



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #5

04/24/19

PROJECT NAME:	Lyons Exchange Center		
PROJECT NUMBER:	18080001		
LOCATION:	6401 Lyons Road		
APPLICANT/AGENT:	HNM Architecture		
REVIEW/APPLICATION	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Mohammed Albassam – Engineer I	MAlbassam@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Ryan Marken - Police Department	rmarken@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

APPROVED

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 – Noted.

ENGINEERING

HOLD

1. Clarification needed for the proposed turn (Southwest corner of the lake) regarding the width and radius for a two way street (min 24' wide).

Response – 24' access and turning movement has been added to the vehicular access plan.

2. No plants shall be planted in top of any utilities and on the bottom of retention areas.

Response – Maple trees shifted out of bottom of retention. Plants shifted off utilities where applicable.

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.



3. Site triangle need to be placed on the Lyons road ingress/egress.
Response – Site triangle added to Plans.

FIRE

HOLD

1. Staff is concerned with vehicle turning movement at the proposed Lyons Road entrance.
Response – Vehicle turning movement has been added throughout site on vehicular access plan.
2. Please provide an emergency vehicle movement plan depicting emergency vehicles circulating around the site from Lyons Road and around the building.
Response – Vehicular access plan has been revised.
3. Applicant may use an emergency vehicle with a length of 39' and a wheel base of 230".
Response – City Emergency vehicle has been used in the vehicular access plan.

GREEN

APPROVED WITH CONDITIONS

Pending Comments

1. Pending PowerPoint presentation by the applicant at the Planning and Zoning Board and City Commission meetings.
Response – Noted. Applicant to include a PowerPoint presentation at the P&Z and City Commission meetings.
2. Pending receipt of application packages prior to Planning and Zoning Board meeting.
Response – Site plan packages and other backup material to be submitted prior to due date for the Planning and Zoning Board meeting.
3. Pending final reimbursement to the City for landscape plan review services.
Response – Noted.
4. Pending receipt of Green Building Construction letter with permit application to the Building Division.
Response – Noted.

Pending Green Plan Comments – (Pending review / submittal at building permit)

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5. Action 2.3, pending installation of sidewalk connection to Lyons Road.
Response – Noted.
6. Action 5.1, pending recycling bins to be provided within dumpster area.
Response – Noted.
7. Action 5.3, pending minimizing construction waste and diversion from landfills.
Response – Noted.
8. Action 6.4, pending installation of two (2) car charging stations with signage at south parking area.
Response – Noted.

LANDSCAPE ARCHITECTURE

HOLD

LP-2:

1. Remove any plants from the plant legend that are not proposed on the project. Royal Palms as an example.
Response – Unused plants removed from Plant Legend.
2. Viburnum hedges are to be continuous. Revise specification on the plant legend and plant schedule to achieve this.
Response – Plant legend and Plant Schedule (and quantities) revised to achieve continuous hedge lines.
3. Native calculations are to include groundcovers and the butterfly area species. Adjust calculations and tables.
Response – Native calculations have been revised to include all plantings. Chart and Schedule corrected.
4. Along the south perimeter it appears the utility easement line is shown. Remove dashed line as this easement is being vacated.
Response – Dashed utility line removed from plans.
5. Provide additional shrubs along building perimeter to meet required tiered landscape.
Response – Additional shrubs added along south building perimeter to achieve tiered landscape.

LP-3:

1. Proposed Red Maple trees at the bottom of the retention area are required to have approval from Engineering.
Response – Maple trees shifted out of bottom of retention area.
2. Provide tiered landscape at the NW corner of the building. What is the width of the narrowest

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section of landscape adjacent to the building?

Response – Additional shrubs added along south building perimeter to achieve tiered landscape. Dimension added at NW corner (5.5' +/-).

3. Trees located across from the loading area are in close proximity to the proposed exfiltration trench and poses possible issues in the future. Adjust the pipe location or tree locations to minimize any future conflicts. Root barrier is to be installed as well when trees are within 6' of utility lines.

Response – Trees shifted north slightly, coordinated with Civil to see if exfiltration line can shift south some too. Additional 'Root Barrier' notes added to plans.

4. Shift Green Buttonwood tree slightly to maintain the 15' offset from the light pole location.

Response – Green Buttonwood shifted to meet 15' offset criteria.

5. Landscape island and landscape screening for the dumpster enclosure in the middle of the building is missing from the plans.

Response – Dumpster area corrected on site plan and civil bases. Added in the required plantings.

LP-4:

1. Proposed cassia is in conflict with the proposed light pole location on the east side of the north drive. Small trees require a minimum of 7.5' offset from lights.

Response – Tree shifted as needed, 7.5' light pole dashed circle added where applicable with note regarding offsets.

2. Verify Live Oak proposed at the terminal landscape island is 30' from the overhead powerlines.

Response – Oaks are 35' from o.h.w. Dimension/Note added to depict offset.

3. Extend Juniper shrub bed on the east side of the building to provide the front tier for the Trinette shrub bed.

Response – Juniper bed modified to create front tier.

LP-5:

1. Extend Juniper shrub bed south to provide second tier against building.

Response – Juniper bed modified to create front tier.

2. Remove utility easement line along south perimeter as it is being vacated.

Response – Dashed utility line removed from plans.

3. Verify spacing for proposed trees adjacent to the proposed lighting along the south side of the parking spaces. 7.5' offset is required for small trees and palms.

Response – Trees shifted as needed, 7.5' light pole dashed circle added where applicable with note regarding offsets.



4. Adjust plant labels at SE corner of the project. Labels are pointing to paved areas and call out species that are not in that area.

Response – Labels corrected for proposed plantings.

5. Verify 30' offset of proposed Live Oaks from the overhead powerlines at the SE corner of the site.

Response – Oaks are 35' from o.h.w. Dimension/Note added to depict setback.

PLANNING AND ZONING

HOLD

Pending / Advisory Comments

1. Pending Non-Vehicular Access Line modification approval to allow Lyons Road access. Site plan is contingent upon this approval.

Response – Email of approval by Broward County of NVAL modification is attached.

2. Pending submittal of site plan packages prior to Planning and Zoning Board meeting.

Response – Site plan packages and other backup material to be submitted prior to due date for the Planning and Zoning Board meeting.

3. Pending final reimbursement to the City for landscape plan review services.

Response – Noted.

4. Pending completion of six-foot high masonry wall (or of same material as existing) along the west property line adjacent to the existing Regency Lakes residential development.

Response – Noted.

5. Pending submittal of separate sign review application as applicable.

Response – Noted.

6. Applicant may be responsible for providing a traffic control plan during the building permit process.

Response – Noted.

Impact Fees

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

Response – Noted.

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

Response – Noted.

Public Art

9. Pending payment in-lieu of public art prior to building permit issuance.

Response – Noted.

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Site Plan

10. Clarify why a dumpster enclosure and FPL Transformer are located within the truck turn-around area. Otherwise, remove and revise plans accordingly.

Response – Dumpster enclosure and FPL Transformer revised to be clear of the adjacent truck lanes and included landscape island/screening. Refer to revised Site Plans, Civil and landscape plans.

11. Façade signage continues to be shown on site plan. Signage is not approved as sign details were not provided. Per applicant, a separate sign review application shall be submitted.

Response – Note referring to building address façade signage removed. Refer to revised Site Plan and Landscaping plans.

12. Sec.13-346(c)(13) - IO-1 industrial office district development regulations. Minimum distance between building and parking and/or vehicular circulation areas is ten (10) feet of landscaping. Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet. Pending approval of collective overall square footage as proposed.

Response – Revised Average Landscape Width calculations on sheet A-0.1.1 approved at 05/07/2019 City meeting.

13. Per previous DRC comments, large expansive walls with minimal windows and architectural enhancements, particularly fronting Lyons Road, shall be revised.

Response – Elevations on sheets A-4.0/A-4.1 and renderings have been revised to include architectural enhancements, including additional glass, metal accent banding, updates to reveals and building colors.

Photometric

14. Pending installation of light shields if necessary.

Response – Noted.

15. Final certificate of occupancy is contingent upon lighting compliance.

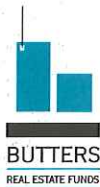
Response – Noted.

POLICE

HOLD

PD has a concern in the area of the curb cut driveway off of Lyons Road. It shows a proposed opening of 44' at first and dwindles to 24' to turn toward the new access drive. Given a situation that involves emergency response, it may pose an issue for vehicle staging (fire truck, police utility vehicles) and other responding units.

Response – Vehicular access plan has been revised for the City Emergency Vehicle requested.



To: Department of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063

Date: December 12, 2018

RE: Property Owner's Letter (Green Building Components)
Lyons Exchange Center
6401 Lyons Road
Coconut Creek FL

To whom it may concern:

Purpose of this letter is to address the components listed in subsection (b)(2) of Land Development Code Sec. 13-320. – as it relates to Green building construction components as well as components referenced under the City of Coconut Creek's "**City Green Plan/ Action Steps**".

Directly below is a brief list of some of the development's Green Building Features.

Please also refer to this project's LEED AP's letter titled: '2018-12-07_HNM_Sec-13-320_GreenBldgConstruction_Revised.pdf' (submitted along with this letter), for the detailed list of the components listed in subsection (b)(2) of Sec 13-320, with written descriptions of how this development shall comply with those components.

This letter is also to serve as identification of the project's LEED AP associated to this development, who shall be Jaime Mayo LEED AP, with HNM Architecture, LLC (Architect of Record for this project). Documentation of his credentials were submitted earlier with the original Site Plan Package.

Finally please also accept this letter as the developer's statement that as property owner/developer (Butters Acquisition, LLC) the green building components shall be maintained for the life of the building

LIST OF GREEN BUILDING FEATURES, WHICH EXCEED THE REQUIREMENTS OF THE FBC AND OTHER APPLICABLE CODES:

1. Recycle construction material on site in effort to divert construction and demolition debris from landfills **(Ref: Action 5.3)**
2. Recycle containers for Tenants waste once facility occupied **(Ref: Action 5.1)**
3. Immediate access to bus stop from Premises to promote public transportation as an alternative means of transportation.
4. Providing pedestrian access (via new sidewalk) from the site/building to Lyons Road so patrons and neighboring residents can maintain access to nearby open spaces, greenways, trails, etc. **(Ref: Action 2.3)**
5. Bike rack to be installed on site to provide for an alternative method of transportation **(Ref: Action 6.2)**
6. Silt fencing to prevent runoff from site

7. 33% of the Site Area is 'Green Area', which is an additional 13% of the required on site Green Area. Additionally, 79% of the proposed Green Area shall be under tree canopy coverage **(Ref: Action 2.1)**
8. Irrigation from on site lake so no city water is needed **(Ref: Action 4.1)**
9. Xeriscape Landscaping and drip irrigation to reduce water consumption
10. High efficiency HVAC units
11. L.E.D lighting on exterior site lights
12. L.E.D lights on all interior components
13. Motion sensor on all lights
14. White reflective single ply TPO roof to reduce heat
15. R-19 insulation in roof to reduce energy consumption
16. Low water usage toilets/urinals
17. Low VOC paint on exterior of building
18. Recycled wood for cabinet construction
19. Reflective glass windows-impact
20. Providing designated parking spaces with charging stations for alternative fuel/ low emission/ hybrid vehicles **(Ref: Action 6.4)**
21. Providing butterfly planting and proposed bird housing along the top of banks at the retention area in an effort to create more protected habitats for the Monarch Butterfly and native wildlife.
22. Providing informational/educational signs on-site which highlights sustainable elements implemented within the property to the visitors and pedestrians, including the butterfly planting/habitat; alternative vehicle charging stations' role in reduce carbon emissions; bike racks and its value toward the environment, healthy lifestyle, social impact, etc.; how the property's xeriscaping and drip irrigation system works and its benefits toward water conservation, plant health and maintenance.

Best regards:

Signed by: _____

Malcolm Butters – Butters Acquisition, LLC



3705 North Federal Highway
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T.561.733.2225 AA26000726
info@hnm-architecture.com
www.hnm-architecture.com

To: Department of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063

Date: December 12, 2018

RE: Lyons Exchange Center
6401 Lyons Road
Coconut Creek FL

Note: Items listed below in **bold** EXCEED requirements of FBC.

Sec. 13-320. – (b)(2) Green building construction components.

a. **Sustainable site development.**

1. *Construction pollution prevention.*

Refer to Civil Drawing PP-1 for Pollution Prevention Site Plan and associated details.

2. *Construction site materials recycling.*

General Contractor shall recycle construction material on site

3. *Stormwater management.*

Refer to Civil Drawing PD-1 for Drainage Site Plan depicting Stormwater Management, outfall into retention area in the NW corner of the site and outfall into the Lake located in the NE corner of the site.

4. *Alternative transportation.* **Immediate access to (2) bus stops (north bound and south bound on Lyons Road) located just 800 feet or 0.15 miles north along Lyons. These two bus stops are identified on the Location/Vicinity Map shown on Architectural Cover Sheet A0.0. Project shall also provide a bike rack as an alternative method of transportation, as shown at the SE corner of the proposed building, refer to Architectural Site Plan Sheet A0.1**

5. *Minimizing heat island effect.* **Roof Heat Island effect: 100% of the low sloped roof shall consist of 60 mil White TPO (Thermoplastic Polyolefin) single ply roofing membrane with an SRI (Solar Reflective Index) Value of .95. Note stating such has been placed within the roof area on Architectural Site Plan Sheet A0.1**

Non-Roof Heat Island effect: Approximately 27% of the Site's hardscape is comprised of Concrete with an SRI Index of 0.30. Refer to Architectural Site plan Sheet A0.1 for location of Concrete Walks and Concrete Apron (rear truck loading area). An

approximate, additional 13% of the Site's hardscape (asphalt paving area) shall be shaded within 5 years of occupancy. Refer to Landscape Docs for Tree/Plant types in and around parking lot areas. Green Area being proposed is 33% of the site area, exceeding required green area by 13%.

b. Water efficiency.

1. Innovative water technologies. Portion of the Stormwater from the site's ground surface and roof is being redirected to the Lake in the NE corner of the site, from which a pump will be used to irrigate the landscape material on site. Refer to Landscape and Irrigation Drawings.

2. Water efficient landscaping. Xeriscape Landscaping and Drip Irrigation System being utilized, refer to Landscape and Irrigation Dwgs.

c. Energy efficiency.

1. Minimum energy performance.

This development shall meet OR exceed state of Florida Energy Code, utilizing energy efficient lighting (controllability, motion sensors, LED, daylight harvesting) and HVAC. Note that this building is an empty speculative shell without any known tenants and/or interior build outs at this time; however at time of such interior improvements, those improvements shall also meet or exceed state of Florida Energy Code. **This initial construction phase of the 'Shell' construction shall utilize LED lighting for all exterior and interior light fixtures and the roof's R-value shall be R-19 (front of the building) tapered down to R-10 (rear of the building).** Refer to Photometric Site Plan Sheet A0.2 and Site Details Sheet A0.3 for light fixture specs. Refer to Architectural Site Plan A0.1 for notes regarding roof insulation.

2. On-site renewable energy.

Developer/Owner shall make its best efforts to introduce a commercially feasible, renewable energy source component for this project.

d. Indoor environmental quality.

1. Indoor air quality.

Again, please note that this building is an empty speculative shell without any known tenants and/or interior build outs at this time; however at time of such interior improvements, those improvements shall meet or exceed state of Florida Energy Code and ASHRAE 62

e. Materials and recycling.

1. Recycling of demolition waste.

General Contractor shall recycle construction material on site

1a. Use of recycled wood **Recycled wood for cabinet construction.**

1b. Use of Low VOC paints. **Low VOC paint on exterior of building.**

2. Storage and collection of recyclables post-occupancy.

Refer to Architectural Site Plan Sheet A0.1 for location of dumpster enclosures and refer to Site Plan Details on Sheet A0.3, for detail of dumpster enclosures which house (8) 36" x 30" Recycle Totes.

3. Building reuse.

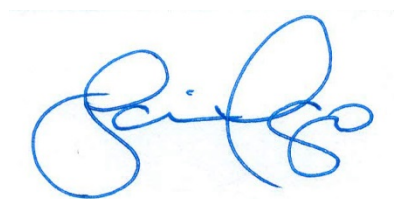
This is a new building on vacant land. More so, this is a speculative building and there are no known tenants at this time. However by nature these buildings are reused by multiple tenants. Over the life of the building all tenant spaces are expected to be occupied/reused multiple times by different companies/tenants

4. Regional materials.

General Contractor shall make its best efforts to acquire as much of the building materials and products that are extracted and manufactured within the region for a minimum of 10% of the total materials value.

Should you have any questions, comments or concerns, please contact me at the office.

Best regards:



Jaime Mayo – Principal – HNM Architecture

AR 96261

NCARB

LEED AP