City of Coconut Creek

Development review committee (DRC) REVIEW #3

***1-5-16***

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| **PROJECT NAME:** | | Coopers Hawk | | |
| **PROJECT NUMBER:** | | PZ-15100001 | | |
| **LOCATION:** | | Promenade | | |
| **APPLICANT/AGENT:** | | Ron Crump | | |
| **REVIEW/APPLICATION** | | Site Plan PMDD | | |
| discipline | REVIEWEr | | EMAIL | Telephone |
| DRC Chair | Liz Aguiar – Senior Planner | | [laguiar@coconutcreek.net](mailto:laguiar@coconutcreek.net) | (954) 973-6756 |
| Planning | Linda Whitman – Senior Planner | | [lwhitman@coconutcreek.net](mailto:lwhitman@coconutcreek.net) | (954) 973-6756 |
| Planning | Swati Meshram – Senior Planner | | [SMeshram@coconutcreek.net](mailto:SMeshram@coconutcreek.net) | (954) 973-6756 |
| Building | Sean Flanagan - Chief Structural Inspector | | [sflanagan@coconutcreek.net](mailto:sflanagan@coconutcreek.net) | (954) 973-6750 |
| Engineering | Eileen Cabrera - Engineer I | | [ecabrera@coconutcreek.net](mailto:ecabrera@coconutcreek.net) | (954) 973-6786 |
| Engineering | Krishan Kandial – Engineer I | | [KKandial@coconutcreek.net](mailto:KKandial@coconutcreek.net) | (954) 973-6786 |
| Fire | Rodney Zancanata - Fire Marshall | | [rzancanata@coconutcreek.net](mailto:rzancanata@coconutcreek.net) | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | | [speavler@coconutcreek.net](mailto:speavler@coconutcreek.net) | (954) 973-6756 |
| Police | Kathy Markland - Police Department | | [kmarkland@coconutcreek.net](mailto:kmarkland@coconutcreek.net) | (954) 956-6721 |

## **DEPARTMENTAL COMMENTS**

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| **ENGINEERING** |

Passed with Conditions

**GENERAL COMMENTS**

1. Engineering Plans are concurrently being review for Final Engineering and more comments will be provided to Engineer.

2. Additional comments may be provided and/or required upon review of any revised plans.

3. All required approvals from Broward County Health Department and Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

4. All elevations to NAVD 88 with conversion to NGVD 29

5. An approved copy of the Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent filed with the FDEP to be submitted prior to issuance of an Engineering permit. Provide at Final Engineering Review.

6. Addendum to Water and Wastewater Agreement including impact fees are required at Final Engineering Review and prior to review/approval of related building permits.

7. The Proposed building is within a special flood hazard area. The building pad elevation shall be a minimum of 15.00 NAVD. A Letter of Map Amendment (LOMA) will be required to remove property from the special flood hazard area.

8. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed.

**TRAFFIC ENGINEERING**

9. Show a minimum of 4 ft. set back from all stop bars to crosswalks.

10. Provide 25 LF double yellow thermoplastic pavement markings for all stop signs/stop bars locations.

11. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

12. All proposed sidewalks shall be a minimum of 5’ width

**ROADWAY AND PAVEMENT**

13. Transverse slope of pavement shall be a minimum of 2.0% for roadways and 1.0% for parking areas. Indicate on cross sectional detail.

14. Longitudinal slope of pavement shall be a minimum 0.4%.

15. All accessible parking spaces and sidewalks shall conform to ADA standards.

16. Disabled parking spaces shall conform to ADA and FDOT standards. Ensure all spaces have a proper landing area.

17. Disabled parking spaces shall be 20 ft in length. 18 feet to the curb stop and 2 feet overhang.

**DRAINAGE COLLECTION SYSTEM**

18. Provide demolition plan for drainage collection system

19. Provide total pervious and impervious area before and after proposed construction.

20. Show all conflicts between drainage and water/sewer providing the appropriate minimum vertical separation.

**WATER DISTRIBUTION SYSTEM**

21. Provide demolition plan for wastewater distribution system

22. A fire flow test is to be conducted to verify availability of required fire flow. Contact the Utilities and Engineering Department for details and submit fire flow calculations using I.S.O. criteria at Final Engineering Review.

23. Fire line sprinkler services, fire hydrants and water service connections shall be connected to the water main independently and, shall not be connected to each other.

24. All tapping sleeves shall be Mechanical Joints (M.J.)

25. Use 2” or 4” water connection service. Water meter connection can be reduced to the preferred size.

26. Vacation / release of Easements shall be required for all areas where utilities will no longer be located. Application to vacate/release existing utility easement shall be submitted to the zoning division prior to issuance of Engineering Permit.

27. All existing utilities in utility easement to be abandoned shall be properly removed in conformance with the Engineering Division.

28. Show all conflicts between water, sewer and drainage with the minimum separations.

29. Fire hydrants shall have a gate valve with a minimum of 4 ft and maximum of 7 ft away.

30. Bollards shall be place around all hydrants.

31. Provide enlarged detail for water meter connection.

**WASTEWATER COLLECTION SYSTEM**

32. Provide demolition plan for wastewater collection system

33. Show all conflicts between sewer, water and drainage with the minimum separations.

34. All inspection chambers shall have a minimum of 0.1 inch drop between connections.

**LANDSCAPING, LIGHTING, AND IRRIGATION**

35. Landscape, lighting, and 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.

36. No trees shall be placed within the utility easements

37. Fire hydrant clear-zones shall be free of landscape (except sod).

38. Show clear sight triangles (10 ft x 10 ft) at street intersections on landscape plans.

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| **GREEN** |

**Passed with Conditions**

1. Action 1.1 – Achieve LEED Certification for all buildings in the MainStreet Project Area.

Pending receipt of LEED Certification within 18 months of final certificate of occupancy.

2. Action 1.6 – Ensure project contains conspicuous displays of green technology.

Pending installation of green screen technology.

3. Action 3.1 – Achieve a minimum of 40% of energy use for the MainStreet Project Area from renewable energy sources by 2020 or by completion of development in MainStreet.

Pending.

4. Action 4.1 – Ensure 100% of irrigation in the MainStreet Project Area is from on-site water collection or, if possible, reclaimed water.

Please address.

5. Action 6.2 – Improve mobility throughout the City.

Pending sidewalk connection to perimeter greenway and bike racks adjacent to building.

6. Action 6.4 – Implement an alternative vehicle parking program.

Pending installation of signage depicting alternative fuel parking spaces.

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| **LANDSCAPE ARCHITECTURE** |

**Passed with Conditions**

**LP-1:**

1. Root barrier is to be placed between the proposed palm tree and underground utility line. Revise callout on the plans stating them to be outside of the landscape islands.

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| **PLANNING AND ZONING** |

**Passed with Conditions**

**Pending/General Comments**

1. Pending City Commission site approval for vesting of property entitlements by City Ordinance.

2. Pending presentation at City Commission meetings.

3. Pending final landscape cost recovery.

4. Pending payment of Affordable Housing fee, Ord. 2006-005, prior to building permit issuance.

5. Pending payment of Police and Fire fee, Ord. 2006-017, prior to building permit issuance.

6. Pending building permit review. Trailers may not be within buffers and will require sign review.

7. Pending demonstration of lighting compliance per Sec.13-374(5)c, prior to final building CO.

**Signage**

8. All previous sign comments are acknowledged by applicant responses to DRC comments #2. Sec.13-471(a) - All signs shall be subject to zoning review.

9. Signs depicted on elevations do not appear code compliant and do not provide required details previously requested. As such, signage shown on the plans is not approved. A separate sign review application may be required if signage proposed during permitting is not code compliant.

**Photometric**

10. The sheet indicates that proposed lighting is shown in red and existing lighting is shown in blue. However, some of the fixtures are shown in red and blue; one on top of the other. Please indicate if those fixtures are existing, proposed, or being replaced in the same location.

11. Landscape lighting is noted in blue in certain walkway areas away from the proposed building. No other landscape lighting is proposed and is not a part of this approval.

12. Fixture E is a ceiling beam lamp that is considered a flood light and is capable of swiveling. The spec sheet shows a lumen of 650 each (as opposed to the schedule which depicts 168 each). Staff suggests using a different fixture that can be flush mounted or that can be locked into a 90 degree, downward facing position. Staff further suggests using an LED bulb.

13. Fixture C allows upward facing light exposure and is not allowed per code. The light emitted from this fixture is significant and is considered “wall wash” which is not allowed per code. Staff suggest using the “Dark Sky Friendly” version of this fixture (WAC Rubix wall mount WS-W2504). Staff further suggests using a lower wattage or an LED bulb to reduce the footcandle down to match the remainder of the building facades (0.3 – 0.8 footcandles).

14. Applicant needs to indicate how the site lighting will be reduced to 1 footcandle within an hour after business closing per Section 13-374(2)(d)11.

15. Fixture D is listed as emergency lighting. What activates this light? It is shown in the dumpster area and is the only lighting shown there. Is it on a motion sensor?

16. Be advised that no lighting is shown for the patio area and therefore no lighting is permitted in this area.

17. To reduce any conflict or confusion, staff suggests providing specification sheets for each proposed fixture along with the proposed bulb.