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CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

04-10-18

PROJECT NAME:		Lyons Community Rezone	
PROJECT NUMBER:		18030003	
LOCATION:			
APPLICANT/AGENT:		Debra Hernandez, RLA / IBI Group	
REVIEW/APPLICATION		Rezoning	
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

APPROVED

This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

ENGINEERING

APPROVED

FIRE

APPROVED

GREEN

N/A

LANDSCAPE ARCHITECTURE

APPROVED

PLANNING AND ZONING

HOLD

General and Advisory Comments:

1. Applicant shall be prepared to make a PowerPoint (or other) presentation, at the Planning &

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.



Zoning Board and City Commission meetings, as applicable.

Response: Acknowledged.

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

Response: Acknowledged.

3. Any DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.

Response: Acknowledged.

4. Applicant is required to provide one (1) digital copy and 12 sets of application packages prior to the Planning and Zoning Board meeting. Sets are required only after all revisions have been made and applications are in substantial compliance with applicable code requirements.

Response: Acknowledged.

5. Responses to rezoning criteria are presented verbatim to the Planning and Zoning Board and the City Commission. The applicant is advised to review for typos and grammatical errors.

Response: Acknowledged.

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

Response: Acknowledged.

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. Please acknowledge.

Response: Acknowledged.

8. Applicant is required to post a 4'x4' sign, in accordance with code requirements, on the property facing each road frontage and setback five (5) 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.

9. 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 building permit issuance.

Response: Acknowledged.

10. 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.

Response: Acknowledged.

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.



11. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process. Show proposed location on site plan for art placement.

Response: As discussed with architect and staff, the public art in the site is being provided by the south side "wall" which will be constructed of a metal screen/mesh, the wall serves as a functional art installation, where the users of the building will be able to interact with it by walking through it as a threshold into the building, all while the wall having a unique design created by an artist.

12. Section 13-142, Underground Utilities. Pursuant to Ordinance 2005-032, all utilities, including existing overhead utilities, located within or in public right-of-way adjacent to the site shall be installed underground.

Response: Acknowledged.

Comments:

13. Based on review of proposals, staff anticipates that the site plan may change based on outstanding plat comments.

Response: Acknowledged.

14. Development Standards: Be advised, future development on the property will be subject to the development standards associated with Community Facility (CF) zoning including, but not limited to setbacks, maximum building height, landscaping and buffer requirements, and parking.

Response: Acknowledged.

15. Pending dedicated roadway landscape buffers as required per Sec. 13-443(15)b.

Response: Acknowledged.

16. Be advised, the rezoning approval must be concurrent with the plat, special land use, and site plan review approvals.

Response: Acknowledged.

POLICE

APPROVED



REZONING JUSTIFICATION STATEMENT

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements

ZONING MAP AMENDMENTS (Section 13-36)	
1.	<p>Is not contrary to the Comprehensive Plan.</p> <p>The Existing Land Use is SF. The Future Land Use is E-1. The requested zoning change is not contrary to the Comprehensive Plan.</p>
2.	<p>Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.</p> <p>The proposed rezoning classification to CF will not create an isolated zoning district. The property contiguous to the east and south is also zoned CF.</p>
3.	<p>Will not substantially impact public facilities such as schools, utilities and streets.</p> <p>This request will not substantially impact public facilities but will support daytime and after-school child care. Utilities are available to serve the project. Based on the Trip Generation Analysis, the generated trips fall below the City's thresholds and driveway connections are proposed on the west abutting Lyons Road right-of-way and on the south by Access Easement on the private roadway belonging to North Broward Preparatory School.</p>
4.	<p>Will be justified by external land use conditions.</p> <p>The project will be served by existing external land use conditions, based on the school facility to the east and south, the canal right-of-way to the north and the residential area to the west of the Lyons Road right-of-way.</p>
5.	<p>Will not create or excessively increase automobile and vehicular traffic congestion.</p> <p>Based on the Trip Generation Analysis, the generated trips fall below the City's thresholds. Based on the anticipated operating schedule, the peak use will be off-set from the surrounding uses.</p>
6.	<p>Will not create a storm drainage problem for other properties.</p> <p>The proposed storm drainage system is designed for zero discharge at the 25-year, 3-day storm event and will not create a problem for other properties.</p>
7.	<p>Will not adversely affect surrounding living conditions.</p> <p>This project will complement the surrounding properties and will not adversely affect them.</p>
8.	<p>Will not adversely affect environmental quality.</p> <p>The project will meet or exceed the environmental criteria set forth by the jurisdictional agencies.</p>
9.	<p>Will not adversely affect other property values.</p> <p>The project will transform a primarily vacant parcel into a developed, functioning facility which will increase the property value and tax base, but also serve the surrounding community.</p>
10.	<p>Will not be a deterrent to improvement or development of other property.</p> <p>The surrounding properties have been developed. Improvements to this last remaining under-utilized or "vacant" parcel will finalize the development in the area.</p>
11.	<p>Will not constitute a special privilege to an individual owner.</p> <p>The rezoning will allow the owner to proceed with developing this final open space at the north Lyons Road gateway into Coconut Creek. The proposed project is a public service use which may be used by all regional residents and businesses.</p>





IBI GROUP (FLORIDA) INC.
2200 Park Central Boulevard North – Suite 100
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com

March 26, 2018

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

Attn: Ms. Liz Aguiar, Principal Planner

RE: Lyons Community Center – Rezoning Application
Sustainable Building Requirements Letter – Code Section 13-320
IBI Project No. 109511

Dear Ms. Aguiar:

In compliance to the Coconut Creek, FL Code of Ordinances – specifically the requirements of Section 13-320 – Green Building Construction, we are providing the written responses to the listed components of this section:

Section 13-320 (b)(2) – Green Building Construction

Section B-1: L.E.E.D. Accredited Professional included on design team:
Ms. Patricia F. Ramudo, P.E. LEED AP

Section B-2: New development green building components:

A. Sustainable Site Development

- i. Construction pollution prevention: Please refer to Sheet C7.0 for the Stormwater Pollution Prevention Plan, which provides for site perimeter containment; there is a water-borne sediment barrier at Lyons Road curb inlet and gravel construction entrance.
- ii. Stormwater management: Please refer to Drainage Report and Sheet C3.0 for documentation of compliance with South Florida Water Management and Broward County water quality and water quantity criteria.
- iii. Minimizing heat island index:
 - Large canopy trees and plantings throughout the site and parking lot provide a buffer and absorb some of the radiant / reflective heat from paved hard surfaces.

B. Water Efficiency

- i. Innovative water technologies - exterior:
 - “Smart” irrigation system with rain sensor to control water application and programmable valve controls for irrigation frequency and duration.

Indoor Fixtures:

- Touch free - Low flow sink faucets with motion detectors/automatic shut-off sensor
 - Low flow toilets
 - Water free (or 1-pint) urinals
 - Energy Star rating fixtures throughout building
- ii. Water efficient landscaping:
- 94% of plantings are considered high drought tolerance.

C. Energy Efficiency

- i. Minimum energy performance:
- Install LED light fixtures in the interior of building.
 - Install light sensors in all classrooms and bathrooms.
 - Install energy saving HVAC system.
- ii. On site renewable energy:
- Install solar panels to use energy for heating water within building.

D. Indoor Environmental Quality

- i. Indoor air quality:
- Source control (elimination of air pollution or reduce pollution emissions)
 - Ventilation Improvements
 - i. Through natural ventilation (windows and doors)
 - ii. Through mechanical means (outdoor air intakes associated with the HVAC system)
 - iii. Through infiltration (a process which outdoor air flows into the building through openings, joints, etc.)
 - iv. Window shading
 - Install Air Cleaners to clean the quality of air being pumped into building.

E. Materials and Recycling

- i. Recycling of demolition waste:
- Try to recycle most of the materials of the existing building located on-site; the materials don't necessarily have to be incorporated into the new building but should be distributed to a 3rd party company that specializes in the reuse of materials.
- ii. Storage and collection of recyclables post-occupancy:
- Have in place, over the performance period, a building occupant waste reduction and recycling program that addresses the separation, collection and storage of materials for recycling.
 - Collect and recycle at least 95% of the batteries used, and collect and recycle at least 95% of the fluorescent light bulbs used.
- iii. Building Reuse:

- Each time reusable architectural panels are moved and reinstalled, they can be counted as part of the total waste stream and included in the recycled component of the waste stream.
 - In the case that the building is demolished and a new building will take its place, the new construction could maintain at least 75% (based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material).
- iv. Regional Materials:
- The majority of the materials used in the project must either be recycled, refurbished, or be a LEED approved material.

Should you require any additional information or documentation regarding this response to the Green Building construction requirements please do not hesitate to contact me.

Yours truly,

IBI Group (Florida) Inc.



Patricia Frexes Ramudo, PE, LEED AP
Vice President Engineering



R.J.Behar & Company, Inc.

July 20th, 2017

Eileen Cabrera
Planning & Zoning
4800 West Copans Road
Coconut Creek, Florida 33063

Subject: Proposed Community Facility at 7650 Lyons Road, Coconut Creek

Ms. Cabrera

Pursuant to City's guidelines an analysis has been completed to determine the vehicular trip generation of the subject proposed facility during the peak hour and on a daily basis.

The results indicate that the weekday vehicular trips are 81 vehicles per hour (Vph) and 446 daily vehicle trips (Vpd); consequently this proposed project will not require a traffic impact study since the generated trips fall below the City's thresholds of 250 Vph and 3000 Vpd respectively.

The attached Exhibit 1, made part of this letter, reflects the project's information and the results of the analysis.

I respectfully request review and consideration for approval by the City of the results of the analysis and conclusion with regards to the proposed facility.

Sincerely,

Rafael De Arazoza, PE, PTOE, CPM
Director of Traffic Engineering & Transportation Planning

R.J. Behar & Company, Inc.

Copy: Patricia Frexes Ramudo (IBI Group)

EXHIBIT 1

Proposed Project: Community Facility at 7650 Lyons Road, Coconut Creek

Two Story Bldg = 14,000 square feet (sq)

1. Church attendance: 210 persons on Sundays from 8 am to 2 pm
2. Day Care and After- School: 100 students, weekdays from 7 am to 6 pm
3. Evening Bible study: assume 110 persons

Trip Generation Analysis

(Source: ITE Trip Generation 9th Edition)

Trip Generation – Weekday (Day Care)

Land Use	Number of Students	ITE	Formula	Peak Hour of Adjacent Street Traffic Vehicular Trips (Vph)		Daily Vehicular Trips
		Land Use Code	See Ref # Below	AM	PM	Total Vpd
Day Care	100	565	1	80	81	446

1: AM Peak Hour: $0.8 \times (\# \text{ of students})$ /// PM Peak Hour: $0.81 \times (\# \text{ of students})$ /// Daily: $T = 4.79 \times (\# \text{ of Attendees}) - 33.46$

Trip Generation – Weekday Evenings (Bible study)

Land Use	Number of Attendees / Seats	ITE	Formula	Evening Peak Hour Vehicular Trips (Vph)		Daily Vehicular Trips
		Land Use Code	See Ref # Below	AM = n/a	PM = 67	Total Vpd
Church	110	560	2	67		67

2: Assume 110 attendees. Daily: $0.61 \times (\# \text{ of attendees}) = 67 \text{ vpd}$. Assume all 110 attendees will be assisting evening Bible study.

Trip Generation – Church (Sunday Worship Services)

Land Use	Number of Attendees / Seats	ITE	Formula	Peak Hour Vehicular Trips (Vph)		Daily Vehicular Trips
		Land Use Code	See Ref # Below	AM	PM	Total Vpd
Church	210	560	3	128		389

3: AM Peak Hour = PM Peak Hour: $0.61 \times (\# \text{ of seats})$ /// Daily: $1.85 \times (\# \text{ of Attendees})$

City guidelines:

Traffic Impact Study is not required if the following conditions are met:

Peak Hour trip generation: <250 Vph

Daily trip generation: < 3,000 Vpd

Conclusion:

Weekday Peak Hour trips =	81 Vph
Weekday Daily trips =	446 Vpd

Weekday Evening trips =	67 Vph
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Sunday Peak Hour trips =	128 Vph
Sunday Daily trips =	389 Vpd

Peak Hour and Daily trips are below the City's guidelines of 250 Vph and 3000 Vpd respectively; therefore, no traffic impact study is required.