



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

PROJECT NAME:	Chick Fil A Special Land Use		
PROJECT NUMBER:	17110007		
LOCATION:	Village Shoppes		
APPLICANT/AGENT:	Bowman Consulting		
REVIEW/APPLICATION	Special Land Use		
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	Mohammed Albassam – Engineer I	MAlbassam@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	Ryan Marken - Police Department	rmarken@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

ENGINEERING

FIRE

PLANNING AND ZONING

The Special Land Use application is based on the original site plan submitted and previously reviewed by the Planning and Zoning Board on September 12, 2018. This Special Land Use review lists the inconsistencies between the SLU application and the most recent site plan submission dated May 8, 2019 and is provided for your information.

General Comments

1. **Restrictions:** Be advised that the Planning and Zoning Board and City Commission may place additional restrictions during the special land use approval process.

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. *Application Expiration:* Be advised that any DRC item continued or inactive for more than 6 months will be considered null and void and any application submitted will be treated as a new application with applicable fees.
3. *Approval Expiration:* Be advised that the special land use approval is valid for a period of 18 months from the City Commission approval date. Applicant is permitted to extend the approval, one time, for a period of 12 months.

Justification Comments

4. Page 1, 3rd paragraph: References 55 parking spaces on the site plan. There are only 50 spaces proposed on the new plan.
5. Page 2, 1st paragraph: Parking supply is noted as 242. Proposed plan is 237. Parking Analysis states that the minimum shall be 241.
6. Page 3, 2nd paragraph: Parking supply is noted as 242. Proposed plan is 237. Parking Analysis states that the minimum shall be 241.
7. Page 3, 3rd paragraph: Reference is made to Parking Analysis to justify that the proposed use will have adequate parking and will be compatible. Parking supply is noted as 242. Proposed plan is 237. Parking Analysis states that the minimum shall be 241.
8. Page 4, 4th paragraph: Reference is made to Parking Analysis to justify that the proposed use will not decrease public benefit or increase undesirable impacts. Parking supply is noted as 242. Proposed plan is 237. Parking Analysis states that the minimum shall be 241.
9. Page 6, paragraph 2: Reference is made to Parking Analysis to justify no additional traffic. Parking supply is noted as 242. Proposed plan is 237. Parking Analysis states that the minimum shall be 241.

POLICE