the development to provide parking for alternative vehicles.
- A minimum of two (2) EV charging stations with four (4) plugs shall be provided prior to the issuance of the first Certificate of Occupancy for each commercial, multifamily residential, and civic block.
- At least one (1) ADA accessible EV charging stall shall be provided in each commercial, multifamily residential, and civic block.
- A minimum of ten percent (10%) of the required parking spaces for each commercial, multifamily residential, and civic block shall be EV ready. EV Ready for commercial, multifamily residential, and civic uses is defined as providing underground conduit to the parking stall to provide for future addition of EV facilities. All site plans shall identify the location of EV Ready charging locations with a note that commits to the conduit required.
- All townhome and villa units shall be EV Ready. EV Ready for townhome and villa units shall be defined as provision of a sufficient power supply for addition of an EV charger by an individual unit owner.
- Ride share pick-up/drop-off locations shall be provided at strategic locations throughout the development to support alternative transportation. These pick-up/drop-off locations may be provided in conjunction with City shuttle stops.
- Conceptual locations of the charging stations are identified as element S9 on the Master Conceptual Sustainability Plan.

Exhibit Y

15. A conspicuous display of green technology is shown on the southwest corner of the site. Identify this element and show on the site and landscape plans.

RESPONSE: The S1 green technology signage tag shown on the PMDD Master Sustainability Plan Exhibit 'Y' is intended to be satisfied at the Banks Road pedestrian entry to the south public greenway 'G8', which is not part of Block 8.

TRANSPORTATION

1. The Site Plan Block Data (Sheet SP-2) notes 60-parking spaces within the Townhomes units will be provided inside each dwelling unit garage. Provide a draft copy of the Homeowners association documentation that requires the use of the garage to serve as a parking space or provide a narrative on how the townhome garage parking will be enforced, this may need to be a condition of approval as well;
RESPONSE: The HOA documents will be provided to the City at time of building permit addressing this requirement for garage use for parking only.
2. The formal DRC submittal for Block 8 included a Traffic Generation Statement, prepared by Kimley-Horn & Associates. Based on the proposed PM Peak hour trip generation, please provide a Traffic Statement that identifies that the driveway gate operation will not result in the queuing of vehicles (residents or guests) onto NW 40th Street and/or Banks Road from the location of the call box (guests) and gates (residents). Provide a narrative on how the residential gate operation will operate;
RESPONSE: The residents have a transponder that automatically opens the gate to avoid any temporary stacking. The guest must access the call box to open the gate. A rejection turn around is provided if the guest is not able to gain access.
3. What type of signage will direct residents only to use the single driveway from Banks Road? Provide a detail and/or a narrative on how the use of this driveway will be managed;

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hsqgroupinc.com

RESPONSE: A “resident entrance only” sign has been added to the Banks road access.

4. Provide a typical detail for the internal “paver treatment system” pedestrian crosswalks. Are these raised crosswalks using pavers or stamped asphalt? The southern east/west internal roadway’s length may require using a raised pedestrian crosswalk at the midblock location into the open space/park to serve as a traffic calming measure;
RESPONSE: The cross walks are paveway system asphalt. The Southern driveway now has a wide raised area that is paveway system asphalt to provide a visual accent and safer driveway area to connect the internal pedestrian park and sidewalks to the perimeter trail adjacent to Monarch Station.
5. Sheet SPM-1 shall provide the location of the gates (swing operation) that serve the driveway onto Banks Road;
RESPONSE: The gates on Banks are lift arm gates and do not take up extra swing space.
6. Provide the reservoir and vehicle storage dimension for all driveways that connect to NW 40th Street as well as Banks Road;
RESPONSE: The reservoir distance is shown on SP-1.
7. How will resident vehicles access the mail kiosks if guests parking spaces are occupied in front of the kiosks?
RESPONSE: The guest stacking on the main entrance to NW 40th Street is 2 car for guests. The resident only gate on Banks will open automatically thus not requiring stacking for guests.
8. A construction phasing plan will be required at time of building permit application submittal. This phasing plan shall identify all common area improvements assigned to each building such as the guest parking, mail kiosks, landscaping, sidewalks, roadway lighting etc. to be constructed, inspected and accepted as part of each building, villa or townhome prior to the issuance of a certificate of occupancy;
RESPONSE: The Block 8 phasing plan will be provided at the time of building permit.
9. Design, construction, inspection and acceptance of NW 40th Street shall be completed (first lift of asphalt minimum) prior to the issuance of a certificate of occupancy of any residential building of Block 8; and
RESPONSE: The adjacent roadways will be constructed per the master phasing plan which includes NW 40th Street to be constructed to first lift prior to CO of any building on Block 8.
10. Additional comments may be forthcoming.
RESPONSE: Comment acknowledged.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. The City has retained professional services to conduct landscape review of all Development Review Applications, which shall be billed to the applicant on a cost recovery basis, Sec.13-80(b). *Please acknowledge.*
RESPONSE: Please send the invoice to Rick Stephano at GSR RE.
2. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made to plans and re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
RESPONSE: See response to comments within this letter.
3. Additional comments may be provided at DRC meeting or upon review of any revised plans.
RESPONSE: comment acknowledged.

4. An address request must be submitted to the Sustainable Development Department with an 11"x17" site plan and \$300.00 fee. Addresses, subject to Postal Service approval, will not be issued until the site plan has been approved by the City Commission.
RESPONSE: The address request will be provided at building permit application.
5. The City Commission approved an Amenities Package with standards for lighting, benches, trash receptacles, bus shelters, etc. Applicant shall use these elements or provide alternative for review.
RESPONSE: The Block 8 amenities to include lighting, benches, etc are included on the plans.
6. Pending plat recordation.
RESPONSE: The plat is in process for County approval and recordation.
7. Pending coordination pursuant to the ILA between the City and School Board related to SCAD forms as required for proposed unit mix adjustment.
RESPONSE: The SCAD has been provided to the City.

Public Meetings

8. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission hearings including color renderings and aerials of the project, as applicable.
RESPONSE: The PowerPoint presentation will be presented at the board meetings.
9. Prior to Planning and Zoning Board hearing, applicant shall provide one (1) digital copy and thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following:
 - 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.**RESPONSE: These documents will be provided to the City when staff places the application on the board agenda.**

Public Outreach

10. Applicant shall ensure public participation as part of this project. Provide updated outreach report.
RESPONSE: The public outreach has been on going. The outreach report will be provided separately to the city.

Impact Fees

11. Division 5, Impact Fees, Sec.13-118 through 13-126. Pursuant to Ord.2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance.
RESPONSE: Impact fees will be paid per the conditions of the Developer's agreement.

Site Plan

12. Provide criteria *ON THE SITE PLAN* for allowable or prohibited private accessory structures. Include screen enclosures, non-pervious roofs, height, color, material, etc., as applicable.
RESPONSE: Please see sheet SP-2 for allowable uses.

13. Upon final site plan approval by the City Commission, property owner shall record public access easement(s) for all portions of private property that shall/may be used by the general public. Copies of recorded documentation shall be provided to the City prior to building permit issuance.
RESPONSE: The easements will be provided during building permit process.
14. Site layout warrants discussion. The intent of the MainStreet Design Standards and the PMDD is to provide a “pedestrian first” community that responds to public spaces, trails and Greenways. The long vehicular road parallel to the greenway does not encourage walkability but rather, creates a visual and physical barrier to the greenway beyond. The raised paver crosswalks may address speeding concerns, but do nothing to address overall site design. No other block features this design with a long driveway, limited landscape buffering from the greenway, and pedestrian connections to the greenway. Site design, building placement and orientation shall be re-evaluated to address these concerns.
RESPONSE: Landscape extended islands have been added on the South roadway to create more visual appeal on the roadway plus slows traffic. Sidewalks are provided throughout the Block and are connected to external sidewalks, parks and trails to make pedestrian and bike activity the predominant means of travel within Mainstreet.
15. Pool and clubhouse amenity is distant from Block 8. It is advised that the applicant re-evaluate the Block 8’s amenities to address this concern and provide additional amenities as needed.
RESPONSE: Block 8 has an internal park, is connected to 3 parks adjacent to Block 8, and is connected to all amenities within Mainstreet and beyond with pedestrian and bike trails. Nearby parks include pocket parks, the Main Plaza (which connects to the FPL Linear Park and waterfront park), Johns Park, and commercial amenity areas. Further, the proposed Block 15B pool amenity is only 0.40 miles from Block 8 which is walking distance and also can bike or drive to it if needed.
16. Confirm applicant / developer intent to install all fences at each townhome and villa.
RESPONSE: The developer will install the fences for each unit.
17. Show location of temporary construction *and* sales trailers if proposed. Details must include required parking, landscaping and signage as applicable to the trailers use.
RESPONSE: No construction or sales trailers proposed for Block 8.
18. A building construction phasing plan is required at building permit review. See comment above.
RESPONSE: The phasing of the buildings will be provided during building permit phase.
19. Dead-end between buildings 2 and 3 to provide a sidewalk connection to Park C2.b.
RESPONSE: A sidewalk has been added to the plans.
20. Dead-ends shall be treated with trellis or other vertical element.
RESPONSE: The internal alleys that end near the north boundary line are treated with enhanced landscape and sidewalks that provide pedestrian access to the adjacent public parks. There are utilities and easements which encumber the open area at the end of the alleys which won’t allow for a vertical structure to be constructed there.
21. Provide “pavement treatment system” detail. Is this stamped asphalt? Pavers?
RESPONSE: Paveway treatment system for cross walks. Brick pavers for unit driveways.
22. Review the area on the east side of Building 16 for additional parking space opportunity.
RESPONSE: Additional parking stalls have been added.
23. Provide detailed plans for gated entrance including gate style, color, height, etc.
RESPONSE: See attached gates details.
24. Are villas serviced by curbside waste pickup? Provide Republic Services approval, 954-583-1830.
RESPONSE: The villas use the onsite dumpsters for waste services.

25. Pocket park at southeast corner at City Market should feature a prominent design. The greenway at Monarch Station will feed this park and could display public art, tower or entrance feature
RESPONSE: The corner pocket park G.8 is not part of this site plan application. Please direct this comment to the separate master open space plan.

Elevations

26. Staff is again concerned by proposed architecture. As discussed with applicant on numerous occasions, style shall vary between individual blocks. As proposed, this plan (Block 8) looks like Blocks 1, 5 and 6. Further, it does not add curb appeal to the development when streets are long and straight and all buildings look alike. Staff understands that applicant proposes to repeat the same floor plans from block to block. However, it is not too difficult to vary the façade details, materials, and colors. Refer to comment below.
RESPONSE: New elements have been introduced to the elevations from block 8, to differentiate it from the other blocks. We introduced a more coastal look with the use of stucco siding on the second floor walls, introduction of Bahama shutters on certain windows throughout.
27. Refer to comment above. Per previous meetings with applicant, side elevations shall be enhanced to include front façade elements where side elevations are seen from public ROW and open spaces. The following facades at a minimum, shall provide enhanced features.
- North facades - Buildings 03, 08, 11, 12, 13, 14, 15 & 16
 - South facades - Buildings 05 & 06
 - East facades - Buildings 01, 09, 19, 22, 25 & 28
 - West facades - Buildings 02, 10, 20, 23 & 26
- RESPONSE: We will provide enhanced side elevations for every building in this block.**
28. Provide asterisk other symbol and note depicting enhanced elevations. Refer to comments above.
RESPONSE: See response above.
29. Detail all elevations to show maximum and mean roof height at all roofs.
RESPONSE: Please see revised elevations with this information.
30. Revise materials sheets to include simulated divided lite details for 2nd story windows.
RESPONSE: Please see revised plans with this information.
31. Staff acknowledges response and analysis provided in concurrent PMDD. However, proposed amenity proposed on Block 15B to serve Block 8 shall be re-evaluated. Staff recommends applicant consider a separate amenity such as a pool, in addition to the passive park for this block.
RESPONSE: Mainstreet has amenities spread throughout the development. Block 8 has internal parks, two parks to the immediate North of the site and 30' of public greenway with trail along the entire southern border. Pedestrian trails connect all the parks and amenities within Mainstreet and the surrounding uses. Block 15B is only 0.40 miles from Block 8 which is walking distance plus residents can drive if needed. Further, the clubhouse at 15B was just increased in size based on comments received from the City. We'd like for the residents of block 8 to enjoy that space.

Signage

32. Signage to be designed in accordance with City Land Development Code sign standards and submitted for staff review and approval prior to building permit issuance.

RESPONSE: The signage will be submitted separately during the building permit process.

Thank you for your consideration.

Very truly yours,
HSQ GROUP, LLC

A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive, flowing style.

Jay Huebner, PE, A.I.C.P., LEED AP