City of Coconut Creek

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

***9-6-17***

|  |  |
| --- | --- |
| **PROJECT NAME:** | Dailys/Shell |
| **PROJECT NUMBER:** | PZ-15070004 |
| **LOCATION:** | 4701 |
| **APPLICANT/AGENT:** | Michael Troxell |
| **REVIEW/APPLICATION** | Site PMDD |
| discipline | REVIEWEr | EMAIL | Telephone |
| DRC Chair | Liz Aguiar – Senior Planner | laguiar@coconutcreek.net | (954) 973-6756 |
| Planning | Linda Whitman – Senior Planner | lwhitman@coconutcreek.net | (954) 973-6756 |
| Planning | Swati Meshram – Senior Planner | SMeshram@coconutcreek.net | (954) 973-6756 |
| Building | Sean Flanagan - Chief Structural Inspector | sflanagan@coconutcreek.net | (954) 973-6750 |
| Engineering | Eileen Cabrera - Engineer I | ecabrera@coconutcreek.net | (954) 973-6786 |
| Engineering | Krishan Kandial – Engineer I | KKandial@coconutcreek.net | (954) 973-6786 |
| Landscape | Scott Peavler - Landscape (consultant) | speavler@coconutcreek.net | (954) 973-6756 |

|  |
| --- |
| **ENGINEERING**  |

Approved no additional comments

|  |
| --- |
| **GREEN**  |

Passed with Conditions

**General Comments**

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

 *Pending receipt of documentation confirming LEED certification.*

1. *Action 1.6* – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.

 *Pending installation of informational signage, solar landscape lighting, solar structure, green screens, bio-filtration swale and vehicle charging station.*

1. *Action 2.2* – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet.

 *Pending installation of solar reflective high-albedo roof.*

1. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.

 *Pending.*

|  |
| --- |
| **LANDSCAPE ARCHITECTURE**  |

Approved

|  |
| --- |
| **PLANNING AND ZONING**  |

Passed with Conditions

**General Comments**

1. Pending PowerPoint (other) presentation at the City Commission meeting.
2. Pending receipt of final cost recovery for professional landscape review services, Sec.13-80(b).
3. Pending receipt of final plans upon City Commission approval, if applicable. Corrected plans shall be unlocked and unsigned per digital submittal requirements.
4. Pending completion of Underground Utilities Waiver application pursuant to Ordinance 2005-032, Section 13-142, Underground Utilities.
5. Pending receipt of recorded NVAL line along NW 37th Street.
6. Pending receipt of recorded plat note amendment to allow use as proposed.
7. Pending Affordable Housing Linkage fee payment prior to building permit issuance.
8. Pending Police & Fire/Rescue facilities fee payment prior to building permit issuance.

**Site Plan**

1. Pending installation of greenway sidewalk along perimeter, NW 37th Street and NW 47th Avenue with Solomon 415 red/Venetian red as an **integrated** color **not** a top-coat. Be advised, Certificate of Occupancy will be predicated upon compliance with this requirement.
2. Staff again suggests bollards placed only at doors versus 26 bollards proposed along entire front. *Pending consideration.*
3. Per applicant, a temporary construction trailer is not proposed.
4. Per applicant, outdoor propane tank storage is not proposed.
5. Pending approval to allow outdoor ice vending machine.
6. Removal of a portion of the east landscape island at the Sample Road entrance is proposed. Access drives from public ROW shall prevent maneuvering of vehicles within any portion of any entrance driveway within fifty (50) feet of the ROW line of any public street, Sec.13-399(k). *Pending approval and pavement markings and signage installation per with traffic study recommendations provided by the applicant.*

**Photometrics**

1. Be advised, building C.O. is predicated upon meeting the maximum fc requirement. Site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded.
2. Wall packs are prohibited. Remove all references to wall packs on plans.

**Signage**

1. Staff recognizes sign criteria as proposed in the PMDD. However, criteria included in the PMDD does not provide required alternative design solutions or even minimum specific sign design standards. Staff suggests applicant contact staff to discuss signage.
2. Sec.13-460(k)(2) – Cabinet signs when used as a logo, shall follow the contour of the logo. A contoured logo may not sit inside a square cabinet. Sides or returns of the sign must be opaque. *Revise Shell Pecten Logos to follow contour of logo as required.*
3. Identify what the additional logo or image is that is proposed adjacent to the Shell Pecten. Be advised, only one (1) logo sign may be provided on canopy face.
4. Ground sign may not exceed fifty (50) square feet. Proposed monument is 103 sq. ft.

Sec.13-466.6 - *Ground identification sign allowance for nonresidential uses*.

|  |  |  |
| --- | --- | --- |
| **Size Category** | **Gross floor area of the development (sq.ft.)** | **Sign structure allowance per street frontage (sq.ft.)** |
| **1** | **Less than 10,000** | **50** |

1. For a *permitted* monument sign (see above) of fifty (50) square feet, the maximum allowable sign face area is 60% or thirty square feet. Sign face area proposed is over 54 square feet. See below.

Sec.13-466.6(a) – Ground identification signs.

(2) *Sign face*.

a. Sign face area shall not exceed sixty (60) percent of the sign structure area.

c. A minimum border of six (6) inches of blank space shall surround the sign face of every sign. Border is measured from the edge of sign copy or graphics to the nearest architectural or structural detail or feature.

1. See comments above for overall size of permitted monument sign.

Sec.13-462(c) - Motor fuel pumps.

(1) Fuel price signs.

a. Up to twelve (12) square feet on one (1) monument sign may be allocated to changeable copy for fuel price.

*Indicate square footage on graphics and notes as applicable demonstrating compliance.*

b. The changeable copy may be digital or changeable copy over a backlit cabinet.

*Provide notes as applicable demonstrating compliance.*

c. Fuel price and octane rating signs placed on gasoline pumps shall not exceed three (3) square feet in area per pump unit dispenser.

*Provide details indicating square footage and notes as applicable demonstrating compliance.*