

**June 15<sup>th</sup>, 2017**

**City of Coconut Creek  
4171 Hillsboro Blvd  
Coconut Creek, Florida**

**Project Number - 17030003**

**Keith & Associates, Inc. Project No. 09675.00**

Dear City of Coconut Creek Reviewers:

Based on your DRC Review comments dated April 12<sup>th</sup>, 2017 Keith and Associates (K&A) offers the following responses to your comments/questions:

**BUILDING DEPARTMENT COMMENTS**

1. Show all of the required handicap parking spaces on an accessible route.  
**RESPONSE: Accessible route provided for all handicap parking spaces.**

**ENGINEERING DEPARTMENT COMMENTS**

1. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.  
**RESPONSE: Comment has been noted.**
2. Additional comments may be provided and/or required upon review of any revised plans.  
**RESPONSE: Comment has been noted.**

3. All required approvals from Broward County Health Department, Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

**RESPONSE: Comment has been noted.**

4. Execution of a Water and Wastewater Agreement and payment of impact fees are required at Final Engineering Review and prior to review/approval of related building permits.

**RESPONSE: Comment has been noted.**

5. Per Section 13-266 of City Code, Easements shall not contain permanent improvements.

**RESPONSE: Comment has been noted.**

6. Clarify any utility easements that will be vacated.

**RESPONSE: There are no recorded utility easements that will need to be vacated. Only easement shown on survey in potential conflict was abandoned by ORB.18358, Pg 310 and ORB 19207, Pg 899.**

7. Please note that the proposed self storage is within a flood zone and must meet FEMA requirements.

**RESPONSE: Comment has been noted.**

8. All water and sewer appurtenances demolished from the site must be completely removed.

**RESPONSE: Comment has been noted and a note has been added to sheets CD-101 and CD-102.**

9. 8 inches of limerock base and 12 inches of stabilized subgrade is required throughout the site, including the parking stalls.

**RESPONSE: The "Asphalt Pavement Detail" on sheet CP-501 has been revised to show 8-inches of limerock base and 12-inches of stabilized subgrade throughout the site.**

10. The proposed dry retention area on the PG&D plans do not match the site plan. Please correct.

**RESPONSE: The site plan and PG&D plans have been coordinated for this submittal.**

11. Complete storm drainage calculations shall be provided at Final Engineering Review.  
**RESPONSE: Comment has been noted.**
12. Provide a chart on the site plan showing the total existing and proposed pervious and impervious area.  
**RESPONSE: Chart in site plan has been corrected.**
13. The proposed retaining wall shall not encroach into existing utility easement.  
**RESPONSE: The proposed retaining wall along W. Hillsboro Boulevard is no longer a part of this project.**
14. A gate valve shall be installed a minimum of 12 inches and a maximum of 5 feet away from fire hydrants.  
**RESPONSE: A gate valve is proposed less than 5-feet away from the proposed fire hydrant. Please see sheet CU-101.**
15. The existing fire hydrant and existing water service shall be removed from site if placed out of service.  
**RESPONSE: The existing fire hydrant is to remain. A note instructing the Contractor to remove the existing water service has been added to sheet CD-101.**
16. Provide 12 ft. utility easements from the watermain tap up to the fire hydrant.  
**RESPONSE: A 12-foot easement from the water main tap to the fire hydrant has been added to sheet CU-101.**
17. Provide 12 ft. utility easements from the service line tap to the water meter.  
**RESPONSE: 12-foot easements from the water main tap to the water meters have been added to sheets CU-101 and CU-102.**
18. Provide 12 ft. utility easement on sewer line up to the City's cleanout.  
**RESPONSE: 12-foot easements from the sewer line tap to the City's cleanout have been added to sheets CU-101 and CU-102.**
19. Provide two clean outs on sewer laterals. One for City maintenance and one private.  
**RESPONSE: Two clean outs have been provided on sewer laterals. Please see sheets CU-101 and CU-102.**

20. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

**RESPONSE: Landscape materials have been coordinated with the civil plans to avoid any conflicts.**

### **FIRE DEPARTMENT COMMENTS**

1. Approved

### **GREEN DEPARTMENT 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.

**RESPONSE: Comment has been noted.**

2. Please place the Green Standards spreadsheet directly on the drawings for the final set. Contact Staff for the document.

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

3. All new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices, pursuant to Ordinance 2007-040. Application submittals shall indicate how sustainable site development, water and energy efficiency, indoor air quality and building materials and recycling will exceed the requirements of the Florida Building Code and other applicable codes.

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

4. Sec.13-320(b)(2) - All new development or redevelopment applications shall address the following green building components at time of development applications. ***Staff comments are noted in italic below.***

- a. Sustainable site development
  - i. Construction Pollution Prevention

**RESPONSE: Erosion and Sedimentation Control Plans are included with this submittal. Please see sheets CG-101 and CG-102.**

ii. Construction Site Materials Recycling – *Provide a note on the plans stating that 75% of construction debris will be recycled. Identify the sheet number in your response.*

**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**

iii. Stormwater Management – *Staff does not support the proposed stormwater retention along Hillsboro Boulevard due to the depth and location within the landscape buffer.*

**RESPONSE: The previously proposed bio swale along W. Hillsboro Boulevard has been replaced by a landscaped swale area.**

iv. Alternative Transportation

**RESPONSE: PCD provides bike racks and connections as well as improving the bus stop in front of the site. A pathway has also been included to provide accessibility of the site and adjacent areas from the Hillsboro Pines neighborhood.**

v. Minimizing Heat Island Effect – *Applicant has proposed several species of palm trees that do not provide shade. Staff suggests applicant consider shade trees instead.*

**RESPONSE: Palms have been used to offset the height of the building. Shade trees have been included throughout the site.**

b. Water efficiency

i. Innovative Water Technologies – *The applicant is proposing to use water storage tanks as part of the storm water collection system. Staff suggests the applicant use the stored water for irrigation.*

**RESPONSE: The previously proposed underground stormwater storage tanks are no longer a part of the project.**

ii. Water Efficient

**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**

c. Energy efficiency

i. Minimum Energy Performance – *Staff assumes that the applicant meant to say Dark Sky compliant lighting instead of LEED lighting. Please clarify.*

**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**

- ii. On-Site Renewable Resources – **Staff suggests using solar lighting for the signage and other lighting needs.**  
**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**
  
- d. Indoor environmental quality
  - i. Indoor Air Quality  
**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**
  
- e. Materials and recycling
  - i. Recycling of Demolition Waste – ***Provide a note on the plans that 75% of the waste will be recycled and diverted away from the landfill.***  
**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**
  
  - ii. Storage and Collection of recyclables Post Occupancy – ***Provide recycling bins for users of the Pet Lodge and users of the storage facility.***  
**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**
  
  - iii. Building Re-Use  
**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**
  
  - iv. Regional Materials – ***Provide an update on the local sourcing of materials as a part of the building plan submittal process.***  
**RESPONSE: See additional sheet A3.2 detail 1, Green Standards.**

## GREEN PLAN COMMENTS

- 5. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan/rezoning process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City’s website under the "live green" tab.  
**RESPONSE: Comment has been noted.**
  
- 6. Action 1.2 – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.  
**RESPONSE: Comment has been noted. Refer to sheet A3.2, detail1, Green Standards.**

7. Staff understands that the applicant is not pursuing LEED certification. However, an easily achievable goal as a sustainable business is using eco-friendly cleaning products. Staff suggests that both the pet lodge and storage facility use eco-friendly cleaning products.

**RESPONSE: Comment has been noted. Refer to sheet A3.2, detail1, Green Standards.**

8. 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. The proposed bioswale needs more vegetation to be considered a bioswale. Grass and cypress trees alone do not constitute a bioswale.

**RESPONSE: The previously proposed bio swale along W. Hillsboro Boulevard has been replaced by a landscaped swale area.**

9. Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020. Please respond.

**RESPONSE: Comment has been noted. Refer to sheet A3.2, detail1, Green Standards.**

10. Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.

**RESPONSE: Comment has been noted. Refer to sheet A3.2, detail1, Green Standards.**

## **LANDSCAPE DEPARTMENT COMMENTS**

1. Plans provide a phase line, but no information is provided for the east side of the property. The site plan submittal and PCD includes the east portion of the site. Provide all information regarding the existing trees on the plans and within the tree lists provided.

**RESPONSE: The phase line includes the area which work will be conducted for this project. The east side of the property will remain as existing conditions. All existing trees will be included which fall into the project work area.**

2. With the proposed development of the site, very large existing trees are proposed to be removed without any consideration of working with the existing locations. Staff does not support the blanket removal of existing tree/ palm canopy and requires them to remain or be relocated if possible. If this is not feasible, justification is to be provided.

**RESPONSE: The very large trees fall within the building or paved areas. These trees are too large to successfully relocate. The gumbo limbos along the west property line are poor quality, therefore we do not recommend relocating them.**

3. Mitigation calculations have not been provided or any statement on how the removed canopy is to be mitigated for. Unable to determine if tree mitigation is being accounted for.

**RESPONSE: Mitigation calculations will be provided in order to determine how the removed canopy is being mitigated for.**

4. Landscape data table has not been provided showing all applicable codes with what is required and what is being provided. This also includes, native and plant diversification calculations. Reviewer is unable to verify if code is being met. In reviewing the plans, the landscape does not meet code in several areas and will need to be revised. Note that additional comments will be generated once the revised plans have been submitted.

**RESPONSE: A landscape data table will be provided to demonstrate what is required vs what is being provided.**

5. The east side of the site is included as part of the site plan and will need to be brought into code compliance. This will include, but not limited to replacing any dead or dying material and restoring missing material. The east side of the property is to be included in the landscape data table.

**RESPONSE: The existing trees are shown on the plan for reference. Any deficiencies will be corrected to comply with the approved plans for this portion of the project. A phase line has been added to the plans to show the limits of work for the new construction.**

6. Landscapes proposed along the north and south perimeters do not meet the Roadway landscape buffers and will also need to provide the required street trees.

**RESPONSE: The required street trees will be provided along the north and south perimeters.**

7. The proposed bio-swale along Hillsboro Blvd. does not function as a bio-swale and needs to be developed further. In addition, the concrete retaining walls and FDOT railing proposed is not acceptable to staff and is not in line with the aesthetic look the City requires. This includes the retaining wall swale on the east side of the self-storage facility.

**RESPONSE: The proposed bio-swale along Hillsboro Blvd has been removed.**

8. Landscape perimeters will require a continuous hedge on all sides, which is in addition to the tiered landscape for the north and south roadway buffers.  
**RESPONSE: Landscape hedge has been added along the south, and informal grouping of native plants along the existing wall on the west side. The east side is phase one and existing, as well as the wall along the north side.**
  
9. All buildings require tiered landscape between the buildings and vehicular use areas and shall be a minimum of 10' width, not including any hardscapes.  
**RESPONSE: Tiered landscape areas with a minimum of 10' wide have been provided between the building and vehicular use areas.**
  
10. Provide locations for all proposed and existing lighting on the site with 15' setbacks from all canopy trees and 7.5' from all palms and small trees.  
**RESPONSE: Lighting clearances for the proposed and existing lighting will be observed.**
  
11. Provide location of pump & well. Screening of equipment is required.  
**RESPONSE: The new pump and well is shown on sheet IR-102. Screening will be provided.**
  
12. The City is working on the Hillsboro Design standards which includes aesthetics and plant pallets for the corridor. Landscape plans will need to adhere to these standards once established.  
**RESPONSE: The Hillsboro Design standards will be incorporated into the landscape plans.**
  
13. Provide city standard landscape notes. Available upon request.  
**RESPONSE: The city standard landscape notes have been added. Refer to sheet LP-102.**

## **PLANNING AND ZONING DEPARTMENT 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.

**RESPONSE: Comment has been noted.**

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.

**RESPONSE: Comment has been noted.**

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.

**RESPONSE: Comment has been noted.**

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.

**RESPONSE: Comment has been noted.**

5. Pending receipt of an address request letter submitted to the Sustainable Development Department, an 11"x17" site plan and a \$100.00 filing fee. Addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the Planning and Zoning Board.

**RESPONSE: Once the site plan has been approved a request for address will be submitted.**

6. 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.

**RESPONSE: Comment has been noted.**

7. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.

**RESPONSE: Comment has been noted.**

8. Additional comments may be provided upon review of any revised plans.

**RESPONSE: Comment has been noted.**

9. 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.

**RESPONSE: Comment has been noted.**

10. 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.

**RESPONSE: Payments are the responsibility of the following:**

**Leder Hillsboro Company, Ltd. acknowledges that payment will be due for these services.**

**Please send the bills via any method below to:**

**Angela Small**

**Email: [asmall@ledergroup.com](mailto:asmall@ledergroup.com)**

**Fax: 561-995-9181**

**Mail: 4755 Technology Way, Suite 203, Boca Raton, FL 33431**

11. 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, resident or HOA meetings, site postings, correspondence, etc.

**RESPONSE: Sean Leder as representative of Leder Hillsboro Company, Ltd. will coordinate with Dennis Mele**

12. The Planning and Zoning Board may place additional restrictions during the approval process.

**RESPONSE: Comment noted.**

13. 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: Leder Hillsboro Company, Ltd acknowledges**

14. 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: See attached fee reduction justification letter**

15. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to

ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process. The art shall be reviewed and approved by the City PRIOR to installation.

**RESPONSE: Leder Hillsboro Company, Ltd. – Sean Leder has call into Scott Stoudenmire**

16. Staff has concerns relative to the undergrounding of the utilities due to a lack of space. As such, this section of code has been added for review.

**RESPONSE: The previously proposed bio swale along W. Hillsboro Boulevard has been replaced by a landscaped swale area, therefore there should be ample space for the undergrounding of utilities.**

17. Section 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. Electrical transmission and distribution lines with a rate load of 23k volts or higher shall be exempt from this requirement. Applicant must complete one of the following requirements prior to Planning & Zoning Board meeting; (1) provide a signed agreement between the applicant and each affected utility company demonstrating that the utility will be placed underground, (2) process an agreement with the City indicating the property owners' intent to comply with the under-grounding requirements for utilities, (3) if electrical lines with a rate load of 23k volts or higher exists, then a written detailed statement from a licensed professional engineer, qualified to verify such utility issues and, stating the rate load shall be provided, or (4) process an Underground Utility Waiver Application, which must be processed concurrently with the site plan, for consideration by the Planning & Zoning Board. Applicant must specify which option, as stated above, will be proposed for Board consideration. Appropriate information demonstrating compliance with City ordinance shall be submitted to the City for review as part of the DRC process. Be advised, failure to submit information in a timely manner, may prevent the site plan application from consideration by the P&Z Board.

**RESPONSE: Based on the attached FPL letter, the Applicant will pursue option #4.**

18. If technical reasons are the basis for a waiver application, the application shall contain a detailed statement by a Florida licensed Professional Engineer, qualified with respect to utility issues, explaining why it is technically not feasible to locate such utilities underground.

**RESPONSE: See attached FPL letter from Megan Bailey, Engineer.**

19. Underground Utility Waiver submissions shall be prepared in accordance with the standards established in the City's Land Development Code, Section 13-142 "Underground Utilities Required" pursuant to Ordinance No. 2005-032. Applicant must provide a written justification that demonstrates the reasons for seeking a waiver to the underground placement of utilities. If technical reasons are the basis for the waiver application, the application must contain a detailed statement by a Florida licensed Professional Engineer, qualified with respect to utility issues, explaining why it is technically infeasible to locate such utilities underground.  
**RESPONSE: See attached FPL letter from Megan Bailey, Engineer.**
20. The City may grant a waiver if the application is supported by information detailing justifiable reasons for not pursuing the subject under-grounding.  
**RESPONSE: Understood**
21. If a waiver is granted, a dollar amount equal to the cost of placing the utilities underground as determined by an estimate established by the relevant utilities and as agreed to by the City, may be required to be paid into the City's Underground Utility Fund, prior to building permit issuance.  
**RESPONSE: Understood**
22. Applicant should include pictures of the utilities.  
**RESPONSE: Understood and will supply.**
23. Sec.13-351 – Building permits will NOT be issued until the Plat note amendment has been recorded.  
**RESPONSE: Understood**
24. Be advised that the City is developing architectural and landscape design requirements for the Hillsboro Corridor as previously discussed with the Applicant. The proposed development has not adequately responded to the nature of the Hillsboro Visioning discussions.  
**RESPONSE: Please see corrected plans discussed on the various workshops with city staff.**
25. Sec.13-37(c)(1)d. - Without restricting permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing or anticipated adjoining buildings. Be advised, staff does not support the scale of the storage facility at this time. As proposed, the scale of the building necessitates relief from numerous City Land Development Code (LDC)

regulations and removal of trees. Applicant shall adequately address tree removal and mitigation. Discuss with staff.

**RESPONSE: Please see corrected plans discussed on the various workshops with city staff**

26. Sec.13-37(c)(3)e. - 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. Show location of ALL ground mounted equipment around the proposed structure, ensure compliance, and revise all plans, including landscape and engineering plans accordingly.

**RESPONSE: See new elevations, sheet A-5.0.**

27. The Architecture shall be “four-sided”, meaning that all sides of the buildings shall reflect design intent, such as, height variations, architectural details, wall articulation, etc. Discuss with Staff and revise the plans accordingly.

**RESPONSE: Please see corrected plans discussed on the various workshops with city staff**

28. Provide elevations for all four sides of the proposed buildings which include measurements for the top of the roof, parapet, and any other architectural details.

**RESPONSE: Please see corrected plans discussed on the various workshops with city staff**

29. Show all light fixtures proposed on the buildings. All lighting on the site must be included in the photometric calculations.

**RESPONSE: Comment noted.**

30. Detail all elevations to show mean and maximum roof height, colors for all elements including decorative molding, banding, doors, etc. Identify all architectural treatments including finish material (ie stucco or other), width and depth cornices, banding etc.

**RESPONSE: Please see corrected plans discussed on the various workshops with city staff**

31. Provide notes on elevations and in the response ensuring that ALL WINDOWS which could show storage unit roll-up doors will be obscured to ensure NO visibility day or night.

**RESPONSE: See new elevations, sheet A-5.0.**

32. The property line along Hillsboro Boulevard has changed to allow for the new turn lane. Update all base sheets and plans for all disciplines to reflect this change. Adjust designs accordingly.  
**RESPONSE: Boundary line reflects new changes. See corrected sheet A3.0.**
33. Sec. 13-331(g)(1) - Building setbacks are measured from the interior line of the platted 25' landscape buffer. Revise plan and table accordingly.  
**RESPONSE: See corrected dimension, sheet A3.0.**
34. Sec. 13-295 and Sec. 13-355 - The proposed retention/bio-swale area as proposed may not be used for the open space calculations. Revise accordingly.  
**RESPONSE: The previously proposed bio swale along W. Hillsboro Boulevard has been replaced by a landscaped swale area.**
35. Provide a detail for the proposed "astroturf" which includes sub-base and manufacturer information.  
**RESPONSE: Detailed information for the proposed artificial turf is included with this submittal.**
36. The proposed bio-swale shall include significant vegetation to meet the concept of a bio-swale. This feature may be used to fulfill the "conspicuous display of green technology" requirement if designed properly and with education placards.  
**RESPONSE: The previously proposed bio swale along W. Hillsboro Boulevard has been replaced by a landscaped swale area.**
37. Green Screens are shown on the elevation of the pet lodge and in the development renderings. Provide detail for green screen and add plant material to the landscape plan. Be advised that the green screens as shown do not meet the intent of the "conspicuous display of green technology" requirement.  
**RESPONSE: Please see corrected plans discussed on the various workshops with city staff**
38. Show location of any temporary trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening, and may require sign review.  
**RESPONSE: Comment has been noted.**

39. Sec. 13- 348(d)(4) - The site does not meet the setback requirements for a PCD. Additionally, the setbacks shown do not reflect required buffer landscaping as required per code. Be advised that there are roadway landscape buffer requirements for NW 71st Street. See landscaping comments relative to this issue.

**RESPONSE: Landscape buffer setbacks with the exception of Phase one meet the PCD requirements.**

40. Staff does not support the proposed parking calculations for the storage facility, the pet lodge, or the pet lodge office. Discuss with Staff.

**RESPONSE: Please see corrected plans and PCD document, discussed on the various workshops with city staff**

41. The parking table denotes the parking stalls as 9' x 18' but the new parking is shown as 10' x 20'.

**RESPONSE: See corrected plans in sheet A3.0 & A3.1.**

42. Staff suggests providing 18' curbed parking stalls to allow for additional landscape and sidewalk width. The 2' overhang may not be included in the required sidewalk or landscape buffer.

**RESPONSE: See corrected plans in sheet A3.0 & A3.1.**

43. Islands within the parking area shall be 12' minimum. Make necessary adjustments, including detail 5 on sheet A3.1.

**RESPONSE: See corrected plans in sheet A3.0 & A3.1.**

44. Provide a truck turning movement plan.

**RESPONSE: See corrected plans in sheet A3.0.**

45. Provide approval letter from Republic Services for the dumpster as shown. (waste provider)(Francisco Valdes 954-583-1830)

**RESPONSE: Will be provided.**

46. Provide information for proposed signage. If signage is not a part of this review, a separate zoning application will be required. Remove any reference to signage on the site plan if not a part of this review. Discuss proposed signage with Staff to determine what applications are needed. Call Natacha Josiah (954) 973-6756.

**RESPONSE: proposed monument signs have been included in submittal, but will be under a separate permit.**

47. 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: comment noted on sheet A5.0.**

48. 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: Acknowledged**

49. Sec.13-460(h)(2) - All letters and symbols on permanent ground and wall identification signs must extrude from the sign face a minimum of one-half (½) of an inch and extrude no more than nine (9) inches.

**RESPONSE: Acknowledged**

50. Sec.13-460(h)(3) - Exposed raceways are prohibited.

**RESPONSE: Acknowledged**

51. Sec. 13-460(m)(6) – Strip lighting is only permitted as an integral part of a building sign.

**RESPONSE: Acknowledged**

52. Sec. 13-460(k) – Cabinet Signs. Letters and logos must be opaque.

**RESPONSE: Understood. Per conversation with Natacha on 5/24/17, the comment was clarified to mean the background is opaque BUT the letters and logos are to be illuminated.**

53. Sec. 13-466.8(c)3 – A linear sign area is permitted 3' in height by 75% of the width of the façade to which the sign is attached.

**RESPONSE: Acknowledged, building sign plans will be submitted as part of the building –permit process.**

54. Sec. 13-466.8(d)2 – A minimum (6) six-inch clearance is required from all edges of the sign face to all architectural elements of the building façade. The clearance is also required for the logo.

**RESPONSE: Proposed monument seeks reduction based on design.**

55. The City has a new lighting ordinance. Please review the ordinance and provide the required tables.

**RESPONSE: Comment has been noted and lighting will comply. Necessary data shown on corrected sheet SL1**

56. Site lighting shall not trespass from the subject property onto neighboring areas.

**RESPONSE: Comment has been noted and lighting will comply.**

57. Lighting on the north side of the site may require shields. Provide a note on the plan that shields will be used if necessary to limit light/glare to surrounding residential areas.

**RESPONSE: Comment has been noted and lighting will comply. Shields are not applicable – all luminaires are IES Full Cutoff.**

58. The photometric plan and foot-candle calculations shall include ALL lighting including parking, exterior building, signage, and landscaping. Please provide all additional lighting/foot-candles not currently shown on the plans.

**RESPONSE: Comment has been noted and lighting will comply. All additional lighting/foot-candles will be provided for parking exterior, building, and landscape. Signage will be under a separate permit.**

59. Please provide the cut sheets for each luminaire used for any/all exterior lighting, including building, signage, and landscaping lighting.

**RESPONSE: Attached.**

60. Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.

**RESPONSE: See new notes of photometric sheet SL1**

61. As a reminder, per the lighting ordinance, wall-washing, uplighting, wallpacks and flood lighting are prohibited.

**RESPONSE: Comment noted.**

62. Specific questions relative to lighting can be discussed with Linda Whitman (954) 973-6756.

**RESPONSE: will do.**

## **POLICE DEPARTMENT COMMENTS**

1. Approved



**CITY OF COCONUT CREEK**  
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2  
07-19-17

<b>PROJECT NAME:</b>	Leder Hillsboro Site
<b>PROJECT NUMBER:</b>	17030003

**DEPARTMENTAL COMMENTS**

**BUILDING**

The Building Division approves this application.

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.

**ENGINEERING**

Hold

1. Proposed sign shall not encroach into 10' Utility Easement.

**Response: The sign will be reviewed under a separate application/permit. A note was added to the plans that addresses this comment. Please see note 4, 7/A3.0.**

2. Per City Code Sec. 13-399. (g)- The minimum required aisle width shall be 24 ft. for two-way traffic.

**Response: The west drive aisle will have a low volume of traffic flow. For the south 270'-0" the drive is 20'-0" wide. In that distance there will be no back-out parking, turns or access cuts. Where loading and parking occurs the drive aisle is 24'-0".**

3. Show existing utility easements for the existing water and sewer utilities dedicated by ORB 35294 page 1996.

**Response: The water and sewer easements were added to the plans. Please see sheet A3.0 and sheet CU-101.**

**GREEN**

Hold

**General Comments**

1. Correct the spelling of "standards" on detail 1/A3.2, sheet A3.2.

**Response: The spelling has been corrected.**

**Sec.13-320, Green Building Construction.**

2. Identify the LEED accredited professional on the project.

**Response:** Kenneth R. Carlson, LEED® AP BD+C (ID 28968-AP-BD+C) will be the LEED® professional. Mr. Carlson has been a LEED® AP since 2010 and shall assist in guiding the design personnel in pursuing sustainable building practices.

3. Construction Site Materials Recycling – *Provide a note on the plans stating that 75% of construction debris will be recycled. Identify the sheet number in your response.*

**Response:** Please see Note 2 7/A3.0. Utilizing construction waste management practices the project will divert 75-80% of construction waste, based on weight, most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.

4. Indoor air quality – Revise note to correctly spell ASHRAE.

**Response:** The spelling has been corrected.

5. Recycling of Demolition Waste – *Provide a note on the plans that 75% of the waste will be recycled and diverted away from the landfill.*

**Response:** Please see Note 2 7/A3.0. Utilizing construction waste management practices the project will divert 75-80% of construction waste, based on weight, most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.

6. Regional Materials – *Provide an update on the local sourcing of materials as a part of the building plan submittal process.*

**Response:** The building consists of concrete and steel construction. The largest element of the construction, concrete, is a regional and recyclable material. In an effort to support the local community and reduce the added environmental effects attributed to transportation, to greatest extent possible, the project will specify and utilize materials and products produced within 500 miles of the site. This may include steel, flooring, drywall, wood products, etc.

### **Green Plan Comments**

7. *Action 1.2* – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.

**Staff understands that the applicant is not pursuing LEED certification. However, an easily achievable goal as a sustainable business is using eco-friendly cleaning products. Staff suggests that both the pet lodge and storage facility use eco-friendly cleaning products.**

**Response: We are not seeking LEED® certification but the design will be developed around sustainable building practices. In addition, the pet lodge operator confirmed they use eco-friendly cleaning products.**

8. *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.  
***The proposed greenscreens do not meet the intent of a “conspicuous display of green technology”. Provide this component to the plan.***

**Response: Design of a green enhanced art work element including (PV Panels) will be incorporated in the landscape buffer along Hillsboro Boulevard. The electrical power generated with this project will produce enough electrical power to offset the power needed to light the sign, bollards and parking lot lights located in the street buffer. The development team will interview local artists and will coordinate the design process with the City’s Sustainable Development Director.**

9. *Action 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020. ***Please respond.***

**Response: The site landscaping has been designed in keeping with the intent to provide as much tree canopy as possible. The tree canopy proposed is based on best horticultural practices regarding spacing of trees.**

10. *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.. ***Please respond.***

**Response: A white T.P.O. roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.**

11. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.  
***Provide this note on the plans and identify the sheet number in your response.***

**Response: Please see Note 2 7/A3.0. Utilizing construction waste management practices the project will divert 75-80% of construction waste, based on weight, most of which will be concrete. A regional waste**

management hauler will be hired to haul, separate, sort and document all construction waste.

12. *Action 6.4 – Alternative Vehicle Parking*

**Add to the response, “In lieu of alternative vehicle parking, the ...”**

**Response: Signs will be provided on the site to provide premium parking spaces for carpooling and fuel efficient vehicles as well as one electrical charging station. Please refer to sheet A3.0.**

## LANDSCAPE ARCHITECTURE

Hold

### **Tree Disposition:**

1. Tree #20-26 are shown to remain on the disposition table, but are labeled to be removed on the plans. Revise plans accordingly.

**Response: The plans have been revised to reflect the correct tree dispositions as shown on the table.**

2. Trees and Palms located along the north perimeter of the site from the access point west, and along the north and south sides of the existing east building are to be provided in the tree disposition table. These areas are directly adjacent to proposed work and need to be accounted for.

**Response: All trees within the site limits have been added to the tree disposition table.**

2. Along the north and south sides of the existing building, the proposed parking spaces conflict with existing landscape that needs to be addressed, either by relocation or mitigation depending on further review.

**Response: The existing landscape materials along the north and south sides of the existing building are called to be removed. They have been added to the tree disposition table and accounted for in the required mitigation for the site.**

4. Provide appraisal value form for each specimen tree for review.

**Response: Appraisal values have been provided for each specimen tree.**

5. For the 85 trees proposed to mitigate for the removed canopy, which trees are specified for the 3 categories? Provide breakdown of proposed species.

**Response: The proposed trees used to mitigate for the removed canopy has changed to 118 trees and 38 palms. There are 64 category 1 trees proposed consisting of nine 12' green buttonwoods, twenty-seven 14' slash pines, four 12' wild tamarinds, and twenty-four 12' live oaks. There are 54 proposed category 2 trees proposed consisting of six 10' dahoon hollies, thirty-four 10'**

crape myrtles, and fourteen 8' simpson stoppers. There are 38 category 4 palms proposed consisting of sabal, solitaire, and montgomery palms.

**LP-101:**

6. Proposed landscape around the Pet Lodge building is required to be tiered, not including trees or palms. Provided additional layer as needed.

**Response: An additional shrub layer has been added to the landscape areas around the Pet Lodge building to create a tiered display. Refer to LP-101 for details.**

7. Due to the existing conditions along the west perimeter where the wall creates a void, staff requests the proposed landscape be grouped in a way to make a more natural layout.

**Response: The plant groupings along the west perimeter have been adjusted to create a more natural layout. Mulch is proposed on the west side of the shrubs to allow space for the shrubs to grow and fill in the void between the wall.**

8. The proposed parking spaces on the north and south side of the existing building are displacing existing landscape material that is required to be accounted for. Provided information regarding these locations and how the landscape is being addressed.

**Response: The landscaping along the proposed parking spaces on the north and south side of the existing building will be removed and have been accounted for on the tree disposition plan. Proposed landscape will be replacing the existing landscape to meet code requirements. Please refer to sheet TD-101 and LP-101.**

9. The proposed natural landscape treatment along Hillsboro meets the intent of the Hillsboro Corridor, but the existing overhead power lines along the road are in conflict with the proposed Pine trees. Look at shifting the Pine trees back towards the parking lot and propose smaller trees that meet the FPL right tree right place requirements for directly under the powerlines.

**Response: The proposed pine trees have moved north to avoid conflicts with the overhead powerlines. Small trees such as simpson stoppers and crape myrtles are proposed underneath the power lines and comply with FPL's right tree right place.**

10. The east side of the site is included as part of the site plan and will need to be brought into code compliance. This will include, but not limited to replacing any dead or dying material and restoring missing material.

**Response: The east side of the building is now included as part of the proposed landscape plan. Trees are proposed in areas where plant material is**

**missing in order to bring the east side of the site up to code. Refer to LP-101 and LP-102.**

11. Provide a note on the plans stating any remodeling work to the existing east building that damages or destroys any existing landscape material, it is the responsibility of the contractor to replace to like or better condition per city code requirements.

**Response: This note has been added on LP-101 and LP-102.**

12. Provide 15' and 7.5' light setbacks with dashed circles on the plans

**Response: 15' dashed circles have been added to the light poles to represent the clear zones in relation to canopy trees. 7.5' dashed circles have been added to the light poles near small trees and palms.**

13. Coordinate matchlines between Sheets LP-101 and LP-102.

**Response: The matchline is now coordinated between the two sheets, LP-101 and LP-102.**

14. Location of pump & well was not provided on irrigation sheets as stated. Provide location on landscape plans and provide required screening.

**Response: The source for irrigation water will be from the dedicated 1 ½" irrigation meter on the southwest side of the Pet Lodge. The meter is shown on the landscape and irrigation plans. See sheet CU-101 for details.**

15. All required landscape code sections are in addition to each other. Trees or palms used to meet one section of code cannot be counted for another section of code. Provided data table states 169 trees provided, but the plant schedule states 99 trees with palms being counted as 3:1. Revise tables and plans accordingly.

**Response: The table has been revised to reflect the 118 proposed trees, 14 proposed palms (counting 3:1), and 37 existing trees. There will be a total of 169 trees on site which includes the proposed and the existing trees.**

16. North and South perimeters fall under Sec. 13-443 (15) Roadway Buffer Standards, revise data table to include these requirements.

**Response: The data table has been revised to show the North and South Roadway Buffer requirements.**

17. Include North perimeter street tree requirement in data table.

**Response: The north perimeter street tree requirement has been added to the data table. Due to existing underground utilities in the right of way, the street trees are shown on the south side of the wall. Please refer to LP-102.**

18. Revise Street tree requirement for the South perimeter to 1 tree per 30 LF due to the existing overhead wires. Update total required.

**Response: The street tree requirement has been adjusted for the south perimeter to reflect 1 tree per 30 LF due to the overhead wires. Refer to data table on LP-101.**

19. Provide required mitigation calculations in data table.

**Response: The required mitigation calculations have been added to the data table.**

20. Provide clear zone for fire hydrant located at the SW corner of the Pet Lodge. Label all proposed and existing fire hydrants and FDC on the landscape plans.

**Response: The canopy tree and palm have been moved to not conflict with the fire hydrant. They are outside of the 7.5' clear zone. Asiatic jasmine, a low ground cover, is shown around the hydrant and will not exceed 12".**

21. Wart Fern is on the invasive list and is not allowed to be planted in the city. Remove from the proposed plant schedule and propose an alternate species if needed.

**Response: Wart Fern has been removed from the plant list.**

**LP-102:**

22. The east side of the proposed storage building requires the foundation planting per Sec. 13-443 (7)(d).

**Response: Foundation planting has been added to the east side of the proposed storage building.**

23. Provide landscape screening for the west side of the proposed dumpster enclosure as was done for the east side.

**Response: There is no room for plants on the west side of the dumpster. This enclosed area is designed as a dog walking area. Please refer to sheet A3.0 for details.**

24. The position of the Live Oak in the terminal island at the NE corner of the storage building is too close to the curb to allow for root growth. Shift to center of island and adjust underground utilities if necessary.

**Response: The live oak has been moved to the center of the landscape island and the underground utilities were adjusted to not conflict with the tree placement.**

25. Recommend additional planting on the north side of the storage building to be more proportional with the building height.

**Response: The palm species on the north side of the building have been changed to sabal palms to be more proportional to the height of the building.**

26. Shift location of the Green Buttonwood tree located at the NW corner of the site that is directly adjacent to the proposed storm line.

**Response: The Green Buttonwood tree has been relocated away from the proposed storm line on the NW corner of the site. It is proposed at least 8.5' from the storm line.**

27. Provide root barrier detail requiring to be installed where any tree or palm are proposed within 6' of any underground utilities.

**Response: A root barrier detail has been provided on sheet LD-101, Landscape**

## **PLANNING AND ZONING**

Passed with Conditions

### **General and Advisory Comments**

1. Pending final, corrected plans per Staff comments.

**Response: Acknowledged.**

2. Pending digital re-submittal in PDF format, if applicable.

**Response: Acknowledged.**

3. Pending receipt of (12) 11" x 17" sets of application packages and an unlocked, unsigned digital file prior to the Planning and Zoning Board meeting.

**Response: Acknowledged.**

4. Pending receipt of an address request letter submitted to the Sustainable Development Department, an 11"x17" site plan and a \$100.00 filing fee. Addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the Planning and Zoning Board.

**Response: Acknowledged.**

5. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.

**Response: Acknowledged.**

6. Pending receipt of an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, resident or HOA meetings, site postings, correspondence, etc.

**Response: Acknowledged.**

7. Pending completion of plat note amendment prior to building permits.

**Response: Acknowledged.**

8. Pending completion of NVAL prior to building permits.

**Response: Acknowledged.**

#### **Impact Fees**

9. Pending receipt of Police and Fire Impact Fees at time of building permit.

**Response: Acknowledged.**

10. Pending receipt of Affordable Housing Linkage Fee at time of building permit.

**Response: Acknowledged.**

#### **Public Art**

11. Pending receipt of Public Art Requirement.

**Response: The Applicant is working with the design team to develop an ecofriendly art project. The goal is to generate a design that is sympathetic to the Hillsboro Boulevard landscape plan. The theme is landscape, technology, and sustainability.**

#### **Underground Utilities**

12. Pending receipt of Underground Utilities Waiver fees. See UUW application comments.

**Response: Acknowledged.**

13. Landscape plans relative to the south landscape buffer, will require adjustments based on overhead utility lines.

**Response: Landscaping has been relocated or changed to accommodate the utility lines.**

**Site Plan**

14. Identify the sheet that has the detail for the artificial turf. Staff was unable to locate the detail.

**Response: Acknowledged. Please see Detail 3 on Sheet A3.2.**

15. Identify the sheet that has the detail for the green screen. Staff was unable to locate the detail.

**Response: Please see Details 2 & 3 on Sheet A3.2.**

16. No temporary trailers have been shown on the plan. A temporary trailer will require permitting before placement on site.

**Response: The temporary trailer permit will be applied for by the General Contractor prior to construction.**

17. The detail on sheet A3.1 denotes parking stalls 10 x 20 with wheel-stops. The majority of stalls are 10 x 18 without wheel-stops. Add a detail to reflect the stalls without wheel-stops.

**Response: Acknowledged. Please see detail 7 on Sheet A3.1.**

18. Staff has concerns that the refuse truck will continuously hit the curbing on the north side of the proposed development as it rounds to enter the one-way drive to get to the dumpster.

**Response: Please see sheet CM 102 for exhibit which details adequate room for trucks to maneuver. Please see curb reinforcing detail 5 on sheet A3.2.**

19. Sec.13-399(m) – Access aisles to parking spaces shall not exceed three hundred fifty (350) feet in length. Provide dimensions at each drive aisle.

**Response: Dimensions have been added to drive aisle on Sheet A3.0. Visual and tactile change of materials is added to limit the appearance of the drive aisles length. This pavement change will improve the safety of the drive aisle.**

20. Pursuant to Sec. 13-409(a)(3) Off-street loading requirements, a 12' x 55' loading zone with a 15' vertical clearance must be provided. Please show loading zone on plans for the pet lodge.

**Response: Loading zone has been revised to 12'x55' and the 15' vertical clearance is met for there is no cover canopy. Please see Site Plan A3.0.**

### **Dumpster**

21. Pending approval letter from Republic Services for the dumpster as shown. (waste provider -Francisco Valdes 954-583-1830)

**Response: The developer had requested the letter from Republic Services.**

22. Staff has concerns for truck movement into the one-way isle to access the dumpsters. Staff strongly urges the applicant to soften the radius in this location.

**Response: Please see sheet CM 102 for exhibit which details adequate room for trucks to maneuver. Please see curb reinforcing detail 5 on sheet A3.2.**

### **Sign Review**

23. Applicant has noted that the signage will be reviewed separately under a separate application/permit.

**Response: The sign will be reviewed under a separate application/permit. A note was added to the plans to reflect this comment. Please see note 4 7/A3.0.**

### **Photometric**

24. It appears that there is a site lighting light pole located in the drive to the loading area for the storage building on the west side of the building. Please clarify or correct.

**Response: The light pole has been removed.**

25. Based on the photometric plan, aside from the use of the noted wall and pole mounted LED, no exterior lighting, including architectural exterior building lighting and landscape lighting, is proposed for the pet lodge or the storage building. Please acknowledge. (i.e. accent lighting, uplighting, recessed lighting, bollards, etc.)

**Response: Accent lighting will be added to each building to enhance the project and also aid in the safety of clients incorporating good CPTED Design Practice.**

26. Applicant shall locate and add required bollards to the plan along the proposed 10' walkway. The bollards shall be from the City's amenities package. See staff with any questions.

**Response: Eight bollards have been added along the path.**