May 21, 2013

City Hall of Coconut Creek Fl

4800 W Copans Road

Coconut Creek, FL 33063

***Re:*** City Response Letter to **DRC Comments #2 / 5-15-13:**

 **Coconut Creek Medical Office Building**

4890 SR 7 Coconut Creek, Florida

***P&Z No: #* PZ13030010**

To Whom It May Concern:

The following sheets are permit revisions to our building set of documents due to removal of an exterior canopy along AIA and added a new canopy over the outdoor service bar along the North East side of the building.

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| **Project Name:** | Coconut Creek Medical Office Building |
| **Project Number:** | PZ13030010 |
| **Applicant/Agent:** | Mike Friedman |
| **Owner:** | Florida Shores Bank Southeast |
| **Requested Action/Description:** | Site Plan |
| **Location:** | 4890 SR 7 |
| **Legal Description:** |  |
| **Size:** |  |
| **Existing Zoning:** |  |
| **Existing Use:** |  |
| **Future Land Use Plan Designation:** |  |
| **Platted:** |  |
| **Plat Restriction:** |  |

## **DRC COMMITTEE MEMBERS**

(Contact information for reviewers specific to this DRC review)

|  |  |  |  |
| --- | --- | --- | --- |
| discipline | REVIEWEr | EMAIL | Telephone |
| DRC Chair | Heidi SolanoPlanner II | hsolano@coconutcreek.net  | (954) 973-6739 |
| Building | Sean Flanagan, Chief Structural Inspector | sflanagan@coconutcreek.net | (954) 973-6750 |
| Engineering | Albert Demarcado,Engineer II | ademercado@coconutcreek.net | (954) 973-6786 |
| Engineering | Eileen Cabrera,Engineer I | ecabrera@coconutcreek.net | (954) 545-6655 |
| Fire | Rodney Zancanata,Deputy Fire Marshall | rzancanata@coconutcreek.net | (954) 973-1563 |
| Green Review | Jim Hetzel,Sustainable City Coordinator | jhetzel@coconutcreek.net | (954) 973-6756 |
| Landscape | Scott Peavler,Landscape (consultant) | speavler@coconutcreek.net | (954) 973-6756 |
| Planning | Jim Hetzel, Sustainable City Coordinator | jhetzel@coconutcreek.net | (954) 973-6756 |
| Police | Henry Cabrera,Police Department | hcabrera@coconutcreek.net | (954) 956-6721 |

## **DEPARTMENTAL COMMENTS**

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| **ENGINEERING** |

**DRAINAGE SYSTEM**

1. Response not satisfactory. Identify and show separation of drainage conflicts/crossings with: Existing water main on northeast corner, prop. water service line, prop. fire hydrant line and prop. DDCV line.

***Response:* Separations are shown on Sheet C-1.**

1. Is the discharge of storm water into existing lake approved? Does the lake have enough capacity?

***Response:* The outfall to the lake has been removed.**

**WATER SUPPLY SYSTEM**

1. Response not satisfactory. Fire hydrant clear zone detail was not found on C-5.

***Response:* Clear zone has been shown on sheet C-4. Sheet C-5 has been removed**

**SEWAGE COLLECTION SYSTEM**

1. Response not satisfactory. Relocate 6” sewer clean out to grass area.

***Response:* Clean-out is shown in the grass areas.**

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| **FIRE** |

 Approved

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| **GREEN REVIEW** |

**City Green Plan**

1. The following Green Plan comments have not been adequately addressed.
	1. **Action 1.2:** Achieve LEED® Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.

 Applicant’s response states that applicant will comply with Section 13-320. However, that section requires a written narrative and certain documentation that was not provided with the resubmittal. Review Section 13-320 and comply accordingly.

***Response:* "Pursuant to Section 13-320 (e), Landlord shall use the alternative option and obtain a LEED certification for the shell and core of the building. Please see attached property owner letter."**

* 1. **Action 1.6:** Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function.

Applicant states a rainwater capturing system with a cistern will be provided. Staff is unable to find the cistern on plans or notes referencing such.

***Response: A rainwater capturing system with a cistern to be provided for partial irrigation will be provided as shown in detail on sheet A1.3.***

* 1. **Action 6.2:** Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service.

Applicant provided a sidewalk connection from State Road 7 but no enhancements. There is an opportunity to provide a Designer Sign adjacent to this sidewalk that enhances the pedestrian connection while providing signage (see zoning comments on site plan).

***Response: Bike rack, pavers and bench have been added to the sidewalk connection, in addition to the enhanced landscaping. This will invite any pedestrian traffic along State Road 7 to easily access this site directly into main enterance.***

* 1. **Action 6.4:** Implement an alternative vehicle parking program to designate parking areas for alternative vehicles in developments throughout the City by 2020.

Staff has a sign template for projects to use. Email staff for sign detail to insert into the site plan package.

***Response: Alternate vehicle parking has been added to the site plan. See sheets A-1.1 and A-1.3/Detail-5***

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| **LANDSCAPE ARCHITECTURE** |

**Sheet LS-1**

1. Live Oaks and Satin Leafs proposed on the east side of the property are within 1.5’ of the back of curb. This is not adequate space for root growth and will cause problems in the future. Substitute smaller trees for this area between the bumper overhang and utility easement.  **Per conversation with Coconut Creek Landscape Consultant- these trees have been changed to Silver Buttonwood**

**Sheet LS-2**

1. Sec. 13-444 (c), native plant material and plant diversification have not been provided in the landscape data table. Revise table accordingly. **Plant Diversification calculation has been added to the landscape data table.**
2. Sec. 13-443 (12) (b), landscape area required for additional vehicular use areas separate from parking spaces have not been provided. This area is in addition to the perimeter landscape requirements. Revise table accordingly.  **V.U.A Landscape calculation has been added to the landscape data table.**

**Site Plan**

1. Sec.13-443(6) – A six-foot (6) high wall may be required along the south property line abutting the residential district. The wall requirement may be waived by the Planning and Zoning board if landscaping, consisting of berms, canopy trees, hedges or a combination thereof to provide an adequate buffer, is substituted.

***Response:* Added a Cocoplum hedge to further enhance the existing hedge on the adjacent property along with Live Oaks throughout the southern buffer. We believe the enhanced landscaping will be the most aesthetically pleasing for both properties.**

1. Please provide details for the proposed water collection (cistern) proposed.

 ***Response:* See sheet A-1.3 Detail 11**

1. Staff recommends that a paver area adjacent to the proposed reflective pool be provided to allow patrons better access to the pool and public art.

***Response:* Pavers added to the proposed reflective pool, see sheet A-1.1**

**Signage**

1. Applicant has stated that a separate sign review application will be submitted by others at a later date. Staff recommends advising future applicants that the City has recently adopted a new sign code. As such, there may be opportunities to provide additional signage along SR7 with applications such as a Designer Sign, while providing enhanced pedestrian features. Signage, made part of all site developments, shall refer to Subdivision 5.1, Sec.13-456 for minimum code requirements and Sec.13-471 for Sign Review procedures.

***Response:* Noted**

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| **A written response for *each* comment must be provided with the re-submittal. The applicant shall make corrections “addressing & correcting” each comment. Acknowledgements, generally, are not considered corrections. The re-submittal must be in digital format. Provide one (1) CD containing separate pdf files for the responses to comments and revised plans. THE PLANS ON THE CD ARE REQUIRED TO BE SIGNED/SEALED. Additionally, provide two (2) hard copies of plan sheets *ONLY*. Be advised, additional comments may be provided at DRC meeting and/or required upon review of any revised plans.** |

Sincerely,



Gregory B. Molina (AR 93354)

President

GBM Architecture P A