

February 2, 2017

Ms. Liz Aguiar
Senior Planner
City of Coconut Creek
4800 West Copans Road

**RE: Project No. 16120010 & 16120011
McDonalds Site Plan & Sign Deviation
4450 N State Road 7
Coconut Creek, Florida**

Dear Ms. Aguiar,

The following are our responses to all the comments made by the various members of the Development Review Committee regarding the above Site Plan and Sign Deviation:

Building:

1. The Building Division approves this application. The approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

RESPONSE: A building permit application and plans will be submitted for review.

Engineering:

Passed with Conditions

1. Engineering plans approval and permitting is required prior to review and issuance of engineering and building permits respectively. Subsequent to Site Plan application approval six complete sets of Civil plans shall be submitted to the engineering division for review. A final engineering design review fee of \$875.00 made payable to the City of Coconut Creek, an engineering scope of work and transmittal letter shall accompany the final engineering plans submittal. Final engineering plans shall be submitted at 5295 Johnson Road, Coconut Creek, FL 33073. At Final Engineering please provide the following:

- i. A separate plan for Signage and Striping.
- ii. A demolition plan.
- iii. SWPPP plans.

- iv. Show all drainage structures on Sheet C-2.
- v. Asphalt pavement detail shall be 8" thick for limerock base on Sheet C-2A.

Fire: Approved

Green:
Hold

Green Building Construction (spreadsheet on cover)

1. Identify the role of the LEED professional listed for the project.

RESPONSE: Cover sheet spreadsheet modified to state LEED coordinator.

2. Construction site materials recycling - Change response to note that the applicant has agreed to "75% of waste from construction and demolition debris shall be diverted from landfills" as provided on the site plan.

RESPONSE: Note added to cover sheet spreadsheet.

3. Alternative transportation – Change response to reflect LEED language for LEV parking. Also add comment to reflect bicycle parking.

RESPONSE: Note modified to state LEV.

4. Indoor Air Quality – Any indoor restorations should use low VOC products. If interior alterations are planned, add note here relative to the low VOC products.

RESPONSE: Note added to cover sheet spreadsheet relative to VOC products. All interior alterations are using low VOC products.

- For Interior Painting, see McDonald's specifications, section 099123, Part 2.2.C.
- For Interior Wall Coverings, see McDonald's specifications, section 097200, Part 2.4.A.
- For Acoustical Panel Ceilings, see McDonald's specifications, section 095113, Part 2.9.

5. Recycling of demolition waste – Repeat response regarding diversion of waste from landfill

RESPONSE: Note added to cover sheet spreadsheet.

6. Storage and Collection of recyclables post occupancy – Staff suggests providing recycling for patrons.

RESPONSE: Note added to coversheet spreadsheet regarding items being recycled.

7. Regional materials – Staff encourages applicant to use regional materials as often as possible to reduce truck emissions and gas consumption.

RESPONSE: Note modified and added to cover sheet spreadsheet.

8. 13-320(b)(3) - Provide statement of acknowledgement.

RESPONSE: In addition to McDonald's the store operator will be responsible for compliance.

Green Plan

9. Action 1.6 – Due to the site changes which require this review to be a full site plan, the applicant shall provide a conspicuous display of green. Staff suggests a green screen or green wall on the south wall at the entry.

RESPONSE: A portion of the sidewalk was removed to enlarge the landscape area along the south elevation. See revised site plan and revised landscape plan for enlarged green screen.

10. Action 2.1 – Applicant shall respond to this action item relative to trees being added or relocated as noted in the plans.

RESPONSE: Please see sheet L-1 for the trees being relocated, removed or added.

11. Action 2.2 – Applicant shall respond with cool roof information as noted elsewhere in the responses.

RESPONSE: White membrane roofing material will be used where applicable for this renovation.

12. Action 5.1 – Applicant shall respond with recycling information as noted elsewhere on the plans.

RESPONSE: 75% of the waste from construction/ demolition shall be diverted from land fill.

13. Action 5.3 – The response should note that the applicant will contract with the contractor to ensure that at least 75% of the construction and demolition debris will be diverted from the landfill.

RESPONSE: Acknowledge and note modified to coversheet spreadsheet. Applicant shall agree that 75% of waste from construction/ demolition shall be diverted from land fill.

14. Action 6.4 – Change the response to reflect the proper LEED language relative to LEV.

RESPONSE: Acknowledge and not on sheet C-1 modified and also spreadsheet modified.

Landscape Architecture:

Hold

SP:

1. Intermediate landscape island on the west side does not meet the 12' wide code requirement.

RESPONSE: The handicapped parking was relocated to the western parking field and there are no new landscape islands that do not comply with the 12' wide code requirement.

L-1:

2. Update City standard landscape notes. Available upon request.

RESPONSE: The current city notes have been applied to the plans.

3. Provide existing and proposed light locations with 15' dashed setback circle. Adjust any conflicts with proposed trees.

RESPONSE: The existing light poles are shown with the 15' circles. There are no conflicts with the proposed trees.

4. Provide existing tree locations and data for the swale along the west perimeter.

RESPONSE: The existing trees in the swale are noted on the plan. Two additional FPL approved trees have been provided to meet code.

5. Provide continuous hedge is to be provided on the south parcel line per code.

RESPONSE: A new hedge has been provided along the south property line.

6. Tree #25 does not need to be relocated due to no new sidewalk is proposed in this island. Revise note as such.

RESPONSE: Tree No. 25 is noted to remain.

7. Symbols for relocated tree #18 looks like they need to be switched. Final location appears to be in drive aisle.

RESPONSE: Tree No. 18 had to be removed due to site conflicts. After evaluation, we don't recommend relocation.

8. Review location of relocated tree #18. Looks to be close to tree #19 and may cause issues with growth.

RESPONSE: This tree will be removed.

9. Trees # 5 and 6 are no longer on site per current aerials. Verify and update all existing plant material information and revise plans accordingly.

RESPONSE: We have noted these trees as missing and mitigated accordingly.

10. Proposed Live Oak at NE corner of the trash enclosure looks to conflict with an existing tree per aerials.

RESPONSE: The proposed Live Oak at the NE corner of the trash enclosure has been removed,

11. Revise shrub beds at proposed trellis. Line work appears to be over proposed sidewalk.

RESPONSE: The design around the trellis has been revised to note all proposed and existing materials to either remain or remove.

12. Provide plant diversification in island between drive-thru lanes.

RESPONSE: Plant diversification has been provided.

13. Revise Master Plant List to correct overlapping text.

RESPONSE: Plant list has been updated.

14. Provide missing plant call out SA 3 in plant list.

RESPONSE: SA3 is indicated in the new plant list.

15. Provide additional notes regarding the modification to the existing irrigation system for the proposed work. Also include notes stating existing system is to be repaired or replaced so it provides the required 100% coverage with 50% overlap.

RESPONSE: We will provide the irrigation plan at the time of permit along with the suggested notes.

16. Recommend expanding landscape beds adjacent to the building on the south side where excess concrete is no longer needed due to the change in the exterior façade.

RESPONSE: The landscape beds have been increased along the south façade.

17. Provide landscape data table with all applicable code requirements verifying that the site is in compliance. This includes, but not limited to Main Street Frontage Road Streetscape requirements for State Road 7, Perimeter (N, S, and E), interior landscape, building foundation planting, native percentage, and plant diversification.

RESPONSE: Landscape data has been provided.

Planning and Zoning:

Hold

General Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board meeting which should include an overall site plan and color rendering(s).

RESPONSE: Acknowledged as noted.

2. Applicant will be required to provide one (1) digital copy and 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required ONLY when ALL revisions have been made and application is in substantial compliance with applicable code requirements.

RESPONSE: Acknowledged as noted.

3. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. *Applicant shall provide contact information for the person(s) and/or department responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgement.*

RESPONSE: Corporate Property Services, Inc. will provide payment for cost recovery services.

4. Corrections shall be made to plans "addressing" and "correcting" each comment and plans shall be re-submitted per digital submittal requirements. Acknowledgements in lieu of corrections, as applicable, are not considered corrections. Written responses to DRC comments shall guide staff and reference the appropriate sheet(s), page(s) or detail(s) where corrections have been made.

RESPONSE: Acknowledged as noted.

5. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning & Zoning Board approval. Failure to complete will result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff. Be advised, building permit will not be issued until all outstanding DRC items have been addressed and fees have been paid.

RESPONSE: Acknowledged as noted.

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

RESPONSE: Acknowledged as noted.

7. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

RESPONSE: Acknowledged as noted.

8. Be advised that the opening on the northeast property line, adjacent to the dumpster, was prohibited by Planning and Zoning Board Order. In their approval dated July 10, 2002, the City's Planning and Zoning Board approved the site plan contingent upon this opening being closed. The memo from the 2002 P&Z meeting was delivered to Craig McDonald on July 2, 2015. The remaining comments for the site plan relate to the plan as submitted in 2014 to address the second drive-thru lane and improvements to the 441 buffer area.

RESPONSE: The one-way in curb cut at the northeast corner of the site provides for clear and safer on-site circulation than exists today. There will be no queuing issues that will negatively affect the circulation in the main shopping center drive aisles. The dumpster can also be easily accessed by the waste hauler.

Site Plan:

9. Provide a letter of approval from Republic Services (waste provider)(954-583-1830). Staff has a concern with truck access to and garbage pick-up from the dumpster.

RESPONSE: The letter of approval from the Republic Services has been included with this submittal.

10. Remove the number "3" from the plans for the bike rack to alleviate confusion.

RESPONSE: The number 3 has been removed.

11. Provide detail of bike rack attachment.

RESPONSE: a bike rack detail has been added to sheet C-2A.

12. The new landscape island at the proposed walkway does not meet code. Staff has suggestions on an acceptable solution, which can be discussed at DRC.

RESPONSE: The landscape island was removed since the handicap parking spaces were relocated.

13. The pavement directional signage “drive-thru” with the arrow is not permitted. Details show pavement signage “Thank You”. This is also not permitted.

RESPONSE: The signage has been removed.

14. Parking: Provide parking breakdown of required and proposed.

RESPONSE: A breakdown of the required and proposed parking data has been included on the site data table located on sheet C-1.

15. Change the “hybrid parking” sign to LEV parking only, per LEED requirements.

RESPONSE: The note has been modified to identify LEV parking only.

16. Provide a detail for the trellis that reflects the requirements of the MainStreet standards.

RESPONSE: Details have been provided on the landscape plans.

17. Provide streetscape standards as required in MainStreet, including benches and landscaping.

RESPONSE: The bench detail is provided on the landscape plans sheet L-2.

18. The proposed 12’ meandering sidewalk shall be integrated color as required in the MainStreet standards.

RESPONSE: Please see the note that has been provided on the top right of sheet C-1.

19. Staff has concerns that the loading area will block the only exit out of the site from the south parking area. Loading area must be 12’ x 55’ due to the size of the outparcel.

RESPONSE: The loading zone has been relocated to address Staff’s concern.

20. Due to the relocation of the handicapped stalls, provide landscaping on south side of the building where there was handicap ramps which are no longer needed. This would be an excellent location for a green wall/green screen.

RESPONSE: Please see sheet C-1 and the landscaping plans to identify the new additional green area that has been provided.

21. Property owner must record a public access easement for the portion of perimeter sidewalks within private property. Appropriate documentation must be submitted prior to issuance of any building permits.

RESPONSE: Acknowledged.

22. Landscaping along State Road 7 shall be provided per MainStreet standards. Landscaping within the FDOT ROW requires approvals from FDOT.

RESPONSE: Please see the revised sheet L1, landscape plan for Main Street landscaping standards. An FDOT permit will be obtained.

Photometrics:

23. It appears from the elevations that new lighting is proposed for the building. Applicant shall provide a photometric plan showing lighting from existing parking, existing building, new building, signage, and landscaping. Please review the City's lighting ordinance for lighting requirements and photometric plan requirements.

RESPONSE: Please see the newly created sheet PH "Photometric Plan" that addresses this comment.

24. In the 'Schedule Notes' on the site plan sheet, there is noted a number 19 for a new light pole. It is not noted on the site plan. If some of the schedule notes do not apply, either remove the notes or add N/A to represent that the line items does not apply. If there is a new light pole planned, label on the site plan.

RESPONSE: Acknowledged and a line has been added thru each item not proposed and labeled Not Applicable (N/A).

Sign Review:

25. See Sign Deviation request for comments relating to the site signage.

RESPONSE: Acknowledged. Responses have been provided in separate memo addressing the sign deviation.

Underground Utilities / Waiver

26. Section 13-142, Underground Utilities. Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place **all** utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground. Electrical transmission and distribution lines with a rate load of 23k volts or higher shall be exempt from this requirement. Applicant must complete one of the following requirements prior to Planning & Zoning Board meeting; (1) provide a signed agreement between the applicant and each affected utility company demonstrating that the utility will be placed underground, (2) process an agreement with the City indicating the property owners' intent to comply with the under-grounding requirements for utilities, (3) if electrical lines with a rate load of 23k volts or higher exists, then a written detailed statement from a licensed professional engineer, *qualified to verify such utility issues* and, stating the rate load shall be provided, or (4) process an Underground Utility Waiver Application, which must be processed concurrently with the site plan, for consideration by the Planning & Zoning Board. Applicant must specify which option, as stated above, will be proposed for Board consideration. Appropriate information demonstrating compliance with City ordinance shall be submitted to the City for review as part of the DRC process. Be advised, failure to submit information in a timely manner, may prevent the site plan application from consideration by the P&Z Board.

RESPONSE: This application is not considered a major site plan, therefore, the requirement for underground utilities is not applicable.

27. The City may grant a waiver if the application is supported by information detailing justifiable reasons for not pursuing the subject under-grounding. If a waiver is granted, a dollar amount equal to the cost of placing the utilities underground as determined by an estimate established by the relevant utilities and as agreed upon by the City, may be required to be paid into the City's Underground Utility Fund, prior to the development permits being issued.

RESPONSE: This application is not considered a major site plan, therefore, the requirement for underground utilities is not applicable.

28. Applicant should include pictures of the utilities, as applicable.

RESPONSE: This application is not considered a major site plan, therefore, the requirement for underground utilities is not applicable.

We hope that all the comments have been answered in a satisfactory manner and that we can obtain a favorable recommendation from staff regarding this application. Please do not hesitate to contact us if you have any questions regarding this project.

Sincerely,

Daryl A. Johnson



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

02-22-17

PROJECT NAME:	McDonalds Site		
PROJECT NUMBER:	16120010		
LOCATION:	4450 N State Rd 7		
APPLICANT/AGENT:	Daryl Johnson		
REVIEW/APPLICATION	Site		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

ENGINEERING

Passed with Conditions

1. An engineering permit shall be required for all Civil related works.

Response: Acknowledged.

GREEN

Passed with Conditions

Green Building Construction (spreadsheet on cover)

1. Staff understands that Michael Muroff is the LEED coordinator, however, it is unclear who he works for or what he's actually doing to meet the green requirements of this project. Please provide additional information on his role and a copy of his LEED certification for our files.

Response: A letter was submitted dated 2/2/17 that explained Michael Muroff's role and Leed certification. I spoke with Linda Whitman and the letter satisfied the request. Hartley Purdy has been added to Mike Muroff's name, as he works for the Architectural firm.

2. Staff continues to suggest providing recycling for patrons.



Response:

Green Plan

3. Relay the information from the DRC response onto the green spreadsheet on the coversheet of the plans set. Re-word so that it is clear what the response is relative to the action item.

Response: The spreadsheet has been revised to clarify the responses and address the concerns.

LANDSCAPE ARCHITECTURE

Passed with Conditions

L-1:

1. Provide note on the plans stating existing plant material that is to remain is to be replaced if they are dead, dying, or in poor condition to match existing healthy material.

Response: The note is provided on sheet L-1.

2. Provide on the mitigation tables the canopy square footage removed and the canopy square footage provided. Also provide designation on the plans which trees are to apply for mitigation. Note that these trees are in addition to the code required trees.

Response: The canopy square footage of the trees removed is provided. We have provided the canopy square footage of trees proposed for mitigation. We are exceeding this requirement.

3. Recommend adding additional Bromeliads to the north side of the trellis as was done on the south side.

Response: We have provided additional Bromeliads.

4. New proposed landscape material is required to meet the 50% native requirement and 25% plant diversification calculation. Adjust shrub counts and areas to meet the 50% and 25%.

Response: We are required to bring the entire site up to code, to accomplish this we need to count all of the existing and proposed materials on site by utilizing proposed and existing. Much of our proposed materials are provided to blend in with the existing non native materials. The areas where there are no existing shrubs to blend we have provided natives.

PLANNING AND ZONING

Passed with Conditions

General Comments



1. Pending a PowerPoint (or other) presentation at the Planning and Zoning Board meeting which should include an overall site plan and color rendering(s).

Response: Acknowledged.

2. Pending one (1) digital copy and 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required ONLY when ALL revisions have been made and application is in substantial compliance with applicable code requirements.

Response: Acknowledged.

3. Pending receipt of contact name and number at Corporate Property Services, Inc along with phone number for payments to the City relative to the landscape review.

Response: Craig McDonald at Corporate Property Service contact information is (954) 426-5144.

4. Pending corrections made to plans "addressing" and "correcting" each comment.

Response: Acknowledged.

5. Pending agreement/public access easement for walkway at SR 7/441.

Response: I spoke with Linda Whitman and Liz Aguiar will provide an agreement. We will provide this agreement prior to CO.

Site Plan:

6. The detail of for the bike rack attachment is not shown on sheet C-2A. Provide detail of appropriate rack as denoted in the MainStreet Design Standards.

Response: The bicycle detail has been added to sheet C-2A.

7. Parking: Provide parking breakdown of **required and proposed**.

Response: Please see sheet C-1 for the requested parking breakdown for the required and proposed.

8. Remove the incorrect detail for the trellis on sheet A0.1. The correct detail is shown on the tree disposition plans, sheet L-3.



Response: Sheet A0.1 has been removed.

9. Applicant has not addressed the “conspicuous display of green technology” as required. Prepare a statement and revise plans to address this matter.

Response: Please see sheets C1 and L1 for the new green screen adjacent to the south side of the building between the entry and the service door.

Photometrics:

10. The note on the architectural plans shows that at least one type of sconce is planned to be shining up and down. Lighting shall not shine upward. Provide a cut-sheet for the planned lighting fixture and revise the plans accordingly.

Response: The lighting provided is under a trellis and shines into a plate.