City of Coconut Creek

Development review committee (DRC) REVIEW #***5***

***05-30-17***

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| **PROJECT NAME:** | | Bel Lago Self-Storage | | |
| **PROJECT NUMBER:** | | PZ-16040005 | | |
| **LOCATION:** | | Altis | | |
| **APPLICANT/AGENT:** | |  | | |
| **REVIEW/APPLICATION** | | Site Plan | | |
| discipline | REVIEWEr | | EMAIL | Telephone |
| DRC Chair | Liz Aguiar – Senior Planner | | [laguiar@coconutcreek.net](mailto:laguiar@coconutcreek.net) | (954) 973-6756 |
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| Engineering | Krishan Kandial – Engineer I | | [KKandial@coconutcreek.net](mailto:KKandial@coconutcreek.net) | (954) 973-6786 |
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## **DEPARTMENTAL COMMENTS**

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| **ENGINEERING** |

Passed with Conditions

**GENERAL COMMENTS**

1. A Final Engineering Review shall be required upon approval form the Planning & Zoning Board. For more information please contact the Engineering Division at (954) 973-6786.

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| **FIRE** |

APPROVED

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| **GREEN** |

PASSED WITH CONDITIONS

1. Pending presentation at Planning and Zoning Board and City Commission meetings.
2. Pending receipt of 1 digital and 14 sets of packages prior to Planning and Zoning Board meeting.
3. Pending review of required checklist to be included in construction documents, indicating how the project will **EXCEED** Florida Building Code and other applicable codes requirements, Sec.13-320.
4. *Action 1.2* – Pending LEED Certification or Florida Green Building Coalition (FGBC) Certification.
5. Tree removal on Parcel C may require compliance with Broward County Environmental Division permitting. Provide approval/correspondence/permit etc, as applicable. PUD shall reflect information as applicable.

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| **LANDSCAPE ARCHITECTURE** |

PASSED with CONDITIONS

**T-1:**

1. Tree mitigation still has not been addressed and calculations and appraisals have not been provided for the proposed removal of the Ficus, Cypress, and Live Oak trees. Mitigation calculations and appraisals of removed trees will be addressed prior to commission. As a reminder an additional 50% canopy replacement is required for undeveloped sites.

**LP-1:**

2. Due to the building façade shift on the south side create a gap between the proposed foundation hedge and linear park. This does not provide the required tiered landscape adjacent to the building and needs to be revised. Would recommend filling in this area with landscape and eliminate any sod areas for maintenance purposes.

3. Total tree counts do not meet the 50% native requirements. Recommend switching the Crape Myrtles or Privets out for small native trees.

4. Shrub native requirement data does not match what is being proposed and states 40% native. Revise data table to have 1,210 total shrubs, with 605 required to be native (50%). Plans provide 735 shrubs (61% Native).

5. Provide Maximum 25% diversification calculations. Shrubs total 888 (minus cocoplum hedge) which the max would be 222 of one species. Proposed Boston Fern is over the maximum allowed. Revise shrubs as needed.

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| **PLANNING AND ZONING** |

PASSED with CONDITIONS

**Pending**

1. Pending receipt of traffic control/maintenance plan, Sec.13-236.1(15).
2. Pending final reimbursement to the City for professional landscape review services.
3. Pending receipt of address request letter, 11”x17” site plan and $100.00 filing fee.
4. Pending presentation at Planning and Zoning Board and City Commission meetings.
5. Pending receipt of 1 digital and 14 sets of packages prior to Planning and Zoning Board meeting.
6. Pending light meter field measurement upon building C.O. to ensure 10 fc limit is not exceeded and no light trespasses off the subject property, Sec.13-374(2), as applicable.

**General Comments**

1. Per applicant, a construction trailer will not be used for this project.
2. Permit(s) for signs will not be approved by zoning until a sign review application is submitted and approved by the Planning & Zoning Division. Signs shall comply with photometric requirements.
3. Per applicant, wall packs and flood lighting will not be used on this project.
4. Pending recordation of Delegation Request to allow self-storage, prior to building permit issuance. Be advised, correspondence shall reflect reduced square footage proposed.

**Impact Fees**

1. Pending payment of Affordable Housing Impact Fee prior to building permit, Ord.2006-005.
2. Pending payment of Police and Fire/Rescue Impact Fee, prior to building permit, Ord.2006-017.
3. Pending payment in-lieu of Public Art placement, prior to building permit, Ord.2008-008.

**Project Comments**

1. Tree removal on Parcel C may require compliance with Broward County Environmental Division permitting. Provide approval/correspondence/permit etc, as applicable. PUD shall reflect information as applicable.
2. Sec.13-379(3) – Walls/fences on nonresidential parcels, are not be permitted within a required front yard, unless approved at time of site plan. *Pending Planning and Zoning Board approval to allow fence within a required front yard.*
3. A solid masonry wall, 6' in height, measured from the finished grade of the abutting property, is required along the property line abutting the residential district, Sec.24-106(b)(1). *Pending Planning and Zoning Board approval to permit a decorative fence in lieu of masonry.*

**Elevations**

1. Front and rear elevations were not included in site plan or rezoning application re-submittals. Elevations shall be submitted digitally for staff review prior to placement on agenda.
2. Ensure elevations, upon submittal, reflect north/Wiles Road, south, west and east façade titles.
3. Ensure that note(s) are provided, as requested, on architecture ensuring that **ALL WINDOWS which could show internal storage unit roll-up** doors will be obscure **TO ENSURE THAT NO ROLL-UP** doors will be visible anytime day or night.

**Photometric**

1. The proposed sconce, LA553, as shown in the cut sheet on the plan is the non-LED version. Correct the cut sheet to reflect the proposed LED model.
2. The sconce is specified with a clear lens. Provide an opaque/frosted lens to reduce glare.
3. Per the manufacturers website, the lumens depicted on the spec sheet for the specified wattage is as follows:
   1. SA (78W, 40K) ---------- 8720 Lumens
   2. SA1 (46W, 40K) -------- 5014 Lumens

Revise the table accordingly.

1. Staff acknowledges that existing light poles are creating the light trespass from the property as well as the 9.9 footcandle in the parking lot.
2. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.