



# CITY OF COCONUT CREEK

## DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 – JUNE 23, 2022

<b>PROJECT NAME:</b>	Promenade Tenant 50-B7		
<b>PROJECT NUMBER:</b>	PZ-22050002		
<b>LOCATION:</b>	4441 Lyons Road		
<b>APPLICANT/AGENT:</b>	Dorsky Yue International Architecture		
<b>APPLICATION:</b>	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Planning & Zoning	Liz Aguiar – Principal Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Planning, Photometrics & Sustainability	Linda Whitman – Senior Planner	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Planning, Zoning & Signage	Natacha Josiah – Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti – Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera – Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx- Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Mohammed Albassam- Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin- Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

The occupant load and means of egress will be reviewed during building permitting.

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

*Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.*

### ENGINEERING

1. Engineering permit will be required for all proposed Civil/Utility work.

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.



2. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at the Engineering Permit stage.
3. Additional comments will be provided and/or required upon review of any revised plans.
4. All required approvals from the applicable governmental agency must be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

#### **FIRE**

1. This review shall not imply full compliance with the Florida Fire Prevention Code. A comprehensive evaluation with a Building Department permit is required.

#### **LANDSCAPING**

1. Replace the proposed *Schefflera arboricola* with a native species. This will increase the native percentage up to 50% as required by code.
2. The Japanese blueberry trees shall be maintained in a natural shape. No "lollipop" or other structured topiary pruning is allowed.

#### **PHOTOMETRIC**

No further comments at this time.

#### **POLICE**

As the project progresses additional comments may arise

#### **SIGNAGE**

No further comments at this time.

#### **SUSTAINABILITY**

1. Affix the sustainability checklist to one of the sheets in the set.

#### **TRANSPORTATION**

1. Sheet A101 indicates a note that says the existing handicap ramp to be removed in an area north of the tenant space. Please provide a justification to remove the h/c ramp.
2. Valet operations require approval from the Police Department, Fire Department and City Planning Staff as the proposed valet operation shall not be a public safety issue. Please coordinate accordingly.

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.



3. Sheet A105 includes a valet operation location that either encroaches or is located within an existing drive isle. A designated and appropriate location for a valet drop off and pickup area is typically one that accommodates all guests without having to walk thru an active drive isle. Please address.
4. The previous request for a new bus rider shelter remains outstanding and has not been accommodated or illustrated on the plans. Please provide a commitment that you will continue to work with staff on this issue.

## URBAN DESIGN

### General Comments

1. Pending applicant presentation at Planning and Zoning Board and City Commission meetings.
2. Pending receipt of, prior to Planning and Zoning hearing, thirteen (13) complete printed sets and one (1) digital copy of; (refer to previous comments for size and other requirements)
  - a) Site plan package.
  - b) Public outreach report.
  - c) Sustainable (Green) report.
  - d) DRC response document.
  - e) PowerPoint package.

### Site Plan

3. Be advised, any changes to existing parking area including landscape islands, or landscaping in front of the building shall require separate review and approval prior to commencement of work.

### Dumpster

4. Staff is unable to determine if an existing pedestrian (man-door) access currently exists in addition to the dumpster swing gates. Please ensure that a pedestrian (man-door) access is maintained as part of the finished enclosure expansion to prevent a need to use swing gates for access.



## CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – MAY 12, 2022

<b>PROJECT NAME:</b>	Promenade Tenant 50-B7		
<b>PROJECT NUMBER:</b>	PZ-22050002		
<b>LOCATION:</b>	4441 Lyons Road		
<b>APPLICANT/AGENT:</b>	Dorsky Yue International Architecture		
<b>APPLICATION:</b>	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
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## DEPARTMENTAL COMMENTS

### BUILDING

1. Submit a Life Safety Plan.  
**Refer to new sheet LS01.**
2. Submit exterior drawings showing the location of the outdoor dining, sidewalk and roadway, include dimensions.  
**Refer to sheet A102.**

### ENGINEERING

1. Engineering permit will be required for all proposed Civil/Utility work.  
**Noted.**
2. Please note, comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at the Engineering Permit stage.  
**Noted.**

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.



3. Additional comments may be provided and/or required upon review of any revised plans.  
**Noted.**
4. All required approvals from the applicable governmental agency must be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.  
**Noted.**
5. Please provide a conflict schedule for the proposed utilities, and ensure to apply the appropriate separation according to the F.A.C RULE 62-555.314 to avoid conflicts with existing utilities.  
**Conflict schedule will be submitted under a separate permit with the civil drawings.**
6. Please provide dimensions and standard details (per City of Coconut Creek Standards) for all proposed sidewalks, crosswalks, ramps, and utility connection points.  
**Typical details have been provided. Refer to Landscape drawings.  
Utility connection points can be found on sheet A100.1. Further details will be provided on Civil drawings under a separate permit.**
7. Provide the size and type of the proposed water service line to be used.  
**The proposed water service line is 2.5". Refer to updated sheet A100.1.**
8. Show a proposed water meter location and size.  
**The proposed water meter is 3". Refer to updated sheet A100.1.**
9. The proposed water service line must be included inside a 12 feet easement up to the water meter.  
**Noted. Refer to updated sheet A100.1.**
10. Per Section 13-266 of City Code, please be aware that easements must not contain any permanent structures.  
**Noted. The proposed enlarged dumpster enclosure encroaches into an FPL easement. This encroachment has been approved by Broward County and FPL. Approval confirmation is enclosed for reference.**
11. All landscape/trees shall conform to the minimum separation from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers' sight at intersections.  
**Noted.**
12. Please clarify if the existing water service/meter will be utilized or abandoned.  
**The existing water service/meter will be replaced.**

## **FIRE**

1. Provide the dimensions of the sidewalk.  
**Refer to sheet A102.**

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2. Provide protection plan for the outdoor seating.  
**The outdoor seating area will have a canopy that will have a built-in fire sprinkler system.**
3. Show the address on the elevation detail. Address must be 6 in. high with a minimum stroke width of ½ in. and positioned to be plainly legible and visible from the street or road facing the property. The address numbers shall be contrasting with the background NFPA 1-10.11.  
**A note has been added to sheet A300.**
4. A preliminary initial assessment is required to determine if a Two-Way Radio Communication Enhancement System is needed. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ, -95 DBM inbound and outbound (NFPA-11.10).  
**Noted.**
5. Building with fire alarms and/or fire sprinkler system shall have a Knox box installed at the entrance.  
**Knox box will be provided. Refer to sheet LS01 for location.**
6. State the construction type per the Fire Prevention Code.  
**Construction type IIB. Refer to new sheet LS01**

## LANDSCAPING

1. Provide a landscape plan detailing the plant material to be provided and schedule per code.  
**Landscape plans with material schedule per code have been provided.**
2. Provide typical City Landscape Notes.  
**Refer to sheet L211**
3. Provide irrigation information.  
**Refer to irrigation plans with notes to connect to existing system.**
4. Increase landscape area to allow for vertical material.  
**Landscape area has been increased on the canopy corners to allow for vertical material.  
Refer to sheet L210.**

## PHOTOMETRIC

1. 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. Contact Linda Whitman (954) 973-6756 to discuss the code requirement.  
**Refer to sheet PH100 for lumen information and fixture quantity for the cheesecake factory building. Please note that type AS1 is only used for emergency egress and is not to be powered on during standard operations.**
2. Sec.13-374 (2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles.  
**Refer to sheet PH100 for photometric calculation.**
3. Provide spec sheets for proposed exterior fixtures.  
**Refer to enclosed fixture specification package.**

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.



4. Sec.13-374 (2) d 11 - Explain how the required reduction to a maximum of 1 footcandle will be achieved after hours.  
**Refer to enclosed memorandum explaining the lighting control system.**
5. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited unless they are dark sky rated and used as such.  
**Noted. No wallpacks are used. Limited wall wash lighting occurs under architectural coverings and/or in a downward direction.**
6. 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.  
**Noted. Exterior lighting has been designed not to exceed 10fc. Exterior lighting is on a dimmer system and may be adjusted to accommodate comments after field measurements, if any.**

## POLICE

1. With the site plan indicating that the planter in the front is to be removed, will the handicap parking also be removed from that location? The concern is vehicle parking traffic being so close to outside seating.  
**Bollards have been provided.**
2. Appropriate decorative bollards, spaced a minimum of 5' apart, should to be installed between the patio hardware and the roadway/parking to prevent vehicles from accidentally entering the patio or pedestrian area.  
**Bollards have been provided. Refer to landscape drawings for details.**
3. Maintain minimum photometric standards that provide for nighttime illumination of parking lots, walkways, entrances, exits and related areas to promote a safe environment.  
**All site lighting is existing. New lighting fixtures calculations can be found on sheet PH100 and supporting enclosed documents.**
4. Surveillance video on the interior and exterior of the property that can be tied into the Flock Safety system with the police department is suggested.  
**Noted.**
5. As the project progresses additional comments may arise. As transportation, parking, and valet plans progress additional concerns may arise.  
**Noted.**

## SIGNAGE

1. Sec.13-380, Outdoor dining - One (1) freestanding menu board, limited to six (6) square feet in area, with an aggregate twelve (12) square feet, and no taller than five (5) feet is permitted within the outdoor dining area. Sign may be internally illuminated or contain down lighting.  
**Tenant will use a menu box 24"x36" in size mounted to the wall near the main entrance.  
Menu box is not free standing. Refer to sheet A300.**

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.



2. Sheet 150-AS100 (Label A). Exposed raceways are prohibited. Remove from all plans and revise accordingly. Suggest a railing or tube for support.  
Aluminum raceway was replaced with 3"x3" aluminum square tube support.  
Refer to updated sheets AS100 & AS101.
3. Sheet 150-AS100 (Label B and C). Provide dimension on elevation to show the required six (6) inch clearance on both the top and bottom of the sign.  
Signage elevation drawings were updated to include the required clearance dimensions at the top and bottom of the sign. Refer to updated sheets AS100 & AS101.
4. Provide trademark registration documents.  
The trademark number for the stylized logo is 2412280.  
The trademark number for the stacked logo is 2421042.  
Refer to pdf files (*TCF stylize logo\_registered trademark number 2412280.pdf* and *TCF stacked logo registered trademark number 2421042.pdf*) for additional trademark registration information.

## SUSTAINABILITY

1. Provide responses to Chapter 13-320 using the Sustainability checklist (will be provided at DRC).  
Refer to PDF of 13-320 Sustainability Checklist (*2021 GREEN CHECKLIST FOR APPLICANTS\_TCF Response.pdf*) for tenant response.  
Responses listed on Sustainability Checklist came from an in-person meeting between the tenant's construction team and the city that took place on 4/28/2022.
2. Provide a response to Green Plan Action Item 1.6.  
*Green Plan Action Item 1.6- Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.*  
Development is existing. Refer to 2021 Corporate Social Responsibility Report (*2021-CSR-Report-TheCheesecakeFactory.pdf*) for sourcing information TCF as a company has set up.
3. Provide a response to Green Plan Action Item 2.1.  
*Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and privately owned land by 2020.*  
Development is existing. New trees will be planted around the proposed outdoor dining area.
4. Provide a response to Green Plan Action Item 3.1.  
*Achieve a minimum of 40% of energy use for the MainStreet Project Area from renewable energy sources by 2020 or by completion of development in MainStreet.*  
Development is existing. Refer to 2021 Corporate Social Responsibility Report (*2021-CSR-Report-TheCheesecakeFactory.pdf*) for sourcing information TCF as a company has set up.



5. Provide a response to Green Plan Action Item 5.3.  
*Green Plan Action Item 5.3 Requires all construction and demolition debris to divert 75% of waste from landfills.*  
**Noted.**
  
6. Pursuant to Resolution 2020-063, the City of Coconut Creek has embarked on a mission to reduce single-use plastics and non-recyclable material in its own operations and as a means to lead-by-example to the community. Provide a response to the following to address how this development will meet the intent of resolution 2020-063.
  - Green Checklist: Develop a check list to ensure sustainable event planning. An example is available from the City.
    - TCF does not use Styrofoam for to-go containers.
    - Although TCF does not have a policy of providing straw only when requested, it is the operating policy of the restaurant to comply with all local legislation.
    - All TCF locations in Florida are donating excess food in lieu of trashing.
    - Refer to 2021 Corporate Social Responsibility Report (2021-CSR-Report-TheCheesecakeFactory.pdf) for sourcing information TCF as a company has set up.
  - Water Fountains: Provide smart water fountains/touchless bottle refill stations throughout the development.  
**Development is existing. Water will be provided within the proposed new tenant space.**
  - Recycling: Provide information to users regarding the new “Recycle Right Drop-Off Facility” at City Hall. **Noted. Information will be provided.**
  - Purchasing: The tenant shall commit to (for example) sustainably minded and sourced products (no polystyrene), straws upon request only or alternatives to plastic straws, earth-friendly cleaning supplies, or other examples of ways to reduce plastic use.  
**Refer to 2021 Corporate Social Responsibility Report (2021-CSR-Report-TheCheesecakeFactory.pdf) for sourcing information TCF as a company has set up.**

## TRANSPORTATION

1. Peak hour traffic may be congested during PM peak hour periods. Additional wayfinding signs may be required in order to direct the traveling public to open or accessible off-street or structured parking spaces. In order to accommodate guests arriving at this restaurant, is a valet operation proposed? If so, identify the pick-up/drop off location(s) and designed valet parking area. The development of a valet operation plan shall be coordinated, reviewed and approved by City Staff.  
**Refer to valet operation plans on sheets A104 & A105**
  
2. A designated bus stop for the community’s Butterfly Express is currently located along the Lyons Road frontage near this restaurant. A bus rider shelter is needed at this designated bus stop. Include a typical bus shelter detail acceptable to the City’s design standards with the proposed development.  
**Landlord is evaluating this request and needs additional feedback from the City.**
  
3. Additional comments may be forthcoming.  
**Noted.**



## URBAN DESIGN

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.

Refer to the attached signed waiver form.

2. Provide an Agent Authorization letter from the property owner or property management company allowing applicant to process this application on his/her behalf.
3. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings including renderings, aerials or maps of the proposed project.

Noted.

4. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City;

A. Site plan package:

- 1) One (1) complete set **unlocked and unsigned** in digital format.
- 2) Thirteen (13) complete 11"x17" printed sets, each set individually bound/stapled.

B. PowerPoint:

- 1) One (1) complete copy of presentation in digital format.
- 2) Thirteen (13) complete 11"x17" printed sets, each set individually bound/stapled.

C. Public outreach:

- 1) One (1) complete set in digital format.
- 2) Thirteen (13) complete printed sets, each set individually stapled.

D. Sustainable (Green):

- 1) One (1) complete set in digital format.
- 2) Thirteen (13) complete printed sets, each set individually stapled.

E. Each set of DRC response document:

- 1) One (1) complete set in digital format.
- 2) Thirteen (13) complete 8.5"x11", each set individually stapled.

Noted. Documents will be provided.

5. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses.
  - a) Submit copies of mailed notices, meeting notes, site postings etc., used in the outreach effort.
  - b) All tenants within Promenade shall be included in the notice requirements.
  - c) Tenant notice shall be done by posting notice on the main public entrance to the tenancy.
  - d) A dated photograph of each posting shall be submitted the day the notice was posted.

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.



e) A full written report to Sustainable Development is required PRIOR to placement on a Planning and Zoning Board agenda.

Tenant and neighbor meetings are being set and summary of meetings will be submitted shortly.

6. Additional comments may be provided at DRC meeting and/or upon review of revised application.  
Noted.

7. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be done through plan revisions, graphics and notes. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify sheet(s) where corrections have been made.

Noted.

### Site Plan

8. Show additional dimensions throughout for sidewalks, landscaped areas, distance from outdoor dining enclosure to edge of sidewalk, etc. Refer to following comment.

Dimensions have been provided. Refer to sheet A102.

9. Sec.13-380, Outdoor dining – Outdoor dining shall maintain a clearance of thirty-six (36) inches for pedestrian traffic flow adjacent to the outdoor dining area for access to restaurant entrance or other areas of the development and for ADA accessibility. Refer to comment above.

Dimensions have been provided. Refer to sheet LS01 and A102.

10. Sec.13-362, MainStreet RAC Entertainment Regulations - Alcoholic beverages sold for consumption on premises may not be carried off the premises. Please acknowledge for both inside and outdoor dining area.

Tenant will follow all local liquor laws and regulations in the operation of the restaurant.

### Dumpster

11. Per applicant, existing dumpster enclosure will be expanded to serve this tenant. Sec.13-443(11)a, dumpster shall be screened on at least three (3) sides by a masonry wall which exceeds the vertical height of the dumpster by at least six (6) inches.

Refer to new sheet A103 for dumpster enclosure details.

12. A pedestrian access and walkway shall be provided on the side of the enclosure to reduce use of dumpster gates as a means of pedestrian access.

Adjacent walkways are existing to remain.

13. Sec.13-359 (12) - Dumpster enclosure shall be shielded and hidden so that it is not visible from a point six (6) feet above the ground from any public right-of-way or property line.

Noted. Refer to new sheet A103 for dumpster enclosure details.

14. Provide an approval form Republic Services (waste provider) (954-583-1830).

Refer to enclosed approval.



### Elevations

15. Ensure elevation titles properly reflect building face, i.e.; north, west, etc.  
*Noted, titles are reflected properly.*
  
16. If light fixtures are proposed, show on elevations and provide details including color.  
*Exterior elevation drawings show light fixtures being used in the restaurant.  
Refer to fixtures DW24, DW24a, and SS5 light fixture specs found in the exterior lighting specification package (TCF Coconut Creek-Lighting Designer Ext Lighting Spec Package.pdf).*