



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
01-09-18

| PROJECT NAME: | Woodspring Hotel Site | | |
|--------------------|--------------------------------------------|--------------------------------------------------------------------------------|----------------|
| PROJECT NUMBER: | PZ-17120003 | | |
| LOCATION: | Strata | | |
| APPLICANT/AGENT: | Scott Peavler | | |
| REVIEW/APPLICATION | Site Plan | | |
| 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 I | ecabrera@coconutcreek.net | (954) 973-6786 |
| Engineering | Krishan Kandial – Engineer I | KKandial@coconutcreek.net | (954) 973-6786 |
| Fire | Jeff Gary – Fire Marshal | jgary@coconutcreek.net | (954) 973-1563 |
| Police | Brandi Delvecchio - Police Department | bdelvecchio@coconutcreek.net | (954) 956-6721 |

DEPARTMENTAL COMMENTS

BUILDING

HOLD

Indicate accessible route to public transportation which shall be installed before structure CO

ENGINEERING

HOLD

1. Trees are not permitted within utility easements. Please show all utility easement on landscape plans and remove proposed trees. Trees are also in conflict with proposed water meter and sewer lateral locations.
2. Approval from the City of Margate is required for water and sewer prior to Engineering permit approval.
3. Include “total impervious area” on site data.
4. Provide the projected single direction vehicle trips for 1 day and 1 hour for the entire site, at built-out.

FIRE

APPROVED

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.



GREEN

HOLD

General Comments

1. Corrections shall be made to plans "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.
2. Please place the Green Standards spreadsheet directly on the drawings for the final set.

Sec.13-320, Green Building Construction

3. All new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices, pursuant to Ordinance 2007-040. Application submittals shall indicate how sustainable site development, water and energy efficiency, indoor air quality and building materials and recycling will exceed the requirements of the Florida Building Code and other applicable codes.
4. Sec.13-320(b)(2) - All new development or redevelopment applications shall address the following green building components at time of development applications. ***Staff comments are noted in italic below.***
 - a. Sustainable site development
 - i. Construction Pollution Prevention
 - ii. Construction Site Materials Recycling – ***Clarify explanation provided.***
 - iii. Stormwater Management
 - iv. Alternative Transportation – ***Please identify on which sheet this note is located.***
 - v. Minimizing Heat Island Effect – ***Applicant indicates that canopy trees have been provided to minimize heat island. Applicant should consider incorporating light colored/high albedo roofs materials to aid in heat island reduction. (See #8)***
 - b. Water efficiency
 - i. Innovative Water Technologies – ***All plumbing fixtures (faucet, showerheads, toilets, etc.,) are code required. The requirements of this section are meant to be above code requirements. Indicate other ways this design meets this requirement.***
 - ii. Water Efficient

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- c. Energy efficiency
 - i. Minimum Energy Performance
 - ii. On-Site Renewable Resources
- d. Indoor environmental quality
 - i. Indoor Air Quality
- e. Materials and recycling
 - i. Recycling of Demolition Waste
 - ii. Storage and Collection of recyclables Post Occupancy – **Indicate on which sheet this note is located.**
 - iii. Building Re-Use
 - iv. Regional Materials

Green Plan Comments

5. Staff acknowledges applicant's responses. Please address below additional comments from the list of action steps.
6. *Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.*
Applicant states that, due to the limited space that is approved for the hotel, the hotel can only provide 9.3% of canopy coverage. However, the proposed hotel has not been approved. Please review explanation and staff recommends that applicant use this opportunity to offer additional canopy to the Strada Development. Revise accordingly.
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.*
Roofs should incorporate light colored/high albedo materials and/or other items, such as but not limited to solar panels or reflective roof, or other creative green elements. Staff recommends the use of a lighter color.
8. *Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.*
Applicant may achieve this by recycling some of the construction materials, such as formboards, etc. Revise accordingly.

LANDSCAPE ARCHITECTURE

HOLD

General:

1. Additional comments may be provided after resubmittal.

Landscape Plan:

2. Ground equipment must be covered on at least three sides. Revise plans to cover transformer.

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3. Verify building frontage used for data table. Previously 444 LF and now 297 LF.
4. Data table shows canopy tree requirement has not been met on proposed plan. Discuss with staff.
5. Buffer on the south side does not meet requirement as shown on Exhibit I in the PCD. Due to the constraints, a modification to the PCD may be necessary.
6. Due to lack of continued maintenance on the entire Hale commercial property, the existing landscape has become overgrown with weeds, material has declined, and exotics have been allowed to flourish. Provide notes on the plans that state this entire area is to be cleaned up and brought up to code. This includes but not limited to, any removals of nuisance or invasive plants, replacement of dead or dying material with like plantings, and trimming of trees. Trimming of trees is to be done by a certified arborist licensed in Broward County. Be advised that there is a pending code case for this property.
7. Provide proposed and existing underground utilities on plans and adjust landscape per any conflicts.

Wall:

See Zoning comments for additional information.

PLANNING AND ZONING

HOLD

General Comments

1. Staff acknowledges that prior site plan approvals for the Hale PCD provides for the development of a hotel with shared parking. However, prior approvals provided for an 86 room hotel with associated infrastructure including landscaping, drainage and shared parking. The proposed 122 room hotel is inconsistent with development standards originally developed for the Hale PCD assuming a smaller facility. Staff recommends that a parking analysis be conducted to ensure that the increase in rooms and the reduction of parking and intensity will not create a negative impact to the remaining tenants and future development. Staff recommends that applicant amends the existing PCD or reduces the number of hotel rooms.
2. Applicant shall be prepared to make a PowerPoint (or other) presentation, including color samples and/or a rendering depicting the proposed hotel project at the Planning & Zoning Board meeting and City Commission meetings. Presentation to be provided to Sustainable Development prior to public meeting.
3. Applicant shall provide one (1) digital copy and 12 sets of site plan packages prior to the Planning and Zoning Board meeting. Sets are required when all revisions have been made and plans are in compliance with applicable code requirements.
Staff to advise when packages will be required.

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4. Be advised that the City has a franchise agreement with Republic Services Refuse for garbage collection including construction and demolition (C&D) debris. Provide an approval from Republic Services (waste provider).
5. Note that, a Special Land Use application was previously approved for a four (4) story, approximately 90 room hotel, Ordinance No. 2005-052. Be advised, Applicant shall submit a Special Land Use application for the proposed hotel. The Special Land Use application must be submitted and reviewed prior to this site plan application being placed on a Planning and Zoning Board agenda.
6. Applicant shall make every effort to ensure public participation as part of this project review. Provide an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, resident or HOA meetings, site postings, correspondence, etc. At a minimum, applicant shall contact Cocoparc, Wynmoor, and South Creek communities for the purpose of presenting the project. Community meetings will be required prior to the site plan application being placed on a Planning and Zoning Board agenda.
7. Pending approval of Plat Note Amendment to construct an additional 36 hotel rooms.
8. Pending receipt of signed/sealed drawings prior to issuance of any building permit.
9. Pending any Engineering comments relating to the increase in TRIPS.
10. Pending any Engineering comments relating to the permit modification to the existing storm drainage system with Broward County and Cocomar Drainage District.
11. Corrections shall be made to plans "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.
12. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning & Zoning board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.
13. Be advised, this application shall be considered by the Planning and Zoning Board with final decision to be made by the City Commission.
14. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.

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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.

Public Art

16. 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.

Impact Fees

17. 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.

18. 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.

Site Plan

19. Applicant has noted proposed dumpster on the site plan. Please indicate where the dumpster is located.
20. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares and may require screening and sign review
21. Provide a letter from the owner of the plaza allowing the temporary construction trailer location. Be advised that no signage may be placed on the trailer without sign review.
22. Show location for the on-site bicycle racks. Ensure no conflicts with parking or pedestrian access.

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23. Show location for the electric parking charging station and the alternative vehicle parking.
24. For the purpose of analyzing impacts of the PCD, a 25% building coverage ratio was utilized. As proposed, the hotel has a ground floor area that exceeds the previous hotel site plan approvals. Demonstrate how this increase meets the requirement of the PCD. Revise site data.
25. Although parking concept outlined in the PCD is "100% Shared" parking, the increase in building footprint has triggered a review of the entire plaza due to the parking impacts. In order to alleviate some of these zoning concerns consideration of a parking analysis study shall include consideration of existing tenants and accommodate for substantial new development. In addition, Applicant shall provide the type of vehicles that are anticipated or typically use the facility at any given time. (See comment #1 above)
26. Applicant shall consider the removal of the wheel stops from the parking plan by extending sidewalks to 7 feet in width.
27. The proposed building and site layout must create an inviting atmosphere for pedestrians. Previous hotel approval included a primary entrance that was offset from the center creating a strong connection to the internal pedestrian network. As proposed, the entrance disconnects from the network rather than promoting or enhancing it. Re-evaluate the footprint to further the original site concept of a pedestrian environment.
28. Proposed mechanical equipment canopy at rear does not meet minimum rear setback requirements per PCD. Revise accordingly.
29. Ensure that all ADA spaces located in front of landscape areas including tree grates meet ADA requirements.

Walls & Fences

30. 13-443(6) When any commercial or industrial district is contiguous to or only separated by a right-of-way of less than eight (80) feet from any residential district, a six-foot high masonry wall shall be required along common property lines. The masonry wall requirement may be waived by the Planning and Zoning Board if landscape is substituted. Such landscaping shall consist of berms, canopy trees, hedges or a combination thereof, to provide an adequate buffer. As proposed, landscape plan is inadequate.

Elevations

31. Provide on the color rendering plans the proposed roof tile type and color.

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32. Plans provided do not appear to correctly reflect all roof heights and ridge location, etc. Revise architectural plans to reflect ridge height and roof lines.
33. Gutters and downspouts shall not be visible. Painting the gutters and downspouts does not satisfy this requirement. Remove gutters and downspouts and/or install them so they are not visible from public view.
34. Rename the elevations with proper directions for clarification on color rendering plans: North, South, East, and West.
35. According to the development standards in the PCD, a common architectural theme shall be incorporated in all buildings throughout the project, such as, but not limited to building colors, and/or architectural treatments on building facades. Applicant shall reconsider the exterior colors of the building and enhance its architectural features.
36. Staff has concerns over the location and visibility of all A/C equipment on the façades. Such equipment shall be harmonious with the building. Revise accordingly.

Green

37. For resubmittal, please place the Green Standards spreadsheet directly on the drawings.

Photometric

38. Staff suggests the replacement of existing fixture types “C” and “B” to be dark sky compliant.
39. Staff suggests applicant select fixture type “L” with diffuser for the light wall pack.
40. Sec. 13-374(2)4 Light shall not trespass off the property line. Revise the plans accordingly to indicate 0.0 fc at the property line on the southeast side.
41. Ensure that photometric plans include all proposed lighting, including signage and landscape lighting. Be advised, lighting not reflected on photometric plan that exceeds city code requirement may not be approved during the building permit process.

Sign Review

42. Provide specific sign details on the plans. Otherwise, any depiction shown shall not be considered as approved.



43. Sec.13-466.1(a) Sign is eligible on a building frontage if fronts a major street, public entrance to the establishment, or fronts the primary public parking facility for the portion of the development where located. Revise accordingly.
44. Provide dimensions for sign and façade on which the sign is placed; provide 75% calculation.
45. Be advised that per the Fire Department, address numbers shall be at least 6" tall and placed in a highly visible location on the building.
46. Sec.13-458(f) – Any sign which is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or pedestrian, which shall include but not be limited to bare bulbs in excess of eleven (11) watts are prohibited.
47. Sec.13-460(h)(2) - All letters and symbols on permanent ground and wall identification signs must extrude from the sign face a minimum of one-half ($\frac{1}{2}$) of an inch and extrude no more than nine (9) inches.
48. Sec.13-460(h)(3) - Exposed raceways are prohibited.
49. Sec.13-460(j) – A maximum of three (3) colors shall be used in the design of a permanent sign.
50. Sec.13-460(k) – Cabinet Signs. Letters and logos must be opaque.
51. Sec.13-466.8(c)3 – A linear sign area is permitted 3' in height by 75% of the width of the façade to which the sign is attached.
52. Sec.13-466.8(d)2 – A minimum (6) six-inch clearance is required from all edges of the sign face to all architectural elements of the building façade. The clearance is also required for the logo.

POLICE

APPROVED



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
01-09-18

| PROJECT NAME: | Lincoln | | |
|--------------------|--------------------------------------------|--------------------------------------------------------------------------------|----------------|
| PROJECT NUMBER: | 17120007 | | |
| LOCATION: | 4950 N State Rd 7 | | |
| APPLICANT/AGENT: | Jay Huebner, HSQ | | |
| REVIEW/APPLICATION | Site Plan | | |
| 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 |
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| Engineering | Eileen Cabrera - Engineer I | ecabrera@coconutcreek.net | (954) 973-6786 |
| Engineering | Krishan Kandial, PE – Engineer I | KKandial@coconutcreek.net | (954) 973-6786 |
| Fire | Jeff Gary – Fire Marshall | 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

HOLD

Show the accessible route from public transportation to the showroom entrance.

ENGINEERING

HOLD

GENERAL COMMENTS

1. Additional comments may be provided and/or required upon review of any revised plans.
2. Cover sheet to show vicinity map of the project location.
3. Provide a plan sheet showing proposed (if any) demolition and SWPPP.
4. All required approvals from Broward County Environmental Protection Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained.
5. All elevations to be NAVD 88 with conversion to NGVD 29.

TRAFFIC ENGINEERING

6. Provide plans for any proposed signing and striping.

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7. Show a minimum of 4 ft. set back from all stop bars to crosswalks.
8. Provide 25 LF double yellow thermoplastic pavement markings for all stop signs/stop bars locations.
9. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
10. All proposed sidewalks shall be a minimum of 5' width.

ROADWAY AND PAVEMENT

11. Provide plans showing proposed work on pavement.
12. Transverse slope of pavement shall be a minimum of 2.0% for roadways and 1.0% for parking areas. Indicate on cross sectional detail.
13. Longitudinal slope of pavement shall be a minimum 0.4%.
14. All accessible parking spaces and sidewalks shall conform to ADA standards.
15. Disabled parking spaces shall conform to ADA and FDOT standards. Ensure all spaces have a proper landing area.
16. Disabled parking spaces shall be 20 ft in length. 18 feet to the curb stop and 2 feet overhang.

DRAINAGE COLLECTION SYSTEM

17. Provide total pervious and impervious area before and after proposed construction.

WATER & WASTEWATER

18. Please clarify if any work is to be conducted for the water and wastewater system.

LANDSCAPING, LIGHTING, AND IRRIGATION

19. Show all existing utilities and utility easements on landscape plans.
20. No trees shall be placed within the utility easements
21. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.
22. Fire hydrant clear-zones shall be free of landscape (except sod).
23. Show clear sight triangles (10 ft x 10 ft) at street intersections on landscape plans.

FIRE

HOLD

Please provide a plan on how to eliminate the congestion throughout the site and allow for Fire Department access.



GREEN

N/A

LANDSCAPE ARCHITECTURE

HOLD

1. Provide separate tree data table for existing trees and palms within the site limit area. Data to include ID #, type, size, canopy, condition, and status.
2. Provide mitigation table for proposed tree and palm removals.
3. Building foundation requires two tiers of landscape. Propose additional tier around building as necessary.
4. A terminal landscape island at the north end of the parking spaces on the west side is required. Adjust transition ramp as needed and provide plant material and required tree per the previously approved plans.
5. Consider increasing terminal landscape island on south side of building.
6. Provide native and plant diversification calculations in data table. 50% of all plant material proposed must be native and no more than 25% of any one species can be used. As an example, 100 shrubs proposed, a maximum of 25 shrubs can be of one species.
7. Provide additional dimensions of landscape areas including, but limited to foundation planting area and parking islands.
8. Recommend relocating the Live Oak to the location where the Pink Tab is currently at and propose a new tree on the east side of the building. In reviewing the size of the relocated oak, it may be too large to fit on the east side against the building.
9. Show and label all easements on landscape plans. Adjust proposed landscape as needed.
10. Show existing and proposed underground utilities, adjust any conflicts with landscape.
11. Provide existing and proposed light pole locations. Show 15' setback for canopy trees and 7.5' setback for small trees and palms. Adjust landscape or proposed pole locations as needed.
12. All missing or dead plant material as per the previously approved landscape plans are to be replaced as part of this site plan approval.
13. Provide note on the plans stating the Contractor is responsible for any landscape that is damaged during construction and shall be restored to like or better condition.
14. All areas disturbed during construction is to be restored with either plant material or sod.



15. Existing irrigation is to be modified per the proposed plans and provide 100% coverage per City code Sec. 13-444 (b) (6).

PLANNING AND ZONING

HOLD

General and Advisory Comments

1. Corrections shall be made to plans “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.
2. Per the City’s digital submittals guidelines, please provide one digital re-submittal in PDF format. Re-submittals shall include responses to each DRC comment shown here. Corrections shall be made to applications, documents or plans addressing and correcting each comment.
3. Applicant shall provide (12) 11” x 17” sets of application packages and an unlocked, unsigned digital file prior to the Planning and Zoning Board meeting. Sets will be required only when all revisions have been made and plans are in substantial compliance with applicable code requirements.
4. Be advised, any DRC item continued or inactive for more than 6 months may be considered null and void and any application submitted may be treated as a new application with applicable fees.
5. Final site plan revisions shall be completed within seven days of Planning and Zoning Board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.
6. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.
7. Additional comments may be provided upon review of any revised plans.
8. Site plan approval is valid for a period of 18 months from the Planning and Zoning Board approval. Applicant is permitted to extend the approval, one time, for a period of 12 months.
9. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Sec.13-80(b) of the City’s Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. ***Applicant shall provide contact information for the***

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person(s) and/or department responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgement.

10. Applicant shall make every effort to ensure public participation as part of this project review. ***Provide an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, resident or HOA meetings, site postings, correspondence, etc.***
11. The Planning and Zoning Board may place additional restrictions during the approval process.

Architecture

12. Provide color information for paint and panels on the building.

Site Plan

13. Provide detailed information on the site plan denoting existing versus proposed changes. Additional comments may be generated based on revised site plan.
14. The site data table denotes 642.7 square feet of proposed additional area. Revise site plan to include notes which clarify new construction and site changes.
15. Include site plan notes from last approved site plan, revision date 10-2-97. See staff for copy if unavailable.

Sign Review

16. Provide dimensions for sign and façade on which the sign is placed; provide 75% calculation.
17. Be advised that per the Fire Department, address numbers shall be at least 6" tall and placed in a highly visible location on the building.
18. Sec.13-458(f) – Any sign which is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or pedestrian, which shall include but not be limited to bare bulbs in excess of eleven (11) watts are prohibited.
19. Sec.13-460(h)(2) - All letters and symbols on permanent ground and wall identification signs must extrude from the sign face a minimum of one-half ($\frac{1}{2}$) of an inch and extrude no more than nine (9) inches.
20. Sec.13-460(h)(3) - Exposed raceways are prohibited.

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21. Sec. 13-460(k) – Cabinet Signs. Letters and logos must be opaque.
22. Sec. 13-466.8(c)3 – A linear sign area is permitted 3' in height by 75% of the width of the façade to which the sign is attached.
23. Sec. 13-466.8(d)2 – A minimum (6) six-inch clearance is required from all edges of the sign face to all architectural elements of the building façade. The clearance is also required for the logo.

Photometric

24. If any new lighting is planned for the building exterior, provide a photometric plan for review.
25. The photometric plan shall include all lighting including parking, exterior building, signage, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans or state that no other lighting will be provided.
26. 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.
27. Please provide the cut sheets for each luminaire used for any/all exterior lighting.
28. Sec 13-374 (2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.
29. As a reminder, per the lighting ordinance, wall-washing, uplighting, wallpacks and flood lighting are prohibited.
30. 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 meeting this requirement.

POLICE

APPROVED