City of Coral Springs  
Planning and Zoning Board Meeting Agenda Item  
Summary Sheet

P & Z BOARD MEETING OF: March 9, 2020

DIVISION: Community Development

PREPARED BY/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 SE20-0001 FOR A SPECIAL EXCEPTION FROM SECTION 250816 (AMOUNT OF OFF-STREET PARKING) OF THE LAND DEVELOPMENT CODE WITH THE FOLLOWING CONDITIONS:

   A. INSTALL LARGER THAN MINIMUM TREES ON SITE (14'-16'); AND
   B. ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING AND SUBMIT A CASH BOND IN THE AMOUNT OF 50% OF THE FAIR MARKET VALUE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

2. THAT SE20-0001 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 SE19-0001 with Backup
#2 – Site Map
#3 – Aerial Map
#4 – Proposed Site Plan, Landscape Plan, Floor Plan and Building Elevations
#5 – Letter from City’s Traffic Consultant, Traf Tech Engineering

cc: Bob Curnow, Deputy City Manager
    Sherry Whitacre, Deputy City Attorney
    Susan Hess Krisman, Director of Development Services
    Kristi Bartlett, Economic Development Director
PUBLIC HEARING: PETITION OF COMPSON OF COLORADO, LLC, FOR A SPECIAL EXCEPTION FROM SECTION 250816 (AMOUNT OF OFF-STREET PARKING) OF THE LAND DEVELOPMENT CODE RELATIVE TO A REDUCTION IN THE AMOUNT OF REQUIRED OFF-STREET PARKING SPACES FOR 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. (SE20-0001)

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 of Development (IRD)

ADJACENT USES:

- North: Warehouses, zoned Industrial, Research of Development (IRD)
- East: NW 124th Avenue (60-foot right-of-way), then miscellaneous warehouse and offices, zoned Industrial, Research of Development (IRD)
- South: Industrial Building, Blue Stream Cable Company, zoned Industrial, Research of Development (IRD)
- West: Warehouses, zoned Industrial, Research of Development (IRD)

DESCRIPTION/BACKGROUND

The Petitioner, Compson of Colorado, LLC (Petitioner) is requesting a Special Exception from Section 250816 (Amount of Off-Street Parking) of the Land Development Code to allow a reduction in the amount of required off-street parking spaces for a self-storage facility. The 2.18 acres, located at 3600 NW 124th Avenue, is zoned Industrial, Research of 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.
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.

A companion petition for a Conditional Use (CA20-0001) approval for a construction of a self-storage facility in the Industrial, Research and Development (IRD) Zoning District will also be considered by the City Commission.

**ANALYSIS**

The proposed development includes new construction of a self-storage facility and related parking. The following is an analysis of the project as it relates to Sections of the Land Development Code (LDC) requiring an exception. Many of these Sections were created to ensure appropriate development is provided for commercial developments. The analysis below identifies the section of the Land Development Code where the Petitioner is seeking relief.

While the site is vacant, the parcel is narrow from north to south and long from east to west. Required landscape buffers and stormwater retention facilities consume much of the site area outside of the building footprint. The development proposes to cover 36.2% of the lot, where code would allow a maximum of 40%. With such site constraints, little area remains to provide all required parking.

Overall, code requires that 30% of the site to be landscaped open space and the applicant is providing 36.2%. In addition, the site arrangement provides required or larger landscape buffers. On the east (front) side of the property, code requires a 25-foot landscape buffer that the petitioner is providing. On the north side, code requires a 5-foot landscape buffer and the petitioner is providing 10.17 feet. A 12.5-foot landscape buffer is required and provided on the south side of the property. No landscape buffer is required on the west side of the property, and the petitioner provides approximately 86 feet.

**250816 (Amount of Off-Street Parking)**

Section 250816 of the LDC requires one (1) parking space for every two thousand (2,000) square feet for self-storage facility. The proposed Coral Springs self-storage is required to provide fifty-two (52) parking spaces based on the net square footage provided; however, the proposed site plan provides fifteen (15) parking spaces (14 standard spaces and 1 accessible space), located on the east and west sides of the building.

The Petitioner has provided a parking analysis utilizing the Institute of Transportation Engineers' (ITE) publication *Traffic Generation* (ITE, 4th Edition, 2010). Utilizing the average weekday peak period parking demand for mini-warehouses (self-storage facilities), the study indicates that there will be a peak demand of 15 spaces for the size of the proposed development. (See Attachment #1).

The petitioner has also submitted a justification to support the Special Exception request. In the justification, the applicant indicates there will be additional parking spaces at the exterior drive-up
units in addition to the 15 proposed parking spaces. While individuals could drive to and park in front of these units, it would be for the purpose of loading and unloading as the site plan shows.

The City's traffic consultant, Joaquin Vargas of Traf Tech Engineering, reviewed the parking study. Mr. Vargas concurred with the parking study findings that the proposed fifteen (15) parking spaces would be adequate for a facility of this size.

The peak demand amount of parking, determined by the parking study, is supplied through proper site design. Therefore, Staff finds this request consistent with the intent of the LDC.

**CRITERIA FOR A SPECIAL EXCEPTION**

A Special Exception is relief granted by the City Commission whenever the Commission determines that literal enforcement of any section of the Land Development Code (LDC) has one of the two following effects:

1. Produces a result, which is not only a burdensome hardship, but is inconsistent with the general public welfare; or,

2. Produces a result, which is not only inconsistent with municipal intent in the adoption of any particular section of the LDC, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.

The Petitioner is seeking relief under the second criterion.

The Petitioner has stated the project meets the overall intent and purpose of the LDC and that requiring parking at a rate of 1 space per 2,000 square feet "would create a surplus of parking spaces that would not be utilized even during peak business demand." They argue that this is inconsistent with municipal intent for parking space requirements.

The petitioner has provided a parking study that indicates self-storage facilities do not require as much parking as the LDC requires. Staff believes that constructing more than the proposed 15 spaces, that would accommodate peak demand at the facility, would be inconsistent with the intent of the LDC.

City Staff, along with the City's Traffic Consultant, reviewed the petition and believe the request meets the Special Exception criteria as required by the Land Development Code.

**CONCLUSION**

Based on the above analysis, City Staff believes the Special Exception request meets the intent of the criteria as required by the Land Development Code. The proposed project is an improvement over the existing vacant parcel which will provide a service to the surrounding community. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to SE19-0010 for a quasi-judicial and public hearing at the April 15, 2020 meeting with the conditions identified on page 1 of this memorandum.
SPECIAL EXCEPTION (SE) PETITION

To: PLANNING AND ZONING BOARD AND/OR CORAL SPRINGS CITY COMMISSION
A SPECIAL EXCEPTION FROM THE CORAL SPRINGS LAND DEVELOPMENT CODE IS HEREBY REQUESTED

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Kristian Coles 214-755-7229
Petitioner's Name Phone

4849 Greenville Ave., Dallas, TX 75206
Address
kcoles@arcomurray.com
Email Address

Self Storage Facility
Legal Description of subject property

Design-Builder
Petitioner's relation to subject property

According to Section 101 of the Coral Springs Land Development Code, a SPECIAL EXCEPTION is relief that may be granted when a literal enforcement of a particular code section would have one of the following results:
(CHECK THE STATEMENT WHICH APPLIES AND PROVIDE THE REQUESTED INFORMATION IN THE SPACE PROVIDED)

☐ Produces a result which is not only a burdensome hardship, but also is inconsistent with the general public welfare
  1. State in detail on separate page how this code section produces a result which is a burdensome hardship.
  2. State in detail on separate page how this code section is inconsistent with the general public welfare.

☐ Produces a result which is not only inconsistent with the Municipal intent in the adoption of any particular section of the Municipal Code, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.
  1. State in detail on separate page how this code section produces a result which is inconsistent with Municipal intent underlying any particular section of the municipal code.
  2. State in detail on separate page how this code section is inconsistent with the general public welfare.

What is the Code provision(s) from which you seek relief?

Ch. 25, Art. VIII, Sec. 250816(2)

Application is not complete and WILL NOT BE SCHEDULED FOR PROCESSING until the following are provided:

☐ SITE AND LOCATION MAPS OF THE SUBJECT PROPERTY, CONTAINING DIGITAL PDF COPIES OF ALL DOCUMENTS
☐ TWO (2) SETS OF SITE PLAN OF SUBJECT PROPERTY FOR ACTUAL SUBMISSION TO PLANNING & ZONING BOARD
☐ PROOF OF OWNERSHIP OF THE PROPERTY (ATTORNEY'S OPINION OF TITLE OR TITLE CERTIFICATE DATED WITHIN 30 DAYS OF SUBMISSION)

Effective as of 10/01/2019
City of Coral Springs  
Special Exception (SE) Petition

☐ PROPERTY OWNER APPROVAL OF THE PETITION
☐ PROOF OF NON-PROFIT STATUS (IF APPLICABLE)

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

Signature of Property Owner

Print Name: Robert Bishop, member, #40-267-9727
Print Name: Phone

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

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

Print Name, Address & Phone Number of Representative, if applicable:

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

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

Notary Public:

My Commission Expires: 11/25/2023

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION

TYPE OF ID:

☐ DID TAKE AN OATH
☐ DID NOT TAKE AN OATH

TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DIVISION

Elizabeth Chang SE20-0001 February 3, 2020
ACCEPTED BY PETITION # DATE

FEE: $2,163.60, Plus recordation fee, property owner notification and legal advertising costs to be determined by City Clerk (954) 344-1065.

Effective as of 10/01/2019
Petition for Special Exception Approval
Compson of Colorado, LLC: Proposed Self-Storage
3600 NW 124th Street, Coral Springs

Compson 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 a special exception for a parking reduction for its proposed self-storage facility to be located in the Industrial and Research Development ("IRD") District. Together with this Special Exception Application, the Applicant has simultaneously submitted a Condition Use Application for approval of a self-storage facility in the IRD District as required pursuant to Section 250638 of the City’s Land Development Code ("LDC").

At this time, the Applicant is seeking relief from the parking requirements of the LDC. Pursuant to Section 101 of the Code, the City may grant a special exception request when the City Commission finds that the literal enforcement of the Code has one of the two following effects:

(1) Produces a result which is not only a burdensome hardship, but also inconsistent with the general public welfare;

or

(2) Produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the land development code, inclusive of the comprehensive plan, but also inconsistent with the general public welfare.

Pursuant to the second criteria above, Applicant is requesting a special exception from Section 250816(2) of the LDC which requires the Applicant to provide parking spaces at a ratio of 1 space per 2,000 square-feet of building. The proposed self-storage facility includes 15 dedicated parking spaces plus 27 parking spaces at the exterior drive-up units for a total of 42 parking spaces. Per Section 250816(2) of the LDC, 52 parking spaces are required.
The strict and literal implementation of the LDC that requires 1 space per 2,000 square-feet of building, would produce a result that is inconsistent with municipal intent as the parking space requirements as set forth in the LDC would create a surplus of parking spaces that would not be utilized even during peak business demand. As described in more detail below, the Applicant demonstrated that sufficient parking will be provided to meet the peak parking demands for the proposed self-storage facility.

The Applicant conducted a public records search of parking studies evaluated and analyzed for similar storage facilities in South Florida over the past 3 years. The results indicated that the 15 dedicated parking spaces would be sufficient for the proposed self-storage facility. The results were derived from a combined average of weekday and Saturday peak hour parking rates between 2016 and 2017. The average rate of 0.1124 parking spaces per one-thousand square-feet of building area requires 12 parking spaces to be provided. As such, the 15 dedicated parking spaces provided will accommodate the actual peak-season, peak-hour parking demand at 100% building capacity. Moreover, traffic generation from the proposed self-storage facility is lower than many industrial and commercial uses.

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. Only two staff persons will be employed. Providing more parking spaces than necessary is inconsistent with the general public welfare because the excess parking areas consume more concrete and energy than are necessary for the proposed self-storage facility. In addition, the additional paved area increases the heat island effect of the development. Therefore, reducing the amount of concrete will improve the general public welfare by conserving resources and reducing global warming.

For the foregoing reasons, strict and literal application of the LDC for the proposed use would produce a result which is not only inconsistent with municipal intent in the adoption of any particular section of the LDC, inclusive of the comprehensive plan, but also inconsistent with the general public welfare.
January 15, 2020

City of Coral Springs
9500 West Sample Road
Coral Springs, FL 33065

RE: Self-Storage Parking Study
DRC19-0009
NW 124th Ave, Coral Springs

Introduction
The project site is located one lot north of the NW intersection of NW 35th Street and NW 124th Avenue in Coral Springs, FL. The site is currently vacant and it is proposed to build a 103,275 square-foot self-storage facility.

Parking Demand Analysis
The parking study was performed in accordance with the Institute of Transportation Engineers (ITE) Parking Generation (ITE, 4th Edition, 2010). The ITE land use Category 151 (Mini-Warehouse) was followed and the ITE description for this category is as follows:

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

The parking demand for the project was estimated using ITE’s “Average Peak Period Parking Demand”, as shown in Table 1 below and in Attachment A from ITE’s Manual.

Table 1: Peak Period Parking Demand

<table>
<thead>
<tr>
<th>ITE LAND USE CATEGORY</th>
<th>AVERAGE PEAK PERIOD PARKING DEMAND</th>
<th>BUILDING SIZE (SF)</th>
<th>CALCULATED PARKING DEMAND</th>
</tr>
</thead>
<tbody>
<tr>
<td>151 MINI-WAREHOUSE (SELF-STORAGE)</td>
<td>0.14 VEHICLES PER 1,000 SF</td>
<td>103,275 SF</td>
<td>15 SPACES</td>
</tr>
</tbody>
</table>

Conclusion
As shown in Table 1, the average peak period parking demand is 15 parking spaces. The site plan shows 15 parking spaces are proposed along with loading areas in front of the units for loading/unloading. Based on the analysis above, it is concluded that there will be adequate parking for the development.
Should you have any questions or concerns, please contact me at (954) 202-7000 or kdipierro@thomasseg.com.

Sincerely,

THOMAS ENGINEERING GROUP
Kristin DiPierro, P.E.
Project Manager
Land Use: 151
Mini-Warehouse

Description

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Database Description

- Average parking supply ratio: 0.2 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (two study sites).

The Saturday parking demand ratio for a site with 1,400 storage units was 0.77 vehicles per 100 storage units. Parking demand data at this site were collected for six consecutive hours between 1:00 and 7:00 p.m., and the peak period of demand occurred between 4:00 and 5:00 p.m.

The following table presents a time-of-day distribution of parking demand for three study sites.

<table>
<thead>
<tr>
<th>Hour Beginning</th>
<th>Percent of Peak Period</th>
<th>Number of Data Points*</th>
</tr>
</thead>
<tbody>
<tr>
<td>12:00-4:00 a.m.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>5:00 a.m.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>6:00 a.m.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>7:00 a.m.</td>
<td>31</td>
<td>3</td>
</tr>
<tr>
<td>8:00 a.m.</td>
<td>24</td>
<td>3</td>
</tr>
<tr>
<td>9:00 a.m.</td>
<td>59</td>
<td>3</td>
</tr>
<tr>
<td>10:00 a.m.</td>
<td>91</td>
<td>3</td>
</tr>
<tr>
<td>11:00 a.m.</td>
<td>100</td>
<td>3</td>
</tr>
<tr>
<td>12:00 p.m.</td>
<td>55</td>
<td>3</td>
</tr>
<tr>
<td>1:00 p.m.</td>
<td>46</td>
<td>3</td>
</tr>
<tr>
<td>2:00 p.m.</td>
<td>46</td>
<td>3</td>
</tr>
<tr>
<td>3:00 p.m.</td>
<td>40</td>
<td>2</td>
</tr>
<tr>
<td>4:00 p.m.</td>
<td>86</td>
<td>1</td>
</tr>
<tr>
<td>5:00 p.m.</td>
<td>27</td>
<td>1</td>
</tr>
<tr>
<td>6:00 p.m.</td>
<td>35</td>
<td>1</td>
</tr>
<tr>
<td>7:00 p.m.</td>
<td>27</td>
<td>1</td>
</tr>
<tr>
<td>8:00 p.m.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>9:00 p.m.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>10:00 p.m.</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>11:00 p.m.</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

Study Sites/Years

Canada:
Burnaby, BC (1991); Coquitlam, BC (1991); Richmond, BC (1991)

United States:
Santa Barbara, CA (1998); Hadley, MA (2006)

4th Edition Source Number

1115
Land Use: 151
Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Peak Period Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peak Period</td>
<td>10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.</td>
</tr>
<tr>
<td>Number of Study Sites</td>
<td>7</td>
</tr>
<tr>
<td>Average Size of Study Sites</td>
<td>72,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Average Peak Period Parking Demand</td>
<td>0.14 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Standard Deviation</td>
<td>0.06</td>
</tr>
<tr>
<td>Coefficient of Variation</td>
<td>44%</td>
</tr>
<tr>
<td>Range</td>
<td>0.09–0.27 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>85th Percentile</td>
<td>0.17 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>33rd Percentile</td>
<td>0.11 vehicles per 1,000 sq. ft. GFA</td>
</tr>
</tbody>
</table>

**Weekday Peak Period Parking Demand**

\[
P = 0.07x + 4 \\
R^2 = 0.86
\]

* Actual Data Points
--- Fitted Curve
--- Average Rate
Land Use: 151
Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Saturday

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Peak Period Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peak Period</td>
<td>9:00–10:00 a.m.</td>
</tr>
<tr>
<td>Number of Study Sites</td>
<td>3</td>
</tr>
<tr>
<td>Average Size of Study Sites</td>
<td>109,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Average Peak Period Parking Demand</td>
<td>0.11 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Standard Deviation</td>
<td>0.04</td>
</tr>
<tr>
<td>Coefficient of Variation</td>
<td>36%</td>
</tr>
<tr>
<td>Range</td>
<td>0.06–0.14 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>85th Percentile</td>
<td>0.13 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>33rd Percentile</td>
<td>0.10 vehicles per 1,000 sq. ft. GFA</td>
</tr>
</tbody>
</table>

Saturday Peak Period Parking Demand

![Graph showing parking demand vs. 1,000 sq. ft. GFA]

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

February 13, 2020

Subject Parcel
400' Buffer
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: 52
   PROVIDED: 15
   STANDARD PARKING  SPACES 49
   ACCESSIBLE PARKING  SPACES 3
   TOTAL SPACES (103,275 SF/ 2,000 SF)  52
   BIKE RACKS             (1/40 PARKING SPACES PROVIDED) 1

5. BULK REQUIREMENTS

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

6. DISTRICT REQUIREMENTS CHART

   SETBACKS:
   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
   FRONT (EAST, ALONG NW 124th AVE.) 25' 25'
   SIDE (NORTH) 10.17'
   SIDE (SOUTH) 12.5' 12.5'
   REAR (WEST) 85.95'

7. CONDITIONAL USE/SPECIAL EXCEPTION TABLE

   CONDITIONAL USE
   1. SELF-STORAGE USE (SECTION 250638(5))
   SPECIAL EXCEPTION
   1. PARKING (SECTION 250816(2)) -52 SPACES REQUIRED
      -15 SPACES PROVIDED

8. LEGAL DESCRIPTION:

   PROPOSED
   4" CONCRETE

9. HATCH LEGEND

10. 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. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.
    4. ALL ROOFTOP EQUIPMENT WILL BE FULLY SCREENED FROM ADJACENT STREET VIEW.
    5. PUBLIC ART REQUIREMENTS WILL BE FULFILLED THROUGH THE PAYMENT OF $52,670.25 INTO THE PUBLIC ART TRUST FUND.
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 INSPECTION.

ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSITE ENCLOSURES, HVAC UNITS, ETC., SHALL BE SCREENED A MIN. OF 6' ABOVE THE TOP OF THE EQUIPMENT IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.

LANDSCAPE MATERIALS PLANTED ADJACENT TO CURBING SHALL BE PLANTED 7 BACK FROM FACE OF CURB.

THE USE OF CYPRUS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE REPLACED WITH A MATERIAL FROM THE BASE OF ALL PLANT MATERIALS.

ALL INVASIVE, EXOTIC VEGETATION SHALL BE ERADICATED & REMOVED FROM ENTIRE SITE.

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

THE USE OF SOD IS TO BE CONTAINED 3' BACK FROM FACE OF CURB.

THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE REPLACED WITH A MATERIAL FROM THE BASE OF ALL PLANT MATERIALS.

AMOUNT OF LARGE ORGANIC MATERIAL TO BE USED TO STABILIZE PLANTINGS.

ALL TRIMMING UNDERTAKEN ON A TREE TO BE PRUNED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS.

CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED. A MINIMUM OF 5% OR ORGANIC MATTER/SOD SHALL BE UTILIZED.

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### Plant Schedule

<table>
<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>
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<tbody>
<tr>
<td>3'-0&quot;</td>
<td>#4</td>
<td>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.</td>
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### Tree Schedule

- **IE 3 Eagleston Holly** Ilex x attenuata `Eagleston` 30 gal 1.5" DBH 8` Ht 3-4` Yes High CT
- **IK 29 Krug`s Holly** Ilex krugiana 25 gal 1.25" Cal 8` Ht 4` Yes High CT
- **MITIGATION TREES**
  - **RE-S 1 Florida Royal Palm** Roystonea elata B & B 10` gw Yes High MATCHED; @1:1
  - **MS 6 Sweet Bay Magnolia** virginiana B & B 2" DBH 12` Ht 5` Yes High CT
  - **MC 2 Wax Myrtle** Myrica cerifera 45 gal 1.5" DBH 8` Ht 3-4` Yes High CT
  - **EF 18 Spanish Stopper** Eugenia foetida 30 gal 8` Ht 3-4` Yes High CT; STANDARD

### Replacement Palms Schedule

- **MYC 537 Compact Simpson`s Stopper** Myrcianthes fragrans `compacta` NA 30" 24"-30" 24-30" Yes High full to base
- **PGR 401 sf Pea gravel** n/a Tan, smooth; 0.5" to 1.5" diameter; 2"
- **BAH 14,153 sf Bahia Grass** Paspalum notatum `Argentine` sod No High

### Ground Covers Schedule

- **CR 2 Balsam Apple** Clusia rosea `Pitch Apple` B & B 2.5" DBH 12` Ht 5-6` Yes High full to base
- **STREET PALMS**
  - **SPM 2 Cabbage Palmetto** Sabal palmetto B & B 18-22` oa 10` Yes High Booted; For Palm Replacement
  - **QV 19 High Rise Live Oak** Quercus virginiana `High Rise` B & B 2" DBH 12` Ht 6` Yes High 6` CT

### Shrubs Schedule

- **CAB 10 American Beautyberry** Callicarpa americana n/a 30" 18-24" 24" Yes High Full to base

### Sod/Seed Schedule

- **TD 15 Bald Cypress** Taxodium distichum B & B 2" DBH 12` Ht 6` Yes High 5-6` CT
- **TDM 6 Bald Cypress** Taxodium distichum NA 7" Cal 20-22` Ht. 8-10` Yes High 10` CT

### Other Details

- **3'-0" THICK LAYER OF TAN PEA GRAVEL, 0.5" - 1.5" IN SIZE WITH DeWITT PRO-5 WEED PREVENTION - CUT TO FIT BED SHAPE AND CUT TO ALLOW STAPLED TO SOIL WITH 6" STAPLES 18" O.C.; UNDERLAY STONE WITH WEED BARRIER PLANTINGS.

All trees shall be Florida number 1 field grown and balled (unless otherwise specified). All plant materials shall meet the minimum specifications listed in the schedule. Failure to meet specifications, including species listed, shall be the contractor's full responsibility—no exceptions. Plant species, sizes, & quantities shall,

- **Ground Covers**
  - **CR 2 Balsam Apple** Clusia rosea `Pitch Apple` B & B 2.5" DBH 12` Ht 5-6` Yes High full to base

- **Street Palms**
  - **SPM 2 Cabbage Palmetto** Sabal palmetto B & B 18-22` oa 10` Yes High Booted; For Palm Replacement

- **QV 19 High Rise Live Oak** Quercus virginiana `High Rise` B & B 2" DBH 12` Ht 6` Yes High 6` CT

### Additional Notes

- Always call 811 before digging.

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

GROSS BUILD AREA = 34,560 GS * 3 = 103,680 GS

FLOOR AREA RATIO = 103,680 SF / 3 98,440 SF = 1.05 (NO MAX SPECIFIED)

ZONING DISTRICT : B1Z / CONDITIONAL USE PERMIT REQUIRED

COVERAGE = 34,560 GS / 98,440 SF = 35.1% (40% MAX)

GREENSPACE = 35,624 SF / 98,440 SF = 36.2% (30% MIN)

FLORIDA BUILDING CODE 2017 EDITION

CONSTRUCTION TYPE - 2B FULLY SPARKLIZED

PRIMARY STRUCTURAL FRAME & FLOOR - 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 = 12'-0" MAX

SITBACKS

FRONT : 50'-0" REQUIRED / 7'-0" PROVIDED

SIDE : NONE REQUIRED / 10'-2" PROVIDED (BUILDING CODE)

REAR : NONE REQUIRED / 16'-1" PROVIDED

COMPSON DEVELOPMENT

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

Proposed Site Plan
SCALE: 1"=40'-0" (11x17)

SP9855 January 23, 2020
February 26, 2020

Mr. Christopher Suneson, AICP
Chief Planner
City of Coral Springs
9500 West Sample Road
Coral Springs, Florida 33065

Re: Self Storage on NW 124th Avenue – Parking Study Review

Dear Chris:

Per your request, Traf Tech Engineering, Inc. reviewed the parking study prepared by Thomas Engineering Group (report dated January 15, 2020) in connection with the proposed self-storage facility planned to be located on the northwest corner of the intersection of NW 124th Avenue and NW 35th Street in the City of Coral Springs. The purpose of the parking analysis was to determine if the proposed parking supply of 15 parking spaces are sufficient to accommodate 103,275 square feet of self-storage facility. The following is a summary of our findings:

- We concur with the findings of the parking study. That is, the proposed 103,275 square-foot self-storage facility can be adequately parked with 15 parking spaces.

Please give me a call if you have any questions.

TRAFFTECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer