City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet

P & Z BOARD MEETING OF: March 9, 2020

DEPARTMENT: Development Services

PREPARED FOR/DATE: Julie Krolak
              Assistant Director of Development Services
              Date: March 5, 2020

PETITIONER/ADDRESS: Compson of Colorado, LLC
                     222 Severn Avenue, Bldg 14, Suite 101
                     Annapolis, Maryland 21403

LOCATION: 3600 NW 124th Avenue (See Location Map)

PRIOR ACTION: February 12, 2020
              Architectural Review Committee reviewed and provided comments on
              building design.

STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:

1. FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COMMISSION RELATIVE TO
   CA20-0001 PURSUANT TO THE FOLLOWING CONDITIONS:

   A. APPROVAL IS SUBJECT TO THE APPROVAL OF COMPANION PETITION SE19-0001
      RELATIVE TO PARKING REQUIREMENTS;
   B. PROVIDE A STRATEGIC TRANSPORTATION EVALUATION PLAN (STEP) ANALYSIS AND
      AGREEMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT AND CONTRIBUTE THE
      PROPORTIONATE SHARE AMOUNT PRIOR TO ISSUANCE OF A CERTIFICATE OF
      OCCUPANCY (C/O);
   C. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE PETITIONER SHALL OBTAIN
      NECESSARY WETLANDS PERMITS FROM BROWARD COUNTY ENVIRONMENTAL
      ENGINEERING AND PERMITTING DIVISION, THE SOUTH FLORIDA WATER MANAGEMENT
      DISTRICT (SFWMD), AND THE US ARMY CORPS OF ENGINEERS (USACE);
   D. THE CONDITIONAL USE SHALL RUN WITH THE LAND AND MAY BE TRANSFERRABLE
      FROM ONE OWNER TO ANOTHER; AND

2. THAT CA20-0001 BE SCHEDULED FOR A QUASI-JUDICIAL AND PUBLIC HEARING FOR THE
   APRIL 15, 2020 CITY COMMISSION MEETING.

33 property owners have been notified

ATTACHMENTS
#1 - Petition CA20-0001 with backup
#2 - Site Map
#3 - Aerial Map
#4 - Proposed Site Plan, Landscape Plan, Floor Plan, and Building Elevations

cc: Bob Curnow, Deputy City Manager
    Susan Hess Krisman, Director of Development Services
    Sherry Whitacre, Deputy City Attorney
    Kristi Bartlett, Director of Economic Development
PUBLIC HEARING: PETITION OF COMPSON OF COLORADO, LLC, FOR A CONDITIONAL USE PER SECTION 250638 OF THE LAND DEVELOPMENT CODE FOR CONSTRUCTION OF A SELF-STORAGE FACILITY IN THE INDUSTRIAL RESEARCH AND DEVELOPMENT (IRD) ZONING DISTRICT, LOCATED AT 3600 NW 124TH AVENUE, LEGALLY DESCRIBED AS LOT 5, BLOCK B, GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK ADDITION.

GENERAL INFORMATION:

PETITIONER: Compson of Colorado, LLC

LOCATION: 3600 NW 124th Avenue

LEGAL DESCRIPTION: Lot 5, Block B, Greater Coral Springs Research and Development Park Addition

ACREAGE: 2.18 acres

LAND USE: Industrial

ZONING: Industrial, Research and Development (IRD)

ADJACENT USES:

North: Warehouses, zoned Industrial, Research and Development (IRD)

East: NW 124th Avenue (60-foot right-of-way), then miscellaneous warehouse and offices, zoned Industrial, Research and Development (IRD)

South: Industrial Building, Blue Stream Cable Company, zoned Industrial, Research and Development (IRD)

West: Warehouses, zoned Industrial, Research and Development (IRD)

BACKGROUND / DESCRIPTION

The Petitioner, Compson of Colorado, LLC, is requesting Conditional Use approval in accordance with Section 250638 of the Land Development Code to allow the establishment of a Self-Storage Facility. The 2.18 acres, located at 3600 NW 124th Avenue, is vacant and zoned Industrial, Research and Development (IRD). The proposed facility is approximately 103,275 square feet in size and three-stories in height. Access to the site is proposed from a new opening on NW 124th Avenue.

The building proposes numerous storage units of various sizes within the three-story, climate-controlled facility. A limited number of units will be accessed from loading areas on the south and west sides of the building, with the balance being accessed from the interior of the building. Customer access to the building will be through a gate with security fencing, or a pedestrian entry located at the northeast corner of the building. Secured access will be provided via key code Monday through Sunday between 6:00 am and 10:00 pm at the gate and key pad locations on the building.
City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: March 9, 2020

Subject: CA20-0001 Compson Self Storage (3600 NW 124th Avenue)

The facility will employ two (2) people and the business office will be operated Monday-Friday from 9:30 am to 6:00 pm, Saturday from 8:30 am to 5 pm, and Sunday from 11:00 am to 3:00 pm.

As part of the petitioner’s Development Review Committee (DRC) submittal for site plan approval, a report entitled Ecological Evaluation, Wildlife Assessment and Preliminary Wetland Determination NW 124th Avenue v2 by J.J. Goldasich and Associates, Incorporated, was submitted. The report identifies approximately 0.25 acres of the site area with wetland characteristics with almost all of the site composed of exotic forest community. The report calls for permitting by regulatory agencies with wetland jurisdiction at the site, and staff has recommended permitting by these agencies as conditions of approval prior to the issuance of a building permit.

A companion petition for a Special Exception (SE20-0001) for a reduction in the number of off-street parking requirements will also be considered with this item.

ANALYSIS

Section 250638 of the Land Development Code (LDC) requires Conditional Use Approval for self-storage facilities in Industrial, Research and Development (IRD) district. Subsequent to January 1, 2010, self-storage facilities are required to be located to the interior of the Corporate Park and not occupy frontage along Sample Road or Coral Ridge Drive.

The subject parcel is located at 3600 NW 124th Street in the south central, interior portion of the Corporate Park. The edges of the Corporate Park are defined on its east by Coral Ridge Drive and on its south by Sample Road. The closest residential neighborhood to the property lies to the southeast approximately 1,000 feet away.

CRITERIA FOR CONDITIONAL USE APPROVAL

According to LDC Section 250153, an application for Conditional Use Approval may be granted if the City Commission makes a finding that the following requirements, including all LDC requirements, have been met:

1. That the use does not negatively impact adjacent residential areas or other existing or proposed uses.

   The Land Development Code (LDC) requires Conditional Use approval for self-storage facilities in the Industrial, Research and Development (IRD) district to ensure they will not have negative impacts to adjacent residential areas or uses. While the site is currently vacant, the proposed use is similar to those adjacent to it. The subject site is surrounded by warehouse and ancillary office uses. Warehouses are intended for the temporary storage of commercial products for business enterprises; however, self-storage facilities are intended for the temporary storage of items from households. Further, per code requirement, the site is located interior of the Corporate Park along 124th Avenue, with no frontage on the bounding streets of Sample Road or Coral Ridge Drive. The closest residential neighborhood lies approximately 1,000 feet southeast of the site, across Sample Road.
The petitioner has stated that the "proposed self-storage facility will not produce smoke, glare, fumes or other noxious impacts that would be a detriment to the community."

2. The use furthers the goals, objectives and policies of the Comprehensive Plan.

The proposed self-storage facility is allowed with Conditional Use approval in the Industrial, Research and Development (IRD) Zoning District and furthers the following Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan as follows:

Goal 4.0.0: To provide a single, unified area for an industrial center called the Coral Springs Corporate Park that expands and intensifies the economic base of the City and generates local employment.

Objective 4.1.0: The City shall direct industrial redevelopment to the appropriate areas as depicted on the Future Land Use Plan Map. The intensity and character of redevelopment shall be regulated by zoning consistent with the following standards relating to location, function, and character.

Policy 4.1.1: The City shall maintain in the land development regulations that industrial land uses shall have the following characteristics:

- Contribute to the economic growth and self-sufficiency of the City
- Be located so as not to disturb residential areas
- Promote corporate and business park development geared to employment generating light industrial, office, research and development, and complementary commercial uses
- Be located with convenient access to major transportation facilities

Allowing the proposed self-storage facility is consistent with Goal 4.0, to provide for an industrial center that expands the City's economic base. Further, the development helps fulfill the City's goal to be a full service community. For these reasons, the proposed use furthers the Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan.

3. The use satisfies buffering requirements.

As mentioned above, the site is approximately 1,000 feet from the nearest residential zoning district (RM-20) to the southeast. Further, the subject parcel is surrounded by industrial uses on all sides. The proposal calls for landscaped areas on all four sides of the property ranging from 10.17' (north) to 85.95' (west). All required buffers from the Land Development Code have been satisfied.

In addition to the above requirements, conditional uses within the Industrial, Research and Development (IRD) District may not be approved unless the City Commission makes a finding that the proposed use is consistent with the Industrial Architectural Guidelines. The project's architecture has been reviewed by the Architectural Review Committee who only commented on
color selection on the south elevation of the building. Staff will be working with the Petitioner to derive a final color palette. Further, the architectural style of the building is consistent with the Guidelines as well as surrounding facilities. As the petitioner mentions, "The proposed 3-story self-storage facility is a high-quality building that is aesthetically pleasing with minimal disruption to the surrounding properties. In addition, the architecture of the project complements the quality of design offered by existing commercial and office project within the Corporate Park of Coral Springs."

CONCLUSION

Based on the above analysis, City Staff believes the Conditional Use petition meets the intent of the criteria as articulated in Section 250638 of the Land Development Code. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to CA20-0001 for quasi-judicial and public hearings at its April 15, 2020 meeting with the conditions identified on page 1 of this memorandum.
CONDITIONAL USE APPROVAL (CA) PETITION
PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

NAME OF PETITIONER: Kristian Coles

ADDRESS: 4849 Greenville Ave., Dallas, TX 75206

PHONE NUMBER: 214-755-7229

NAME OF PROPERTY OWNER (if other than petitioner): Robert Bishop (Compson of Colorado, LLC)

ADDRESS: 222 Severn Ave., Building 14, Suite 101, Annapolis, MD 21403

EMAIL ADDRESS: rbishop@compson.com

PHONE NUMBER: 410-267-9777

LEGAL DESCRIPTION OF PROPERTY: Self Storage Facility

PETITIONER'S RELATIONSHIP TO PROPERTY: Design-Build

CURRENT ZONING OF PROPERTY: Industrial Research & Development (IRD)

REQUESTED CONDITIONAL USE: Self Storage Facility

DESCRIBE & CITE SPECIFIC CODE SECTION: Ch. 25, Art. VI, Div. 3, Sec. 250638(5)

According to Section 250153 of the Coral Springs Land Development Code, a CONDITIONAL USE shall be granted only after a finding that the following requirements are met (including those specified in other areas of the code).

State in detail:
How does this proposed use NOT negatively impact adjacent residential areas?
   Proposed use is located inside of the Corporate Park of Coral Springs, does not directly abut any residential property, and will provide access to storage to local residents.

How does this proposed use NOT negatively impact other existing or proposed uses?
   Proposed use produces low traffic and noise, no distribution or manufacturing, and will generate exposure of existing uses to potential new customers who are using the facility.

How does this proposed use further the goals, objectives and policies of the Coral Springs Comprehensive Plan?
   Proposed use will contribute to the future walkway and enhanced bus route along NW 124th Ave. by connecting to existing walkway south of property.

Effective as of 10/01/2019
Proposed use will reside in the Industrial zoning and not encroach any future land use preferred for Residential.

How does this proposed use satisfy the buffering requirements stated in Section 250153(6)(c) and any other applicable Coral Springs Land Development Code Section?

Proposed use is located inside of IRD zoning and does not require R zoned buffering per Sec. 250153(6)(c).

How does this proposed use satisfy all other requirements provided within the Coral Springs Land Development Code relative to that conditional use?

Proposed use will satisfy all setbacks, building height, design guidelines, building materials, etc., for conditional use located inside IRD zoning.

APPLICATION IS NOT COMPLETE AND WILL NOT BE PROCESSED UNTIL THE FOLLOWING ARE PROVIDED AND DEEMED COMPLETE BY THE PLANNING DEPARTMENT:

1. Site, landscape, and buffer plans of subject property for actual submission to Planning & Zoning Board, including CD containing digital copies of all documents in PDF file.
2. Two (2) 11"x17" sets of site plan of subject property
3. Proposed hours of operation.
4. Proposed use restrictions.
5. Consent of owner(s), including proof of ownership.
6. $3424.41 petition fee. Plus, recordation, property notification and legal advertising costs will be determined by the City Clerk upon filing.

This is to certify that I am the owner of the subject property described in the conditional use petition. I have read this petition and the statements contained herein are true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER: [Signature]

ADDRESS: 222 Severn Ave., Building 14, Suite 101, Annapolis, MD 21403

As owner, I authorize Kristian Coles to act as my agent in this matter.

Kristian Coles, 4849 Greenville Ave., Dallas, TX 75206, 214-755-7229

PRINT NAME, ADDRESS AND PHONE NUMBER OF REPRESENTATIVE, if applicable

Sworn to and subscribed before me this 9th day of January 2020

[Signature]

NOTARY PUBLIC

My Commission Expires: 11/25/2023

TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DIVISION

ACCEPTED BY: Elizabeth Chang

DATE ACCEPTED: February 3, 2020

PETITION #: CA20-0001

Effective as of 10/01/2019
Petition For Conditional Use Approval
Compton of Colorado, LLC: Proposed Self-Storage
3600 NW 124th Street, Coral Springs

Compton of Colorado, LLC ("Applicant") is proposing to construct a 103,275 +/- square foot, 3-story climate controlled self-storage facility on the property located at 3600 NW 124th Street which is further identified by folio number 4841 18 02 0180 ("Property") in the City of Coral Springs ("City"). The Property consists of approximately 2.18 acres and is currently vacant. The Applicant is requesting conditional use approval to locate the proposed self-storage facility in the Industrial and Research Development ("IRD") District.

At this time, the Applicant is requesting approval of a self-storage facility in the IRD District which requires conditional use approval pursuant to Section 250638 of the City’s Land Development Code ("LDC"). The City Commission may grant conditional use approval provided that the criteria contained in Section 250153 of the LDC are met. Section 250153(a)(6) of the LDC provides the general criteria to be applied in granting conditional use approval. The proposed self-storage facility meets the City’s criteria for conditional use approval as follows:


The Property is located within the IRD Zoning District and wholly within the Corporate Park of Coral Springs. Therefore, the proposed self-storage use will not have a negative impact on residential areas as the property is not located immediately adjacent to any residential homes. The proposed self-storage facility will not produce smoke, glare, fumes or other noxious impacts that would be a detriment to the community. The architectural features and landscaping is compatible with the surrounding uses.

2. The proposed use will not negatively impact other existing or proposed uses.

The site plan for the proposed self-storage meets all criteria in the LDC except for the parking requirements. A Special Exception Application requesting a parking reduction has been simultaneously submitted with this Conditional
Use Application. The Applicant demonstrated that sufficient parking will be provided to meet the peak parking demands of the proposed self-storage facility. See Parking Study attached to the Special Exception Application.

The proposed use will not negatively impact the other existing or proposed uses. In fact, the architecture of the building will complement the existing commercial and office uses within the Corporate Park. As such, the architectural style of the proposed self-storage will be compatible with the other surrounding uses within in the IRD.

The traffic generation from the proposed self-storage facility is lower than most other industrial and commercial uses. Vehicular access to the Property is proposed from a new opening along NW 124 Avenue. As such, customers will have easy access to and from the self-storage facility. The self-storage facility will include controlled access gates with security codes. The hours of operation for the business office component will be: Monday-Friday from 9:30AM to 6PM, Saturday from 8:30AM to 5PM and Sunday from 11AM to 3PM. Secured access with a key code between will be Monday-Sunday from 6AM to 10PM. Two staff persons will be employed.


The Property is designated Industrial on the City of Coral Springs Land Use Plan. The self-storage facility is a permitted use in the Industrial category. The proposed self-storage facility is consistent with Policy 4.1.1 of the City of Coral Springs Comprehensive Plan as it contains the following characteristics:

1. Contributes to the economic growth and self-sufficiency of the City.
2. Is located so as not to disturb residential areas.
3. Promotes corporate and business park development.
4. Is located with convenient access to major transportation facilities.
5. Provides adequate parking and loading areas.
6. Provides commercial services for the Corporate Park employees.

4. The Proposed Use Satisfies the Buffering Requirements Stated in Section 250153(6)(c) and Any Other Applicable Coral Springs Land Development Code Section for R Zoned plots.

The proposed use is located in the IRD zoning district and complies with the landscape and buffering requirements required for IRD. Therefore, the landscape requirements for R Zoned plots do not apply.
In addition to the above criteria, no conditional use shall be approved within an Industrial Research and Development (IRD) District zoned plot unless the commission makes a finding that the proposed use shall be determined to be consistent with the Industrial Architectural Guidelines. The site plan and architectural plans for the proposed self-storage were designed to be consistent with the City's Architectural Guidelines. The architecture of the proposed self-storage facility is designed to be compatible with the Corporate Park. The proposed 3-story self-storage facility is a high-quality building that is aesthetically pleasing with minimal disruption to the surrounding properties. In addition, the architecture of the project complements the quality of the design offered by existing commercial and office projects with the Corporate Park of Coral Springs.
February 13, 2020

CA20-0001 and SE20-0001
LOT 5, BLOCK B
GREATER CORAL SPRINGS RESEARCH
AND DEVELOPMENT PARK ADDITION
FOLIO# 484118020180

Coral Springs
Everything Under The Sun
DISTRICT REQUIREMENTS & GENERAL NOTES

1. APPLICANT:
   ARCO-MURRAY

2. DATA TABLE:

   ADDRESS: 3567 NW 124TH AVENUE
   CORAL SPRINGS, FL 33065
   CURRENT USE: VACANT
   PROPOSED USE: SELF-STORAGE FACILITY
   FUTURE LAND USE DESIGNATION: INDUSTRIAL
   ZONING DESIGNATION: IRD (INDUSTRIAL PARK)

   TAX MAP ID# 4841-18-02-0180
   SITE AREA: 94,991 SF (2.18 AC)
   NEW BUILDING AREA: 34,425 SF (FOOTPRINT)
   3-STORY, 103,275 GFA

3. AREA BREAKDOWN:
   VEHICULAR USE AREA 24,863 SF 0.57 AC 26.2%
   BUILDINGS 34,425 SF 0.79 AC 36.2%
   CONCRETE / CURB 1,114 SF 0.03 AC 1.2%
   TOTAL IMPERVIOUS 60,402 SF 1.39 AC 63.6%
   TOTAL PERVIOUS 34,589 SF 0.79 AC 36.4%
   OVERALL SITE AREA: 94,991 SF 2.18 AC 100.0%

4. PARKING DATA
   PARKING FORMULA: 1 SPACE FOR EVERY 2000 SF OF GROSS FLOOR AREA

   REQUIRED | PROVIDED
   STANDARD PARKING SPACES 49 14
   ACCESSIBLE PARKING SPACES 3 1
   TOTAL SPACES (103,275 SF/ 2,000 SF) 52 15

   BIKE RACKS (1/40 PARKING SPACES PROVIDED) 1 1

5. BULK REQUIREMENTS
   MAX. BLDG. HEIGHT: 100' 44'
   LOT COVERAGE: 40% 36.2%

6. DISTRICT REQUIREMENTS CHART
   SETBACKS:
       REQUIRED | PROPOSED
       FRONT (EAST, ALONG NW 124th AVE.) 50' 72.33'
       SIDE (NORTH) 0' 10.17'
       SIDE (SOUTH) 0' 48.82'
       REAR (WEST) 0' 159.05'

   LANDSCAPE BUFFERS:
       REQUIRED | PROPOSED
       FRONT (EAST, ALONG NW 124th AVE.) 25' 25'
       SIDE (NORTH) 5' 10.17'
       SIDE (SOUTH) 12.5' 12.5'
       REAR (WEST) 0' 85.95'

CONDITIONAL USE/SPECIAL EXCEPTION TABLE

1. SELF-STORAGE USE (SECTION 250638(5))
2. PARKING (SECTION 250816(2))

   REQUIRED | PROPOSED
   STANDARD PARKING SPACES 49 14
   ACCESSIBLE PARKING SPACES 3 1
   TOTAL SPACES (103,275 SF/ 2,000 SF) 52 15

   BIKE RACKS (1/40 PARKING SPACES PROVIDED) 1 1

LEGAL DESCRIPTION:

NOTES:
1. SHOULD THE FIRE DEPARTMENT TWO-WAY RADIO COMMUNICATIONS PROVE TO BE INADEQUATE FOR ANY REASON, AN IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM IS TO BE PROVIDED IN ACCORDANCE WITH NFPA 1, 11.10.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
3. PUBLIC ART REQUIREMENTS WILL BE FULFILLED THROUGH THE PAYMENT OF $52,670.25 INTO THE PUBLIC ART TRUST FUND.
4. ALL SIGNAGE WILL BE FULLY SCREENED FROM ADJACENT STREET VIEW.
5. ALL ROOF TOP EQUIPMENT WILL BE FULLY SCREENED FROM ADJACENT STREET VIEW.

HATCH LEGEND

PROPOSED
PROPORTIONAL
HATCH
PREVIOUS
HATCH
PROPORTIONAL
POLES AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CAN'T STAND UPRIGHT ALONE WILL BE REJECTED.

IF DAMAGED OR DESTROYED, ANY EXISTING PLANT MATERIALS SCHEDULED TO REMAIN, SHALL BE REPLACED WITH THE SAME SPECIES AT A SIMILAR SIZE.

ANY GAPS OR DESTRUCTION IN EXISTING HEDGE SHALL BE REPLACED WITH EQUAL HEIGHT PLANT MATERIAL FOR FINAL LANDSCAPE REQUIREMENTS.

EQUIPMENT IN ADDITION TO THE MINIMUM EXISTING PLANT MATERIALS SCHEDULED FOR PlANTING MATERIAL FOR FINAL LANDSCAPE REQUIREMENTS.

THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE REPLACED WITH EQUAL HEIGHT PLANT MATERIALS.

ANY SOD DISTURBED ON ADJACENT PROPERTY SHALL BE RESTORED TO THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RYAN J. KING EBRAHIMIAN, LA6667324 ON 2020-01-28

POOLED AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CAN'T STAND UPRIGHT ALONE WILL BE REJECTED.

THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE PLANTINGS.

POOLED AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CAN'T STAND UPRIGHT ALONE WILL BE REJECTED.

THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE PLANTINGS.

POOLED AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CAN'T STAND UPRIGHT ALONE WILL BE REJECTED.

THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE PLANTINGS.
## PLANT SCHEDULE

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<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SPECIFICATIONS</th>
<th>CAL/DBH</th>
<th>HEIGHT</th>
<th>SPREAD</th>
<th>NATIVE</th>
<th>XERIC</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>3'-0&quot;</td>
<td>IC 5, 20K</td>
<td>Krug's Holly</td>
<td>Ilex krugiana</td>
<td>25 gal</td>
<td>1.25&quot;</td>
<td>Cal 8` Ht</td>
<td>4` Yes</td>
<td>High</td>
<td>STANDARD</td>
</tr>
</tbody>
</table>

### OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS.

### VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS

### ALL TREES SHALL BE FLORIDA NUMBER 1, FIELD GROWN/BALLED & BURLAPPED (FG/BB) UNLESS OTHERWISE SPECIFIED; ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE SCHEDULE ABOVE; FAILURE TO MEET

### IK 29 Krug`s Holly Ilex krugiana 25 gal 1.25"Cal 8` Ht 4` Yes High STANDARD

### MITIGATION TREES

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<tbody>
<tr>
<td>PALM TREES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RE 1 Florida Royal Palm Roystonea elata</td>
<td>B &amp; B 10` gw</td>
<td>Yes</td>
<td>High</td>
</tr>
<tr>
<td>RE-S 1 Florida Royal Palm Roystonea elata</td>
<td>B &amp; B 10` gw</td>
<td>Yes</td>
<td>High</td>
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<tr>
<td>MS 6 Sweet Bay Magnolia virginiana</td>
<td>B &amp; B 2&quot; DBH 12` Ht</td>
<td>Yes</td>
<td>High</td>
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<tr>
<td>MC 2 Wax Myrtle Myrica cerifera</td>
<td>45 gal 1.5&quot; DBH 8` Ht</td>
<td>Yes</td>
<td>High</td>
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<tr>
<td>EF 18 Spanish Stopper Eugenia foetida</td>
<td>30 gal 8<code> Ht 3-4</code></td>
<td>Yes</td>
<td>High</td>
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### REPLACEMENT PALMS

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<th>COMMON NAME</th>
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<tbody>
<tr>
<td>MYC 537 Compact Simpson<code>s Stopper Myrcianthes fragrans </code>compacta`</td>
<td>NA 30&quot; 24&quot;-30&quot; 24-30&quot;</td>
<td>Yes</td>
<td>High</td>
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### MISCELLANEOUS

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<th>SPECIFICATIONS</th>
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<tbody>
<tr>
<td>HYL 339 Spider Lily Hymenocallis latifolia</td>
<td>n/a 24&quot; 14-16&quot; 18&quot;</td>
<td>Yes</td>
<td>High</td>
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<tr>
<td>HAC 79 Dwarf Scarlet Bush Hamelia patens <code>Compacta</code></td>
<td>n/a 30&quot; 18&quot; 18&quot;</td>
<td>Yes</td>
<td>High</td>
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### GROUND COVERS

<table>
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<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>QV-S 3 High Rise Live Oak Quercus virginiana <code>High Rise</code></td>
<td>B &amp; B 2&quot; DBH 12<code> Ht 6</code></td>
<td>Yes</td>
<td>High</td>
</tr>
<tr>
<td>SP 20 Cabbage Palmetto Sabal palmetto</td>
<td>B &amp; B 18-22<code> oa 10</code></td>
<td>Yes</td>
<td>High</td>
</tr>
</tbody>
</table>

### SHRUBS

<table>
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<tr>
<th>QTY</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAB 10 American Beautyberry Callicarpa americana</td>
<td>n/a 30&quot; 18-24&quot; 24&quot;</td>
<td>Yes</td>
<td>High</td>
</tr>
<tr>
<td>CSG 36 Small-Leaf Clusia Clusia guttifera</td>
<td>n/a 30&quot; 30&quot; 24&quot;</td>
<td>Yes</td>
<td>High</td>
</tr>
</tbody>
</table>

### TDM 6 Bald Cypress Taxodium distichum | NA 7"Cal 20-22` Ht. 8-10` | Yes | High |

### ADJACENT CONCRETE FLATWORK OR CURB

2" THICK LAYER OF TAN PEA GRAVEL, 0.5" - 1.5" IN BARRIER UNDERNEATH, LAID IN SINGLE LAYER UPTURN EDGES BETWEEN ADJACENT MULCH SIZE WITH DeWITT PRO-5 WEED PREVENTION -CUT TO FIT BED SHAPE AND CUT TO ALLOW PLANTINGS.

### CONFORM TO THOSE INDICATED ON THE DRAWINGS, IN THE AREAS EDGE OF ROOTBALL MIN PLANTING SOIL DEPTH  AS SPECIFIED

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RYAN J. KING EBRAHIMIAN, LA6667324 ON 2020-01-28

ALWAYS CALL CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

ARCO-MURRAY

6300 NW 31ST AVENUE

SUITE 206

JUPITER, FL 33458

P: 954-202-7000

www.callsunshine.com

FX: (954) 202-7070
PROJECT DATA

GROSS BUILDING AREA = 34,560 SF x 3 = 103,680 SF
FLOOR AREA RATIO = 103,680 SF / 34,560 SF = 3.0 (NO MAX SPECIFIED)
ZONING DISTRICT: CID / CONDITIONAL USE PERMIT REQUIRED
COVERAGE = 34,560 SF / 98,490 SF = 35.1% (40% MAX)
GREENSPACE = 35,624 SF / 98,490 SF = 36.2% (30% MIN)
FLORIDA BUILDING CODE 2017 EDITION
CONSTRUCTION TYPE: BS FULL SPAN
PRIMARY STRUCTURAL FRAME: I-FRAME - NO RATING
ROOF CONSTRUCTION: - NO RATING
EXTERIOR WALL: - NO RATING (Separation Distance over 10' 0")
ALLOWABLE AREA PER FLOOR = 52,500 SF
ALLOWABLE STORIES = 3 STORIES
ZONING HEIGHT RESTRICTION = 100' MAX

SETBACKS:
FRONT: 50' RECD / 75' 0" PROVIDED
SIDE: NONE RECD / 10' 0" PROVIDED (BUILDING CODE)
REAR: NONE RECD / 161' 0" PROVIDED

SELF STORAGE FACILITY
NW 124th Ave
Coral Springs, FL 33065

COMPSON DEVELOPMENT

PROPOSED SITE PLAN
SCALE: 1" = 40'-0" (11x17)
S97655 January 22, 2020

ARCO MURRAY
GMA ARCHITECTS
SOUTH ELEVATION

EAST ELEVATION - STREET VIEW

1. NICHIA - CANYON BRICK
2. EIFS w/ REVEALS - OYSTER
3. EIFS w/ REVEALS - TUMBLEWEED
4. INSULATED GLAZING

COMPSON DEVELOPMENT
Self Storage Facility
NW 124th Ave
Coral Springs, FL 33065

Exterior Elevations - Materials
SCALE : 1" = 20' - 0" (1:120)

ARCO MURRAY
GMA ARCHITECTS

A-5
SP91055 January 29, 2020