

February 6, 2017

Sheila Rose, AICP
Director of Development Services
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

RE: Project No. 16110007 - Gunther PMDD Response to Comments DRC 1

Dear Ms. Rose:

Please find our written responses to the DRC comments issued for the DRC comments issued on December 7, 2016. These responses, together with our revised documents, comprise our DRC resubmittal. The responses are as follows:

DEPARTMENTAL COMMENTS

BUILDING

The Building Division approves this application.

1. This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

Response: Understood.

ENGINEERING

CONDITIONS OF APPROVAL:

1. The City's requirements for water, wastewater, paving and drainage shall be met for the Site Plan and Final Engineering reviews.

Response: Understood.

FIRE

Approved

GREEN

1. See Site Plan Comments

Response: Understood.

LANDSCAPE ARCHITECTURE

HOLD. General:

1. On Page 2 of the Alternate Solutions document under the 10' greenway justification looks to be under the wrong section.

Response: This item was addressed as part of the previous Volkswagen/PMDD approval.

2. On page 4 of the Alternate Solutions documents under section 9.3 Pervious Materials, the justification speaks of the use of native landscape. Per the provided landscape plans for the Volvo project, the majority of landscape material proposed is non-native. This is to be addressed per the Site Plan review.

Response: Understood. This section will be addressed as part of the site plan approval.

PLANNING AND ZONING

HOLD

General and Advisory Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation including a color rendering at the Planning & Zoning Board meeting.

Response: Understood.

2. Additional comments may be provided upon review of any revised documents.

Response: Understood.

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

Response: Understood.

4. Applicant is required to provide 14 - 11" x 17" plan sets and one digital set prior to the Planning and Zoning Board meeting. Sets are required only after all revisions have been made and plans are in compliance with applicable code requirements. Applicant should also be prepared to present and discuss, as needed, the application at all related public meetings.

Response: Understood.

5. Responses to rezoning criteria are presented verbatim to the Planning and Zoning Board and the City Commission. The applicant is advised to review for typos and grammatical errors.

Response: Understood.

6. All Land Development Code requirements are effective throughout the project development process and the rezoning of the property does not preclude the applicant from complying with all applicable code requirements not specifically identified in this application.

Response: Understood.

7. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge.

Response: Understood.

8. Corrections shall be made in strike-thru and underlined format "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Additional comments may be provided at DRC meeting and/or upon review of any revised documents.

Response: Understood.

9. Applicant is required to post a 4'x4' sign, in accordance with code requirements, on the property facing each road frontage and setback ten (10) feet from the property line, 14 days prior to a public meeting. Staff to provide correct sign format. Signs shall be removed upon completion of Planning and Zoning Board

and subsequent City Commission meetings. Upon postings, applicant shall provide dated photographs depicting each sign to the Sustainable Development Dept.

Response: Understood.

10. Final revisions to the PMDD document shall be completed within seven (7) days of City Commission approval. Failure may result in a delinquent fee, per item, per week of \$100.00.

Response: Understood.

PMDD Document General Comments

11. The final PMDD product should read as the current planning document for the entire plat (Volkswagen and Volvo). Review the entire document and make necessary corrections to insure that all aspects are current and do not create issues or inconsistencies between the two sites. Staff suggests breaking out the information for the Volvo development separate from the Volkswagen site for clarity. The final pdf to the City should include all of the PMDD and not just the pages submitted. Staff suggests applicant contact the City for further clarification.

Response: Please revised PMDD.

12. Remove the verbiage “Table 1” from the PMDD document in the footer.

Response: This verbage has been removed.

13. The “terracotta-colored pathway” referenced throughout the document, plans, and tables shall be an integrated color and not painted on the surface. Furthermore, the color, as required by the MainStreet Standards, is “Venetian Red”. Correct the reference throughout the document.

Response: Understood. The PMDD has been revised to state “Venetian Red”.

14. The setback for the proposed Volvo showroom is stated differently in the PMDD, the plan set cover sheet, and the table provided. Review everything and adjust the documents accordingly.

Response: Please see revised PMDD.

PMDD Document Comments

15. Page 2, Streetscape, first paragraph - New language states that the walkway will be provided from the public sidewalk to the new Volvo showroom on the north east side of the site. This language is confusing because the showroom is not on the north east side of the site. Furthermore, the sentence after that states “This pedestrian area includes a future location for public art”. This project is not subject to public art. This statement was part of the Volkswagen proposal. Review the document for additional incorrect references.

Response: Please see revised PMDD.

16. Page 2, Streetscape – Applicant shall use this area to justify the vehicle service entrance facing State Road 7.

Response: Due to the existing building and parking conditions on the site, the service entrance as proposed faces SR7. However, the service entrance is setback 40’ 10” from the Volvo showroom and 146’6” from the property line. This design creates a more dynamic/articulated frontage while accommodating the site’s conditions and proposed Volvo dealership. In addition, the vehicle service overhead doors are comprised of aluminum and hurricane-rated glass and offer an attractive alternative to typical overhead doors.

17. Page 2, Open Space – Applicant shall address changes to the open space due to the proposed Volvo dealership in this section.

Response: Please see revised PMDD.

18. Pages 2&3, Building design – Applicant shall use this section to fully address how the proposed Volvo dealership meets the requirements of the MainStreet design standards, including FAR.

Response: Please see revised PMDD Section II.D which now includes a table addressing MS-T Subdistrict Requirements, including FAR.

19. Page 3, Setbacks – As previously mentioned, the setbacks are stated differently in the PMDD, table, and plan set cover sheet.

Response: Setbacks for been corrected.

20. Page 3, Setbacks – Applicant has incorrectly stated that the setback is 107’-5” from State Road 7 WITH AN ADDITIONAL 50’ landscape buffer. This statement should read, INCLUDING A 50’ LANDSCAPE BUFFER.

Response: Please see table addressing MS-T Subdistrict Requirements.

21. Page 3, Solar Orientation – The applicant’s response addresses the existing pre-owned Volkswagen dealership but not the proposed Volvo dealership. The proposed Volvo dealership faces west with an expansive wall of glass which will create a higher energy use as well as reflect heat to the parking area; already a heat island due to the lack of landscaping at the building front. Explain how the proposed design will address the requirements of this section of the MainStreet design standards.

Response: Please see revised Solar Orientation section of the PMDD which incorporates the following:

The Volvo building is a rectangle shape with the longest sides facing north/south and the shortest sides facing east/west. The Volvo building consists of a state-of-the-art 3-pane "frameless" glazing curtain wall system. The system is composed of 1 7/16" insulated laminated glass with a transmittance visible percentage of 74, exterior visible reflectance of 12, interior visible reflectance of 11, U-value of 0.29, solar heat gain coefficient of 0.49 and a light to solar gain of 1.51.

22. Page 3, Shading – Applicant references a curtain wall and ACM panels. Please provide further explanation of how this provides shading. If these elements do not provide shading, applicant shall revise buiding design to address the requirements of this section of the MainStreet design standards.

Response: Please see revised Shading section of the PMDD which incorporates the following:

The Volvo building offers an Alternative Solution as it relates to shading. The Volvo building consists of a new energy efficient curtain wall system, while the service reception consists of exterior high albedo ACM panels. The curtain wall system offers an alternative to conventional shading while accomplishing the goal of reducing solar radiation and cooling requirements inside buildings by utilizing insulated, frosted/glazed glass with the following specs: The curtain wall system offers an alternative to conventional shading while accomplishing the goal of reducing solar radiation and cooling requirements inside buildings by utilizing insulated, frosted/glazed glass with the following specs: transmittance visible percentage of 74, exterior visible reflectance of 12, interior visible reflectance of 11, U-value of 0.29, solar heat gain coefficient of 0.49 and a light to solar gain of 1.51.

23. Page 4, Articulation - The proposed building does not provide any articulation of the face of the building. The applicant shall address the requirements of this section of the MainStreet design standards.

Response: Please see revised Articulation section of the PMDD which incorporates the following:

The Volvo building consists of a state-of-the-art 3-pane "frameless" glazing curtain wall system indicative of the new Volvo prototypical modern design giving it a fresh, modern approach. The new design has been created to enhance the experience and service of its customers.

Although this design is not conventional, a mindful attempt to achieve the MainStreet articulation goals is achieved with the following elements:

- **Floor-to-ceiling glass wall system**
- **Showroom building height at 25'7" to top of parapet.**
- **Service reception area/portico at a height of 16'2" and set back from the showroom 40'10" feet.**
- **Metal entry/exhibition portal doors projection out at five (5) feet, enclosed on three sides**
- **The showroom building façade is 90 feet and therefor does not exceed 100 feet unbroken façade requirement.**
- **ACM panels around parts of the showroom and service reception with a high solar reflectance index adds a combination of materials and gives a sense of depth to the façade**

24. Page 4, Service areas and refuse - This section is not intended to reflect the car service area but rather the building service area. Revise response accordingly. Reference to the car service entrance should be discussed under the 'street orientation' portion of the PMDD.

Response: Please see revised Service and Refuse section of the PMDD.

25. Page 5, Sustainable and Green Components – The third line of the first paragraph, at the end, applicant shall underline 'and Green Globes' because it is added language.

Response: Please see revised Sustainable and Green Components section of the PMDD.

26. Page 5 & 6, Sustainable and Green Components – Be aware that as proposed, Volvo is accepting all of the green requirements as noted on page 5 & 6.

Response: Please see revised PMDD which now includes a separate section for Volvo as it relates to Sustainable and Green components. The Volvo site will pursue Green Globes.

27. Page 6, Interior Landscape for Vehicular Use Areas – be advised that this section has remained as a reference to the Volkswagen dealership. Additional information should be added for the proposed Volvo dealership and the entire section revised to clarify the intent for each property.

Response: Please see revised PMDD which now includes a separate section for Volvo.

28. Page 7, MainStreet RAC Design Guidelines, Sustainable Components – Volvo is required to provide a “Conspicuous Display of Green Technology” which should be discussed in this section of the PMDD.

Response: Please see revised PMDD.

29. Page 10, General Engineering Information - be advised that this section has remained as a reference to the Volkswagen dealership. Additional information should be added for the proposed Volvo dealership and the entire section revised to clarify the intent for each property.

Response: Please see revised PMDD.

30. Page 11, Lighting – The applicant shall discuss the proposed lighting for the Volvo dealership.

Response: Please see revised Lighting section of PMDD.

31. Page 11, Signage – The applicant shall further explain the proposed signage for the Volvo dealership.

Response: Please see revised PMDD.

32. Page 11, Public Art – The applicant should indicate that the Volvo dealership is not subject to the requirements of public art due to the square footage being under the 12,500 sf threshold.

Response: Please see revised PMDD noting that this requirement does not apply.

33. Page 11, MS-T Sub-District – Language for this section is solely for the existing Volkswagen dealership. The applicant shall discuss how the proposed dealership, meets the requirements of this section of the MainStreet design standards.

Please see revised PMDD Section II.D which now includes a table addressing MS-T Subdistrict Requirements for both Volkswagen and Volvo.

POLICE

APPROVED