



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
08-12-15

PROJECT NAME:	Dailys/Shell		
PROJECT NUMBER:	PZ-15070004		
LOCATION:	4701		
APPLICANT/AGENT:	Michael Troxell		
REVIEW/APPLICATION	Site PMDD		
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DEPARTMENTAL COMMENTS

BUILDING

ENGINEERING - hold

A. General Engineering Comments:

1. Proposed Building (5,000 SF) appears to be within the 12' utility easement, north side of the property. No permanent structure shall be constructed within the utility easements. Revise plan accordingly.

Response: The proposed building has been shifted out of the utility easement. Please see the attached revised sheet C-03.

2. Indicate on Utility plan all utility easements.

Response: All existing and proposed utility easements have been denoted. Please see the attached revised sheet C-08.

3. Provide a separate plan showing Erosion and Sediment control during construction.



Response: This has been added to the set. Please see sheet C-02.

4. Clearly show and identify benchmark designation (elevation) on site plan. Existing manhole cover, frame or grate of catch basin is not acceptable.

Response: The benchmark from the survey has been added to the Site Plan. Please see the attached revised sheet C-03.

5. Based on Final Engineering review additional Water / Wastewater impact fees may be assessed.

Response: Noted.

6. An Engineering permit is required for any paving, grading, drainage and sidewalk improvements.

Response: Noted.

7. Trees shall not to be located within utility easements. All trees must be a minimum of seven feet away from all proposed and existing City Utilities and have root barriers to protect the same.

Response: Plans comply. No new trees will be planted within utility easements, or within 7' of any proposed or existing City Utility.

8. Additional comment may be required depending on the adequacy of the responses and engineering plans.

Response: Noted.

B. Traffic Engineering:

9. Use City details and specifications for signing and stripping.

Response: The dimensions for the parking detail have been revised to 18' long with a 2' vehicular overhang. In addition, the City's signage details have been added to sheet C-04.

10. Show clear site triangles (10 ft x 10 ft) at street intersections on landscape plans. Clearly show that FDOT index 546 for limits of clear site and clear site distances are met for entrance on Sample and Lyons Road

Response: The 10' x 10' sight triangles and FDOT clear site distance have been added to landscape plan.

C. Roadway and Pavement:

11. Provide cross-section(s) through proposed driveway and pavement areas and proposed sidewalks showing all base and sub-base information for same.

Response: Cross sections have been provided on sheet C-06.

D. Water Distribution System:

12. Please confirm that all buildings are within 300 feet of Fire hydrant.



Response: There are two existing fire hydrants, which are within 300' of all of the buildings on-site. Please see sheet C-08.

E. Sewer Collection System:

13. Private pump station shall be abandoned and gravity connection made to wastewater gravity line in close proximity to Pump Station 41. Please revise plan to show new connection to Pump Station 41.

Response: We have reached out to the Engineering Department and we are working on a viable redesign.

Based on as-built information it doesn't appear that a utility easement has been granted from the existing system to serve our parcel. We would like to discuss with the Engineering Department in order to proceed with demolishing the pump station.

14. Provide detailed drawings to show disposition of water from car wash, including all treatment.

Response: Sheet A2.02 has been revised to show the details of the plumbing for the car wash. The water exiting the car wash will be treated in reclaim tanks and an oil and sand separator prior to being discharged.

F. Reclaimed Water System:

15. No comments at this time.

Response: Noted.

G. Drainage Collection System:

16. No Comment at this time

Response: Noted.

FIRE - approved

Other comments will be forthcoming as construction plans are presented.

Response: Noted.

GREEN - Hold

General and Advisory Comments

1. *MainStreet Design Standards, page 3: Implementation and Using the Standards:* PMDD applications that do not meet the MainStreet Design Standards and principles, must identify each standard and principle, state the reasons why they cannot be met and provide alternate solutions that maintain the overall intent of the MainStreet Project Area. Sufficient justification for alternate design solutions has not been provided. Alternate solutions shall emphasize creative and functional site design and architecture that makes the project unique.

Response: Please refer to Exhibit "I" in the revised PMDD report.



2. The City has an approved amenities package with site furniture, site lighting and uniform signage, which shall be used in public areas, along streets and greenway trails. Ensure site plan includes site amenities as applicable.

Response: Comment acknowledged. Colored sidewalks & a bike rack are proposed. The existing bus stop furniture appears to conform with the amenities package.

3. Site plan and building architecture reflects typical gas station / convenience store design. Applicant shall re-review and make efforts to include light colored roof materials, shade devices, screens, green screens, green roof elements such as solar collector panels etc.

Response: Acknowledged, See revised elevation sheet A3.01 reflecting the inclusion of a light colored roof, ie., 'mill finished' standing seam metal and an additional shading device, ie., east side entry portico.

4. *Page 14, Sec. II M: Sustainable and Green Components:* Per the MainStreet Design Standards, page 91, all buildings shall seek LEED certification by USGBC.

Response: LEED certification will be sought.

5. Staff has provided below, a list of action steps from the City's Green plan that may be used for this project. Staff has also commented on PMDD responses. A comprehensive list may be viewed on the City's website under the "live green" tab.

Response: Comment acknowledged.

6. *Action 1.1 – Achieve LEED Certification for all buildings in the MainStreet Project Area with at least 15% certified at Silver, Gold, or Platinum level.*

Response: LEED certification will be sought.

7. *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.*

Applicant has not adequately addressed the requirement to provide sustainable and green components. Applicant shall re-review and make efforts to provide conspicuous displays of green technology such as but not limited to solar panels, bio-filtration systems, cisterns or other creative green elements.

Response: The Applicant is obtaining LEED certification. The Applicant proposes to include conspicuous displays of green technology such as heat island effect on the roof, water efficient landscaping, aggressive exterior lighting, light colored concrete at the Property, a bio swale and a vehicle charging station.

8. *Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land y 2020. See landscape comments.*



Response: 40% canopy is provided.

9. *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. Green roofs may be either active or passive. To further aide in the reduction of heat islands, pitched roofs should incorporate light colored/high albedo materials.*

Response: LEED certification will be sought. The Applicant will provide a mansard roof incorporating standing seam metal with a mill finish (silver).

10. *Action 2.3 – Ensure public access to passive parks, recreational areas, open space, or greenway trails with ½ mile of all residents by 2020. Ensure adequate connection to perimeter greenway. Staff recommends a paver path.*

Response: Per meeting with staff, an 8' sidewalk has been provided on the north and west sides of the property. In addition, a 12' sidewalk along the east and south is proposed.

11. *Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills. Applicant should address this issue by committing to recycling construction debris.*

Response: LEED certification will be sought.

12. *Action 6.4 – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020. Please show on site plan.*

Response: Parking spaces will be dedicated to alternative vehicles and car pooling as depicted on the site plan.

LANDSCAPE ARCHITECTURE - Hold

L-01:

1. Per the PMDD rezoning determination, if walkway along Sample meanders, design shall be in a manner that existing trees can remain if in good condition.

Response: Per discussions with staff, existing sidewalk to remain on Sample Road. Existing trees, wherever possible, shall be retained.

2. Trees proposed to be removed is difficult to distinguish between the trees to remain. Recommend making them bolder or fading back the existing to a point to help clarify. A key would also be beneficial.

Response: Key has been added and graphic depictions of removed and remaining trees has been clarified.



L-02:

3. Lyons Rd. and Sample Rd. proposed landscape do not meet the Mainstreet Design Guidelines for "Frontage" street type. Pending PMDD document review and approval, revisions may be required.

Response: Per discussions with staff; there are several overlapping easements along both frontages as well as existing drainage structure. Mainstreet Design Guidelines have been applied to the greatest extent possible considering these existing conditions.

4. NW 37th Street and NW 47th Avenue fall under City Land Use Code Sec. 13-443 (15)- Roadway Landscape Buffer. Proposed landscape does not meet the requirements for this section at this time. Revise accordingly.

Response: Per discussions with staff; plans have been revised to accommodate buffer requirements in the grassed areas between the property line and the edge of pavement.

5. Proposed trees along Lyons are within the 16' utility and ROW easement, and Lift station easement are not allowed.

Response: Plans have been revised to removed trees from these easements.

6. Recommend varying tree species along the perimeter to not create a monoculture of the same species and provide some accent along the street frontage.

Response: Acknowledged. Species mix has been varied as requested.

7. Trees proposed in 12' utility easement along 47th avenue and 37th street are not allowed.

Response: Per discussions with staff; trees are planted in the grass area between the property line and edge of pavement.

8. Provide required shrubs and groundcover around carwash and building as stated in landscape data table.

Response: Shrubs are existing and depicted on plans.

9. Minimum 10' landscape area is required between proposed buildings and parking/VUA/drive aisles. This area is to exclude roof overhangs and columns. See Zoning comments.

Response: Acknowledged. Plans have been adjusted accordingly.

10. All dumpster enclosures and mechanical equipment is to be screened on three sides with landscape.

Response: Acknowledged. Planting have been added where required.



11. Island directly north of pumps created by the two access drives to the site does not meet the perimeter buffer requirements of 15'. See Sec. 13-443 (15) and previous comment regarding Roadway Landscape Buffer.

Response: Per discussions with staff, the island has been modified to include an 8' pedestrian sidewalk on the property.

12. Provide site triangles for all ingress/egress points at the property line.

Response: Provided.

13. Where possible provide canopy trees instead of small trees.

Response: Comment acknowledged.

14. Provide tree in terminal island at the north end of the west parking bay of the proposed building.

Response: Tree provided.

15. Section 13-443 (9) does not apply as stated in landscape data table. 13-443 (15) is to be applied to NW 47th Avenue and NW 37th Street. Mainstreet guidelines will apply to Sample and Lyons. PMDD document will dictate this requirement.

Response: Per discussions with staff; Data table and provided landscaping have been revised.

16. Street tree requirements in Sec. 13-443 (13) apply to 47th Avenue and 37th Street only.

Response: Comment acknowledged. Data table has been revised.

17. Provide Lyons Rd. design standards under the Mainstreet section of the data table.

Response: Per discussions with staff; there are several overlapping easements along the Lyons Road frontage. Mainstreet Design Guidelines have been applied to the greatest extent possible considering these existing conditions.

18. Provide breakdown of what species are being used for the 13 Category 1 trees used for on-site mitigation. Note this is in addition to the required trees for the site.

Response: Provided.

19. Small trees may not exceed 10% of trees required.

Response: Comment acknowledged.

20. Provide plant diversification calculation. No more than 25% of one species may be used on site.

Response: Comment acknowledged.



21. Provide 15' setbacks for proposed light fixtures. Includes existing plant material.

Response: Provided.

22. Revise Duranta in plant schedule to non-native and adjust native calculations accordingly.

Response: Per discussion with staff; Duranta is a native species.

23. Due to the complexity of the site and the Mainstreet Guidelines, further discussion with landscape reviewer is highly recommended prior to resubmittal.

Response: Acknowledged.

24. Pending PMDD documents review, additional comments may be necessary.

Response: Acknowledged.

PLANNING AND ZONING - Hold

Advisory Comments

13. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board and City Commission meetings, which should include renderings. Copies of the presentation material shall be provided to staff on disc for public records.

Response: Comment acknowledged.

14. Applicant will be required to provide one (1) digital copy and 16 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required only when all revisions have been made and documents are in substantial compliance with applicable code requirements.

Response: Comment acknowledged.

15. 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: Comment acknowledged.

16. Corrections shall be made "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: Comment acknowledged.



17. Be advised, the Planning and Zoning Board and/or City Commission may place restrictions or conditions of approval on this project during the public hearing process.
18. Final site plan revisions 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: Comment acknowledged.

19. *Sec.13-142: Underground Utilities:* Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place **all** utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground.

Response: The existing overhead utilities on Lyons Road are transmission lines, which are exempt from being buried. The only utilities that will be above ground are the circuits for the existing light poles along Sample Road.

20. *Sec.13-110 thru 13-117: Affordable Housing Program:* Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to building permit issuance. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. Please acknowledge.

Response: Comment acknowledged.

21. *Sec.13-118 thru 13-126: Division 5, Impact Fees:* Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance.

Response: Noted.

General Site Plan Comments

22. Staff recognizes that this site is currently developed as a gas station with convenience store and car wash. However, the intent of the MainStreet Project Area is to provide for the development of sustainable, unique projects that promotes the MainStreet Design Standards. Staff has concerns that the project overall, does not promote this intent but rather reflects typical site design and architecture for the current use and lacks pedestrian-oriented elements and conspicuous displays of green and sustainable technologies. Due to the complexity of the site, the concurrent PMDD Rezoning application and the MainStreet Guidelines, further review and discussion is warranted prior to application(s) re-submittal. The following comments are not all inclusive, and staff reserves the right to further review and comment upon discussions and upon site plan re-submittal.

Response: The Applicant is obtaining LEED certification. The Applicant proposes to include conspicuous displays of green technology such as heat island effect on the roof, water efficient landscaping, aggressive exterior lighting, light colored concrete at the Property, a bio swale and a vehicle charging station.



23. Upon further review of City records, it has been determined that the current zoning for this site is B-2, Convenience Shopping District, not PCD, Planned Commerce District. Please revise applications and site data table accordingly.

Response: We will coordinate and revise applications with the Zoning Department. The Site Data table has been revised accordingly. Please see the attached revised sheet C-03.

24. *Sec.13-37(b)(10): Aesthetic design:* Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.

Response: See revised sheet E1.1. Wall packs have been removed and pole mounted fixtures changed to full cutoff LED fixtures.

25. *Sec.13-37(c)(3)e: Aesthetic design:* Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways. This provision does not apply to the installation of electric vehicle charging stations.

Response: Acknowledged, see sheet A3.01, all rooftop equipment is screened behind the mansard roof.

26. *Sec.13-37(c)(3)f: Aesthetic design:* Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.

Response: Comment acknowledged. Wall packs have been removed and pole mounted fixtures changed to full cutoff LED fixtures. See revised sheet E1.1.

27. *Sec.13-37(c)(3)b.2: Aesthetic design:* Buildings shall have the same materials, or those that are architecturally harmonious, used for *all* walls and other exterior building components that can be wholly or partly visible from public ways. (see architecture comments)

Response: Acknowledged, see sheet A3.01

Site Plan

28. Show location of all building doors on site and landscape plan.

Response: All building doors are shown.

29. Show location of temporary construction trailer if one is proposed. Trailer shall not be located immediately adjacent to major thoroughfares and will require sign review.

Response: A temporary construction trailer is not being proposed.

30. *Sec.13-241(b): Sidewalks:* All sidewalks shall have a minimum width of five (5) feet. See parking comments for vehicle overhang requirements.



Response: All proposed sidewalks have a minimum width of 5'. Please see the attached revised sheet C-03.

31. Specify driveway material. Staff recommends the addition of pavers at certain key pedestrian areas to soften the expansive look of concrete and/or asphalt.

Response: The proposed pavement has been revised to concrete pavement. In addition, stamped concrete has been added to the plan. Please see the attached revised sheet C-03.

32. *Sec.13-343(c): B-2, Convenience shopping district:* Development Regulations: Please review all minimum regulations and address accordingly within site plan and concurrent PMDD Rezoning application. Ensure that regulations such as setbacks, separations, distances between buildings, parking, vehicular circulation, foundation landscaping and sidewalks, loading areas, mechanical or other ground mounted equipment, etc., are addressed.

Response: Comment acknowledged.

33. Easternmost opening proposed may be in conflict with platted openings. Further, curb cuts onto collector and sub-collector streets shall be spaced not less than three hundred (300) feet apart.

Response: We have met with Broward County regarding the platted opening and they conceptually approved the planned modification of the opening to comply with the proposed plan. A plat note amendment will be forth coming.

34. Staff cannot support the removal of the landscape median on the north property line adjacent to the fuel island canopy. Remaining median and landscaping is contained completely off-site and within public ROW. See landscape comments for required landscaping.

Response: Per meeting with staff, an 8' sidewalk is being proposed within the existing utility easement located on the property. Staff is considering NW 37th Street an access way. Proposed landscaping is being provided along NW 37th due to the existing easements.

Parking / ADA Parking

35. Revise parking data to show number of handicapped spaces required vs. provided.

Response: The site data table has been revised accordingly. Please see the attached revised sheet C-03.

36. *Sec.13-399(a)(3): Parking facility design standards:* Non-residential parking spaces must be at least 10'-0"x20'-0". This requirement includes ADA spaces. Revise accordingly.



Response: All proposed ADA parking spaces are 12' x 20', which meets ADA requirements. The stall length has been revised to 18' with a 2' vehicular overhang. Please see the attached revised sheet C-03.

37. *Sec.13-399(a)(3): Parking facility design standards:* Non-residential parking spaces must be at least 10'-0"x20'-0". An overhang area is permitted to be located within a curb, sidewalk or landscaped area. However, this area shall not be counted towards meeting any requirements for sidewalks or landscaping.

Response: All proposed standard parking spaces are 10' x 20'. The stall length has been revised to 18' with a 2' vehicular overhang. Due to this revision the sidewalk width has been increased by 2'. Please see the attached revised sheet C-03.

38. Revise typical/ADA parking space detail. Non ADA spaces shall be a minimum of 10'x20'. ADA signs may not interfere with required sidewalk widths or required depth of parking space. (see comment above) Provide ADA sign detail.

Response: The parking space detail has been revised accordingly. In addition, we have added an ADA sign detail. Please see the attached revised sheet C-04.

39. Parking spaces at east side of building shall be revised per requirements above. Staff recommends enlarging the 5' sidewalk to 7', to accommodate the vehicle overhang.

Response: The sidewalk on the east side of the building has been revised to 7' wide. Please see the attached revised sheet C-03.

40. *Sec.13-399(g): Parking facility design standards:* All parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. One-way aisles shall be a minimum of sixteen (16) feet in width. Provide pavement markings to identify vehicular movement and dimensions per code requirement for the aisles on the north and south side of the fuel area. Ensure details include stopped vehicles at the individual fuel islands.

Response: All drive lanes and drive aisles comply with the minimum 12 feet in width for each direction. The area adjacent and between the fueling islands is not intended to be a "drive aisle".

41. *Sec.13-399(k): Parking facility design standards:* Access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway or driveway lane that is within fifty (50) feet of the right-of-way line of any public street.

Response: Due to the site's configuration the depth of the parcel is only 152 feet and complying with the code requirement would significantly reduce the amount of developable area. It is an existing condition and no incidents or problems lie with its current operations. Hence, a waiver is being requested.

42. *Sec.13-406: Bicycle parking:* Bicycle parking facilities shall be provided by installation of a stationary bike rack at a ratio of 1 space per 10,000 square feet of total floor area.



Response: A bike rack has been added. Please see the attached revised sheet C-03.

43. Provide a truck movement plan that shows appropriate sized fuel delivery vehicles accessing and circulating around the site. Parking is not allowed on public right-of-way.

Response: Please see the attached truck routing exhibit for your review.

44. A/C pads are not shown on site plan as they are on landscape plan. Revise accordingly.

Response: The A/C equipment is being provided on the mansard roof. The plans have been revised as necessary.

45. Show dimensions for walkways and landscape areas.

Response: The dimensions of all walkways and landscaped areas are denoted on sheets C-03 and C-05.

46. *Sec.13-331(d)(10): General provisions:* Deliveries in business zoning districts shall be by rear door only. Loading/unloading facilities shall be located to provide the least impact on adjacent uses.

Response: A loading space has been added to the east side of the site. Please see the attached revised sheet C-03.

47. *Sec.13-409(a)(3): Off-street loading requirements:* Provide a 12'x55' loading zone designated by pavement markings and a no parking sign. Loading zone must be accessible from the interior of the building it is intended to serve.

Response: The proposed loading zone has been designated by pavement markings and signage. Please see the attached revised sheet C-03.

Architecture

48. Staff has serious concerns with the rear of the convenience store fronting on Lyons Road, as loading and other similar uses occur at the rear. Staff requests treatment to this area to appear as a front elevation with additional treatment to sides as well.

Response: Acknowledged, see sheet A3.01

49. *Sec.13-37(c)(3)b.2: Aesthetic design:* Buildings shall have the same materials, or those that are architecturally harmonious, used for *all* walls and other exterior building components that can be wholly or partly visible from public ways.

Response: Acknowledged, see sheet A3.01

50. Staff has concerns regarding the proposed architecture. Elevations lack articulation and architectural enhancements. Applicant shall make every effort to modify elevations and add architectural interest per MainStreet Design guidelines including but not limited to light



colored materials including roof coverings, shading devices, screens, etc., to reinforce the intent of the MainStreet Project area.

Response: Acknowledged, see sheet A3.01

51. *Shading*: Project lacks sufficient shade elements which should be integrated into the convenience store architecture, not just the fuel islands.

Response: Acknowledged, see sheet A3.01, with additional east entry portico

52. *Articulation*: Building facades shall provide articulation and varied architectural elements to provide visual interest. Large expansive walls are prohibited.

Response: Acknowledged, see sheet A3.01

53. *Rooftops*: Applicant shall re-evaluate the convenience store architecture and the potential for green roof elements including but not limited to solar collector panels.

Response: Acknowledged, See revised elevation sheet A3.01 reflecting the inclusion of a light colored roof, ie., 'mill finished' standing seam metal and an additional shading device, ie., east side entry portico.

54. Be advised, brick and siding covering all walls may be considered typical or compatible with adjacent areas.

Response: Comment acknowledged.

55. *Building Design*: Proposed site plan and building architecture reflects typical gas station / convenience store design. Comment is not meant to mandate a particular architectural style. However, building and site design shall make every effort to reinforce the intent of the MainStreet Project area.

Response: Comment acknowledged.

56. *Sec.13-37(c)(3)e: Aesthetic design*: Mechanical equipment or other utility hardware on the roof, ground or building shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.

Response: Acknowledged, see sheet A3.01, all rooftop equipment is screened behind the mansard roof.

Signage

57. As no details were provided for signage, be advised, all signage will require zoning review. The following are advisory signage comments.

Response: Please see the attached signage plans.



58. Sec.13-458(f) – Any sign which is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or pedestrian, which shall include but not be limited to bare bulbs in excess of eleven (11) watts are prohibited.

Response: Noted. Please see the attached signage plans.

59. Sec.13-458(h) – Permanent signs illuminated from outside the boundaries of the sign where the bulb or other source of light within any lighting fixture is visible from any abutting right-of-way or any adjacent property is prohibited.

Response: Noted. Please see the attached signage plans.

60. Sec.13-458(i) – Roof signs, parapet signs, and signs extending above a canopy, parapet or roof line of any building (whether flat or pitched) that is not a large urban retail center as defined in Sec.13-457 is prohibited.

Response: No roof signs, parapet signs, or signs extending above the canopy are being proposed. Please see the attached signage plans.

61. Sec.13-458(k): A sign which covers, interrupts or disrupts the major architectural features of a building are prohibited. (see Sec.13-458.8, wall signs)

Response: Noted.

62. Sec. 13-466.4: Structural canopy identification signs.

- (a) Signs affixed to the face of a structural canopy are permitted in lieu of a wall sign where authorized in sec. 13-458, and are subject to the same quantity and area allowances that apply to wall signs.
- (b) Use of this sign type for multiple-family buildings is limited to buildings with a lobby entrance and minimum of four (4) stories.
- (c) Structural canopy edge signs are subject to the following standards.
- (1) Signs may be placed on the roof of a structural canopy, or suspended below the canopy.
- (2) Canopy roof signs must be comprised of individual letters and characters, designed specifically for placement on the top of the canopy, and shall be attached to the canopy roof surface.
- (3) A single line of copy is permitted. Logos may be used only in conjunction with the establishment name.
- (4) No part of the sign structure, including electrical apparatus shall be visible from any adjacent grade.
- (5) The sign must be parallel to building face or canopy edge.
- (6) Maximum permitted height is thirty (30) inches.
- (7) The sign shall not exceed seventy-five (75) percent of the canopy width.

Response: Please see the attached signage plans.

Photometric

63. The City has recently amended its lighting ordinance. Staff to provide further details at DRC meeting.



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

Response: See revised sheet E1.1. Lumen chart has been added to plan.

POLICE

Approved

Response: Noted.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
03-14-16

PROJECT NAME:	Dailys/Shell		
PROJECT NUMBER:	PZ-15070004		
LOCATION:	4701		
APPLICANT/AGENT:	Michael Troxell		
REVIEW/APPLICATION	Site PMDD		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
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Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Rodney Zancanata - Fire Marshall	rzancanata@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

ENGINEERING

Passed with Conditions

1. A Final Engineering Review will be required upon Approval of the Site Plan Application.

FIRE

Approved

GREEN

Hold

General Comments

1. MainStreet Design Standards, page 3: Implementation and Using the Standards: PMDD applications that do not meet the MainStreet Design Standards and principles, must identify each standard and principle, state the reasons why they cannot be met and provide alternate solutions that maintain the overall intent of the MainStreet Project Area. Adequate justification for alternate design solutions that emphasize creative and functional site design and architecture that makes the project unique has not been provided for all standards. As previously advised, the project as proposed reflects site layout and architecture for a typical gas station with convenience store.

Since the February 2016 submittal, the Applicant has added the following to the proposed plan of development to address the City's comments:



- The Applicant commits to obtaining Silver LEED certification upon completion of construction in accordance with LEED timeframes (See Objective VI-5)
- A functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order to direct more run off from the paved areas. (See Objective VI-5 and Action 1.6)
- The color of the sidewalk will be integrated into the concrete and will not be a top coat finish (See Action 6.2 and Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- Commitment to providing solar landscape lighting at the Property (See Objective VI-5, Action 1.6, and Building Design, Section (m) for Lighting)
- Solar panels to be provided on the car wash to energize the following lighting: (i) 12 carwash cove light fixtures, (ii) 8 carwash bay fixtures, (iii) 3 storage room fixtures, and (iv) 2 detail center fixtures (powered by a freestanding solar panel located next to the Detail Center) (See Objective VI-5, Action 1.6, and Building Design, Section (m) for Lighting)
- The Applicant added a storefront and entry feature at the rear of the building whereby entry and storefront features are at the front and rear of the building to create articulation. (See Building Design, Section (j) for Articulation)
- A Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8' x 8' aluminum screens with a 12" x 12" grid pattern that will attach to the wall surface. These screens will support the flowering vines (See Action 1.6, Objection VI-5, and the Sustainable and Green Components)
- A high albedo Mill finished mansard roof with an 'Acrylic coated Galvalume' finish on it (See Building Design, Section (k) for Rooftops)
- A peak elevation will be added to the east entrance of the building (See Building Design, Section (k) for Rooftops)
- Adding accent trees along Sample Road to provide interest and to break up the long stretches of Silver Buttonwood and Geiger Trees proposed (See Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- Provide site triangles for all ingress/egress points at the property line, including access points along NW 37th and NW 45th Street (See Building Design, Section (c), for Street Orientation)
- Provide shade tree in the terminal island on the west side of the ingress only drive off of Sample. Maintain 15' setback from light (See Building Design, Section (f) for Shading)
- Provide a separate shrub plant diversification calculation along with the tree calculation. No more than 25% of one species may be used on site (See Implementation of Main Street Design Standards, Section (D) for Greenspace)
- Per the City request, the perimeter greenway sidewalk and sidewalks along NW 37th Street and NW 47th Avenue will be Solomon 415 red/Venetian red per Main Street Design Standards. The same sidewalk colors and materials will be utilized along



Sample Road and Lyons Road. (See Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)

- Per the City request to soften the expansive look of concrete, additional areas of stamped concrete along NW 37th Street for pedestrian crossings within the driveways as depicted on the site plan (See Action 6.2 and Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- The Applicant has confirmed that if a truck is located in the loading station, merchandise deliveries can still be accommodated within loading areas at the Property. The Applicant is limited by the configuration of the Property regarding truck circulation on the west. Truck circulation is around the building. Truck circulation is not on the west because the Applicant does not need truck access on the west side of the Property. Movement from Sample Road is not needed. The Applicant has revised the site plan to remove encroachment into the loading area. (See Sustainable Green Components, Section (a) for Recycling/Waste Management)
- Reduction of drive aisle width from 30' down to 24' on the south side of the building to reduce pavement area and increase the greenspace adjacent to the building. The proposed development is limited in the ability to provide greenspace as the Applicant is utilizing the existing tanks located on the east side of the site. The east curb line needs to remain in the same location for the tanks to be in the pavement. (See Implementation of Main Street Design Standards, Section (D) for Greenspace and Section (F) for Street Grid)
- The drive aisle leading to the car wash has been tapered to the opening (See Implementation of Main Street Design Standards, Section (F) for Street Grid)
- A sidewalk has been added for the outdoor ice machine (See Action 6.2 Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- Adding a vehicle charging station (See Action 1.6, Action 6.4, and Sustainable and Green Components, Section (d) for Alternative Transportation)
- The Applicant commits to include informational signage at certain points of the conspicuous displays of green technology such as at the bio-swale and solar panels (See Action 1.6)

2. Action 1.1 – Achieve LEED Certification for all buildings in the MainStreet Project Area. The Applicant commits to obtaining Silver LEED certification upon completion of construction in accordance with LEED timeframes.

3. 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. Staff acknowledges applicants response. However, items identified in response are minimum requirements. Applicant shall provide details “in excess” of minimum requirements. Applicant shall make an effort to provide conspicuous displays of green technology such as but not limited to solar panels, “effective” bio-filtration systems, cisterns or other creative green elements. Revise PMDD and site plans accordingly.

The Applicant will provide a functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order



to direct more run off from the paved areas. A larger bio-swale with concrete flumes is proposed in the south west corner of the site. Additional flumes are proposed on the east side of the site to allow additional runoff to drain into the existing retention area. (See Objective VI-5 and Action 1.6).

The Applicant will provide a Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8' x 8' aluminum screens with a 12" x 12" grid pattern that will attach to the wall surface. These screens will support the flowering vines. (See Action 1.6, Objection VI-5, and the Sustainable and Green Components).

Solar panels to be provided on the car wash to energize the following lighting: (i) 12 carwash cove light fixtures, (ii) 8 carwash bay fixtures, (iii) 3 storage room fixtures, and (iv) 2 detail center fixtures (powered by a freestanding solar panel located next to the Detail Center).(See Action 1.6). The Applicant commits to providing solar landscape lighting at the Property. (See Objective VI-5; Action 1.6, and Building Design, Section (m) for Lighting).

The Applicant will be providing a vehicle charging station at the Property (See Action 1.6, Action 6.4, and Sustainable and Green Components, Section (d) for Alternative Transportation).

The Applicant commits to include informational signage at certain points of the conspicuous displays of green technology such as at the bio-swale and solar panels (See Action 1.6).

As stated in the February 2016 submittal, other efforts toward conspicuous displays of green technology and other Silver LEED related efforts that were in the prior submittal include:

- Pedestrian access with landscaped sidewalks surrounding the Property
- Inclusion of bike racks near the bus shelter to encourage the use of alternative vehicles to incorporate multi modal transportation to the Property
- Energy efficient windows/storefront
- Energy efficient HVAC
- Water conservation toilet system
- Recycled water at car wash
- The parking lot will contain designated parking spaces for high efficiency and car pool vehicles as depicted on the site plan
- Recycling containers at the Property to promote recycling in MainStreet and the Applicant commits to recycling construction debris
- Commitment that construction and demolition debris will divert 75% of waste from landfills
- The Applicant will provide recycling options at the Property for a minimum of 2 materials including but not limited to plastic, paper and cardboard.
- Incorporate certain LEED requirements to reduce light pollution such as providing full cutoff luminaires, keeping light poles low and space more closely and focusing light downward.
- A high albedo Mill finished mansard roof with an 'Acrylic coated Galvalume' finish on it which will provide at the Property which values are all in excess of the LEED requirements



4. 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. Staff acknowledges applicant response. Please provide information on the high-albedo properties or Solar Reflectance for the proposed “mill finished” standing seam metal roof.

Also stated within the PMDD response within the building design criteria, a high albedo mansard roof with a Mill finished roof to have an ‘Acrylic coated Galvalume’ finish on it, which will provide at the Property which values are all in excess of the LEED requirements (See Building Design, Section (k) for Rooftops):

Solar Reflectance Value of 0.67
Emmissivity Value of 0.06
SRI Value of 55

The Applicant has submitted product literature for metal sloping roof and white surfate flat roof along with this resubmittal. (See Action 2.2).

5. Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.
Provide notes on site plan and in proposed PMDD identifying commitment per DRC responses.

Notes will be added to the site plan regarding this commitment. The Applicant already committed in the PMDD application that construction and demolition debris will divert 75% of waste from landfills (See Action 5.3).

6. Staff recognizes the area identified as a bio-swale on the site plan. See landscape comments. Bio-swale shall function as an element that supports the intent of the MainStreet Project area and MainStreet Design Standards for conspicuous sustainable site amenities. Ensure that proposed PMDD and all site plan drawings reflect the bio-swale and provide details and notes accordingly.

The Applicant will provide a functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order to direct more run off from the paved areas. (See Objective VI-5 and Action 1.6).

LANDSCAPE ARCHITECTURE

Hold
L-02:

1. Recommend a few accent trees along Sample Road to provide interest and to break up the long stretches of Silver Buttonwood and Geiger Trees proposed.

The Applicant will satisfy this requirement as depicted on the landscape plan.



2. Minimum 10' landscape area along the south side facing Sample has not been provided. Site plans dimension 3'.

The Applicant is providing 3' landscape area along the south side facing Sample Road and cannot satisfy the 10' landscape area requirement. The landscape area is 3' feet along the south to take the Property out of the existing 12' existing platted utility easement therefore the Applicant is constrained by existing conditions at the Property.

3. Proposed Bio-Swale layout is not functioning as it should. No storm water runoff from surrounding paved surfaces is being directed towards it. Civil sections and spot grades suggest the adjacent sidewalk sheet flows away from bio-swale. Landscape section has sidewalk graded towards bio-swale. Confirm slope and direction of sidewalk. Look at directing runoff from the adjacent parking spaces to a swale that runs from there to the bio-swale as an option.

The Applicant will provide a functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order to direct more run off from the paved areas. The sidewalk will slope towards the bio-swale and will not have more than a 2% cross slope and no more than a 5% longitudinal slope in compliance with ADA Code. (See Objective VI-5; Action 1.6).

4. Provide site triangles for all ingress/egress points at the property line, including access points along NW 37th and NW 45th.

The Applicant will satisfy this requirement as depicted on the site plan. (See Street Orientation in Section L, Building Design).

5. Provide shade tree in the terminal island on the west side of the ingress only drive off of Sample. Maintain 15' setback from light.

The Applicant will satisfy this requirement as depicted on the landscape plan. (See Shading in Section F, Building Design).

6. Provide a separate shrub plant diversification calculation along with the tree calculation. No more than 25% of one species may be used on site.

The Applicant will satisfy this requirement as depicted on the landscape plan. (See Greenspace in Section D, Implementation of Main Street Design Standards).

PLANNING AND ZONING

Hold

General Comments

7. Pending receipt of copy of PowerPoint (or other) presentation, prior to the Planning and Zoning Board and City Commission meetings.

8. Pending receipt of one (1) digital copy and 16 sets of site plan packages prior to the Planning and Zoning Board meeting.

9. Pending receipt of final cost recovery for professional landscape review services, Sec.13-80(b).

10. Pending receipt of final revised site plan upon City Commission approval, as applicable.

11. Pending payment of Affordable Housing Linkage fee, Ord.2006-005 and Police & Fire/Rescue facilities fee, Ord.2006-017, prior to issuance of building permit. Based on proposed

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



5,000 sq. ft. convenience store, 4,662 sq. ft. fuel islands and 1,300 sq. ft. car wash, the estimated fees are;

Affordable Housing:	\$14,908.32
Police:	\$26,107.11
Fire:	\$2,830.97

12. Corrections shall be made “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses shall be provided that direct staff to sheet(s), page(s) or detail(s) where **each** correction has been made. Additional comments may be provided upon review of revised plans.

General Site Plan Comments

13. Staff acknowledges applicants response to previous DRC comment regarding sustainable elements and conspicuous green displays i.e.; “rooftop heat island effect, water efficient landscaping and aggressive exterior lighting”. However, items identified in response are minimum requirements and do not address original comment regarding the intent of the MainStreet Project Area to provide sustainable, unique projects that comply with the MainStreet Design Standards. As advised, staff is concerned that project does not promote this intent but rather reflects site layout and architecture for a typical gas station with convenience store. Applicant response (“as above”) does not define specific green technology. Further clarify “aggressive exterior lighting” as proposed lighting appears to exceed permitted maximums. See photometric comments below.

The Applicant will provide a functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order to direct more run off from the paved areas. A larger bio-swale with concrete flumes is proposed in the south west corner of the site. Additional flumes are proposed on the east side of the site to allow additional runoff to drain into the existing retention area. (See Objective VI-5 and Action 1.6).

The Applicant will provide a Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8' x 8' aluminum screens with a 12" x 12" grid pattern that will attach to the wall surface. These screens will support the flowering vines. (See Action 1.6, Objection VI-5, and the Sustainable and Green Components).

Solar panels to be provided on the car wash to energize the following lighting: (i) 12 carwash cover light fixtures, (ii) 8 carwash bay fixtures, (iii) 3 storage room fixtures, and (iv) 2 detail center fixtures (powered by a freestanding solar panel located next to the Detail Center).(See Action 1.6). The Applicant commits to providing solar landscape lighting at the Property. (See Objective VI-5; Action 1.6, and Building Design, Section (m) for Lighting).

The Applicant will be providing a vehicle charging station at the Property (See Action 1.6, Action 6.4, and Sustainable and Green Components, Section (d) for Alternative Transportation).



The Applicant commits to include informational signage at certain points of the conspicuous displays of green technology such as at the bio-swale and solar panels (See Action 1.6).

14. Staff recognizes the area identified as a bio-swale on the site plan. See landscape comments. Bio-swale shall function as an element that supports the intent of the MainStreet Project area and MainStreet Design Standards for conspicuous sustainable site amenities. Ensure that proposed PMDD and all site plan drawings reflect the bio-swale and provide details and notes accordingly.

The Applicant will provide a functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order to direct more run off from the paved areas. (See Objective VI-5 and Action 1.6).

15. Per applicant, perimeter greenway sidewalk and sidewalks along NW 37th Street and NW 47th Avenue will be Solomon 415 red/Venetian red per MainStreet Design Standards. Provide note on plans and in PMDD to require the color be integrated into the concrete and not a top coat finish

As reflected in the PMDD response within the Streetscape criteria reflected on Exhibit I, the perimeter greenway sidewalk and sidewalks along NW 37th Street and NW 47th Avenue will be Solomon 415 red/Venetian red per MainStreet Design Standards. The same sidewalk colors and materials will be utilized along Sample Road and Lyons Road. (See Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements). The color of the sidewalk will be integrated into the concrete and will not be a top coat finish.

The Applicant will provide this note on the plans and has added it to the Streetscape Requirements set out on Exhibit I of the PMDD response.

Site Plan

16. Per applicant, a temporary construction trailer is not proposed.

The Applicant is not providing a temporary construction trailer.

17. Clarify why so many bollards are proposed at the front/west elevation.

The purpose of the bollards is for safety measures to prevent vehicles from driving into the building.

18. Be advised, outdoor storage of propane tanks is not permitted. Remove from plans. The Applicant has removed outdoor storage of propane tanks from the plans.

19. Staff acknowledges proposed stamped concrete crosswalk. However, staff recommends the use of pavers (stamped concrete) to soften the expansive look of concrete. Please re-review site plan and explore opportunities for additional pavers or permeable pavers as a green element.

The Applicant will add additional areas of stamped concrete along NW 37th Street for pedestrian crossings within the driveways as depicted on the site plan. A sidewalk has been added for the



outdoor ice machine. (See Action 6.2 and Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements).

20. Revise Dimension Regulations table to include setbacks from all/each structure(s) including the pump island canopy.

The Applicant has added this revision to the table in the site plan (See Action 2.1).

21. Staff acknowledges applicant response regarding platted openings on the north and ongoing communication with Broward County. Provide copies of correspondence and/or recorded documents as applicable. Revise proposed PMDD to identify code requirement regarding curb cuts onto collector and sub-collector streets to be spaced not less than three hundred (300) feet apart and approvals by Broward County or as applicable.

The Applicant has submitted an application to the City for an amendment to the Non-Vehicular Access line which will subsequently be proceed and approved by Broward County. The proposed NVAL is running through the proposed opening ingress/egress of the north-east corner of the Property and it proposed to be cut back further east towards Lyons Road.

Parking / ADA Parking

22. Staff acknowledges applicants response stating that fuel islands are not considered drive aisles. However, per Sec.13-399(g), Parking facility design standards, all parking drives, lanes and aisles shall be twelve (12) feet in width minimum for each direction of movement and one-way aisles shall be sixteen (16) feet in width minimum. Revise proposed PMDD to identify code requirement regarding lanes at the pump islands.

The drives adjacent to the canopy are not considered drive aisles and are required to be 12' in width total for circulation around the canopy. All other areas at the Property comply with this provision of the Code.

23. Staff acknowledges applicants response regarding existing parcel depth and site conditions. However, applicant proposes to remove a landscape terminal island which changes the existing condition. Per Sec.13-399(k), access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway that is within fifty (50) feet of the ROW line of any public street. Applicant may provide analysis to substantiate DRC response that no incidents in this area exist and will continue upon modification. Ensure proposed PMDD provides adequate notes and table reflects alternative design solutions as applicable.

Within the past three (3) years, the Applicant is not aware of any accidents or related incidents on the access road and do not anticipate any incidents created from the plan of development.

24. Truck movement plan does not include circulation on west side of site, movement from Sample Road access and depicts encroachment into the loading area. Revise plan accordingly.

The Applicant is limited by the configuration of the Property regarding truck circulation on the west. Truck circulation is around the building. Truck circulation is not on the west because the Applicant does not need truck access on the west side of the Property. Movement from Sample Road is not needed. The Applicant has revised the site plan to remove encroachment into the loading area. (See Sustainable Green Components, Section (a) for Recycling/Waste Management).



The Applicant has confirmed that if a truck is located in the loading station, merchandise deliveries can still be accommodated within loading areas at the Property.

25. Sec.13-331(d)(10): Deliveries shall be by rear door only. Loading/unloading facilities shall be located to provide the least impact on adjacent uses. See comment above.

The Applicant will use the loading zone for deliveries and landscaping will screen any impacts on adjacent uses.

The Applicant has confirmed that if a truck is located in the loading station, merchandise deliveries can still be accommodated within loading areas at the Property.

Architecture

26. Per previous DRC comments, staff has concerns regarding the proposed architecture. Walls on all structures lack articulation and enhancements including shade elements, exclusive of roof overhangs. Large expansive walls are prohibited on any structure.

The Applicant added a storefront and entry feature at the rear of the building whereby entry and storefront features are at the front and rear of the building to create articulation.. (See Building Design, Section (j) for Articulation). Additionally, the Applicant will provide a Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. (See Action 1.6, Objection VI-5, and the Sustainable and Green Components). The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8' x 8' aluminum screens with a 12" x 12" grid pattern that will attach to the wall surface. These screens will support the flowering vines. A peak elevation will be added to the east entrance of the building. (See Building Design, Section (k) for Rooftops).

Signs - General

27. Due to the number of comments that would be generated by staff for signage, staff recommends a re-review of the City's sign code. While not all inclusive, several code sections have been identified below to assist in the revision to the proposed master sign plan. Staff recognizes the complexity of the redesign and is available to meet and discuss signage issues with the applicant. **The Applicant's signage plan is being submitted along with this resubmittal.**

28. Subdivision 5.2 (13-458) – Permitted and prohibited permanent and temporary signs.

29. Sec.13-459 – Schedule of permitted signs.

30. Sec.13-460 – General provisions for all signs.

31. Sec.13-460(k) – Cabinet signs.

32. Sec.13-460(n) – Additional description of services provided or attributes.

33. Sec.13-460(o) - Co-located businesses signs.

34. Sec.13-460(p) - Digital signs.



35. Sec.13-462 – Permitted signage for specified uses.
36. Sec.13-462(c) – Motor fuel pumps.
37. Sec.13-463 - MainStreet sign regulations.
38. Sec.13-466.1 – Nonresidential frontages eligible for building signage.
39. Sec.13-466.4 – Structural canopy signs. (fuel island canopy)
40. Sec.13-466.6 – Ground identification signs.
41. Sec.13-466.8 – Wall identification signs. (convenience store & car wash)
42. Sec.13-467.4 – Directional signs. (if applicable)
43. Sec.13-468.1 – Address signs.
44. Sec.13-471 – Sign review procedures.
45. Sec.13-474 – Designer signs.

Photometric

46. Applicant has been provided with City lighting ordinance. Proposed lighting exceeds allowed maximums. Photometric plan shall include ALL lighting in ALL areas including fuel island canopy, landscaping, parking, exterior building and signage must be included in calculations. Revise photometric plan accordingly and provide all lighting/footcandles not currently shown on plans.

[See Photometric plan, Sheet E1.1. Lighting plan has been revised and foot candles reduced.](#)

47. The table indicating allowable lumens has been figured using only parking lot lighting. The table must consider ALL lighting, including the canopy lights, signage, and landscaping. Based on staff calculations, the project exceeds the allowable number of lumens. Revise the plans accordingly.

[See Photometric plan, Sheet E1.1. Lighting compliance chart has been revised](#)

48. The proposed lighting fixtures as noted on the plan do not match the lumen output from the specification sheets. The spec sheets provide the lumen quantities as follows:

FIXTURE LABEL	FIXTURE QTY	LUMENS PER FIXTURE	TOTAL LUMENS PER TYPE
C2	20	18,000	360000
L3S	1	7773	7773
L4S	3	7879	23637
L4SB	2	22346	44692
L5	3	23466	70398
L5B	1	31512	31512
TOTAL LUMENS PER PLAN			538012

[See Photometric plan, Sheet E1.1. Lumen outputs have been revised.](#)



49. Sec.13-374(d)2, states that all exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. Many areas on the site exceed the 10fc maximum. The Illuminating Engineering Society of North America (IESNA) states in "RP-33-99, Lighting for Exterior Environments," that an average illumination level of 5fc is all that is needed for service station pump islands with dark surroundings, and 10fc for pump islands with light surroundings. Revise the plans accordingly. See Photometric plans, Sheet E1.1 Lighting plan has been revised.

50. Address how the required reduction to a maximum of 1 footcandle will be achieved after hours. The store is planned to be open 24/7 therefore there are no after hours.

51. As a reminder, per the lighting ordinance, wall-packs and flood lighting are prohibited.

Acknowledged.

52. 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.

Acknowledged.



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3
01-03-17

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
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Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

ENGINEERING

Passed with Conditions

1. A Final Engineering Review shall be required after Planning and Zoning Board approval. The comments below shall be addressed when submitting for Final Engineering Review.
2. Based on Final Engineering review additional Water / Wastewater impact fees may be assessed. Indicate on the survey the existing building square footage.
3. Provide separate plan showing the demolition of the existing utility structures.
4. Conflict table to be provided for all relevant utility conflicts.
5. This project is subject to approval and permitting by other agencies, and the following is a list of licenses and permits that may be required:
 - a. Modification of Surface Water Management License from Broward County Environmental Protection and Growth Management Department (EPGMD).

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



GREEN

Hold

General Comments

1. *Action 1.1* – Achieve LEED Certification for all buildings in the MainStreet Project Area.
Pending receipt of documentation confirming Silver LEED certification per applicant.

Pursuant to the LEED scorecard submitted with this resubmittal, the Applicant will achieve LEED certification.

2. *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, rooftop solar panels at car wash, green screens, bio-filtration swale and vehicle charging station.

Pursuant to the Applicant's resubmittal and as depicted on the site plan, it will provide a solar panel (60' x 18') above the six (6) parking spaces along Sample Road (See Section III(B), Action 1.6 and Sustainable and Green Components on Exhibit I). The Applicant is also adding proposed outdoor seating at the SE corner of the site (See Section III(B), Action 1.6 and Sustainable and Green Components on Exhibit I).

The Applicant is still proposing the Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8' x 8' aluminum screens with a 12" x 12" grid pattern that will attach to the wall surface. These screens will support the flowering vines (See Section III(B), Action 1.6, and the Sustainable and Green Components on Exhibit I).

While the Applicant proposed site plan should achieve LEED certification, from the Applicant's prior submittal in February 2016, the Applicant is no longer proposing:

- a) A functioning bio-swale
 - b) Solar landscaping
 - c) Solar panels on the car wash
 - d) Silver LEED certification (it will provide LEED certification)
 - e) A vehicle charging station
 - a)f) Informational signage regarding green technology.
3. *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.
 4. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.



Pending.

LANDSCAPE ARCHITECTURE

Hold

L-02:

1. The required minimum landscape area along the south side facing Sample remains to be provided. See Planning/ Zoning comments for further information. Due to constraints of the configuration of the property and the design of the proposed site, and to take the property out of the existing 12' platted utility easement, the Applicant is providing the maximum landscape area along the south side facing Sample Road. The drive aisle was narrowed and the Applicant is providing 9.6' (measured to the face of building) (south), so, the Applicant is .4' short on the landscaping on the south side of the site. The Applicant is providing a green screen and tiers of landscaping to mitigate the narrowness. (See PMDD Section II(D) (Greenscape) and Exhibit I).
2. Tiered landscape on the north and south facades of the building are required. Provide additional layer of landscape The Applicant is providing the three (3) tiers of landscape on the south façade of the site but only two (2) tiers on the north façade of the site. The north façade has a utility easement where trees cannot be placed immediately adjacent to the building. If the trees located on the street are factored into the tiered landscape calculation, the Applicant would have three tiers of trees on the north side of the site. Therefore, the north side of the site will appear to have a consistent look with the balance of the property.(See PMDD Section II(D) (Greenscape) and Exhibit I).
3. Tree requirements for the main building show 8 trees. Where are these trees located around the building? The 8 trees are disbursed around the site due to the large species of trees and without disbursing the trees, the trees would interfere with the building. The Applicant placed more trees on the perimeter on the east side of the site where Lyons is located (along with a large green area and retention site).(See PMDD Section II(D) (Greenscape)).

PLANNING AND ZONING

Hold

General Comments

5. Pending PowerPoint (other) presentation to the Planning and Zoning Board and City Commission.
6. Pending receipt of copy of PowerPoint (other) presentation.
7. Pending receipt of one (1) digital copy and 16 sets of site plan packages prior to the Planning and Zoning Board meeting.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



8. Pending receipt of final cost recovery for [professional landscape review](#) services, [Sec.13-80\(b\)](#).
9. Pending receipt of final revised site plan upon City Commission approval, as applicable.
10. Pending payment of Affordable Housing Linkage fee, Ord.2006-005 and Police & Fire/Rescue facilities fee, Ord.2006-017, prior to issuance of building permit. Based on proposed 5,000 sq. ft. convenience store, 4,662 sq. ft. fuel islands and 1,300 sq. ft. car wash, the **estimated** fees are;

Affordable Housing:	\$14,908.32
Police:	\$26,107.11
Fire:	\$2,830.97
11. Corrections shall be made “**addressing**” and “**correcting**” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses shall be provided that direct staff to sheet(s), page(s) or detail(s) where **each** correction has been made. Additional comments may be provided upon review of revised plans.
12. Staff acknowledges applicants responses to DRC comments. However, staff continues to be concerned with the proposed project as it is a typical gas station/convenience store that does not support the Citys’ goal of creating unique projects that comply with the MainStreet Standards. As such, staff does not support the project as proposed.
13. Per applicant, a temporary construction trailer is not proposed for this project.
14. Per applicant, outdoor propane tank storage is not proposed for this project.
15. Pending completion and receipt of recorded documents for the NVAL line along NW 37th Street. A NVAL amendment, along with a plat note amendment application was submitted to the City on March 17, 2016. Simultaneous with the resubmittal of this application, the Applicant will provide a new review fee of \$250.00 since the prior payment was not timely deposited.
16. Pending installation of perimeter greenway sidewalk and sidewalks along NW 37th Street and NW 47th Avenue with Solomon 415 red/Venetian red as an integrated color, not as a top coat finish. Be advised, C.O. will be predicated upon compliance with this requirement.

Site Plan

17. Staff acknowledges proposed stamped concrete crosswalks at NW 37th Street. However, these crosswalks do nothing to relieve the use of concrete everywhere else. Staff again recommends the addition of pavers/stamped concrete to lessen the expansive look/use of



smooth concrete. The Applicant is proposed stamped concrete at the entire site, including the crosswalks, to lessen the expansive look/use of smooth concrete. The Applicant seeks clarification from the City on this comment as stamped concrete is proposed for the site, including the crosswalks. (See PMDD Section II(J)(a), Streetscape Requirements, Frontage Road (perimeter) Greenway).

18. As shown, 26 bollards are proposed along the front and rear of the building. Staff recommends limiting bollards to the immediate door area and not the entire length of the building. Based on the Applicant's experience in the gas station/convenience store industry, the number of bollards are proposed for safety reasons to protect patrons at the convenience store (See Section A(D), Analysis of Public Facilities, Roads and Exhibit I, Grid of Network of Streets).

19. Revise building footprint on **ALL** sheets to reflect columns as shown on C-Store architecture. Acknowledged and completed.

20. Applicant proposes to remove a portion of the east landscape island at the Sample Road entrance. Staff acknowledges applicants previous parcel depth response and response regarding current knowledge of accidents or related incidents. However, pursuant to Sec.13-399(k), access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway that is within fifty (50) feet of the ROW line of any public street. As previously requested, applicant may provide analysis to substantiate the claim that no incidents should be anticipated in this area due to the change. Ensure PMDD provides adequate notes and table reflects alternative design solutions as applicable. Pursuant to the traffic study completed on March 24, 2017 by McMahon Transportation Engineers & Planners (Project No. L17189.01), the report demonstrates that due to the proposed development, the Applicant does not anticipate any queueing concerns at the driveway connection and the Applicant will complete the recommended precautions to ensure safety at the site including (i) appropriate pavement markings onsite, (ii) placing an arrow pavement marking at Sample Road driveway connection to help prevent illegal outbound maneuvers, and (iii) removing the No Right Turn sign at the Sample Road driveway. (See Exhibit I, Access drives leading from public rights-of-way). The Applicant confirms there are no reports of incidents at the site caused by this change.

Architecture

20-21. Convenience store: Per previous DRC comments, staff has concerns regarding proposed architecture. Architectural plans depict decorative columns on west, east and south elevations which should be carried onto north elevation. Revise elevations and add column width dimension and projection from building under overhangs and notes as applicable. Acknowledged and completed.



21-22. Staff recognizes green screens to embellish facades and add to required “green” elements. No response.

22-23. Car wash: Per previous DRC comments, staff has concerns regarding proposed architecture. Large expansive walls without articulation or enhancements are prohibited on ANY structure. Green screens embellish one façade but do not provide required articulation. Car wash shall be modified to include decorative columns and other elements shown on convenience store. Include column width dimension and projection from building under overhangs and notes as applicable. Acknowledged and completed.

Signs

23-24. Add notes identifying finish materials, proposed colors, required border widths, letter heights etc. Acknowledged and completed.

24-25. Sec.13-458(i) - Roof signs, parapet signs, and signs extending above a canopy, parapet, or roof line of any building (whether flat or pitched) are prohibited. *Signs depicted on colored elevations do not match sign plan. ONLY sign plan is being reviewed for signage and architectural plans shall NOT be approved with signage unless revised accordingly.*

The signs provided are depicted correctly on the site plan and the Applicant requests further clarification from the City on this comment as it is the Applicant’s position that they are not proposing anything prohibited by this Code Section.

25-26. Sec.13-460(a)(1) – Additional description of services provided or attributes other than name of the primary user or business type is not permitted on identification signs. *Remove “yum on the run” signage, unless proof of logo trademark can be provided.* Pursuant to the United States Patent and Trademark office certificate (Reg. No. 4,507,094), submitted with this applicant, the Applicant has the appropriate trademark for Yum on the Run signage. The Applicant also has the appropriate trademark for the Daily’s signage pursuant to certificate Reg. No. 2,848,175.

26-27. Sec.13-460(k)(2) – Cabinet signs. When used as a logo graphic or individual letter or word, the edge of the cabinet must follow the contours of the logo graphic, letter or word. Sides, or returns, of the cabinet sign must be opaque. *Revise ALL Shell Logos accordingly. See comment #24.*

The Applicant has addressed the comment as depicted on the graphic of the fuel pump signage prepared by Mountain Commercial Graphics submitted with this application. The Applicant will utilize the Wayne Ovation Two (2) – 3 Products for fuel pump configuration which is found on Page 13 of the graphic of the fuel pumps and Wayne Ovation Two (2) – 4 Products on Page 14 of the graphic of the fuel pumps.

27-28. Sec.13-460(d) - *Digital signs.*

Brightness. Each digital sign's operating system shall contain a light sensing device to adjust brightness as ambient light conditions change in order to ensure that the message meets the following brightness standards. The maximum brightness shall be three-tenths (0.3) of a foot-candle above the ambient light measured two hundred fifty (250) feet perpendicular from



the face of the sign, or such less distance as may be required by paragraph (m)(3) of this section. *Adjust sign and photometric plans accordingly.*

Pursuant Able Applied Technologies, to ensure compliance with the all the various units of measure and measuring methods required for permitting (nits, foot candle, candela per meter square, lumens, horizontal foot candles, day time brightness, night time brightness, ambient lighting conditions, intensity of measurements at a given location etc.), the Applicant has designed their LED price sign with a day and night time brightness setting that is fully adjustable. These settings are password protected to avoid unintentional modifications. The switching of states from daytime to nighttime is controlled by a photocell. We have also added a delay in the switching of states to avoid nuisance flashing.

Given the minimal light output and the adjustability of our LED price sign, the field technician working with the Applicant's technical staff should be able to tune the LED price sign to comply with the City's specific lighting specifications.

28-29. 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.* The Applicant has addressed the comment as depicted on the graphic of the fuel pump signage prepared by Mountain Commercial Graphics submitted with this application
- b. The changeable copy may be digital or changeable copy over a backlit cabinet. *Provide notes as applicable demonstrating compliance.* The Applicant has addressed the comment as depicted on the graphic of the fuel pump signage prepared by Mountain Commercial Graphics submitted with this application
- 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 sign details indicating square footage and notes as applicable demonstrating compliance.* The Applicant has addressed the comment as depicted on the graphic of the fuel pump signage prepared by Mountain Commercial Graphics submitted with this application

(2) Canopy signs. In addition to the signage permitted in Sec.13-459, one (1) sign is permitted on each street frontage of a permanent structural canopy that shelters fuel pump islands. Signs are subject to wall sign standards except that sign area shall not exceed sixteen (16) square feet, and capital letter height shall not exceed twenty-four (24) inches. *Shell cabinet on west canopy façade is not allowed. Remove from plans.* The Applicant seeks clarity from the City on this comment as the Shell cabinet faces the street and pursuant to City Code, this is permitted to have on the façade facing the street.

25. Sec.13-466.1 - Nonresidential building frontages eligible for building-mounted identification signs.

(a) A building frontage is eligible for nonresidential identification signage when it:



- (1) Fronts a major street or interior access drive; or
- (2) Contains a shopfront or equivalent public entrance to the establishment; or
- (3) Fronts the primary public parking facility for the portion of the development where located, not including parking areas designated or reserved for employee parking on the approved site plan or by signage on the premises.

Car wash is not eligible for signage proposed, but rather, service signage. See comment below.

Acknowledged and completed as reflected on resubmitted signage package.

26. Sec.13-468.8. - Service entrance signs.

- (a) Service entrance signs are permitted only on a nonresidential building frontage that does not qualify for or contain other building identification signage.
- (b) Maximum sign area is eight (8) square feet.
- (c) Maximum permitted height above grade is seven (7) feet.
- (d) Shall not be internally illuminated.

Acknowledged and completed as reflected on resubmitted signage package

27. Sec.13-466.4(c)(6) – Structural canopy signs. (fuel island canopy) Maximum permitted height is thirty (30) inches. *Revise Shell logos accordingly. See comment #21.*

Acknowledged and completed as reflected on resubmitted signage package

28. Sec.13-466.6(a)(2)c - Ground identification signs. 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. *Provide dimensions.* Acknowledged and completed as reflected on resubmitted signage package

29. Sec.13-466.6(c)(3) - Ground identification sign. *Sign structure.* Each development and outparcel is authorized to have a maximum amount of signage per street frontage, as follows. The sum of the area of all individual sign structures *along each street frontage* shall not exceed this total. *Revise accordingly.* Acknowledged and completed as reflected on resubmitted signage package

Size Category	Gross Floor Area Of the Development (sq. ft.)	Sign Structure Allowance per Street Frontage (sq. ft.)
Outparcel	—	30
1	Less than 10,000	50
2	10,000—18,000	75
3	18,001—40,000	100
4	40,001—80,000	130
5	80,001—120,000	150



6	Over 120,000	175
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30. Sec.13-466.8(c)(3) - Wall identification signs. *Maximum sign face area.* Each building frontage that is eligible for wall signage is permitted the following sign face area; Commercial: buildings are permitted a linear sign area which is three (3) feet in height by seventy-five (75) percent of the width of the façade to which the sign is attached. Alternatively, the calculated linear sign area may be converted to a non-linear sign and exceed three (3) feet in height. In no case may the sign face area exceed the area calculated for a linear sign. In no case may a sign exceed six (6) feet in height. *Façade is the wall face to which the sign is attached, not the entire length of the structure. Revise signs as applicable and provide notes and dimensions demonstrating compliance.*
Acknowledged and completed as reflected on resubmitted signage package.

~~31.~~ Sec.13-466.8(d)(2) - Wall identification signs. *Placement standards.* A minimum six-inch clearance is required from all edges of the sign face to all architectural elements of the building façade. *Provide dimensions and revise as applicable.* Acknowledged and completed as reflected on resubmitted signage package.

Photometric

~~32.~~^{31.} Applicant has been previously provided with the City lighting ordinance and advised several times that photometric plan shall include ALL lighting in ALL areas. Photometric plan does not clearly identify and/or omits building lighting, sign lighting, carwash cove lighting, carwash bay lighting, detail center lighting and landscape lighting which are required to be included in calculations. Therefore, a photometric review cannot be completed as part of an application re-submittal until such time as ALL lighting is clearly identified and/or shown on plan.

Acknowledged and completed as reflected in photometric plans.

^{32.} Proposed light fixtures noted on the plan do not match the lumen output from the specification sheets provided from the manufacturer. The spec sheets provide the lumen quantities as shown below. Revise the table on the plans to reflect the lumens per the spec sheets or provide other source for lumen amounts shown on plans. Revise lighting as required to demonstrate compliance with City lighting ordinance. See comment #32.

See below revised photometric chart:



LIGHTING COMPLIANCE CHART				
		QTY	LUMINAIRE LUMENS	TOTAL
C4		12	5750	69,000
L3S		1	7773	7773
L4S		2	7879	15758
L4SB		2	22346	44692
L5		3	23466	70398
L5B		1	31512	31512
L5S		1	12322	12322
S		421	1450	60900
TOTAL LUMINAIRE LUMENS				243424.0
SITE ALLOWED TOTAL LUMENS (LUMENS PER SF X HARDSCAPE)				420,787.5
PROJECT IS COMPLIANT?				YES

33. Applicant has noted that the facility will be open 24/7 and therefore does not need to reduce lighting to 1fc. Provide verification of hours of operation. If the store and the gas islands have different operating hours, provide operating hours for each. If the store is not opened 24/7, lights outside of the gas canopy area shall be reduced to 1fc after hours. See comment #32. The proposed site will be open 24/7, including the convenience store, gas station and car wash.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



34. There is a noted footcandle (fc) on the site of 9.9. Given that photometric plan may not include ALL site lighting, see comment #32, the 9.9 may be higher. 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.

Acknowledged and completed as reflected in photometric plans