



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

PROJECT NAME:	Dailys/Shell		
PROJECT NUMBER:	PZ-15070003		
LOCATION:	4701 W Sample Rd		
APPLICANT/AGENT:	Michael Troxell		
REVIEW/APPLICATION	PMDD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Swati Meshram – Senior Planner	SMeshram@coconutcreek.net	(954) 973-6756
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Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Rodney Zancanata - Fire Marshall	rzancanata@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

ENGINEERING

Passed with conditions

The following application has been approved following that all comments from the Site Plan application are addressed and approved.

FIRE

Fire approves the site plan.

Other comments will be forthcoming as construction plans are presented.

GREEN

General and Advisory Comments

1. *MainStreet Design Standards, page 3: Implementation and Using the Standards:* PMDD applications that do not meet the MainStreet Design Standards and principles, must identify each standard and principle, state the reasons why they cannot be met and provide alternate solutions that maintain the overall intent of the MainStreet Project Area. Sufficient justification

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.



for alternate design solutions has not been provided. Alternate solutions shall emphasize creative and functional site design and architecture that makes the project unique.

Response: See revised PMDD application response addressing this comment.

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

Response: The Applicant is obtaining LEED certification.

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

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

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

Response: The Applicant is obtaining LEED certification.

5. *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. PMDD: Water saving toilets and high efficiency HVAC systems meet minimum code. Identify item in excess of minimums*

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

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

Response: See revised PMDD application response addressing this comment. The landscape plan for the development as shown on Exhibit E demonstrates that the plan meets and in most cases exceeds the tree requirements and the Applicant will achieve 40% tree canopy coverage with maximum tree coverage at the Property.

7. *Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. Green roofs may be either active or passive. To further aide in the reduction of heat islands, pitched roofs should incorporate light colored/high albedo materials.*

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

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

Response: The Applicant will construct a pedestrian cross walk from the existing bus shelter and bike racks on Sample Road to allow for improved access to the Property by these means of transportation. The Applicant will also develop a landscaped 12' sidewalk along Sample Road and Lyons Road and an 8' sidewalk along NW 37th Street and NW 47th Avenue. A sidewalk connection will also be added along the northeast side of the building.



9. Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.

Applicant should address this issue by committing to recycling construction debris.

Response: The Applicant will provide recycling options at the Property for a minimum of 2 materials including but not limited to plastic, paper and cardboard. The Applicant will ensure all construction and demolition debris will be recycled and will implement a recycling program.

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

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

LANDSCAPE ARCHITECTURE

Hold

Streetscape:

1. Provide further clarification and information regarding Streetscape requirements, along with justification and alternate solutions for all four streets along the perimeter of the project site

Response: See revised PMDD application response addressing this comment.

- Lyons Road – 12' concrete sidewalk in Solomon 415 red / Venetian Red will be providing along Lyons Road. Existing trees, combined with proposed trees as illustrated (repositioned to be clear of easements and utilities), meet the requirements of the City's PMDD requirements for Lyons Road. Additional tiered shrubs and ground covers have been added on the landscape plan surrounding the Property;
- Sample Road – 12' concrete sidewalk in Solomon 415 red / Venetian Red will be provided along Sample Road. Due to existing utility and FDOT easements, landscape plan meets the intentions of the City's PMDD requirements. Sample Road has existing pathway lighting.
- NW 37th Street – This street was determined to be treated as an access drive and not a City street due to minimal properties accessing it. In lieu of landscaping normally required for a 50' right-of-way, an 8' wide concrete sidewalk in Solomon 415 red / Venetian Red shall be added to the interior of the site along the property line connecting Lyons Road and Sample Road and all required perimeter buffer planting will be provided in the swale area between the Property line and edge of street, maintaining safe setback distances.
- NW 47th Avenue – This street was determined to be treated as an access drive and not a City street due to minimal properties accessing it. In lieu of landscaping normally required for a 50' right-of-way, an 8' wide concrete sidewalk in Solomon 415 red / Venetian Red shall be added to the interior of the site along the Property line connecting Lyons Road and Sample Road and all required perimeter buffer planting will be provided in the swale area between the Property line and edge of street, maintaining safe setback distances.
- Internal Landscaping – The Applicant meets or exceeds the Code's requirement for internal landscaping and satisfies the one tree per 10 parking spaces and 1 square foot of green area per 100 square feet of paved area.
- 8 foot separation between trail and Frontage Road - Required separation incorporated on Lyons Road where the 12' sidewalk with landscaping is being

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.



constructed but not on Sample Road. Due to the existing SFWMD swale within the FDOT right-of-way that encroaches onto the sidewalk, the Applicant cannot provide the required separation between the sidewalk and Sample Road.

- **Shrub/Groundcover**– As discussed with staff, shrubs/groundcovers shall be provided on both Lyon’s Road and Sample Road. However, due to existing site constraints (i.e., existing sidewalks, easements, FDOT drainage swales, etc.) along Sample Road, the required percentage of shrubs/groundcovers cannot be fully met. The frontages of both roads are landscaped to the greatest extent possible in keeping with the spirit and intent of city’s Main Street Guidelines.

2. Justification provided under Exhibit I states Mainstreet Guidelines are being incorporated along Lyons, but proposed landscape does not reflect this. Coordinate PMDD document with proposed site and landscape plans.

Response: See revised PMDD application response along with revised landscape plans addressing this comment.

3. Along with the justification statements for not providing the Mainstreet requirements, provide alternate design solutions that addresses these deviations.

Response: See revised PMDD application response addressing this comment.

Landscape:

4. The applicant is to provide a statement on how they will be addressing the interior portion of the project. If the applicant is requesting a deviation from the city landscape codes, a site specific design standard needs to be provided stating what the intention is, what is being requested, and why. Provide additional sketches, sections, images, etc. that will provide a clear understanding of the design.

Response: See revised PMDD application response addressing this comment.

- **Internal Landscaping** – The Applicant meets or exceeds the Code’s requirement for internal landscaping and satisfies the one tree per 10 parking spaces and 1 square foot of green area per 100 square feet of paved area.

PLANNING AND ZONING

General and Advisory Comments

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

4. Corrections shall be made in strike-thru and underlined format “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be



considered corrections. Additional comments may be provided at DRC meeting and/or upon review of any revised documents.

Response: Acknowledged.

5. Applicant is required to post a 4'x4' sign, in accordance with code requirements, on the property facing each road frontage and setback ten (10) feet from the property line, 14 days prior to a public meeting. Staff to provide correct sign format. Signs shall be removed upon completion of Planning and Zoning Board and subsequent City Commission meetings. Upon postings, applicant shall provide dated photographs depicting each sign to the Sustainable Development Dept.

Response: Acknowledged.

6. Be advised, the Planning and Zoning Board and/or City Commission may place restrictions or conditions of approval on this project during the public hearing process.

Response: Acknowledged.

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

Response: Acknowledged.

8. Review PMDD document and ensure that table of contents accurately reflects pages, page headings, exhibits etc.

Response: Revised within the PMDD response.

9. Most graphics are illegible. Revise accordingly.

Response: Acknowledged. Applicant submitted full size plans corresponding to PMDD application.

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

Response: Acknowledged.

11. Sec.13-110 thru 13-117, Affordable Housing Program. This project shall be subject to the City's affordable housing linkage.

Response: Acknowledged.

12. Sec.13-118 through 13-126, Police and Fire Impact Fee. All new development is subject to impact fees for Police and Fire/Rescue. Fees are collected prior to issuance of building permits. Estimates will be provided during site plan review.

Response: Acknowledged.

13. Staff acknowledges applicants response regarding public art. However, this site is not subject to the Public Art Requirement as it is not greater than 12,500 square feet in gross floor area. Please revise language in the PMDD to reflect this requirement and remove all references regarding the gas station use.

Response: Acknowledged.

14. Vesting of property entitlements is completed with site plan approval by City Ordinance. A site plan, which requires City Commission approval, is required for proposed PMDD.

Response: Acknowledged.



15. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

Response: Acknowledged.

General PMDD (document) Comments

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

Response: See revised PMDD application response addressing this comment.

17. Proposed PMDD lacks details and legible graphics. Additional exhibits such as cross sections, open space plans, etc. shall be provided.

Response: See revised PMDD application response addressing this comment.

18. The City has an approved amenities package with site furniture, site lighting and uniform signage, which shall be used in public areas, along streets and greenway trails. Amenities shall be referenced in the PMDD and details shall be provided.

Response: Colored sidewalks and a bike rack are proposed for the development and the existing bus stop furniture appears to conform with the City amenities package.

19. Multiple sections within the PMDD simply re-state a particular MainStreet Design Standard and/or provide insufficient information. Review the document and revise accordingly.

Response: See revised PMDD application response addressing this comment.

PMDD Document - (Staff acknowledges concurrent site plan application)

20. Page 9, Sec. II A: Land Dedication: Subject property is located in Core Phase, MSDS page 15, not the Transit Phase. Further, staff is unable to review Exhibit E as it is illegible.

Response: See revised PMDD application response addressing this comment.

21. Page 9, Sec. II D: Greenspace: New development that abuts Sample Road and Lyons Road right-of-way shall provide the greenway design as per requirements in Section 8.2 of the MSDS.

Sample Road: PMDD proposes inadequate greenway improvements because of the existing DOT ROW. The design proposed is inconsistent with adjacent previously approved site plans in MainStreet, which allowed for a portion of the perimeter greenway in the right-of-way. Applicant shall revise the design to reflect consistency with prior approval and provide correspondence with FDOT regarding the design. (see comment 24 below)

Lyons Road: PMDD proposes inadequate greenway improvements. Staff recognizes that this area immediately abuts a retention/utility area. However, applicant shall make every effort to design the greenway in accordance with the MSDS. (see comment 24 below)

Be advised, property owner will need to record public access easement(s) for portions of sidewalks, greenways, etc., that are located within private property upon final site plan approval. Appropriate documentation must be submitted prior to issuance of any building permits. Please acknowledge and/or provide response.

Response: See revised PMDD application response addressing this comment.



- Lyons Road – 12' concrete sidewalk in Solomon 415 red / Venetian Red will be providing along Lyons Road. Existing trees, combined with proposed trees as illustrated (repositioned to be clear of easements and utilities), meet the requirements of the City's PMDD requirements for Lyons Road. Additional tiered shrubs and ground covers have been added on the landscape plan surrounding the Property;
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- Internal Landscaping – The Applicant meets or exceeds the Code's requirement for internal landscaping and satisfies the one tree per 10 parking spaces and 1 square foot of green area per 100 square feet of paved area.
- 8 foot separation between trail and Frontage Road - Required separation incorporated on Lyons Road where the 12' sidewalk with landscaping is being constructed but not on Sample Road. Due to the existing SFWMD swale within the FDOT right-of-way that encroaches onto the sidewalk, the Applicant cannot provide the required separation between the sidewalk and Sample Road.
- Shrub/Groundcover– As discussed with staff, shrubs/groundcovers shall be provided on both Lyon's Road and Sample Road. However, due to existing site constraints (i.e., existing sidewalks, easements, FDOT drainage swales, etc.) along Sample Road, the required percentage of shrubs/groundcovers cannot be fully met. The frontages of both roads are landscaped to the greatest extent possible in keeping with the spirit and intent of city's Main Street Guidelines

22. Page 10, Sec. II G: Development Blocks: MS-P blocks shall average approximately 2 acres (300'x300'+). Clarify how this project will be in accordance with the MS-P Sub-district.

Response. The Property exceeds 2 acres as required by the PMDD guidelines. The Property is 2.11 +/- acres.

23. Page 10, Sec. II H: Utilities: Pursuant to Ordinance 2005-032, Section 13-142, 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. Refer to Page 7, Sec. D, e) other utilities of the proposed PMDD and revise document accordingly.

Response. In accordance with Section 13-142 of the City Code of Ordinances, utility lines within the Property and in the adjacent rights-of-way including electric, cable and telephone



will be buried. The only utilities that will be above ground is the electric for the light poles. To the greatest extent possible, utility lines reflected on the final site plan will be located so as to avoid conflict with proposed landscape materials

24. Page 10, Sec. II J: Streetscape Requirement: All perimeter public walkways / greenways shall provide a meandering 12' wide color concrete sidewalk, with integral color in Solomon 415 red / Venetian Red. Revise document accordingly. (see comment 21 above). Refer to Page 11, Sec. L, b) proposed use of the proposed PMDD and revise document accordingly.

Response: The perimeter public walkways/greenways along Lyons Road and Sample Road shall be 12' wide with integral color in Solomon 415 red / Venetian Red.

25. Page 10, Sec. II K: Open Space: Other than required buffers, staff is unable to determine where applicant proposes other open space, plazas or other recreation. Applicant shall provide more information. A color coded exhibit depicting those pervious areas may be included. Be advised, areas outside the property limits cannot be counted toward meeting required open space.

Response: Due to the proposed use at the Property of a gas station/convenience store, the Applicant is not providing open space, plazas or other recreation except for the required buffers. The Applicant is constructing two canopies at the Property which will promote shade.

26. Page, Sec. II L: Building Design: Proposed site plan and building architecture reflects typical gas station / convenience store design. Comment is not meant to mandate a particular architectural style. However, building and site design shall make every effort to provide light colored materials including roof coverings, shading devices, screens, etc., to reinforce the intent of the MainStreet Project area.

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

Response: The development will provide shading measures such as a 19'x17' canopy along the west side of the building near the fuel pumps, a 19'x17' canopy along the east side of the building along Lyons Road both consistent with the color of the building and roof (light tan), along with landscaping to provide natural shading at the Property. The Applicant will comply with any shading requirements to receive LEED certification.

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

Response:

The Applicant is constructing along Lyons Road faux windows, a canopy/portico consistent with the color of the building, along with signage and an attractive appearance to provide a varied architectural element and to provide visual interest at the building along Lyons Road.

- **Building corners with prominent architectural treatment are not feasible at the Property except such prominent architectural treatment will be provided internally at the Property, at the southwest corner of the Property. The design of the Property will be consistent with the brand of Shell gas stations.**
- **The Applicant is providing a canopy along the west side of the building leading to the fuel pumps and a canopy along the east side of the building along Lyons Road. The canopies will be a consistent color with that of the building and the roof (light tan).**
- **The Applicant is providing a canopy along the west side of the building leading to the fuel pumps and a canopy along the east side of the building along Lyons Road. The**



canopies will be a consistent color with that of the building and the roof (light tan) and are both 19'x17'.

- **The Applicant is not providing awnings or arcades at the Property but is providing a canopy along the west side of the building leading to the fuel pumps and a canopy along the east side of the building. The canopies will be a consistent color with that of the building and the roof (light tan).**

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

Response: The Applicant will provide a mansard roof incorporating standing seam metal with a mill finish (silver). The Applicant will screen the rooftop service equipment from view and the roof.

Pedestrian Connectivity: Site design shall strengthen pedestrian connectivity to perimeter greenway and connectivity to future development within the MainStreet Project Area.

Response: The Applicant is providing a 12' wide sidewalk along Lyons Road and Sample Road and an 8' side sidewalk along NW 37th Street and NW 47th Avenue. A sidewalk connection will also be added along the northeast side of the building.

27. Page 14, Sec. II M: Sustainable and Green Components: Per the MainStreet Design Standards, page 91, all buildings shall seek LEED certification by USGBC. Revise the PMDD language to reflect this requirement.

Response: The Applicant is obtaining LEED certification.

28. Page 14, Sec. II M: Sustainable and Green Components: PMDD has not adequately addressed the requirement to provide sustainable and green components. Recycling and storm water management are minimum code requirements and not considered as meeting sustainable or green components. Applicant must provide conspicuous displays of green technology such as but not limited to solar panels, bio-filtration systems, cisterns or other creative green elements. Stating that green elements will be provided "to the extent possible", does not meet the intent or the requirement of the MainStreet Design Guidelines. Revise PMDD accordingly.

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

Alternate Design Solutions Table

29. Review and revise table to include specific solutions for the project. Stating that this is an existing site is not solely justification for alternate solution. Alternate solutions shall not be self-imposed, shall be unique and shall justify why alternate design should be granted.

Response: See revised PMDD application response addressing this comment.

POLICE

Approved



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

PROJECT NAME:	Daily's/Shell		
PROJECT NUMBER:	PZ-15070003		
LOCATION:	4701 W Sample Rd		
APPLICANT/AGENT:	Michael Troxell		
REVIEW/APPLICATION	PMDD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laquiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
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Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

ENGINEERING

Passed with conditions

The following application has been approved following that all comments from the Site Plan application are addressed and approved.

GREEN

Hold

General Comments

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

This general comment is revised within the PMDD response

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



commits to obtaining Silver LEED certification upon completion of construction in accordance with LEED timeframes.

3. Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value. Staff acknowledges applicants response. However, items identified in response are minimum requirements. Applicant shall provide details “in excess” of minimum requirements. Applicant shall make an effort to provide conspicuous displays of green technology such as but not limited to solar panels, “effective” bio-filtration systems, cisterns or other creative green elements. Revise PMDD and site plans accordingly.

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

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

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

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

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

- Pedestrian access with landscaped sidewalks surrounding the Property
- Inclusion of bike racks near the bus shelter to encourage the use of alternative vehicles to incorporate multi modal transportation to the Property
- Energy efficient windows/storefront
- Energy efficient HVAC
- Water conservation toilet system
- Recycled water at car wash
- The parking lot will contain designated parking spaces for high efficiency and car pool vehicles as depicted on the site plan
- Recycling containers at the Property to promote recycling in MainStreet and the Applicant commits to recycling construction debris



- Commitment that construction and demolition debris will divert 75% of waste from landfills
- The Applicant will provide recycling options at the Property for a minimum of 2 materials including but not limited to plastic, paper and cardboard
- Incorporate certain LEED requirements to reduce light pollution such as providing full cutoff luminaires, keeping light poles low and space more closely and focusing light downward
- A high albedo Mill finished mansard roof with an 'Acrylic coated Galvalume' finish on it which will provide at the Property which values are all in excess of the LEED requirements

4. Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. Green roofs may be either active or passive. To further aide in the reduction of heat islands, pitched roofs should incorporate light colored/high albedo materials. Staff acknowledges applicant response. Please provide information on the high-albedo properties or Solar Reflectance for the proposed “mill finished” standing seam metal roof.

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

Solar Reflectance Value of 0.67

Emmissivity Value of 0.06

SRI Value of 55

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

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

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

6. Staff recognizes the area identified as a bio-swale on the site plan. See landscape comments. Bio-swale shall function as an element that supports the intent of the MainStreet Project area and MainStreet Design Standards for conspicuous sustainable site amenities. Ensure that proposed PMDD and all site plan drawings reflect the bio-swale and provide details and notes accordingly. The Applicant will provide a functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order to direct more run off from the paved areas

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



LANDSCAPE ARCHITECTURE

Approved

PLANNING AND ZONING

Hold

General Comments

1. Pending receipt of copy of PowerPoint (or other) presentation, prior to the Planning and Zoning Board and City Commission meetings.
2. Pending receipt of one (1) digital copy and 16 sets of rezoning application packages prior to the Planning and Zoning Board meeting.
3. Corrections shall be made in strike-thru and underlined format “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that guide reviewer to the appropriate sheet(s), page(s) or detail(s) where each correction has been made. Additional comments may be provided upon review of any revised plans.
4. Pending receipt of dated photographs showing 4’x4’ sign posted, in accordance with code requirements, on the property facing each road frontage and setback ten (10) feet from the property line, 14 days prior to a public meeting. Staff to provide correct sign format.
5. Pending receipt of recorded Public Access easements for Lyons Road and Sample Road prior to building permit issuance, per applicant and Alternative Design Solutions table.
6. Pending final revisions to the PMDD document upon City Commission approval, as applicable.
7. Pending final vesting of property entitlements by the City Commission.
8. Pending receipt of documentation confirming LEED certification.
9. Pending placement of utilities underground, per DRC responses, pursuant to Ordinance 2005-032.

PMDD

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

[This general comment is revised within the PMDD response as it relates to the green screen, solar lighting, etc.](#)

11. Per applicant, perimeter greenway sidewalk and sidewalks along NW 37th Street and NW 47th Avenue will be Solomon 415 red/Venetian red per MainStreet Design Standards. Provide notes on

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.



the plans and in the PMDD to specifically require the color be integrated (mixed) into the concrete and not a top coat finish.

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

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

12. Page 10, Sec. II K: Open Space: Other than required buffers, applicant has not provided plazas or other open space. Staff recognizes that this an existing gas station. Re-review site plan and explore opportunity for outdoor employee or patron dining as an open space AND green element. The Applicant will provide a Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8' x 8' aluminum screens with a 12" x 12" grid pattern that will attach to the wall surface. These screens will support the flowering vines (See Action 1.6, Objection VI-5, and the Sustainable and Green Components).

13. Page, Sec. II L: Building Design: Proposed site and buildings reflect typical gas station with convenience store design. Further, large expansive walls are prohibited on any structure. Structures lack articulation and shade elements, exclusive of roof overhangs. As advised, site and architecture design shall reinforce the intent of the MainStreet Project area. Applicant may also consider the convenience store as a potential for a solar collector panel installation.

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

- The Applicant commits to obtaining Silver LEED certification upon completion of construction in accordance with LEED timeframes (See Objective VI-5)
- A functioning bio-swale element that supports the MainStreet area and Mainstreet Design Standards for conspicuous sustainable site amenities which will be reflected on the site plan drawings. The sections and grades on the bio-swale will be revised to direct more run off into the bio-swale. In addition, concrete flumes will be added to the adjacent drive in order to direct more run off from the paved areas. (See Objective VI-5 and Action 1.6)
- Commitment to providing solar landscape lighting at the Property (See Objective VI-5, Action 1.6, and Building Design, Section (m) for Lighting)
- Solar panels to be provided on the car wash to energize the following lighting: (i) 12 carwash cove light fixtures, (ii) 8 carwash bay fixtures, (iii) 3 storage room fixtures, and (iv) 2 detail center fixtures (powered by a freestanding solar panel located next to the Detail Center) (See Objective VI-5, Action 1.6, and Building Design, Section (m) for Lighting)
- The Applicant added a storefront and entry feature at the rear of the building whereby entry and storefront features are at the front and rear of the building to create articulation. (See Building Design, Section (j) for Articulation)



- A Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8' x 8' aluminum screens with a 12" x 12" grid pattern that will attach to the wall surface. These screens will support the flowering vines (See Action 1.6, Objection VI-5, and the Sustainable and Green Components)
- A high albedo Mill finished mansard roof with an 'Acrylic coated Galvalume' finish on it (See Building Design, Section (k) for Rooftops)
- A peak elevation will be added to the east entrance of the building (See Building Design, Section (k) for Rooftops)
- Adding accent trees along Sample Road to provide interest and to break up the long stretches of Silver Buttonwood and Geiger Trees proposed (See Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- Provide site triangles for all ingress/egress points at the property line, including access points along NW 37th and NW 45th Street (See Building Design, Section (c), for Street Orientation)
- Provide shade tree in the terminal island on the west side of the ingress only drive off of Sample. Maintain 15' setback from light (See Building Design, Section (f) for Shading)
- Provide a separate shrub plant diversification calculation along with the tree calculation. No more than 25% of one species may be used on site (See Implementation of Main Street Design Standards, Section (D) for Greenspace)
- Per the City request, the perimeter greenway sidewalk and sidewalks along NW 37th Street and NW 47th Avenue will be Solomon 415 red/Venetian red per Main Street Design Standards. The same sidewalk colors and materials will be utilized along Sample Road and Lyons Road. (See Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- Per the City request to soften the expansive look of concrete, additional areas of stamped concrete along NW 37th Street for pedestrian crossings within the driveways as depicted on the site plan (See Action 6.2 and Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- The color of the sidewalk will be integrated into the concrete and will not be a top coat finish (See Action 6.2 and Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- The Applicant has confirmed that if a truck is located in the loading station, merchandise deliveries can still be accommodated within loading areas at the Property. The Applicant is limited by the configuration of the Property regarding truck circulation on the west. Truck circulation is around the building. Truck circulation is not on the west because the Applicant does not need truck access on the west side of the Property. Movement from Sample Road is not needed. The Applicant has revised the site plan to remove encroachment into the loading area. (See Sustainable Green Components, Section (a) for Recycling/Waste Management)
- Reduction of drive aisle width from 30' down to 24' on the south side of the building to reduce pavement area and increase the greenspace adjacent to the building. The proposed development is limited in the ability to provide greenspace as the Applicant is utilizing the existing tanks located on the east side of the site. The east curb line needs to remain in the same location for the tanks to be in the pavement. (See



Implementation of Main Street Design Standards, Section (D) for Greenspace and Section (F) for Street Grid)

- The drive aisle leading to the car wash has been tapered to the opening (See Implementation of Main Street Design Standards, Section (F) for Street Grid).
- A sidewalk has been added for the outdoor ice machine (See Action 6.2 Implementation of Main Street Design Standards, Section (J) for Streetscape Requirements)
- Adding a vehicle charging station (See Action 1.6, Action 6.4, and Sustainable and Green Components, Section (d) for Alternative Transportation)
- The Applicant commits to include informational signage at certain points of the conspicuous displays of green technology such as at the bio-swale and solar panels (See Action 1.6)

14. Page 14, Sec. II M: Sustainable and Green Components: PMDD does not adequately address the requirement to provide sustainable components. Staff acknowledges applicants response to DRC comments regarding sustainable elements i.e.; “rooftop heat island effect, water efficient landscaping and aggressive exterior lighting”. However, items identified are minimum requirements. Provide information “in excess” of minimum requirements. Re-review “aggressive exterior lighting” as it appears to exceed maximums permitted per City lighting ordinance. Applicant shall make every effort to provide conspicuous displays of green technology such as but not limited to solar panels, “effective” bio-filtration system, etc. Revise PMDD accordingly.

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

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

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

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



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

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

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

Alternate Design Solutions Table

15. Staff recognizes that this is an existing site. However, re-stating an existing condition does not comply with a justification requirement. Review and revise table to include specific alternate design solutions for the project. **Revised within PMDD resubmittal.**



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

PROJECT NAME:	Dailys/Shell		
PROJECT NUMBER:	PZ-15070003		
LOCATION:	4701 W Sample Rd		
APPLICANT/AGENT:	Michael Troxell		
REVIEW/APPLICATION	PMDD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Swati Meshram – Senior Planner	SMeshram@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Rodney Zancanata - Fire Marshall	rzancanata@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

ENGINEERING

Approved

GREEN

Hold

General Comments

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

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.



2. *Pending receipt of documentation confirming LEED Silver certification. Pursuant to the LEED scorecard submitted with this resubmittal, the Applicant will achieve LEED certification.*
3. *Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills. Pending completion.*

PLANNING AND ZONING

Hold

General Comments

4. Pending PowerPoint (other) presentation to the Planning and Zoning Board and City Commission.
5. Pending receipt of copy of PowerPoint (other) presentation.
6. Pending receipt of one (1) digital copy and 16 sets of rezoning packages prior to the Planning and Zoning Board meeting.
7. Pending receipt of final cost recovery for [professional landscape review services, Sec.13-80\(b\)](#).
8. Pending receipt of final revised PMDD Report upon City Commission approval, as applicable.
9. Pending receipt of recorded Public Access easements for Lyons Road and Sample Road prior to building permit issuance, per applicant and Alternative Design Solutions table.
10. Pending final vesting of property entitlements by the City Commission.
11. Pending receipt of documentation confirming Silver LEED certification, per applicant. Pursuant to the LEED scorecard submitted with this resubmittal, the Applicant will achieve LEED certification
12. Pending placement of utilities underground, Ordinance 2005-032, per applicant.
13. Corrections shall be made in strike-thru and underlined format “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Additional comments may be provided upon review of any revised plans.
14. Pending receipt of dated photographs showing 4’x4’ sign posted, in accordance with code requirements, on the property facing each road frontage and setback ten (10)

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.



feet from the property line, 14 days prior to a public meeting. Staff to provide correct sign format.

15. Staff acknowledges applicants responses to previous DRC comments. However, staff continues to be concerned with the proposed layout as it is reflects typical gas station/convenience store design that does not support the Citys' goal of creating unique projects that comply with the MainStreet Design Standards.

PMDD

16. MainStreet Design Standards, page 3: Implementation and Using the Standards: PMDD applications that do not meet the MainStreet Design Standards and principles, must identify each standard and principle, state the reasons why they cannot be met and provide alternate solutions that maintain the overall intent of the MainStreet Project Area. Inability to comply with all requirements as a result of the proposed project and new building orientation are not limitations of the site as it currently functions as a gas station with convenience store. *Adequate language and justification for alternate design solutions that emphasizes creative, functional site design and architecture that makes the project unique has not been provided for all standards. Revise as required.* See PMDD resubmittal. Pursuant to the Applicant's resubmittal and as depicted on the site plan, it will provide a solar panel (60' x 18') above the six (6) parking spaces along Sample Road (See Section III(B), Action 1.6 and Sustainable and Green Components on Exhibit I). The Applicant is also adding proposed outdoor seating at the SE corner of the site (See Section III(B), Action 1.6 and Sustainable and Green Components on Exhibit I).

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

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

- a) A functioning bio-swale
- b) Solar landscaping
- c) Solar panels on the car wash
- d) Silver LEED certification (it will provide LEED certification)
- e) A vehicle charging station
- f) Informational signage regarding green technology.



17. Sec. D (e): Utilities. Sec.13-142: Underground Utilities: Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place all utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground. *Refer to engineering department comments.* The Applicant seeks clarity on this comment from the City as the Engineering comments from the City on the site plan staff report provides, “passed with conditions”. In accordance with Section 13-142 of the City Code of Ordinances, utility services to the Property will be provided via underground service with pad mounted transformers. The existing overhead utility lines along Lyons Road shall remain along with the electric service for the light poles along Sample Road. To the greatest extent possible, utility lines reflected on the final site plan will be located so as to avoid conflict with proposed landscape materials (See PMDD Section D(e) regarding other utilities and Utilities in sExhibit I).

18. Pending completion and receipt of recorded documents for the NVAL line along NW 37th Street. A NVAL amendment, along with a plat note amendment application was submitted to the City on March 17, 2016. Simultaneous with the resubmittal of this application, the Applicant will provide a new review fee of \$250.00 since the prior payment was not timely deposited.

19. *Revise proposed PMDD to identify code requirement regarding curb cuts onto collector and sub-collector streets to be spaced not less than three hundred (300) feet apart and approvals by Broward County or as applicable.* As indicated on the site plan, the distance between the North driveways is 70.42’ and 126’.

20. *Building Design:* Proposed site and buildings reflect typical gas station with convenience store design. See site plan for architecture comments. As advised, site and architecture design shall reinforce the intent of the MainStreet Project area. Applicant may also consider the convenience store as a potential for a solar collector panel installation.

See PMDD resubmittal. Pursuant to the Applicant’s resubmittal and as depicted on the site plan, it will provide a solar panel (60’ x 18’) above the six (6) parking spaces along Sample Road (See Section III(B), Action 1.6 and Sustainable and Green Components on Exhibit I). The Applicant is also adding proposed outdoor seating at the SE corner of the site (See Section III(B), Action 1.6 and Sustainable and Green Components on Exhibit I). The Applicant is still proposing the Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City. The Green Screen is a vertical trellis that will eventually have a flowering vine on it that will provide shade and heat gain resistance for the building, as well as being visually enhancing. The Green Screen will be 8’ x 8’ aluminum screens with a 12” x 12” grid pattern that will attach to the wall surface. These screens will support the flowering vines (See Section III(B), Action 1.6, and the Sustainable and Green Components on Exhibit I).

21. Note, installation of green screens does not meet open space requirements. Revise accordingly. The Applicant seeks clarification on this comment as the plans submitted do not include green screens in the open space calculation.