



February 6, 2017

City of Coconut Creek  
Department of Sustainable Development  
4800 West Copans Road  
Coconut Creek, Florida 33063

RE: **Gunther Volvo**  
**4350 N. State Rd. 7**  
**Coconut Creek, FL**

**Project # 16110006**

To Whom It May Concern:

The following are responses to the Site plan review comments for the above referenced project.

### **LANDSCAPING, LIGHTING, AND IRRIGATION**

1. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed.  
**Response: None of the above improvements except for sod are in any easements.**
2. No trees shall be placed within the utility easements.  
**Response: There are no trees in easements.**
3. Fire hydrant clear-zones shall be free of landscape (except sod).  
**Response: The hydrant clear zone detail is on the plans.**
4. Show clear sight triangles (10 ft x 10 ft) at street intersections on landscape plans.  
**Response: No changes or improvements have been made in the clear zone areas. All clear zone requirements were addressed during the original site development of the dealership.**

## FIRE

APPROVED

## GREEN

Green comments to be provided at DRC meeting

## LANDSCAPE ARCHITECTURE

HOLD

### TD:

1. Plans show 6 trees and 15 palms to be relocated per the Tree Disposition Plan, but 1 tree and 1 palm are shown on the landscape plan. Provide additional plan showing locations of additional relocated trees and palms.  
**Response: The tree disposition and landscape plan have been revised and all relocated trees have been accounted for.**
2. Label 3 existing palms at NW corner of landscape plan. I believe they are Royal Palms.  
**Response: The 3 Royal Palms have been identified.**
3. Label existing vegetation along the west side.  
**Response: The existing plant material along the West side have been identified as existing by notes. Only the new plant material has a plant ID tag, ie: 4 xyz5**

### LA:

4. Provide required tiered foundation planting around building. Existing shrubs at the NE corner are proposed to be removed and the west façade has one level proposed.  
**Response: A tiered planting along the face of the building has been provided where ever possible.**
5. Label existing vegetation along west side of parking spaces. Looks proposed. Also, provide notes to re-establish the previously approved landscape. Per aerials it looks that some material is missing along the parking and the monument sign.  
**Response: The existing plant material along the West side of the parking spaces have been identified as existing by notes. Only the new plant material has a plant ID tag, ie: 4 xyz5.**
6. Provide landscape data calculations for building foundation, median planting, native, and diversification. Also verify that proposed changes for project keeps entire site in code compliance. Provide additional calculation if necessary.  
**Response: Landscape data calculations for the building foundation have been provided on the landscape plan. Parking median planting meets requirements. This building is an addition to an**

**existing site which met the requirements of native counts and diversification of plant materials. Since this building is a showplace for sales, the foundation plantings, primarily along the face of the building are more ornamental.**

7. Dwarf Firebush is not considered native, remove native designation.

**Response: The designation has been removed.**

8. What is being proposed in the spaces between the Montgomery Palm landscape beds?

**Response: The areas between the Montgomery Palms has been planted with dwarf Ixora, Green island Ficus and variegated Arborcola.**

9. Recommend adding additional accent planting to the proposed sidewalk entry.

**Response: Additional shrubs and Spindle Palms have been added to this area.**

10. Call out sod species in the plant schedule and label areas.

**Response: The sod type is called out in the general specifications and a note has been added to the plan.**

11. Existing monument sign is called out to be replaced on the site plan. Existing landscape is to be restored to like or better condition and conform to the previously approved landscape plan. Provide notes to the plans to address this situation.

**Response: A note to address this comment has been added to the plan.**

12. Additional comments may be necessary once plans have been re-submitted.

## PLANNING AND ZONING

HOLD

### General and Advisory Comments

1. Corrections shall be made to plans “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.

2. Per the City’s digital submittals guidelines, please provide one digital re-submittal in PDF format. Re-submittals shall include responses to each DRC comment shown here. Corrections shall be made to applications, documents or plans addressing and correcting each comment.

3. Applicant shall provide 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required only when all revisions have been made and plans are in substantial compliance with applicable code requirements.
4. Be advised, any DRC item continued or inactive for more than 6 months may be considered null and void and any application submitted may be treated as a new application with applicable fees.
5. Final site plan revisions shall be completed within seven days of Planning and Zoning Board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.
6. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.
7. Additional comments may be provided upon review of any revised plans.
8. Site plan approval is valid for a period of 18 months from the Planning and Zoning Board approval. Applicant is permitted to extend the approval, one time, for a period of 12 months.
9. 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. Applicant shall provide contact information for the person(s) and/or department responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgement.
10. Applicant shall make every effort to ensure public participation as part of this project review. Provide an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, meetings, site postings, correspondence, etc.
11. The Planning and Zoning Board may place additional restrictions during the approval process.

### **Impact Fees**

12. Police and Fire Impact Fees: Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. These fees for remodeling or conversion projects are based on additional impacts to services and must be paid prior to building permit issuance. Please acknowledge.  
**Response: Noted**
13. Affordable Housing Linkage Fee: Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms, must be paid prior to the issuance of a building permit. Please acknowledge. (Section 13-110 thru 13-117, Affordable Housing Program).  
**Response: Noted**

## Site Plan

14. Remove existing conditions (which will be removed) from the site plan for better clarification.  
**Response: existing condition removed from site plan.**
  
15. If proposed, show the location of temporary construction trailer. Trailer shall not be located adjacent to major thoroughfares and may require screening and sign review.  
**Response: See sheet A-1.0 for proposed temporary trailer location.**
  
16. Provide separate dimensions for landscape and sidewalk on the west side of the building.  
**Response: Dimensions provided on sheet A-1.0**
  
17. Provide landscape along the entire building frontage as required by code.  
**Response: The entire building frontage with the exception of the entry has been landscaped. The 10 feet landscape buffer has been replaced by providing landscape that will surpass the square footage as if the 10 feet landscape buffer around the building was placed.**
  
18. 18. Sec.13-241(b): Sidewalks: All sidewalks shall have a minimum width of five (5) feet.  
**Response: See sheet A-1.0 for sidewalk widths.**
  
18. The landscaping shown as existing at the entry drive from State Road 7 does not match what is shown on satellite images. Provide additional landscape material to match approved plans on file.  
**Response: Google earth and a site observation indicates that the entry median from State Rd. 7 into the project has Spindle Palms, Green Island Ficus and Jatropha trees as specified on the original approved landscape plans.**
  
19. Identify multiple dots shown on site plan at entry from SR 7 and at other locations.  
**Response: Dots have been removed from site plan.**
  
20. Locate additional car charging station in customer parking area or change proposed location from what is on the plan.  
**Response: Location of car charging stations has been relocated to the front of the property adjacent of the ADA parking spaces (North side of building)**
  
21. The building layout on the site plan and the landscape plan do not match. Correct plans accordingly.  
**Response: corrected as requested.**
  
22. Details sheet C-04 – parking stall detail shows a 20’ stall while parking on the site plan shows a 18’ stall. Correct the detail.  
**Response: Detail has been corrected. See sheet A-1.2**

23. Provide cut sheets/details of site amenities to assure compliance with the MainStreet requirements.

**Response: Benches have been recently replaced with a solar smart bench as part of the required “conspicuous display of green technology”. We are in the process of having the solar smart benches approved by Volvo Corp. and Gunther Motors.**

**RS Dual Pedestal Mount electric charger cut sheet has been provided. See attached documents.**

### **Photometric**

25. Please indicate if the photometric plan includes footcandles generated from the new building exterior lighting. If not, provide plan that includes ALL lighting, including building, landscaping, and parking. Provide cut sheets for all proposed lighting.

**Response: The photometric plan provided includes all foot-candles generated from the new building exterior lighting and parking. The scope of work for this project is limited to the area surrounding the new showroom expansion as depicted on the current site plans provided; the remainder of the entire site and other structures is not included.**

### **Architecture**

26. Correct the elevation titles with proper orientation.

**Response: Elevation titles corrected. See sheet A-3.0**

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.

**Response: This dealership is a new brand image by Volvo Corp. being rolled nationwide. It is made of a state-of-the-art sustainable curtain wall system around the showroom with ACM panels for the adjacent areas of the building. The composition of materials goes well with the modern design intent that Volvo is trying to portray.**

28. Sec.13-37(c)(3)e. – Roof mounted mechanical equipment shall not be visible from ground view. Provide assurance that the mechanical equipment on the roof will not be seen from any side of the building. The proposed “screen” does not adequately meet this requirement.

**Response: All mechanical and roof top equipment will be covered by the building parapet. Such parapet has been raised bringing the total height of the showroom to 25'-7”.**

29. Shading: Project lacks sufficient shade elements which should be integrated into the architecture.

**Response: The sustainable aspect has been analyzed and taking in consideration for this new Volvo prototype image. The use of a 3-pane 1 7/16" insulated low e laminated glass curtain wall system effectively reduces energy consumption while providing natural lighting into the interior spaces. The additional entry portal at the main entry provided shading and cover for customers entering and exiting the facility.**

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

**Response: The main building façade is articulated by the difference of glass, color, entry portal elements, curtain wall joints and signage. Furthermore, the service reception is lower in height at 16'-2" compared to 25'-7" of the showroom and is set back 40 feet from the front of the showroom articulation and giving a sense of depth to the main façade.**

### **Sign Review**

31. If a new ground sign is planned, provide details for the ground sign for review.

**Response: New ground sign details are being worked on by Volvo's vendor at this time and will be provided as soon as they are received but no later than Planning and zoning meeting.**

32. Be advised that per the Fire Department, address numbers shall be at least 6" tall and placed in a highly visible location on the building.'

**Response: noted**

33. Sec. 13-466.8(b)(3) – Each in-line tenant is permitted (1) sign for each frontage that is eligible for signage. Determine single signage and revise plans accordingly, providing dimensions which meet the requirements of the code.

**Response: Signage has been properly modified to comply with this requirement. A sign deviation application will be filed for the sign over the service entry since only one sign is allowed per frontage.**

34. Center the "service" sign over the service entry area.

**Response: service sign has been centered over entry area.**

**POLICE**  
**APPROVED**

**Thank you for your understanding and support**

Please contact the undersigned should you need further information or have any questions.

Yours Sincerely  
**STILES ARCHITECTURAL GROUP**

Kevin Cruz  
Project Architect

