



FILE COPY

RECEIVED

OCT 10 2024

CITY OF COOPER CITY
PLANNING DIVISION

Arcwerks Incorporated

Architecture & Planning

October 07, 2024

Response to comments for Site Plan Amendment

PROJECT NAME: Schott Entrance Gates
Site Plan Amendment # SPA 8-1-24
6591 S. Flamingo Road
City of Cooper City, FL 33330

CENTRAL BROWARD WATER CONTROL DISTRICT COMMENTS:

1. See CBWCD for comments.
Response: CBWCD has no comments.

COASTAL WASTE & RECYCLING:

1. See Coastal for comments
Response: Wilda Frederic from Coastal mentioned that garbage trucks are 15' high x 10' wide, 20' access is more than enough for the garbage services.

FIRE DEPT. COMMENTS:

1. Must present compliant Emergency Vehicular entrance drive path width through Gate equipment submission.
Response: See revised width of lane. All vertical objects in center island have been removed. See revised site plan Sheet SP-1 and entry gate plan detail 4, Sheet SP-1.1.
2. Must recognize the Updated New Broward County adopted "Clock2Entry" automatic Gate System for project submission.
Response: See added note to entry gate plan detail 4, Sheet SP-1.1.
3. Must recognize the Fire Hydrant compliance for the complex and the relocation of such Fire Hydrants flow testing.
Response: See added note to entry gate plan detail 4, Sheet SP-1.1.

BUILDING DEPARTMENT:

1. No Comments.

UTILITY/ENGINEERING DEPARTMENT COMMENTS:

1. All traffic lanes to meet the 12 foot width minimum Engineering standard.
Response: See revised lane width to proposed control gate plan detail 2, Sheet SP-1.1.
2. Include ingress and egress arrows and note all striping to be in thermoplastic.
Response: See added ingress, egress arrows and note to proposed entry gate and control gate plan, Sheet SP-1.1 and added striping detail to detail 3, Sheet SP-1.2.



FILE COPY

Arcwerks Incorporated

Architecture & Planning

3. RPM's and striping on nose of concrete island/curbs and hydrant.
Response: See added detail 1, Sheet SP-1.1 & detail 3, Sheet SP-1.2.
4. Show detail design of concrete curbs and island.
Response: See added detail 1, Sheet SP-1.1 & detail 3, Sheet SP-1.2.
5. Show location of existing water main and hydrant including hydrant relocation.
Response: See added location of existing water main and hydrant, detail 4, Sheet SP-1.1.
6. City water may not be used for irrigation purpose.
Response: Irrigation to be supplied by lake, see landscape drawings for more information.

LANDSCAPE COMMENTS:

1. Provide detail sheet on proposed plant materials.
Response: See landscape drawings for more information.

POLICE DEPT. COMMENTS:

1. No comments.

PLANNING & ZONING DEPARTMENT COMMENTS:

1. Update applications per attached mark up.
Response: See revised application
2. Provide dimension on SP-1 from resident card reader to northern property line and label as on-site stacking.
Response: See added dimension and note to detail 4, Sheet SP-1.1.
3. Include on SP-1 drawing the existing access point from Luray Road to property to the south. Provide dimension "resident only" control to neighbor's access point and label as stacking.
Response: See added dimension and note to detail 2, Sheet SP-1.1.
4. Specify proposed height (maximum) of flag pole. Note, per City Code 25-21 and 23-62 that maximum height is 55' (subject to being over 250' from 1, 2-family/townhome zoned plot).
Response: See added note to detail 4, Sheet SP-1.1.
5. Specify if fire truck route detail 2/SP-1.2 is fire/garbage/delivery truck route.
Response: See revised detail title to detail 2, Sheet SP-1.2.
6. Dimension height/specify if wall on west side of Flamingo Road entry gate is also 6'.
Response: See added dimension to detail 5, Sheet SP-1.2.



Arcwerks Incorporated

Architecture & Planning

7. Provide dimensions for proposed sign at Flamingo Road entry gate. Note, maximum height is 6' per City Code Section 25-28(a)(2), maximum height of letters/symbols is 23", and maximum sign area is 48sqft per City Code Section 25-23.
Response: See added detail 4, Sheet SP-1.2.
8. Provide on detail 5/SP-1.2 a note that ground/monument sign requires separate permit and is subject to City Code.
Response: See added note to detail 4, Sheet SP-1.2.
9. Provide 12ft code required lane width at Luray Rd entrance.
Response: See revised lane width to proposed control gate plan, Sheet SP-1.1.
10. Label roadway width between columns at main entrance.
Response: See added dimension to proposed entry gate plan, Sheet SP-1.1.
11. Provide a detail sheet for type and size of curb and gutter at main entrance.
Response: See added detail 1, Sheet SP-1.1 & detail 3, Sheet SP-1.2.
12. Provide notes on all proposed striping or add a PMS sheet.
Response: See added detail 3, Sheet SP-1.2.
13. Add note(s) on how new proposed landscape material will be irrigated.
Response: See landscape drawings for more information.
14. Provide details for all "island signage" at main entrance.
Response: See added detail 4, Sheet SP-1.
15. Fire code requires a clear 20ft wide access route into site. Modify width of lane or eliminate all vertical objects in center island so the fire truck can "drive over it".
Response: See revised width of lane and all vertical objects in center island have been removed. See revised site plan Sheet SP-1 and entry gate plan detail 4, Sheet SP-1.1.
16. Note on plans that front entrance gate frequencies will be compliant with BSO Police & Fire requirements.
Response: See added note to proposed entry gate plan & control gate plan, Sheet SP-1.1.

If you have any questions regarding the above comment responses, please contact our office at (954) 432-8181.

Respectively Submitted,
Joanna Valdes, Assoc. AIA
Project Manager

