City of Coconut Creek

Development review committee (DRC) REVIEW #4

***07-29-14***

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| **PROJECT NAME:** | Storage TI @ CCK |
| **PROJECT NUMBER:** | PZ-130500004 |
| **LOCATION:** | 5431 Johnson Rd |
| **APPLICANT/AGENT:** | David Pollock |
| **REVIEW/APPLICATION** | Site Plan |
| discipline | REVIEWEr | EMAIL | Telephone |
| Building | Sean Flanagan - Chief Structural Inspector | sflanagan@coconutcreek.net | (954) 973-6750 |
| Engineering | Albert Demercado - Engineer II | ademercado@coconutcreek.net | (954) 973-6786 |
| Engineering | Eileen Cabrera - Engineer I | ecabrera@coconutcreek.net | (954) 545-6655 |
| Fire | Rodney Zancanata - Fire Marshal | rzancanata@coconutcreek.net | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | speavler@coconutcreek.net | (954) 973-6756 |
| Police | Henry Cabrera - Police Sergeant | hcabrera@coconutcreek.net | (954) 956-6721 |
| Zoning | Liz Aguiar – Senior Planner | LAguiar@coconutcreek.net | (954) 973-6756 |

## **DEPARTMENTAL COMMENTS**

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| **LANDSCAPE ARCHITECTURE** |

Approved

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| **PLANNING AND ZONING** |

**General and Advisory Comments**

1. Pending applicant presentation at the Planning & Zoning Board meeting.

2. Pending receipt of one (1) digital copy and 16 sets of site plan packages prior to Planning & Zoning Board meeting. Staff to advise when sets are required.

3. Additional comments may be provided upon review of any revised plans.

4. DRC applications continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.

5. Staff recognizes applicants’ response acknowledging plat restriction. However, as previously requested, the restriction must be shown on the application. Revise accordingly.

**Impact Fees – Due prior to building permit issuance**

6. Pending establishment and payment of Police and Fire/Rescue facilities fee, Ordinance 2006-017.

7. Pending establishment and payment of affordable housing linkage fee, Ordinance 2006-005.

8. Pending determination and payment in-lieu of placement of public art.

**Site Plan Comments**

9. Per previous staff comments, parking spaces in front of the building shall be used for parking of vehicles/trucks only. Staff acknowledges applicants response proposing the use of only seven (7) spaces to store equipment. However, it is unclear what applicant defines as “equipment”. Please clearly identify and commit to motorized vehicle/truck/moving trucks only. Again, staff does not support the use of the building’s front parking lot as a general storage/display area.

10. Applicant stated that seven (7) spaces are proposed as non-visitor use. However, site plan depicts seven (7) equipment and two (2) storage spaces. Clarify and/or revise plans accordingly.

11. Applicant has stated that seven (7) spaces are proposed for non-visitor use. However, site plan depicts seven (7) equipment and two (2) storage spaces. Clarify and/or revise plans accordingly.

12. Clarify and/or revise plans accordingly, why two (2) ADA spaces are also identified as storage.

13. If changes are proposed to refuse collection, an approval from Republic Service will be required.

**Screening**

14. Staff acknowledges applicants’ response. However, if ground or roof mounted mechanical equipment can be seen, screening from view with landscaping and compatible architectural features in compliance with City code requirements will be required.

**Photometric**

15. The photometric plan has not been provided, as stated by applicant. Ensure that plan includes site, parking, pedestrian areas, sidewalks, driveways and loading. An updated photometric plan is required only if fixtures are being replaced and/or if there are significant changes to the site and building, Sec.13-374.

**Architecture**

16. Staff acknowledges applicants’ response that no changes are proposed to façade, specifically to windows. Staff has great concern with visibility of interior area, signage and roll-up doors. Be advised, detailed review of plans will be performed prior to building permit issuance. NOTE: Changes that are not specifically labeled have not been considered for approval.

**Signs**

17. Pending submittal of separate Sign Review Application. ALL signs are subject to the standards of Subdivision 5 Regulations for the Use and Control of Signs. Contact zoning for application information.