



HSQ GROUP, INC.
Engineers • Planners • Surveyors
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Antonio
Quevedo

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June 28, 2016

CITY OF COCONUT CREEK
Development Review Committee

Re: **Bel Lago Self-Storage**
HSQ Project Number: **1603-26**
City Site Plan Number: **PZ-16040005**

Pursuant to your plan review comments, we have made the requested revisions to the above referenced project. We provide the following corresponding responses:

Fire

1. Move FDC away from building.

Response: *FDC has been moved away from building. Please refer to sheet CWS-1.*

2. Need a hydrant in the vicinity of the FDC and fire DDCV.
 - a. Suggestion: add fire hydrant in the utility easement in the NE corner and move DDCV and FDC next to it. The sprinkler line could then go straight into stairwell from that point. FDC could then be on the DDCV.

Response: *Fire Hydrant has been added; the DDCV and FDC have been relocated. Please refer to sheet CWS-1.*

Planning and Zoning

Plat

26. Parcel C of the Bel Lago Plat is restricted to 8,750 square feet of restaurant. As proposed, the self-storage facility is not currently permitted.

Response: *Plat Note Amendment is being handled by Surveyor and Applicant.*

27. Sec. 13-351 – Be advised, building permits will NOT be issue until the Plat has recorded.

Response: *Plat Note Amendment will be recorded as requested.*

Site Plan

40. Please ensure that consistent notes identify the office/store/restroom and self-storage square footage and if they are calculated together or separately. Revise site data table accordingly. Revise detail accordingly.

Response: *Site data table has been revised to reflect correct square footages. Please refer to sheet SP-2.*

Parking

45. Parking stall detail shows wheel stops. Show on plans or revise detail accordingly.

Response: *Wheel stops have been added on the west side of building. Please see sheet CPM-1.*

46. Sec.13-241(b) - All sidewalks shall have a minimum width of five (5) feet. Vehicle overhangs are permitted over a curb, sidewalk or landscaped area, however, this area shall not be counted towards meeting any requirements for sidewalks or landscaping. Revise plan accordingly ensuring minimum sidewalk and landscape widths are maintained.

Response: *All sidewalks have a minimum width of five (5) feet. Please refer to sheet SP-1.*

47. Sec.13-406 - Bicycle parking shall be provided by installation of a stationary bike rack at a ratio of 1 space per 10,000 square feet of total retail and commercial floor area. (See Green comments)

Response: *Bike racks have been added on the Northside of building. Please see sheet SP-1.*

48. Sec.13-407(b) – When units or measurement determining the total number of required off-street parking spaces result in a fractional space, any such fraction shall require a full off-street parking space. Ensure compliance in parking data table and/or provide notes as applicable.

Response: *Parking calculations and requirements reflect total number of spaces, including fractional totals.*

Sales and /or Construction Trailer

49. Show proposed location of any temporary trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

Response: *There is currently no temporary trailer proposed for this project.*

Truck Movement and Loading

50. Provide a truck movement plan that shows delivery and moving type vehicles of appropriate size accessing and circulating around the site and in and out of the proposed loading area. Truck parking shall not be permitted on shared internal access aisle or public right-of-way. Provide signs prohibiting parking or vehicle standing as referenced.

Response: *Access Truck plan (No parking signs included) has been provided. Please refer to sheet AT-1.*

Dumpster

51. Dumpster enclosure shall exceed the vertical height of the dumpster by at least six (6) inches. Per PUD, aluminum louvered gates are required. Revise detail accordingly.

Response: *Dumpster enclosure detail has been revised. Please refer to sheet SP-2.*

52. Provide an approval from Republic Services (waste provider)(Francisco Valdes 954-583-1830)

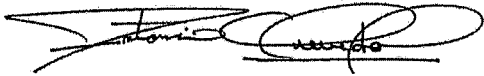
Response: *Approval letter from Republic Services is attached with this submittal.*

53. Provide a pedestrian access and walkway on the side of the enclosure to reduce use of dumpster gates as a means of pedestrian access.

***Response: Pedestrian access and walkway has been added on the side of the enclosure.
Please refer to sheet SP-1.***

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink, appearing to read 'Antonio Quevedo', with a stylized flourish at the end.

Antonio Quevedo, P.E.

MICHAEL J. PETROW AND ASSOCIATES, INC.

**P. O. BOX 8601
CORAL SPRINGS, FLORIDA 33075
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**LANDSCAPE ARCHITECTURE CITY REVIEW COMMENTS AND RESPONSES
SELF STORAGE AT WILES ROAD**

Comment 1: Due to the missing information from the site plan submittal, a complete review is not possible. Additional comments will be provided when a complete submittal is made. The following comments are based on a cursory review of what was provided and not to be considered final.

Response: All of the information necessary to provide a complete landscape package was not available at the last submission. The plans that were submitted were a general representation of the landscaping to be provided.

Comment 2: Provide complete tree disposition plans, including all tree information and mitigation calculations.

Response: A tree disposition plan and calculations have been provided.

Comment 3: Plant ID labels are not on the provided plant list.

Response: Plant ID labels are provided on the plant list.

Comment 4: Provide landscape data for all applicable code sections.

Response: Landscape data is provided on sheet LP-1.

Comment 5: Provide tiered landscape for the east portion of the north façade where there is a single hedge row.

Response: Large trees, small trees and groundcover have been added to this location.

Comment 6: Provide tree in the terminal landscape islands for the parking along the west side of the building.

Response: A large tree has been added to the north terminal island along the west side of the building. Medium sized trees have been added to the south terminal landscape area avoiding the utility easements.

**Comment Responses submitted by:
Michael J. Petrow and Associates Inc.
Michael J. Petrow Landscape Architect
FL REG LA0000392**

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City of Coconut Creek
Development Review Committee (DRC) Review #1

Date: 5-11-16

Project number # PZ-16040005

Comments regarding Green Plan

Action 1.2 – Applicant will team with the city in pursuing LEED certification or Florida Green Build Coalition.

Action 1.6- Applicant will provide solar Panels on south side of structure for visible application of green technology from wiles road See: South Elevation

Action 2.1- See Landscaping response

Action 2.2- See roof plan. Applicant with use a light colored TPO roof with high Albedo to reduce heat island.

Action 2.3- See site planning response for access to passive parks.

Action 5.1- See response to recycling initiative by Civil engineer. Garbage shall be separated internally as-well as at pick up location by building management.

Action: 5.3- A methodology shall be provided to divert 75% of waste from landfills. A recycling triage shall be implemented during construction.

Action 6.2- See civil drawings and responses pertaining to public transportation.

Action 6.4- See civil drawings and comments concerning hybrid vehicle, electrical recharge stations and bike rack locations.

Aesthetic Criteria:

The proposed structure meets the aesthetic criteria as established by the City of Coconut Creek

Architectural Style: The structure takes on an urban style and ties into the surrounding structures by incorporating tower feature, similar roofing materials and textures. A strong base is established to distinguish the body and cap of the structure.

The materials selected compliment the surrounding structures within the context. Spanish Tile, smooth stucco, aluminum canopies, and canvas awnings are utilized to continue the fabric of the community.

Colors used for this project are harmonious in nature. The palette used is composed of neutral tones with darker accents.

Mechanical equipment situated on roofs are below the parapet line and invisible from street. No ground mounted equipment is being utilized. If any are used in the future they will be properly screened per Sec 13-37(c)(3)e.

No roll-up doors will be visible via glazed openings

Photometric:

73. By means off approved timers and switching, light levels will be reduced to 1 foot candle after hours.

74. No shoebox type wall packs are being used for this project. There are Acorn type fixtures used to enhance lighting consistent with adjacent structures.

75. Building signage has not yet been selected and will got through its own approval process proper lighting levels will be

76. Electrical engineer shall meet requirements per table 13-371(5)1

77. Exterior lighting shall be engineered not exceed an aggregate of 10 foot candles.

78. Baffles shall be used to assure that no spillage of lighting shall occur on adjacent properties.

79. By means of approved timers and switching, light levels will be reduced to 1 foot candle after hours.

80. No flood lights or wall packs are being used for this project.

81. Construction contract shall be written to clarify that city will be inspecting site with light meter prior to issuing a C.O.

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September 9, 2016

CITY OF COCONUT CREEK
Development Review Committee

Re: **BEL LAGO SELF-STORAGE**
HSQ Project Number: **1603-26**
City Site Plan Number: **PZ-16040005**
(Site Plan Responses)

Pursuant to your site plan review comments, we have made the requested revisions to the above referenced project. We provide the following corresponding responses:

ENGINEERING

GENERAL COMMENTS

1. Please note that all comments are preliminary and are subject to further review for compliance with the City's Code of Ordinances and Specifications at Final Engineering review.

Civil Response: Additional comments will be addressed if provided by city.

2. Additional comments may be provided and/or required upon review of any revised plans.

Civil Response: Additional comments will be addressed if provided by city.

3. All required approvals from Broward County or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

Civil Response: We will obtain approvals from all governmental agencies as required.

4. An approved copy of the Stormwater Pollution Prevention Plan (SWPPP) to be submitted prior to issuance of an Engineering permit. Provide at Final Engineering Review.

Civil Response: The Stormwater Pollution Prevention Plan will be submitted for review and approval during the final engineering review phase.

5. Execution of a Water and Wastewater Agreement and payment of impact fees may be required at Final Engineering Review and prior to review/approval of related building permits. Provide total square footage of proposed building to calculate the impact fees.

Civil Response: A Water & Wastewater Agreement will be executed for this project during the final engineering review phase.

6. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles and trees.

Civil Response: *All existing and proposed easements will be clear of any permanent improvements as required per code.*

TRAFFIC ENGINEERING

7. Show existing stop signs on plans at Final Engineering Review.

Civil Response: *A signage and pavement markings plan will be submitted for review and approval during the final engineering review phase.*

ROADWAY AND PAVEMENT

8. Provide asphalt restoration details at Final Engineering Review.

Civil Response: *An asphalt restoration detail will be included in the final civil plans during the final engineering review phase.*

DRAINAGE COLLECTION SYSTEM

9. Complete storm drainage calculations shall be provided at Final Engineering Review.

Civil Response: *Drainage calculations will be provided for review and approval during the final engineering review phase.*

10. Provide total proposed pervious and impervious area at Final Engineering Review.

Civil Response: *The total proposed pervious and impervious areas will be included in the final drainage calculations.*

11. Provide invert elevations of proposed storm drainage structures at Final Engineering Review.

Civil Response: *Final paving and drainage plans will be submitted for review and approval during the final engineering review phase.*

FIRE

2. NFPA 1:11.10 requires that public safety radios have proper radio reception in all buildings or the owner has to install an amplifier which can be costly. I do not anticipate reception being an issue with this building because we have great reception in the current self-storage nearby. However we have been providing notice up front because we may not know for sure until the building is complete. We will stop by the site frequently and check reception and provide as much advance notice as we can if we will require an amplifier to be installed in the building.

Architect Response: *Code requirement will be addressed if required.*

GREEN

GENERAL COMMENTS

1. Pending final corrections to PUD.

Civil Response: Please refer to PUD comment responses.

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

Civil Response: Comment Acknowledged.

SUSTAINABLE

3. Sec.13-320, Green Building Construction. 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 shall indicate how project will EXCEED requirements of the Florida Building Code and other applicable codes. Staff can provide a checklist to assist in this effort. List (checklist) must be included in the construction documents submitted to the City Building Division for permitting.

Architect Response: Understood. We will provide these at construction document phase.

GREEN PLAN

4. Action 1.2 – Pending LEED Certification or Florida Green Building Coalition (FGBC) Certification.

Architect Response: All the Green Plan items selected and used will be noted and document provided at Construction Document Phase. The decisions on which item to use require coordination with multiple engineering and design professionals along with added owner input.

5. Action 1.6 – Pending solar installation on south side. Provide details for review.

Architect Response: All the Green Plan items selected and used will be noted and document provided at Construction Document Phase. The decisions on which item to use require coordination with multiple engineering and design professionals along with added owner input.

6. Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020. Comment not addressed in landscape responses per applicant DRC responses.

Landscape Response: Will provide maximum tree canopy coverage over the previous area of the site.

7. Action 2.2 – Pending installation of light colored/high albedo roof per applicant DRC responses.

Architect Response: A light colored reflective roof is our standard design and will be shown on Construction documents.

8. Action 2.3 – Pending installation of sidewalk connection to Wiles Road linear buffer per applicant DRC responses.

Civil Response: *Sidewalk connection has been added. Refer to Sheet SP-1.*

9. Action 5.1 – Increase recycling throughout the City. By increasing recycling the City can begin to reduce waste at the source of generation. Civil engineering responses did not include response as per applicant. Boxes and other packing materials used for storage will increase City waste. Provide sufficient areas for recycling use by self-storage patrons.

Civil Response: *The proposed enclosure size has been increased from originally single dumpster to a wide enough enclosure to fit both trash and recycling containers and revised/approved by the Republic Services (waste provider).*

10. Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills. Applicant shall commit to recycling construction debris. Pending response.

Architect Response: *This will be accomplished during the construction phase.*

11. Action 6.4 – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020. The City encourages the addition of electric vehicle charging station(s).

Applicant Response: *There will be an electrical car parking space located within the internal loading area of the building.*

LANDSCAPE ARCHITECTURE

SP-1

1. Landscape islands adjacent to the dumpster enclosure do not meet the required 12' width.

Landscape Response: *The landscape islands have been adjusted to provide the 12' width.*

2. Review possible access way from existing pedestrian walkway to storage building for residents on the north side.

Landscape Response: *The pedestrian walkway has been provided.*

3. Provide dimensions showing minimum 10' landscape width adjacent to the building, excluding sidewalks and overhangs.

Landscape Response: *The dimensions have been provided on the site plan.*

4. Pedestrian circulation plaza and walkways on existing area to the north do not match what is on site.

Landscape Response: *The landscape plans match the site plan and the site walkway configurations.*

T-1

5. Reevaluate the possibility of relocating a portion of the existing Sabal Palms depending on their condition.

Landscape Response: *There is no room on this site for relocation.*

6. Provide mitigation calculations and what is being proposed for the loss of canopy.

Landscape Response: *Mitigation calculations will be provided on the tree disposition plan.*

7. Several of the large Bald Cypress trees proposed to be removed qualify as specimen trees and are to be evaluated as such. See Section 13-448 (k)(3).

Landscape Response: *The Bald Cypress trees that qualify will be evaluated.*

8. For undeveloped sites, an additional 50% of tree replacement is required. Stated canopy loss is 21,555 SF, which calculates to 32,333 SF of canopy loss to be mitigated for. This number may be less depending on how the specimen trees are addressed.

Landscape Response: *The canopy loss mitigation will be re-evaluated as necessary.*

9. Provide updated wetland determination or verification that the proposed site work is not affecting any existing natural systems.

Civil Response: *A wetland determination was conducted by Broward County during the platting process. The plat for the overall development, including this parcel, was recorded. Therefore, another wetland determination should not be required.*

LP-1

10. Provide canopy tree in terminal island on south end of the parking stalls on the west side of the building.

Landscape Response: *If there is enough room between the curb and underground utilities, a canopy tree will be provided.*

11. Wart Fern is on the Cat. 1 invasive list and is not to be used. Provide alternate species.

Landscape Response: *Wart Fern has been replaced with Boston Fern.*

12. Provide a thicker property/lease line for clarity.

Landscape Response: *A wider line has been added to clarify the property boundary.*

13. Provide native and diversification calculations in Landscape Data per Sec. 13-444 (c).

Landscape Response: *The diversification calculations have been added to the landscape plan.*

14. Provide interior landscape calculations for VUA per Sec. 13-443 (12a & 12b)

Landscape Response: VUA landscape calculations have been provided on the landscape plan.

15. Trees to be counted towards code requirements are to be a minimum of 8' in height. Provided trees meeting this requirement do not meet the total required to be provided and need to be increased.

Landscape Response: Minimum 8' height trees for code have been provided.

16. Total stated trees required (40) do not match the totals added up from each section (60). Review required tree totals and adjust as needed.

Landscape Response: Required tree totals have been adjusted.

17. Total of provided trees along with the existing trees do not meet the required tree count. Additional trees are required. Discussion with landscape reviewer may be necessary.

Landscape Response: Additional trees will be provided as room allows.

18. Dimension and label all easements on the landscape plans, adjust any conflicts that may occur.

Landscape Response: Easements have been labeled however, dimensions should not be on the landscape plans since they may change. They are on the civil plans. Refer to Sheet CWS-1.

19. Provide updated City Landscape Notes on plans. Available upon request.

Landscape Response: Updated City Landscape Notes are provided on the landscape plan.

20. Fire Hydrant and DDCV located on north side of the building do not match CWS-1 plans. Proposed tree location is in conflict if CWS-1 plans hold true.

Landscape Response: Fire Hydrant location has been adjusted on the landscape plan to avoid conflicts.

PLANNING AND ZONING

STAFF COMMENTS

1. Staff has reviewed previous Bel Lago PCD approvals to ensure compliance. The size of the proposed self-storage necessitates the removal of all existing trees on Parcel C which is inconsistent with prior developer commitments and Broward County Development and Environmental Division review and permitting. Staff cannot support the scale of the project at this time as proposed. Further discussion is warranted. See comment below.

Response: See Response Below

2. Sec.13-447. - Preservation of natural habitats. If habitats/plant communities of significant value (as determined by the comprehensive plan, land development regulations or other jurisdictional agencies) are on a site, they shall be protected and preserved in their natural state and/or mitigated by an approved program. Eradication of invasive exotic plant species shall be conducted as needed to maintain the naturally occurring environmental conditions of the habitats and plant communities.

Response: *The applicant will comply with city code as to mitigation by an approved program.*

GENERAL COMMENTS

3. Pending receipt of one (1) digital copy and 14 sets of application packages prior to Planning and Zoning Board meeting.

Civil Response: *Digital copy and additional sets will be provided to city when requested.*

4. Written responses (only) to DRC comments do not ensure compliance. Corrections shall be made to plans through plan revisions, graphics, details and notes addressing and responding to DRC comments and re-submitted per digital submittal requirements. Written responses to comments shall provide guidance 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.

Civil Response: *Written responses to all DRC review comments have been provided.*

5. Several previous DRC comments have been re-stated. Please ensure re-submittal addresses all comments. See comment above.

Civil Response: *Written responses to all DRC review comments have been provided.*

6. Please use the DRC comments WORD document provided, as one (1) DRC response document.

Civil Response: *Master response letter to all DRC review comments have been provided.*

7. 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. Pending receipt of contact information for the person(s) and/or department responsible for payments to the City.

Civil Response: *Applicant will be responsible for all pending city fees.*

8. Applicant shall make every effort to ensure public participation as part of this project review. Pending receipt of letters, copies of mailed notices, etc., demonstrating public outreach efforts.

Response: *See attached community participation report.*

9. Pending receipt of an address request letter, 11"x17" site plan and \$100.00 filing fee.

Civil Response: *Applicant will submit required request letter under separate submission.*

10. Pending completion of final site plan revisions within seven days of Planning & Zoning Board approval, Sec.13-81(14)c. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff. Be advised, building permit will not be issued until all outstanding DRC items have been addressed and fees have been paid.

Civil Response: *Site plan revisions will be addressed within required deadlines.*

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

Civil Response: *Additional comments will be addressed if provided by city.*

12. 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. Please acknowledge.

Civil Response: *Comment Acknowledged.*

PLAT

13. Pending receipt of Delegation Request to permit self-storage as proposed.

Civil Response: *Applicant will submit plat delegation request to city under separate submission.*

14. Pending recordation prior to building permit issuance.

Civil Response: *Plat delegation (note amendment) will be recorded prior to building permit issuance.*

AFFORDABLE HOUSING FEE

15. Section 13-110 thru 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to building permit issuance. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. An itemized floor area table will be required at time of building permit review. Please acknowledge.

Civil Response: *Applicant will pay all required city fees prior to building permit issuance.*

POLICE AND FIRE FEE

16. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to issuance of building permit. An itemized floor area table will be required at time of building permit review. Please acknowledge.

Civil Response: *Applicant will pay all required city fees prior to building permit issuance.*

PUBLIC ART

17. 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 a site plan application review and approval process.

Architect Response: *The Developer has opted to use the payment in-lieu of on-site placement of the art. The details will be arranged accordingly.*

PROJECT COMMENTS

18. Comments below are provided as information. See "Staff Comments" above.

Civil Response: *Comment Acknowledged.*

19. Proposed self-storage is inconsistent with approved Bel Lago PUD. Site plan review and approval is subject to rezoning approval by the City Commission.

Civil Response: *Comment Acknowledged.*

20. Include square footage of each floor and each area per floor. Revise site data table accordingly.

Civil Response: *The site data table has been revised as requested. Refer to Sheet SP-2.*

21. A minimum open space of 35% for the 19.79 acre Bel Lago PUD is required. Ensure that site data clearly shows this requirement, accounting for the proposed self-storage.

Civil Response: *The open space requirements have been added to the site data table. Refer to Sheet SP-2.*

22. Per PUD, Sec. J (3), setbacks shall be measured from landscape buffers. Revise accordingly.

Civil Response: *Setbacks have been dimensioned from the landscape buffers as requested. Refer to Sheet SP-1.*

23. Sec.13-236.1(15) - Provide a traffic control/maintenance plan that provides information on what temporary measures will be taken to provide vehicular access to residents.

Civil Response: *Traffic control and maintenance plan will be submitted for review and approval during the final engineering review phase.*

CONSTRUCTION TRAILER

24. Staff acknowledges per applicant DRC responses, temporary trailer(s) are not proposed.

Architect Response: *No construction trailer is being proposed for this project.*

PARKING

25. Parking stall detail shows wheel stops. Wheel stops may not be used for spaces on west side of building. See comment below regarding overhangs and revise plan accordingly.

Civil Response: *The wheel stops have been removed on the west side of building. Refer to Sheet CPM-1.*

26. Sec.13-241(b) - All sidewalks shall have a minimum width of five (5) feet. Vehicle overhangs are permitted over a curb, sidewalk or landscaped area, however, this area shall not be counted towards meeting any requirements for sidewalks or landscaping. Revise plan accordingly ensuring minimum sidewalk and landscape widths are maintained.

Civil Response: *Proposed sidewalk is seven (7) feet wide minimum and handicap parking detail has been revised. Refer to Sheets SP-1 & SP-2.*

TRUCK MOVEMENT AND LOADING

27. Truck parking or loading is not be permitted on shared internal access aisle or public right-of-way. Provide signs prohibiting parking or vehicle standing as referenced.

Civil Response *"No Parking Signs" have been added. Refer to Sheet AT-1.*

28. Loading zones may not be located within a drive-aisle, impeding regular vehicle circulation.

Civil Response: *"Loading Zone Signs" have been removed. Refer to Sheet CPM-1.*

WALLS & FENCES

29. Sec.24-106(b)(1) - A solid masonry wall, 6' in height, measured from the finished grade of the abutting property, is required along the property line abutting the residential district. If one exists, clearly identify on the site plan. If required, the wall is to be finished and painted on both sides.

Civil Response: *The originally approved decorative perimeter fence will be continued along the east property line.*

ELEVATIONS

30. Expansive walls without architectural details or other treatment shall not be proposed. Revise plans to add details to ALL walls.

Architect Response: *The elevations have no expansive walls without architectural detail or treatment. We believe this comment may be misplaced. Refer to Sheets A201 and A202.*

31. Provide "common" color names for all elements proposed including sunbrella awning etc.

Architect Response: *Refer to elevation Sheets A201 and A202 for color common names.*

32. Provide note on architectural plans ensuring that ALL windows and/or other openings shall be obscure such that NO roll-up or other internal storage room doors will be visible day or night.

Architect Response: *Refer to Sheets A201 and A202 for note indicating no visible storage room doors.*

33. If light fixtures are proposed, they must be included in photometric calculations. Please confirm.

Architect Response: *All exterior lights are included in photometric plan. Refer to Sheet PM-1.*

SIGNAGE

34. Per applicant, signage to be reviewed by separate sign review application. As such, ALL references to signage shall be removed from the exterior elevation.

Architect Response: *Refer to Sheet A201 and A202 indicating all signage by separate review.*

35. See photometric comments regarding lighting compliance for signage.

Architect Response: *Comment Acknowledged.*

PHOTOMETRIC

36. The architectural elevations call out a decorative sconce (Gardo – 100 line) that is not reflected on the photometric plan. Please rectify the discrepancy.

Architect Response: *The gardco sconce has been removed from the architectural plans as it is not necessary.*

37. Sec 13-374 - Review the lighting code and provide the table as required (Sec. 13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens. Second request.

Architect Response: *A lighting code table has been created and is on sheet I1 showing compliance with the lumen quantity code.*

38. Section 13-374(2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 foot-candles. Maximum shown on the photometric is 10.6. Revise the plan accordingly.

Architect Response: *The maximum fc has been changed so it does not exceed 10.*

39. 13-374 (2) d 4 -Light shall not trespass off the subject property. Staff has particular concerns with the lighting levels on the north, east and south property lines. Revise the plans accordingly.

Architect Response: *The north side faces an existing driveway, parking spaces facing the lake, a dumpster enclosure and a portion of the side of one residential building. The majority of the new light will be ceiling mounted tucked in the covered access area. We have carefully considered the light design with this north side. There are only 3- wall mounted decorative light fixtures on the north side of the building providing a minimal quantity of light. The east side of our building has two emergency egress doors. Each will have a very small decorative wall mounted light producing a minimal quantity of light. East of us is a parking area and a driveway and more parking before the next residential building. The south is wiles road and there is a landscaped pedestrian path feature which mottle the minimal light we are producing. We have 4 wall mounted decorative lights on this façade which will add light to the existing pedestrian walk. These lights are not glare producing lights.*

40. Sec 13-374 (2) d 11 – Place a note on the plans relative to the proposed timers to reduce the lights to 1fc after hours.

Architect Response: *A note has been added to sheet I-1 indicating this reduced after hour light level will be accomplished.*

41. Sec 13-374(2) d5 – Full cut off fixtures, or equivalent, must be used. The wall fixture specified is not a full cut-off fixture and further, Staff has concerns with potential glare from this fixture.

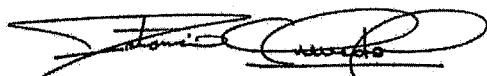
Architect Response: *Fixtures specified have built in design & optics which reduce the spill and glare which staff is concerned with. These fixtures are LED decorative fixtures which are designed for this application.*

42. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on passing this.

Architect Response: *A note has been added to Sheet I-1 indicating that the levels will be checked for compliance and C.O. will depend on this passing.*

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Antonio Quevedo, P.E.



HSQ GROUP, INC.
Engineers • Planners • Surveyors
5951 Northwest 173rd Drive, Suite #4
Miami, Florida 33015
(786) 534-3621 Phone

Antonio
Quevedo

Digitally signed by Antonio
Quevedo
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Business Representative,
ou=HSQ GROUP INC,
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March 9, 2017

CITY OF COCONUT CREEK
Development Review Committee

Re: **BEL LAGO SELF-STORAGE**
HSQ Project Number: **1603-26**
City Site Plan Number: **PZ-16040005**
(Site Plan Responses)

Pursuant to your site plan review comments, we have made the requested revisions to the above referenced project. We provide the following corresponding responses:

ENGINEERING

GENERAL COMMENTS

1. Please note that all comments are preliminary and are subject to further review for compliance with the City's Code of Ordinances and Specifications at Final Engineering review.

Civil Response: Additional comments will be addressed if provided by city.

2. Additional comments may be provided and/or required upon review of any revised plans.

Civil Response: Additional comments will be addressed if provided by city.

3. All required approvals from Broward County or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

Civil Response: We will obtain approvals from all governmental agencies as required.

4. An approved copy of the Stormwater Pollution Prevention Plan (SWPPP) to be submitted prior to issuance of an Engineering permit. Provide at Final Engineering Review.

Civil Response: The Stormwater Pollution Prevention Plan will be submitted for review and approval during the final engineering review phase.

5. Execution of a Water and Wastewater Agreement and payment of impact fees may be required at Final Engineering Review and prior to review/approval of related building permits. Provide total square footage of proposed building to calculate the impact fees.

Civil Response: A Water & Wastewater Agreement will be executed for this project during the final engineering review phase.

6. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles and trees.

Civil Response: *All existing and proposed easements will be clear of any permanent improvements as required per code.*

TRAFFIC ENGINEERING

7. Show existing stop signs on plans at Final Engineering Review.

Civil Response: *A signage and pavement markings plan will be submitted for review and approval during the final engineering review phase.*

ROADWAY AND PAVEMENT

8. Provide asphalt restoration details at Final Engineering Review.

Civil Response: *An asphalt restoration detail will be included in the final civil plans during the final engineering review phase.*

DRAINAGE COLLECTION SYSTEM

9. Complete storm drainage calculations shall be provided at Final Engineering Review.

Civil Response: *Drainage calculations will be provided for review and approval during the final engineering review phase.*

10. Provide total proposed pervious and impervious area at Final Engineering Review.

Civil Response: *The total proposed pervious and impervious areas will be included in the final drainage calculations.*

11. Provide invert elevations of proposed storm drainage structures at Final Engineering Review.

Civil Response: *Final paving and drainage plans will be submitted for review and approval during the final engineering review phase.*

FIRE

2. NFPA 1:11.10 requires that public safety radios have proper radio reception in all buildings or the owner has to install an amplifier which can be costly. I do not anticipate reception being an issue with this building because we have great reception in the current self-storage nearby. However we have been providing notice up front because we may not know for sure until the building is complete. We will stop by the site frequently and check reception and provide as much advance notice as we can if we will require an amplifier to be installed in the building.

Architect Response: *Final Code requirement will be addressed if required.*

GREEN

STAFF COMMENT

1. Because the size of the proposed self-storage necessitates the removal of all existing trees on Parcel C, staff cannot support the scale of the proposed project at this time.

Landscape Response: *The tree survey has been updated and the tree disposition chart has been revised. Trees that can be relocated on site have been listed on the tree disposition plan.*

2. Preservation of natural habitats. In order to improve the appearance and promote its character, the City supports efforts that further the City's goals for preservation and sustainability. If habitats/plant communities of significant value (as determined by the comprehensive plan, land development regulations or other jurisdictional agencies) are on a site, they shall be protected and preserved in their natural state and/or mitigated by an approved program, Sec.13-447.

Landscape Response: *26 Sabal Palmetto have been listed for relocation.*

COMMENTS

3. Pending review of required checklist to be included in construction documents, indicating how the project will EXCEED Florida Building Code and other applicable codes requirements, Sec.13-320.

Architect Response: *The building will be equipped with energy efficient windows, A high performance mechanical system, high albedo surfaces including roof, visible P.V. panels on southern façade, low V.O.C paint and off gassing products, LED lighting, natural light, canopies on façade to shade windows, bike racks, recycle program, Florida friendly planting, water conservation practices, bio swales.*

General contractor: *Shall provide the following during the construction process: manage waste and recycle content, provide truck washing station, silt fence the perimeter, provide and M.O.T plan. Protect and flush out duct work, effort to purchase regional materials within 500 mile radius. Establish a smoke and dust free environment.*

4. Action 1.2 – Pending LEED Certification or Florida Green Building Coalition (FGBC) Certification

Architect Response: *Per agreement with city (FGBC)*

LANDSCAPE ARCHITECTURE

SP-1

1. Handicap sign on west side of building looks to be inside 2' bumper overhang.

Civil Response: *The handicap sign has been relocated outside of the 2' car overhang area.*

2. The 10' landscape buffer area on west side of the building is not provided.

Landscape Response: *The relocation of the site sidewalk has increased the landscape green area from 10' in width to 24' of width for approximately one half of the building frontage at the south west portion of the building*

T-1

3. Tree removal plans and mitigation were not provided for review. Staff remains to have concerns regarding the complete removal of all existing plant material from this area. In regards to the wetland determination, no documents were provided regarding the Broward County determination that was stated in the response letter.

Landscape Response: *To the best of our knowledge the determination stated that no preservation was required.*

LP-1

4. Shrub quantities do not meet the 50% native requirement, and groundcover was not included. Revise plans to meet 50% for all shrubs and groundcover proposed.

Landscape Response: *The plans and the plant list have been revised to meet the 50% requirement.*

5. Maximum 25% diversification calculations were not provided as stated.

Landscape Response: *With the exception of the Cocoplum hedge, no one variety of plant material exceeds the 25% rule.*

6. State landscape area provided to meet the VUA landscape requirement in data table.

Landscape Response: *The VUA landscape area is noted in the landscape data chart.*

7. Required trees counts have not been met. Triple trunk palms can only be counted as one palm. Three triple trunk palms would be counted as one tree to satisfy code requirement.

Landscape Response: *The triple trunk palms have been revised to single trunk palms so that they count as 3:1.*

8. The west side landscape area adjacent to the building does not meet the required 10' width and are very narrow. Due to the building placement and size this area is very constricted and does not allow for adequate space for proper tree and palm growth, including the material that is currently proposed. Staff cannot support this placement knowing issues will occur in the future.

Landscape Response: *The palms and trees have been removed from this area and have been relocated to larger areas.*

9. Break continuous hedge row for pedestrian gate at the NW corner of the proposed dumpster

Landscape Response: *The hedge has been altered to allow for the gate.*

PLANNING AND ZONING

STAFF COMMENT

1. As previously advised, staff cannot support the scale of the proposed project at this time. Staff recommends that future site plan and rezoning application re-submittals provide a building footprint that preserves existing trees and demonstrates code compliance. See comments below.

Landscape Response: *The tree disposition sheet lists the trees that will remain, be removed and those to be relocated on site. The majority of trees to be removed with the exception of the Cypress are invasive trees. After consulting with a major tree moving company, it was determined that the Cypress trees to be removed could not be relocated due to size and viability. The majority of the trees to be removed are in the center of the proposed building.*

PROJECT COMMENTS

2. Staff cannot support the scale of the proposed project at this time. The size of the proposed self-storage necessitates the removal of all existing trees on Parcel C which is inconsistent with developers' prior commitments and Broward County Development and Environmental Division permitting. See comment below.

Landscape Response: *See response #1 above.*

3. Staff acknowledges applicant response regarding the trees on Parcel C. However, the City does not have correspondence to support applicant response that another wetland determination should not be required.

Civil Response: *The wetland determination for the entire Bel Lago Development was conducted during the platting process by Broward County. Applicant will provide city staff with a copy of the final plat report.*

4. Compliance with City code is the responsibility of all applicants. Previous DRC responses state that required landscaping cannot be provided due to lack of space. In this instance, lack of space is due to the size of the building proposed by the applicant. Zoning again emphasizes the need for a reduced footprint to preserve existing trees on Parcel C and, provide code compliance.

Landscape Response: *The quantity of landscape material provided and existing meets the requirements of the Landscape Code.*

5. Sec.13-447. - Preservation of natural habitats. If habitats/plant communities of significant value (as determined by the comprehensive plan, land development regulations or other jurisdictional agencies) are on a site, they shall be protected and preserved in their natural state and/or mitigated by an approved program. See further green comments.

Landscape Response: *Mitigation may be needed.*

GENERAL COMMENTS

6. Current Bel Lago PUD development standards provide minimum setback and distance requirements to be measured from the landscape buffer. As shown on the site plan, applicant is proposing setbacks as follows;

		Required	Proposed
From Wiles Road	-	20'	3'
Side	-	20'	15' east side
Between buildings	-	100'	85+/- north & 90+/- west

Staff cannot support these reduced setbacks and/or distances as proposed. See comments above. Revise plan accordingly.

Response: *The proposed setbacks on both the East and Wiles Road sides are greater than the ones that were approved for the existing Self-Storage Facility within Parcel B. We are requesting a reduction in the 100' requirement between buildings to 80' on the north side of the new building only.*

7. Site plan is subject to rezoning approval by the City Commission.

Response: *Applicant will provide city staff with all the required documents in order to be scheduled for the City Commission meeting.*

8. A traffic control/maintenance plan will be required to be submitted and reviewed as part of the engineering permit, Sec.13-236.1(15).

Response: *A traffic control / maintenance plan will be prepared and provided with the final engineering permit submission package.*

9. Pending receipt of application packages prior to Planning and Zoning Board meeting.

Response: *Applicant will provide city staff with all the required documents in order to be scheduled for the City Commission meeting.*

10. Pending receipt of an address request letter, 11"x17" site plan and \$100.00 filing fee.

Response: *Applicant will provide address request letter and fee under separate submission.*

11. Per applicant, a construction trailer will not be used on this site.

Response: *Confirmed.*

12. The City has retained professional services to conduct landscape review of all Development Review Applications, Sec.13-80(b). Pending final reimbursement to the City.

Response: *Applicant will pay required fees.*

13. Applicant shall make every effort to ensure public participation as part of this project review. Per applicant, a community participation report has been provided. However, the report was not included in re-submittal. Please provide.

Response: *See attached community participation report.*

PLAT

14. Pending receipt of Delegation Request to permit a self-storage.

Response: *Plat delegation (note amendment) has been submitted under separate cover.*

15. Be advised, a building permit will not be issued until the Delegation Request has recorded.

Response: *Applicant acknowledges requirement.*

IMPACT FEES REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

16. Pending payment of Affordable Housing fee, Ord.2006-005.

Response: *Applicant will pay required fees prior to issuance of building permit.*

17. Pending payment of Police and Fire fee, Ord.2006-017.

Response: *Applicant will pay required fees prior to issuance of building permit.*

18. Pending payment in-lieu of Public Art installation, Ord.2008-008.

Response: *Applicant will pay required fees prior to issuance of building permit.*

WALLS & FENCES

19. Sec.24-106(b) (1) - A solid masonry wall, 6' in height, measured from the finished grade of the abutting property, is required along the property line abutting the residential district. Pending Planning and Zoning Board approval to permit a decorative fence in lieu of masonry.

Response: *Applicant acknowledges staff comment on this issue.*

ELEVATIONS

20. Revise elevations to properly reflect north, south etc. Include "Wiles Road" on appropriate façade.

Architect Response: *Elevations have been re-labeled correctly.*

21. Provide note on architectural plans ensuring that ALL windows which could potentially show interior storage unit doors will be obscured to ensure NO visibility day or night.

Architect Response: *A note has been added to the plans on sheet A202*

SIGNAGE

22. Per applicant, signage to be reviewed by separate sign review application. As previously requested, remove ALL references to signage from exterior elevations.

Architect Response: *Future sign location is shown, but no reference to size or finish*

23. Per applicant, signage lighting will comply with site photometric requirements.

Response: *Applicant acknowledges staff comment on this issue.*

PHOTOMETRIC

24. Per applicant, wall packs and flood lighting will not be used on this project.

Architect Response: *Per zoning department agreement, proposed decorative wall sconces, provide the necessary site illumination required per code and ordinances. These fixtures also match the existing P.U.D. design criteria.*

25. Per applicant, signage lighting will comply with site photometric requirements.

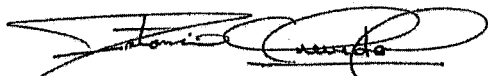
Architect Response: *All sign lighting will comply with the city's photometric requirements. This will be shown when applying for sign permits.*

26. Pending light meter field measurement upon building C.O. to ensure 10 fc limit is not exceeded and no light trespasses off the subject property, Sec.13-374(2).

Architect Response: *Owner agrees that a final assessment of the on-site lighting levels, shall be re-reviewed at the end of the project, utilizing a light meter by the city inspector*

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Antonio Quevedo, P.E.



HSQ GROUP, INC.
Engineers • Planners • Surveyors
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Miami, Florida 33015
(786) 534-3621 Phone

April 14, 2017

CITY OF COCONUT CREEK
Development Review Committee

Re: **BEL LAGO SELF-STORAGE**
HSQ Project Number: **1603-26**
City Site Plan Number: **PZ-16040005**
(Site Plan Responses #4)

Pursuant to your site plan review comments, we have made the requested revisions to the above referenced project. We provide the following corresponding responses:

ENGINEERING

GENERAL COMMENTS

1. Please note that all comments are preliminary and are subject to further review for compliance with the City's Code of Ordinances and Specifications at Final Engineering review.

Civil Response: Additional comments will be addressed if provided by city.

2. Additional comments may be provided and/or required upon review of any revised plans.

Civil Response: Additional comments will be addressed if provided by city.

3. All required approvals from Broward County or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

Civil Response: We will obtain approvals from all governmental agencies as required.

4. An approved copy of the Stormwater Pollution Prevention Plan (SWPPP) to be submitted prior to issuance of an Engineering permit. Provide at Final Engineering Review.

Civil Response: The Stormwater Pollution Prevention Plan will be submitted for review and approval during the final engineering review phase.

5. Execution of a Water and Wastewater Agreement and payment of impact fees may be required at Final Engineering Review and prior to review/approval of related building permits. Provide total square footage of proposed building to calculate the impact fees.

Civil Response: A Water & Wastewater Agreement will be executed for this project during the final engineering review phase.

6. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles and trees.

Civil Response: *All existing and proposed easements will be clear of any permanent improvements as required per code.*

TRAFFIC ENGINEERING

7. Show existing stop signs on plans at Final Engineering Review.

Civil Response: *A signage and pavement markings plan will be submitted for review and approval during the final engineering review phase.*

ROADWAY AND PAVEMENT

8. Provide asphalt restoration details at Final Engineering Review.

Civil Response: *An asphalt restoration detail will be included in the final civil plans during the final engineering review phase.*

DRAINAGE COLLECTION SYSTEM

9. Complete storm drainage calculations shall be provided at Final Engineering Review.

Civil Response: *Drainage calculations will be provided for review and approval during the final engineering review phase.*

10. Provide total proposed pervious and impervious area at Final Engineering Review.

Civil Response: *The total proposed pervious and impervious areas will be included in the final drainage calculations.*

11. Provide invert elevations of proposed storm drainage structures at Final Engineering Review.

Civil Response: *Final paving and drainage plans will be submitted for review and approval during the final engineering review phase.*

GREEN

GENERAL COMMENTS

1. Pending presentation at Planning and Zoning Board and City Commission meetings.

Response: *Applicant acknowledges staff comment on this issue.*

2. Pending receipt of 1 digital and 14 sets of packages prior to Planning and Zoning Board meeting.

Response: *Items will be provided to city as requested prior to meeting.*

3. Inactive/continued applications will be considered void and subject to fees, Sec.13-81(14)b.

Response: ***Applicant acknowledges staff comment on this issue.***

PROJECT COMMENTS

4. Staff cannot support the scale of the proposed project at this time. As proposed, the scale of the building necessitates relief from Land Development Code requirements and substantial tree removal. See zoning comments.

Landscape Response: The applicant has reduced the footprint of the building which provides for an additional 5-foot of building setback/green area along the Wiles Road/Lineal Park frontage. The tree disposition sheet included as part of the submittal package, lists the trees that will remain, be removed and relocated on the site. Most the trees to be removed, except for the Cypress trees, are invasive species (removal is required by Code).

5. If habitats/plant communities of significant value (as determined by the comprehensive plan, land development regulations or other jurisdictional agencies) are on a site, they shall be protected and preserved in their natural state and/or mitigated by an approved program, Sec.13-447. See zoning and landscape comments.

Landscape Response: No habitats/plant communities of significant value are on site.

6. Pending review of required checklist to be included in construction documents, indicating how the project will EXCEED Florida Building Code and other applicable codes requirements, Sec.13-320.

Architect Response: We will provide in the construction documents the Green Building Construction checklist indicating efforts to exceed minimum code requirements.

7. Action 1.2 – Pending LEED Certification or Florida Green Building Coalition (FGBC) Certification.

Architect Response: We acknowledge the requirement by the city to implement a recognized Green Building program.

LANDSCAPE ARCHITECTURE

T-1

1. Tree mitigation has not been addressed and calculations have not been provided for the proposed removal of the Ficus, Cypress, and Live Oak trees.

Landscape Response: The tree disposition plan and chart has been revised. Tree appraisals will be conducted for the trees to be removed over 18" dbh and the required mitigation will be calculated and discussed with staff.

2. Appraisal of Specimen trees is to be included per Sec.13-448 (k)(3) and be accounted for in the mitigation calculations.

Landscape Response: Tree appraisal for specimen trees will be provided.

3. For undeveloped sites, an additional 50% canopy replacement is required.

Landscape Response: The canopy loss mitigation will be re-evaluated as necessary.

4. Tree Disposition list and Tree Overlay plan states 43 Sabal Palms to be relocated. Sheet LP-1 only provides 26 locations for relocated Sabal Palms. How are the remaining 17 Sabal Palms being addressed?

Landscape Response: There are 45 Sabal Palms that could possibly be relocated along the East property line and just north of the north property line between the property line and the lake maintenance easement on the residential property. (See landscape plans) Relocation will depend on the size and condition of the palms.

5. All nuisance and invasive material shall be removed. The Bischofia trees located along the east perimeter shall be removed.

Landscape Response: The Bischofia trees along the east property line shall be removed.

6. Staff remains concerned with complete removal of all existing plant material from this area with no preservation effort through design or justification. Further, no documents have been provided regarding the Broward County wetland determination as stated previously. See Zoning for additional information and comments.

Client Response: The applicant has reduced the footprint of the building which provides for an additional 5-foot of building setback/green area along the Wiles Road/Lineal Park frontage. The tree disposition sheet included as part of the submittal package, lists the trees that will remain, be removed and relocated on the site. The majority of the trees to be removed, with the exception the Cypress trees are invasive species (removal is required by Code). After consulting with a major tree moving company, it was determined that the Cypress trees to be removed could not be relocated due to size and viability. We believe that adequate trees mitigation has been addressed.

LP-1

7. Relocated Sabal Palm at the NE corner of the building looks to be within the easement. Verify that no trees are in any proposed or existing easements.

Landscape Response: No trees are in proposed or existing easements.

8. The proposed landscape plan shows plant material to be installed outside of the identified parcel line and are being counted towards code. Provide a note on the plans stating that the continual maintenance of this material is to be the responsibility of the Self-Storage property. This includes the linear park to the south of the building.

Landscape Response: All plant material directly related and counted for the code requirements of the storage building shall be maintained by the Self-Storage property including the linear park to the south of the building.

9. Shrub quantities do not meet the 50% native requirement, and it appears that not all proposed material is included. Revise plans to meet 50% for all shrubs and groundcover proposed.

Landscape Response: The plans have been revised to provide 50% native shrubs and groundcovers. (See plant list for native plants).

10. Provide Maximum 25% diversification calculations.

Landscape Response: With the exception of the cocoplum hedge, none of the tree, shrub and groundcovers exceed the 25% of one variety of plant material proposed.

PLANNING AND ZONING

GENERAL COMMENTS

1. Pending receipt of traffic control/maintenance plan with engineering permit, Sec.13-236.1(15).

Civil Response: A traffic control / maintenance plan will be prepared and provided with the final engineering permit submission package.

2. Pending final reimbursement to the City for professional landscape review services.

Response: Applicant will pay required city fees.

3. Pending receipt of an address request letter, 11"x17" site plan and \$100.00 filing fee.

Response: Applicant will submit address request letter and fee separately.

4. Pending presentation at Planning and Zoning Board and City Commission meetings.

Response: Applicant acknowledges staff comment on this issue.

5. Pending receipt of 1 digital and 14 sets of packages prior to Planning and Zoning Board meeting.

Response: Items will be provided to city as requested prior to meeting.

6. Inactive/continued applications will be considered void and subject to fees, Sec.13-81(14)b.

Response: ***Applicant acknowledges staff comment on this issue.***

7. Pending payment of Affordable Housing Impact Fee prior to building permit, Ord.2006-005.

Response: ***Applicant will pay required fees prior to issuance of building permit.***

8. Pending payment of Police and Fire/Rescue Impact Fee, prior to building permit, Ord.2006-017.

Response: ***Applicant will pay required fees prior to issuance of building permit.***

9. Pending payment in-lieu of Public Art placement, prior to building permit, Ord.2008-008.

Response: ***Applicant will pay required fees prior to issuance of building permit.***

10. Per applicant, a construction trailer will not be used.

Response: ***Confirmed.***

11. Per applicant, signs to be reviewed by separate sign review application, will comply with site photometric requirement.

Response: ***Confirmed.***

12. Per applicant, wall packs and flood lighting will not be used on this project

Architect Response: ***There are no wall packs or flood lighting used on this project. There are decorative wall mounted architectural sconce lights and the cut sheet is part of the photometric plan.***

13. Pending light meter field measurement upon building C.O. to ensure 10 fc limit is not exceeded and no light trespasses off the subject property, Sec.13-374(2), if applicable.

Architect Response: ***Applicant acknowledges final light meter field measurement requirement prior to building C.O.***

14. Pending recording of Delegation Request to permit self-storage. Building permits will not be issued until Delegation Request has been recorded at Broward County.

Response: ***Applicant acknowledges staff comment on this issue.***

PROJECT COMMENTS

15. Staff does not support the scale of the project at this time. Applicant shall reduce the building footprint (north side) a minimum of five (5) feet and move the building north to provide additional landscape area adjacent to Wiles Road. This effort will provide additional building setback as well as open space for on-site tree relocation/preservation.

Response: *The building footprint has been reduced by five feet and five feet of additional landscape area has been added at the north side of the building to address this comment.*

16. Staff does not support the scale of the project at this time. As proposed, the scale of the building necessitates relief from the City's Land Development Code (LDC). Applicant shall provide a parking study to justify the proposed reduction in required parking.

Response: *Please find enclosed the requested parking study for this project.*

17. Per applicant, a wetland determination evaluation for the entire Bel Lago Development was conducted during the Broward County platting process. If habitats/plant communities of significant value, as determined by the comprehensive plan, land development regulations or other jurisdictional agencies, are on a site, they shall be protected and preserved in their natural state and/or mitigated by an approved program. As proposed, tree removal on Parcel C may require compliance with Broward County Environmental Division permitting.

Landscape Response: *The site does not contain any habitats/plant communities of significant value, as determined by the comprehensive plan, land development regulations or other jurisdictional agencies, Determination and mitigation was addressed by the County during the Platting process. Tree removal on Parcel C will comply with the City's environmental permitting and procedures.*

18. Revise all sheets accordingly to correctly show the sidewalk on the west side of the building.

Response: *All sheets are revised to correctly show the sidewalk on the west side of the building.*

WALLS & FENCES

19. Sec.24-106(b) (1) - A solid masonry wall, 6' in height, measured from the finished grade of the abutting property, is required along the property line abutting the residential district. Pending Planning and Zoning Board approval to permit a decorative fence in lieu of masonry.

Response: *Applicant acknowledges staff comment on this issue.*

20. Sec.13-379(3) – Walls/fences on nonresidential parcels, are not be permitted within a required front yard, unless approved at time of site plan. Provide dimension from wall to property line.

Response: *The proposed decorative fence along the east limits of the site is located at the property line.*

ELEVATIONS

21. Revise elevations to properly reflect "south" and include "Wiles Road".

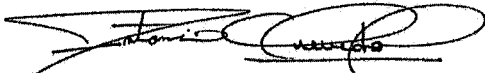
Architect Response: *The Elevations have been revised to reflect "SOUTH" and "WILES ROAD".*

22. Staff again requests that note(s) be provided on architecture ensuring that ALL WINDOWS which could show storage unit roll-up doors will be obscured to ensure NO ENSURE NO visibility day or night.

Architect Response: *Notes have been added to the elevations to ensure that no storage units will be visible from the exterior (day or night).*

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink, appearing to read 'Antonio Quevedo', with a horizontal line underneath.

Antonio Quevedo, P.E.