



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #4
11-18-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020004		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Site Plan		
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	njiosiah@coconutcreek.net	(954) 973-6756
Planning	Michael Righetti – Senior Project Manager	mrighetti@coconutcreek.net	(954)-973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	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

APPROVED

This 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.

ENGINEERING

PASSED WITH CONDITIONS

1. 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 Final Engineering review.
2. Additional comments may be provided and/or required upon review of any revised plans.
3. Make sure that there is no trees or permanent structures encroaching utility easements.

FIRE

APPROVED

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.



LANDSCAPE ARCHITECTURE

PASSED WITH CONDITIONS

1. Provide required screening on three sides of proposed irrigation pump/well enclosure. Proposed plant material shall exceed the vertical height of the equipment by at least 6" within two years of issuance of CO.

PLANNING AND ZONING

PASSED WITH CONDITIONS

1. Pending payment of Affordable Housing and Police & Fire impact fees.
2. Pending final approval by the Planning & Zoning Board and City Commission.
3. Staff acknowledges that signage will be a separate review package.

POLICE

APPROVED



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3
10-10-19

KEITH RESPONSE LETTER: 11/5/19

PROJECT NAME:	7-Eleven #34941
PROJECT NUMBER:	19020004
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road
APPLICANT/AGENT:	Keith & Associates
REVIEW/APPLICATION	Site Plan

DEPARTMENTAL COMMENTS

BUILDING

APPROVED

This 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.

ENGINEERING

PASSED WITH CONDITIONS

1. Provide copies of vacation of 12' FP&L Easement and 15' Utility Easement prior to approval of construction permits.
Response: Acknowledged
2. Approval from the County for the proposed turn lane must be submitted during final engineering review.
Response: Acknowledged

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

PASSED WITH CONDITIONS

1. Provide required screening on three sides of proposed irrigation pump/well enclosure. Proposed plant material shall exceed the vertical height of the equipment by at least 6" within two years of issuance of CO.
Response: Acknowledged

PLANNING AND ZONING

HOLD



General Comments

1. Pending Applicant's PowerPoint presentation at the Planning Zoning Board and City Commission meetings.
Response: To be provided prior to public hearing.
2. Pending letter of approval from Republic Services (waste provider).
Response: See attachment 1
3. Pending payment of Affordable Housing and Police & Fire impact fees.
Response: Acknowledged
4. Pending payment of Underground Utility fees.
Response: Acknowledged

Site Plan

5. Based on the right-of-way width of Coconut Creek Parkway, the required roadway buffer along Coconut Creek Parkway is 25ft. Revise accordingly.
Response: Per conversations between City staff and KEITH, the proposed 20' landscape buffer meets the requirement for the 106' ultimate ROW width as shown on the Broward County Trafficways Plan.
6. Sec.13-401(b) - requires Convenience Stores to provide 1 space per 125 square feet of gross floor area. Based on the proposed gross floor area, applicant does not meet the minimum required parking count. Please address.
Response: See revised site plan.
7. Sec.13-398 - off-street parking for the disabled states that, twenty-five (25) to fifty (50) parking spaces shall provide 2 handicap parking spaces. Adjust site plan and site data table to correctly list the required handicap parking spaces.
Response: See revised site plan.
8. Sec.13-409(a)(3) - loading space shall be an area at grade level at least 12ft wide x 35ft long. Revise accordingly.
Response: See revised site plan.

Signage

9. Sign plan is inconsistent with proposed site plan. Revise accordingly.
10. The aesthetic of the proposed ground identification sign does not match the principal building. Revise accordingly.
11. Fuel canopy sign appears to be bigger than the allowable sixteen (16) square feet. Revise accordingly.
12. Be advised, all ground signs which exceed three (3) feet in height, must be landscaped with shrubs at the base.
Response to items 9-12: All signage to be provided under separate permit.



POLICE

PASSED WITH CONDITIONS

1. Address the traffic concern of no right turn lane off of Banks Rd into the parking lot. During high traffic times, no right turn will slow traffic on Banks Rd.

Response: Acknowledged



Attachment 1 Republic Services Approval Letter

Anne-Christine Carrie

From: Martinez, Ashley <AMartinez3@republicservices.com>
Sent: Thursday, October 3, 2019 8:52 AM
To: Anne-Christine Carrie
Cc: Kaitlyn Riquelmy
Subject: RE: Republic Services Letter

Good morning,

This should work. I'm sorry for the delay in this, I was in a meeting.

Ashley Martinez
Operations Supervisor

751 Nw 31st Avenue
Lauderhill, FL 33311
e Amartinez3@republicservices.com
o 954-797-3133 c 954-410-3684
w RepublicServices.com



We'll handle it from here.

From: Anne-Christine Carrie <acarrie@keithteam.com>
Sent: Wednesday, October 02, 2019 1:12 PM
To: Martinez, Ashley <AMartinez3@republicservices.com>
Cc: Kaitlyn Riquelmy <KRiquelmy@keithteam.com>
Subject: FW: Republic Services Letter

Note that acarrie@keithteam.com is an external email. Report suspicious emails by clicking on "Report Phishing", or forward to "infosec.phishing@republicservices.com"

Good afternoon Ashley
I just wanted to follow-up on my request below. Please give me a call if you have questions.
Regards,

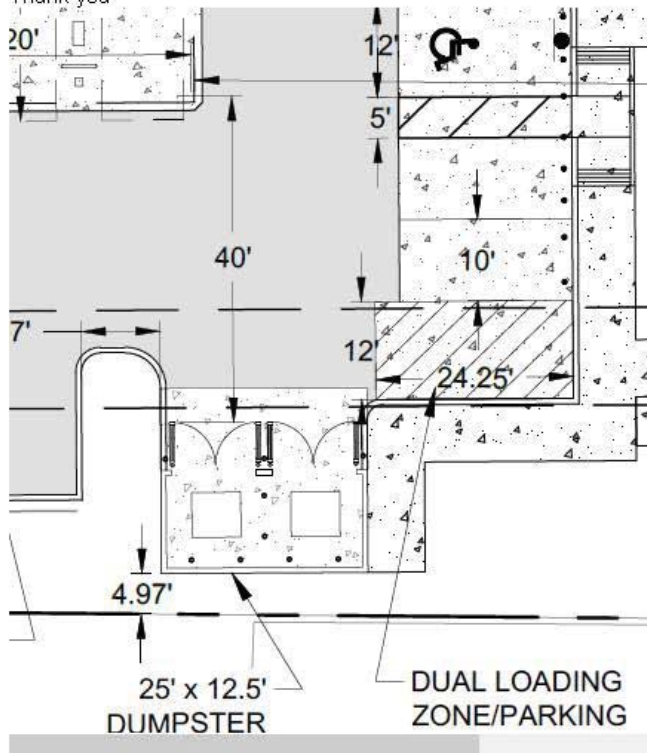




Anne-Christine Carrie
Planner
2312 S. Andrews Ave, Ft. Lauderdale
Office: 954.788.3400
Email: acarrie@keithteam.com
www.KEITHteam.com

From: Anne-Christine Carrie
Sent: Tuesday, October 1, 2019 4:20 PM
To: Martinez, Ashley <AMartinez3@republicservices.com>
Cc: Kaitlyn Riquelmy <kRiquelmy@keithteam.com>; Andres Mizrahi <amizrahi@keithteam.com>
Subject: RE: Republic Services Letter

Hello Ashley
The attached site plan now includes a call-out of where the 40' truck could stop to lift the dumpster. Below is a screen shot of the section in question. Please let me know if this is approvable.
Thank you



From: Martinez, Ashley <AMartinez3@republicservices.com>
Sent: Tuesday, October 1, 2019 2:36 PM
To: Anne-Christine Carrie <acarrie@keithteam.com>
Cc: Kaitlyn Riquelmy <kRiquelmy@keithteam.com>; Andres Mizrahi <amizrahi@keithteam.com>
Subject: RE: Republic Services Letter



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
09-03-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020004		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Site Plan		
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
Planning	Michael Righetti – Senior Project Manager	mrighetti@coconutcreek.net	(954)-973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	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

HOLD

1. The park bench/ pedestrian amenity shall comply with FBC Accessibility 903.2 Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

RESPONSE: As discussed during the meeting with City staff, the bench will be removed from the plans.

2. This review 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: Building permit application and plans will be submitted at time of building permitting.

ENGINEERING

HOLD

GENERAL COMMENTS

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.



1. Previous comment: Per Section 13-266 of City Code, Easements shall not contain permanent improvements. 12' FP&L Easement and 15' Utility Easement must be vacated prior to approval of construction permits.

RESPONSE: The easements on the property are not Platted easements and may thereby be vacated privately with the utility companies. To our knowledge, no separate easement vacation application is required in this instance.

TRAFFIC ENGINEERING

2. Approval from the County for the proposed turn lane must be submitted during final engineering review.

RESPONSE: Comment acknowledged.

3. Previous Comment: Provide the proposed daily and hourly generated trips at built-out.

RESPONSE: Daily and hourly trip generations are provided in the traffic study analysis that is included with this submittal.

LANDSCAPING, LIGHTING, AND IRRIGATION

4. Show utility easement for existing overhead wires. Ensure there are no conflicts with proposed trees and overhead wires.

RESPONSE: Per the survey and plat, there is no easement associated with the existing overhead wires. The overhead wires have been labeled on Landscape Plan, and all proposed trees with 20' of the wires are small species per FPL's recommended list.

5. Fire hydrant clear-zones shall be free of landscape (except sod). Please show clear zones on plans.

RESPONSE: Fire hydrant clear zones have been added to landscape plan. Sod only is proposed within these areas.

6. Provide sight triangle at Coconut Creek Parkway intersection. Follow FDOT Sight Distance standards.

RESPONSE: FDOT sight lines have been added at the entry/exit of the site along Coconut Creek Parkway, as well as the intersection of Banks Road and Coconut Creek Parkway (Note: this is a signalized intersection).

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

HOLD

Tree Disposition:

1. Coordinate tree and palm disposition on the tree disposition list versus the plans for tree #11, 18,19,23,24, and 41. Adjust removed canopy SF total and mitigation as necessary.

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.



RESPONSE: All trees have been coordinated between the plan and Tree Disposition List. Removed canopy and Mitigation calculations have been updated accordingly.

Landscape:

1. FDOT sight distance is to be located at the entry/exit for the site located on Coconut Creek Parkway in addition to the one located at the intersection of Coconut Creek Parkway and Banks Road.

RESPONSE: FDOT sight lines have been added at the entry/exit of the site along Coconut Creek Parkway, as well as the intersection of Banks Road and Coconut Creek Parkway (Note: this is a signalized intersection).

2. 10' sight triangles have been provided on the site plan for the entry/exit on Banks Road, but not the landscape plans. Provide site triangles on the landscape plans and adjust any conflicts with plant material.

RESPONSE: 10' Sight Triangles have been added to Landscape Plan, and only low plant material proposed within this area.

3. Roadway landscape buffer along Coconut Creek Parkway and Banks Rd. required 40 shrubs per 2,000 SF. Landscape requirement table states 4 shrubs. Revise required quantities and provide the total shrub quantity proposed to meet this requirement.

RESPONSE: This has been corrected and proposed quantity updated.

4. Was not able to locate irrigation pump/well as stated to be provided in the response letter. Provide and label location on landscape plans.

RESPONSE: Irrigation Pump Station and Well noted on Landscape Plan near the SE corner of the building.

5. Under Native Requirements, its states 600 shrubs are required to meet the native quantities for the proposed shrubs. The total proposed shrub quantity comes to 3,739, requiring 1,870 native shrubs. Revise native calculations per total proposed shrubs.

RESPONSE: Proposed shrub quantity updated to include all shrubs as groundcovers as noted above; proposed native shrubs updated to meet requirement.

6. Required plant diversification is no more than 25% of one species can be used on the site based on Trees/Palms and Shrubs/Groundcover. As an example if you have 100 trees proposed on site, no more than 25 trees can be of one species. Revise plant diversification requirement section accordingly.

RESPONSE: Table updated as noted above.

PLANNING AND ZONING

HOLD

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.



General Comments

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.

RESPONSE: We are submitting 15 days after the DRC meeting.

2. *Previous comment.* Applicant shall make every effort to ensure Community Involvement as part of this project review. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide copies of all correspondence demonstrating efforts including notices of meetings to adjacent HOA's or businesses, copies of mailed notices, meeting notes, emails, sign-in sheets, site posting, etc. Provide a written detailed accounting of all actions. Applicant shall submit a full report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.

RESPONSE: The requested documents will be submitted as indicated.

3. Pending PowerPoint presentation, at the Planning Zoning Board and City Commission meetings, as applicable.

RESPONSE: A power point presentation will be provided to staff before the P&Z meeting.

4. Pending letter of approval from Republic Services (waste provider).

RESPONSE: The applicant is working with Republic Services to obtain the approval letter. The Letter of Approval will be submitted to the City before being placed on a Planning and Zoning Agenda.

5. *Previous comment.* Applicant must address the requirements of Chapter 3, Alcoholic beverages, of the City's Land Development Code. Does project comply with these requirements?

RESPONSE: The applicant agrees to the time restrictions on beer and wine sales. The applicant will not sell beer and wine on Monday through Saturdays between the hours of 12:00 midnight and 8:00am, and on Sundays between the hours of 12:00 midnight and 9:00am.

6. *Previous comment.* Applicant must address green related items.

RESPONSE: The building uses a white TPO roof to minimize urban heat island effect, the HVAC system is a high-efficiency RTU system a fully modulating economizer to reduce the need for the HVAC to be used in times where weather is acceptable to simply rotate air through the interior and enthalpy control to minimize humidity issues for occupant comfort inside the space.

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.



Water closets and sinks are specified to be highly efficient and lavatories have aerators to limit water usage. All concrete and CMU which together make up the majority of the building envelope will be within the regional context of the project site.

7. Pending application submittal for vacation of easement.
RESPONSE: RESPONSE: The easements on the property are not Platted easements and may thereby be vacated privately with the utility companies. To our knowledge, no separate easement vacation application is required in this instance.
8. Pending payment of Affordable Housing linkage fee, Police & Fire impact fees and Underground Utility waiver fee prior to building permit issuance.
RESPONSE: The applicant will pay all fees prior to building permit issuance.
9. All DRC comments must be addressed prior to placement on the Planning and Zoning Board agenda.
RESPONSE: The applicant will resolve all DRC comments prior to being placed on a P&Z agenda.
10. In order to proceed to public meetings, the County's Staff Report must be provided to City staff for review. Provide a copy of the Broward County Plat report.
RESPONSE: The Broward County Plat report is included with this submittal.
11. *Previous comment:* Sec.13-399(k) - Access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway or driveway lane that is within fifty (50) feet of the right-of-way line of any public street. Please show the dimensions for Coconut Creek Parkway and Banks Road and revise plans accordingly.
RESPONSE: Curb-cuts have been positioned to minimize vehicular conflicts and excessive maneuvering. See Sheet SP-101.
12. *Previous comment:* A roadway buffer, unencumbered by utility easements, is required per Sec.13-331(g)(1) along the frontage of Coconut Creek Parkway and Banks Road. Please note that landscape buffers are not permitted to overlap with utility easements.
RESPONSE: The Plat proposes to dedicate a 20' landscape buffer on both Coconut Creek Parkway and Banks road.
13. Under fuel canopy, parking spaces cannot be counted as ADA parking. Revise site plan and site data table accordingly.
RESPONSE: The parking count has been revised on the Site Plan.
14. *Previous comment:* Revise "site area calculations" in the site data table to include the percentage of paved area, and percentage of open space.
RESPONSE: The data table has been updated on the Site Plan.
15. *Previous comment:* Provide a traffic study analysis.

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.



RESPONSE: The traffic study analysis is included with this submittal.

16. *Previous comment:* Be advised, all mechanical equipment, generator or other utility hardware must be screened from public view with an opaque enclosure.

RESPONSE: All mechanical equipment is mounted on the roof and screened by the building parapet.

17. *Previous comment:* Outdoor storage of propane tanks is not permitted without an opaque enclosure. Revise, remove from plans or provide note on site plan accordingly.

RESPONSE: Propane has been removed from the R0.01

18. *Previous comment:* Identify location of proposed generator and fuel tank on site plan.

RESPONSE: The proposed generator and fuel tank is called out on the Site Plan.

19. Staff suggests that the bike rack be relocated closer to the main entrance. Revise accordingly.

RESPONSE: The bike rack has been relocated as staff requested.

20. Staff is concerned with the proposed loading zone location. Provide an alternative.

RESPONSE: The loading zone has been relocated as staff requested.

21. Provide details and notes regarding the "Future Shared Access" road as identified on the site plan. Is this a requirement by the county?

RESPONSE: The "Future Shared Access" road is required by the County.

Dumpster

22. *Previous comment:* Applicant must obtain an approval from Republic Services, waste provider, for the proposed dumpster size and location.

RESPONSE: The applicant is working with Republic Services to obtain the approval letter. The Letter of Approval will be submitted to the City before being placed on a planning and zoning agenda

23. *Previous comment:* Provide overall dimensions for the proposed dumpster on sheet R0.01.

RESPONSE: Dimensions have been added on sheet R0.01 for the dumpster.

Construction Trailer

24. *Previous comment:* Show location of any temporary trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

RESPONSE: A plan showing the location of the temporary construction trailer is included with this submittal. See sheet CT-101.

Architecture

25. *Previous comment:* Rear elevation lacks interest. Revise façade to include elements of the front elevation and provide visual interest. Large expansive walls are prohibited.



RESPONSE: Rear elevation has been revised to include more parapet height changes and additional canopies to add interest to this elevation.

26. *Previous comment:* Staff has concerns related to the elevation facing Coconut Creek Parkway. Although the green screen wall provides some interest, the overall architectural features need embellishment. Further, will the proposed sign conflict with green screen planting? Staff recommends that the applicant consider some design changes to alleviate these zoning concerns.

RESPONSE: A prefinished canopy has been added to the center bay and the green screen has been revised to coordinate with the signage location. Stone wainscoting has been added to the entire bottom band of the building.

27. *Previous comment:* Provide veneer stone element wrapped around the entire bottom length of the building.

RESPONSE: Stone veneer has been added around the entire building.

28. *Previous comment:* Downspouts shall not be visible. Painting the downspouts does not satisfy this requirement. Remove downspouts and/or install them so they are not visible from public view.

RESPONSE: Downspouts have been located to be within the engaged pilasters of the building and are hidden from view. Overflow scuppers are required to be visible and will need to remain on the rear elevation per the IBC.

29. *Previous comment:* Applicant identified P-6 as exterior bollards in the material schedule. However, they are not identified on Sheet R0.01. Please address.

RESPONSE: The bollards shown on R0.02 have been indicated at the fuel canopy.

30. *Previous comment:* Clarify if prefinished canopy on building will have exterior lighting. If so please include in photometric calculations.

RESPONSE: The prefinished canopy on the front of the building will have lighting, all other canopies are not intended to have lighting.

Signage

31. Details were not provided for signage. A separate permit review application will be required.

RESPONSE: Full signage details included with this submittal.

32. All Green items must be addressed prior to placement on the Planning and Zoning Board agenda.

RESPONSE: See above for paragraph on sustainable items for the building.

33. Sec.13-320(b)(2), all new development or redevelopment applications shall address the following green building components at time of development applications.

- a. Sustainable site development
- b. Water efficiency.



- c. Energy efficiency.
- d. Indoor environmental quality.
- e. Materials and recycling.

RESPONSE: Green Building checklist provided with full details included.

34. Sec.13-320(c)(1), at time of site plan submittal, property owner shall provide a written letter addressing each component listed in Sec.13-320(b)(2). The letter must identify in detail how the property owner intends to demonstrate green building compliance within the proposed site and building(s). Site plans shall indicate compliance in the form of notes, drawings, or any other form of details. In addition, the application shall include a checklist for each green building item and indicate how each item will **exceed** the requirements of the Florida Building Code and other applicable codes. *In lieu of a letter, Staff will provide a spreadsheet upon request that can be used to answer the Green Requirements for this project. The Green Spreadsheet can be placed on the cover sheet or site plan and will be referenced at the time of building construction to ensure compliance.*

RESPONSE: Green Building checklist included with this submittal.

35. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City’s website under the “live green” tab. Please note that use of the term “green” does not solely refer to the use of plant material, but rather sustainable, innovative design.

- a) *Action 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. *Identify this element for this project. Noted “green screen” on elevations does not correspond to any applicable adjacent plantings.*
- b) *Action 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.
- c) *Action 2.2* – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet.
- d) *Action 5.1* – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.
- e) *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.
- f) *Action 6.4* – Alternative vehicle parking or electric vehicle charging stations.

RESPONSE: The roof is a white TPO and fully complies with Action 2.2

Photometric

1. The photometric plan shall include the footcandles associated with all of the lighting, including the lighting from the building.

RESPONSE: Measurements are now shown on photometric plan.



2. Sec. 13-371(5)1- Review the lighting code and provide the table as required to determine if the proposed lighting design exceeds the acceptable number of lumens.
RESPONSE: Plans revised accordingly.
3. Sec.13-374(2)d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. **This includes the area under the canopy at the fuel islands and the general approach to the building.**
RESPONSE: Plans revised accordingly.
4. *Previous Comment:* Sec.13-374(2)d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.
RESPONSE: Plans revised accordingly.
5. The Evolve LED Area Light shows that it has the ability to be angled. Heads may not be angled to achieve greater coverage and shall remain downward facing to maintain full cut-off status. **Staff was unable to locate the note on the plans to this affect. Provide note.**
RESPONSE: Plans revised accordingly.
6. Provide a detail on the plans which demonstrates that the Batten LED Luminaire will be downward facing and the light source will not be visible from the parking lot.
RESPONSE: Plans revised accordingly.
7. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited.
RESPONSE: Plans revised accordingly.
8. Be advised, 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.
RESPONSE: Plans revised accordingly.

Transportation

1. A traffic study does not appear to have been provided and the response letter from Keith says "this will be provided at the time of Planning and Zoning Submittal". Please provide as previously requested.
RESPONSE: The traffic study analysis is included with this submittal.
2. The revised site plan appears to have reduced the number of off-street parking spaces. The Keith response to Site Plan Comment No. 26 indicates that at total of twenty-four (24) off-street parking spaces are required as per Code Section 13-401(b). However, only eighteen (18) standard parking spaces and one (1) handicap parking space was provided. Code Section 13-401 (b) requires convenience stores to provide 1 off-street parking space per every 125 square feet of gross floor area. Please clarify off-street parking calculations.
RESPONSE: KEITH is coordination with counsel and architects to resolve this matter.
3. The Keith response to Site Plan Comment No. 27 indicates that at total of seventeen (17) ADA off-street parking spaces are provided. Fueling station areas do not qualify as



designated handicap spaces or as the required off-street parking spaces. Revise site plan and parking data accordingly.

RESPONSE: The parking data has been updated on the Site Plan.

4. Provide a typical parking stall detail.

RESPONSE: A typical parking stall detail has been added to sheet CM-501.

5. Provide a typical handicap parking stall detail.

RESPONSE: A typical parking stall detail has been added to sheet CM-501.

6. Identify the pedestrian connection from Banks Road.

RESPONSE: A 5' sidewalk, in addition to the ROW dedication, is provided along Banks Road and Coconut Creek Parkway. Note added to drawing accordingly.

7. Provide a conceptual driveway permit connection from Broward County for the proposed improvements located within Coconut Creek Parkway. Provide a turning movement template that illustrates a westbound Coconut Creek Parkway vehicle in the left turn lane can perform a U-turn maneuver at the intersection of Coconut Creek Parkway and Banks Road, based on the swale improvements and dedicated right turn lane proposed adjacent to this site.

RESPONSE: The proposed improvements located within Coconut Creek Parkway have been coordinated with Broward County. Please see page 13 of the Broward County Plat Report that is included with this submittal. The turning movement template showing the performed U-turn maneuver as requested is on SP-102 Vehicle Circulation Plan.

8. Provide a letter from Broward County Transit that confirms in writing if a bus rider transit shelter is warranted on this parcel. If a transit shelter is required, then a bus rider shelter easement shall be dedicated on the plat. The perpetual maintenance of the bus rider shelter shall be of the adjacent property owner (7-11).

RESPONSE: Per Broward County's review of the proposed plans and plat documents (report included in this submittal) no bus rider transit shelter is warranted on this parcel.

9. Identify the location of the backup generator pad.

RESPONSE: The generator pad has been added to the Site Plan.

10. Both curb-cut ramps shall be identified (FDOT Index 304).

RESPONSE: The curb cut ramps have been identified per FDOT Index No. 522-002.

11. A bond or form of surety acceptable to the City may be required at the time of permitting for the off-site improvements prior to the issuance of a building permit.

RESPONSE: Comment acknowledged.

POLICE

HOLD



1. It appears as though there is no turn lane into the 7-11 on Banks Rd. It looks like one gradually begins to form at the entrance. Should this lane start further south so that vehicles turning into the 7-11 don't impact the thru lane?

RESPONSE: North of the entrance is a merge lane to minimize vehicular stalling at the Bank Rd vehicular accessway. Further south of the Banks Rd entryway is a separate property. Please note that this driveway access was designed with the assistance of Broward County.

2. Are bollards proposed to protect the gas pumps or the front of the store to prevent vehicles from running into them?

RESPONSE: See sheets R0.02 for pump station bollards.

3. Cameras installed on the interior and exterior of the store, to include the pump stations.

RESPONSE: The applicant will submit camera locations at time of building permitting.

4. Suggest placing sensors on the gas pump panels to detect when a door is opened.

RESPONSE: The owner will look further into this security measure as proposed.

5. It appears as though the photometric plan will be sufficient for the west and south side of the building, however, the landscaping trees could block some of the lighting based on some of the lower tree heights. The lower trees should be placed away from the lighting. Additional lighting should be added to the north and east side of the building.

RESPONSE: Small trees along the west side of the building have been shifted farther away from the lights, and species selected has a fairly open / fine textured canopy. Additional lighting has been added to the North and East side of the building.



August 20, 2019

**City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33062**

RE: Application # : 19020004 (Site Plan)

KEITH, Inc. Project No. : 09725.64

Dear City of Coconut Creek Reviewers:

Based on your DRC Review comments dated March 5th, 2019 Keith and Associates (K&A) offers the following responses to your comments/questions:

BUILDING DEPARTMENT: Sean Flanagan

1. This 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. **APPROVED**

RESPONSE:

ENGINEERING DEPARTMENT: Eileen Cabrera & Mohammed Albassam

1. 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 Final Engineering review.

RESPONSE: Comment acknowledged.

2. Additional comments may be provided and/or required upon review of any revised plans.

RESPONSE: Comment acknowledged.

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

3. All required approvals from Broward County Health Department, Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

RESPONSE: Comment acknowledged.

4. Execution of a Water and Wastewater Agreement and payment of impact fees are required at Final Engineering Review and prior to review/approval of related building permits.

RESPONSE: Comment acknowledged.

5. Per Section 13-266 of City Code, Easements shall not contain permanent improvements.

RESPONSE: Comment acknowledged.

6. 12' FP&L Easement and 15' Utility Easement must be vacated prior to approval of construction permits.

RESPONSE: Comment acknowledged.

7. All utilities and appurtenances demolished from the site must be completely removed. Grouting is not permitted.

RESPONSE: Comment acknowledged. Letter of no objection from the City of Margate and FPL have been included with this submittal.

TRAFFIC ENGINEERING

8. Provide the proposed daily and hourly generated trips at built-out.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

ROADWAY AND PAVEMENT

9. 8 inches of limerock base and 12 inches of stabilized subgrade is required throughout the site, including the parking stalls.

RESPONSE: Comment acknowledged. Detail #1 in sheet CP-501 has been revised accordingly.

DRAINAGE COLLECTION SYSTEM

10. Connect to public drainage system.

RESPONSE: As requested, a connection to the City's drainage system has been included. Please see sheet CP-101.



11. Provide the bottom floor elevation of dry retention areas.

RESPONSE: As requested, the retention bottom elevations have been included to sheet CP-101.

12. Provide floor drain for dumpster.

RESPONSE: As requested a floor drain has been added at the bottom of the dumpster. Please see sheet CU-101.

13. Complete storm drainage calculations shall be provided at Final Engineering Review.

RESPONSE: Comment acknowledged.

WATER DISTRIBUTION SYSTEM

14. Water distribution system is provided by the City of Margate.

RESPONSE: Comment acknowledged.

15. Please submit letter of approval from City of Margate.

RESPONSE: As requested, a letter of no objection from the City of Margate has been included in this submittal.

16. Engineering plans must be approved by City of Margate prior to Final Engineering approval.

RESPONSE: Comment acknowledged.

WASTEWATER COLLECTION SYSTEM

17. Wastewater Collection system is provided by the City of Margate.

RESPONSE: Comment acknowledged.

18. Please submit letter of approval from City of Margate.

RESPONSE: As requested, a letter of no objection from the City of Margate has been included in this submittal.

19. Engineering plans must be approved by City of Margate prior to Final Engineering approval.

RESPONSE: Comment acknowledged.

LANDSCAPING, LIGHTING, AND IRRIGATION



20. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

RESPONSE: Plan has been reviewed / updated to reflect these required offsets.

FIRE DEPARTMENT: Jeff Gary:

APPROVED

LANDSCAPE ARCHITECTURE: Scott Peavler:

Tree Disposition:

1. Tree #10 is stated to remain on the disposition list, but shown with an "X" to be removed on the plans. Tree is in conflict with proposed retention area and if to remain needs to be graded around.

RESPONSE: Tree List and Plan have been coordinated.

2. Tree #5 is shown to remain on the plans, but is stated to be removed on the disposition list. Coordinate plans and table.

RESPONSE: Tree List and Plan have been coordinated.

3. Trees # 14-16 are large Live Oak trees along the perimeter and provide a good amount of canopy. Recommend looking at the possibility of shifting the concrete pad area and underground tanks to allow for these mature trees to remain.

RESPONSE: Tanks have been relocated. Trees 14-16 have been updated to remain.

4. Palms #26 and 27 are shown to remain on the plans, but stated to be removed on the table.

RESPONSE: Tree List and Plan have been coordinated.

5. Palms #35-37 are listed in fair condition and required to be considered for relocation before being approved for removal. Relocate palms to feasible locations.

RESPONSE: Palms have been updated to relocate to South Buffer.

6. Tree #38 is shown to remain on the plans, but stated to be removed on the table. Coordinate plans and table.

RESPONSE: Tree List and Plan have been coordinated.



7. Within the tree disposition table, provide an additional column for the canopy SF of each tree and palm listed.

RESPONSE: Tree Disposition Table updated as requested.

8. For the stated canopy removed, provide mitigation calculations and what is being proposed for mitigation on the plans.

RESPONSE: Tree Disposition Table has been updated to reflect this information. See "Provided Replacement" Summary at bottom of list.

9. Provide legend for remain, relocation, and removal symbols for clarity.

RESPONSE: Legend has been added to LD-101.

Landscape:

1. Provide 15' light pole setback on plans and adjust any conflicts. Recommend a dashed circle. 7.5' is allowed for small trees or palms.

RESPONSE: Light pole locations with 15' setback has been added to LP-101.

2. The East property lines and the east portion of the south property requires the 1 tree per 40 LF and continuous hedge. Provide plant material as needed to meet this requirement.

RESPONSE: Trees and hedge added along East property line as required.

3. Recommend providing plant material around the base of the fuel vent pipes for screening, but at the same time maintaining any required clearance requirements.

RESPONSE: Shrub bed has been updated to include screening around fuel vents.

4. Landscape requirement table states street trees and ROW trees for Banks Rd. are using 7 existing trees to count towards these requirements. With Sabal Palms being counted at 3:1, there is only 5 existing trees along Banks Rd. Clarify what is being counted towards code and add additional trees and or palms to meet the required quantity.

RESPONSE: Data Table has been updated to clarify what existing trees are being counted for each requirement.

5. Provide City required 10' sight triangles for the Banks Rd. entrance/exit, and FDOT sight distances for Coconut Creek Parkway as it is a County road. Proposed street trees along Coconut Creek Parkway could be in conflict with the sight distances.

RESPONSE: Sight Triangles have been added to LP-101. Street Trees have been updated where in conflict.



6. Recommend replacing the Weeping Podocarpus tree for a street tree that requires less maintenance to maintain clear sight lines for existing vehicles.

RESPONSE: Street tree has been updated.

7. Under the requirements table the Roadway Buffer section states 6 existing trees are being counted towards this requirement, but the plans show 2 with the Sabals at 3:1. Adjust data table and proposed quantities as necessary.

RESPONSE: Data Table has been updated to clarify what existing trees are being counted for each requirement.

8. Provide shrub calculations for the Roadway Buffer section, 40 shrubs per 2,000 SF to the requirements table. This is in addition to the continuous hedge.

RESPONSE: Shrub calculations have been added to table.

9. ROW Tree section provided is not required as the Roadway Buffer requirement section supersedes. Remove from table and adjust totals required.

RESPONSE: ROW Section has been removed and totals updated.

10. Provide location of irrigation pump/well and provide required screening.

RESPONSE: Irrigation Pump location has been added to plan and screening provided.

11. Tree Disposition table states 7 Sabal Palms to be relocated. Only 5 are shown on the proposed landscape plans and in the plant list. Provide two locations for the remaining relocated Sabal Palms.

RESPONSE: Plan has been corrected to reflect all Relocations shown in Tree Disposition Table.

12. The proposed Desert Cassia tree is specified at 6' height. To be counted towards code, trees are to be a minimum of 8' overall height. Update tree specification to 8' for the Cassias.

RESPONSE: Height updated to 8'.

13. Adjust native plant calculations to include all plant material proposed on site.

RESPONSE: Updated to included all proposed plant material.

14. Provide plant diversification calculations in the data table for Trees, Palms, and Shrubs/Groundcover.

RESPONSE: Plant Diversity Calculations have been added to Data Table.



15. North side of the building is to be included in the building foundation requirement as its faces a VUA (Coconut Creek Parkway).

RESPONSE: North side of building has been added to the Data Table.

16. Per the architecture plans GreenScreen is proposed on the north elevation facing Coconut Creek Parkway, but no landscape is proposed in conjunction with their locations. Coordinate landscape plans with architecture plans as needed.

RESPONSE: Vines have been added in locations where Green Screen is proposed.

17. Adjust location of proposed waterline location on the north side of the building as the Desert Cassia and Japanese Blueberry looked to be in conflict.

RESPONSE: Location has been adjusted.

18. Due to the overhead powerlines on the north side of the property, the proposed Green Buttonwood trees need to be located 30' away per FPL requirements.

RESPONSE: Species has been updated in these locations where 30' offset isn't possible.

19. Proposed Solitaire Palms at the SE corner of the building are in conflict with a proposed sanitary sewer easement. Is an easement required for this sanitary sewer line?

RESPONSE: The easement has been relocated.

20. The total proposed trees with the existing trees on site do not add up to the total stated in the data table. Re-calculate totals and verify that requirements are being met.

RESPONSE: Data Table has been updated.

21. At the SW corner of the site provide a mid-level planting tier to meet code requirements and match the landscape on the opposite side of the entrance.

RESPONSE: Mid-level planting tier has been added.

22. The provided survey shows an existing FPL easement cutting through the middle of the site. Is this easement being vacated?

RESPONSE: The easement is to be vacated. The letter of no objection from FPL has been included with this submittal.

23. Provide location of ground mounted signs and adjust landscape as needed. Sign located at Banks Rd. entrance/exit looks to conflict with the proposed Live Oak.

RESPONSE: Sign location has been added to the Plan. Live Oak tree has been shifted to eliminate conflict with sign.

24. Provide City standard landscape notes in the landscape set. Available upon request.

RESPONSE: City Standard Notes have been added. Ref. Sheet LP-202.

PLANNING AND ZONING: Linda Whitman & Natacha Josiah

General Comments

1. Applicant must address outstanding plat comments and county agency comments.

RESPONSE: PLAT

2. Pending confirmation that all easements including those dedicated by separate instrument may be vacated by plat.

RESPONSE: PLAT

3. Applicant shall be prepared to make a PowerPoint presentation at the Planning Zoning Board and City Commission meetings, including color renderings of proposed project.

RESPONSE: The applicant will prepare and provide a PowerPoint presentation to the City prior to the hearing.

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

- a. One (1) complete set of unlocked/unsigned plans in digital format.
- b. One (1) complete copy of PowerPoint presentation digital format.
- c. Twelve (12) full stapled sets of printed site plan package no larger than 11"x17" in size.
- d. Twelve (12) full stapled sets of DRC comments & response document in 8.5"x11".

Sets/copies are required only when all revisions have been made and application has been determined by staff to be in compliance with applicable code requirements. Applicant shall be prepared to present and discuss the application, as needed, at all public meetings.

RESPONSE: The applicant will prepare and provide the requested plans and documents listed above to the City prior to the hearing.

5. The City has a franchise agreement with Republic Services Refuse for garbage collection including construction and demolition (C&D) debris. Provide an approval from Republic Services (waste provider) (954-583-1830).

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

6. 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. Please acknowledge.

RESPONSE: The cost of all services will be billed to the client.

7. Applicant shall make every effort to ensure Community Involvement as part of this project review. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide copies of all correspondence demonstrating efforts including notices of meetings to adjacent HOA's or businesses, copies of mailed notices, meeting notes, emails- sign-in sheets, site postings etc. Provide a written detailed accounting of all actions. Full report shall be submitted to the Sustainable Development for review PRIOR to placement on a Planning and Zoning Board agenda.

RESPONSE: The client may choose to mail the surrounding property owners.

8. Sec.13-351 – Building permits will NOT be issued until the Plat has been recorded. See special land use comments regarding plat restrictions.

RESPONSE: Building permits will not be issued until the Plat is recorded.

9. Pending receipt of signed/sealed drawings prior to issuance of any building permit. Applicant may wait until final DRC submittal to provide signed and sealed drawings.

RESPONSE: Signed and sealed drawings will be provided at time of final DRC.

10. Pending approval of dedicated roadway landscape buffers. Be advised, site plan may change upon dedication of buffers.

RESPONSE: The Site Plan shows the proposed 25' landscape buffer.

11. Corrections shall be made to plans “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.

RESPONSE: A comment-response letter will be submitted with the updated plans.



12. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning & Zoning board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.

RESPONSE: Site plan revisions will be completed within seven days of P&Z board approval or we will pay the delinquent fees.

13. Applicant must address the requirements of Chapter 3, Alcoholic beverages, of the City's Land Development Code. Provide details regarding all required licenses.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

14. Be advised, this application shall be considered by the Planning and Zoning Board with final decision to be made by the City Commission.

RESPONSE: Final decisions will be made by the City Commission.

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

RESPONSE: Additional comments may be provided upon further review.

16. 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: After 6 months the application will be considered null and void.

Impact Fees

17. Division 5, Impact Fees, Sec.13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance. As proposed, the estimated combined fee is \$5.198 gas stations x 3,505 sq. ft. = \$18,218.99.

RESPONSE: This will be billed and paid for by the applicant.

18. Sec.13-110 thru 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to building permit issuance. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. An itemized floor area table will be required at time of building permit review. As proposed, the estimated fee is \$1.36 commercial x 3,505 sq. ft. = \$4,766.80.

RESPONSE: This will be billed and paid for by the applicant.

Underground Utilities

19. Sec.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. Be advised, this ordinance is currently under review by City Attorney office. Further discussion is warranted.

RESPONSE: FPL does not wish to convert such short span of overhead utilities. A letter from FPL has been included in this submittal.

Site Plan

20. Provide a copy of the Broward County Plat report.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

21. Outdoor storage of propane tanks is not permitted without an opaque enclosure. Revise or remove from plans.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

22. Sec.13-399(k) - Access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway or driveway lane that is within fifty (50) feet of the right-of-way line of any public street. Please show the dimensions for Banks Road and revise plans accordingly.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

23. A roadway buffer, unencumbered by utility easements, is required per Sec.13-331(g)(1) along the frontage of the property. Please note that landscape buffers are not permitted to overlap with utility easement. Required landscape buffers along property boundaries are not identified on site plan. Revise accordingly.

RESPONSE: The landscape buffer and right-of-way dedication has been added to the Site Plan.

24. Sec.13-331(g)(1) – Building and vehicular setbacks must be measured from the platted landscape buffer line and not the property line.

RESPONSE: This will be updated when the Plat is recorded.

25. Sec.13-406 - Bicycle parking facilities shall be provided by installation of a stationary bike rack at a ratio of 5 spaces per facility for commercial recreation. Provide detail on bike rack proposed. Be advised, the bike rack shall not encroach into the sidewalk.

RESPONSE: A 5-space stationary bike rack has been added to the Site Plan. The bike rack does not encroach into the sidewalk.

26. Staff was unable to determine how calculations were achieved for required parking. Provide an itemized parking data table pursuant to Sec.13-401(b).

RESPONSE: The required parking count was calculated by taking the building square footage (3,505SF) and dividing that by 150.

27. Sec.13-398 - Off-street parking for the disabled shall be provided based on the number or required spaces. Revise site plan and site data table accordingly.

RESPONSE: The fueling stations are all ADA accessible, therefore we are proposing 17 ADA spaces.

28. Provide typical parking space and ADA design detail. Signs may not interfere with sidewalks or required depth of parking space.

RESPONSE: ADA signs do not interfere with sidewalks.

29. Staff requests the removal of the wheel stops from the parking plan and increasing sidewalks to 7 feet in width. Further, remove wheel stops from spaces along Coconut Creek Parkway and adjust curb to serve as wheel stop and provide more green space.

RESPONSE: All wheel stops have been removed and a 2Ft overhang has been added to the Site Plan. The sidewalk in front of the store is now 7Ft wide. All parking spaces are now 10'x18' with a 2Ft overhang. Please note that the parking spaces have been relocated from along Coconut Creek Parkway to along the South side of the property.

30. Provide dimensions of the proposed sidewalk on Coconut Creek Parkway.

RESPONSE: Sidewalk dimension has been added to the Site Plan.

31. Coconut Creek Parkway known as the "Education Corridor" includes transit pavilions, landscaped open plazas, park benches and a lighted 8'-15' wide multi-purpose bicycle/roller blader/pedestrian path. Provide wider sidewalk and other amenities along Coconut Creek Parkway consistent with corridor master plan.

RESPONSE: The proposed sidewalk along Coconut Creek Parkway is 8Ft in width. A park bench/pedestrian amenity has been added to the site plan. The City is requesting a "lighted pedestrian path", but we are under the impression that there is a strict property line ordinance that does not allow for any light at the property line (0 foot candles). That sidewalk runs right along, and in some spots, borders the property line. In order to get lighting on the pedestrian path, the property line would have to exceed 0 foot candle. If we add lighting to the pedestrian path, will the City make an exception for the northern property line to exceed 0 foot candle?

32. The City Commission recently approved a pedestrian lighting project along Coconut Creek Parkway. Engineering design and specs related to the type and installation of the lighting will be provided to applicant at DRC meeting for further discussion and incorporation into this project.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

33. Sec.13-399(g) - All parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. One-way aisles shall be a minimum of sixteen (16) feet in width. Staff has concerns that the layout of vehicle stacking under the fuel canopy will encroach into the drive isle. Provide a truck movement plan that shows vehicles of appropriate

size that will be visiting and/or providing services, accessing and circulating around the site. Loading/unloading shall be located to provide the least impact, designed to facilitate smooth, and efficient operations and traffic circulation.

RESPONSE: All drive isles are greater than 24Ft. See SP-102 for Vehicle Circulation Plan.

34. Staff suggests the removal of the parking space adjacent to the dumpster as it appears to be in conflict with the enclosure. Further, provide a continuous sidewalk connection from the building sidewalk to the dumpster pedestrian access. (See dumpster comments).

RESPONSE: The parking space adjacent to the dumpster is not in conflict with the enclosure, see SP-102. A 5Ft sidewalk connects the building sidewalk to the dumpster pedestrian access.

35. Revise the "site area calculations" in the site data table to include the percentage of open space and paved areas.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

36. Provide a traffic study analysis.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

37. Any mechanical equipment, generator or other utility hardware must be screened from public view with an opaque enclosure and landscaping.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

Dumpster

38. Applicant must obtain an approval from Republic Services, waste provider, for the proposed dumpster size and location.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

39. Provide a pedestrian access and walkway connection from the enclosure to reduce use of dumpster gates as a means a pedestrian access.

RESPONSE: A 5Ft sidewalk connects the building sidewalk to the dumpster pedestrian access.

40. Provide overall dimensions for the proposed dumpster on sheet R0.01.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

Construction Trailer

41. Show location of any temporary trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

Architecture

42. Rear elevation lacks interest. Revise façade to include elements of the front elevation and provide visual interest. Large expansive walls are prohibited.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

43. Staff has concerns related to the elevation facing Coconut Creek Parkway. Although the green screen wall provides some interest, the overall architectural features need further embellishment. Further, will the proposed sign conflict with green screen plantings? Staff recommends that the applicant consider some design changes to alleviate these concerns.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

44. Provide veneer stone element wrapped around the entire bottom portion of the building to enhance the design.

RESPONSE: This will be provided at time of Planning and Zoning

Submittal.

45. Downspouts shall not be visible. Painting downspouts does not satisfy this requirement. Remove downspouts and/or install them so they are not visible from public view.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

46. Applicant identified P-6 as exterior bollards in the material schedule. However, they are not identified on Sheet R0.01. Please address.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

47. Clarify if prefinished canopy on building will have exterior lighting. If so, please include in photometric calculations.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

Green

48. Sec.13-320(b)(2), all new development or redevelopment applications shall address the following green building components at time of development applications.

- a. Sustainable site development
- b. Water efficiency.
- c. Energy efficiency.
- d. Indoor environmental quality.
- e. Materials and recycling.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

49. Sec.13-320(c)(1) - At time of site plan submittal, property owner shall provide a written letter addressing each component listed in Sec.13-320(b)(2). The letter must identify in detail how the property owner intends to demonstrate green building within the proposed site and building(s). Site plans shall indicate compliance in the form of notes, drawings, or any other form of details. In addition, the application shall include a checklist for each green building item and indicate how each item will ***exceed the requirements of the Florida Building Code*** and other applicable code. *In lieu of a letter, Staff can provide a spreadsheet upon request that can be used to answer the Green Requirements for this project. The Green Spreadsheet*



can be placed on the cover sheet or site plan and will be referenced at the time of building construction to ensure compliance.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

50. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City’s website under the “live green” tab. Please note that use of the term “green” is not solely for the use of plant material, but rather sustainable, innovative design.

- a) *Action 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. *Identify this element for this project. The proposed “green screen” does not depict adjacent plantings.*
- b) *Action 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.
- c) *Action 2.2* – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet.
- d) *Action 5.1* – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.
- e) *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.
- f) *Action 6.4* – Alternative vehicle parking or electric vehicle charging stations.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

Photometric

51. The photometric plan shall include all lighting including parking, exterior building, signage, and landscaping and associated footcandles. (Building lighting is missing footcandles and it appears there may be landscape lighting which also needs to show footcandles). Please provide all additional lighting/footcandles not currently shown on the plans or state that no other lighting will be provided.

RESPONSE: This has been added to the photometric plan.



52. Sec.13-374(2)d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. This includes the area under the canopy and the general approach.

RESPONSE: When they say canopy, do they mean the gas canopy or the storefront canopy? If they mean gas canopy, then that's bad because a standard gas canopy (non 7-Eleven) average is 10FC (7-Eleven's is 30FC). If the max allowable foot-candle is 10FC, the gas canopy average will be less than that which is a bit too dark for a gas canopy.

53. Sec.13-374(2)d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.

RESPONSE: This depends on the store manager. Whether it's turning fixtures off, programming them to reduce light, etc, I don't have any control over how that will happen.

54. The Evolve LED Area Light shows that it has the ability to be angled. Heads my not be angled to achieve greater coverage and shall remain downward facing to maintain full cut-off status. Provide a note on the plans to this effect.

RESPONSE: This has been added to the photometric plan.

55. Please verify that the Batten LED Luminaire will be downward facing and the light source will not be visible from the parking lot.

RESPONSE: This has been added to the photometric plan.

56. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited.

RESPONSE: We are good here.

57. 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.

RESPONSE: We are good here.

Signage



58. Be advised that per the Fire Department, address numbers shall be at least 6" tall and placed in a highly visible location on the building.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

59. Sec.13-468.9(g)(1) Window signs - Each storefront is permitted of one (1) illuminated identification sign at a maximum sign area of three (3) square feet. Revise accordingly.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

60. Sec.13-460(k) Cabinet signs - Illuminated cabinet signs shall be internally illuminated consistent with Sec.13-374, Outdoor lighting, to display individual letters with clear faces set within a permanently opaque background.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

61. Provide the width where the façade sign is attached to and apply 75% of the width to calculate the linear sign area allowed. A minimum of six (6) inch clearance is required from all edges of the sign face. Revise plan and provide dimensions to demonstrate compliance.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

62. Sec.13-462(c)(2) Canopy signs - Letters are permitted at a maximum 24" in height, however the total size of a canopy sign may not exceed sixteen (16) square feet in area. Sign is currently proposed at 25 square feet. Revise accordingly.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

63. Sign shown on the canopy does not appear to meet code requirement. (See above #61). Be advised, sign cannot project further than 9" from the face of the canopy. Provide details.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

64. Sec.13-467.4 - Directional signs are permitted at a maximum five (5) feet above ground when freestanding. Signs mounted on poles regardless of height must be landscaped with shrubs or plant material at the base. A minimum border of two (2) inches of blank space shall surround the sign face of the sign. Border is measured from the edge of the sign copy or graphics to the edge of the sign structure. Be advised, sign placement and installation shall not impede, or harm any landscaping or encroach into utility easement.

RESPONSE: This will be provided at time of Planning and Zoning

Submittal.

65. Sec.13-466.6 - Ground identification sign allowance is determined by the gross floor area of the development. The allowable sign structure for this development is 50 square feet with a maximum height of ten (10) feet, except for sign located on minor streets are limited to a height of six (6) feet. Considerable re-design will be required. Revise accordingly.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

66. Up to twelve (12) square feet of ground identification sign may be allocated to changeable copy for fuel prices. Demonstrate this requirement.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

67. Sec.13-466.6(2)a - Sign face area shall not exceed sixty (60) percent of the sign structure area.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

68. Sec.13-466.6(2)b - A minimum border of six (6) inches of blank space shall surround the sign face area. Revise accordingly.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

69. Sec.13.466.6 - Landscape material is required at the base of a ground identification sign. Show on landscape plan.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

70. Ground identification sign locations must be setback five (5) feet from property line and cannot encroach into utility easements. In no case may the sign obscure the line of sight required for traffic safety. (See Transportation comments for additional information).

RESPONSE: The proposed sign is measured 5Ft from the proposed property line and it does not obscure the line of sight required for traffic safety. See SP-101.

Transportation

72. The proposed driveway connection onto Coconut Creek Parkway identifies a driveway width of 35-feet. Exiting outbound left turn movements are not permitted from this driveway. The



petitioner shall identify the driveway's classification. The design team should consider if the driveway width can be reduced to 24-feet.

RESPONSE: The driveway width onto Coconut Creek Parkway has been reduced to 24Ft.

73. The Coconut Creek Parkway is under the jurisdiction of Broward County. Provide a driveway connection conceptual permit approval from Broward County for the proposed driveway at Coconut Creek Parkway.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

74. The proposed monument signs shall not compromise the safe sight distance required for vehicles that exit the driveway with pedestrian activity on the sidewalk. The height of the monument sign was not provided. Provide a statement that the safe sight distance for vehicular traffic will not be impeded with the monument sign(s).

RESPONSE: The proposed sign is measured 5Ft from the proposed property line and it does not obscure the line of sight required for traffic safety. See SP-101.

75. The off-street parking calculations shall be illustrated and included with the parking table (building square footage, total customer service area, use, etc.). Code Section 13-401 (b) requires Convenience Stores to provide 1 space per 125 square feet of gross floor area.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

76. Off-street parking totals that are in excess of twenty-five parking spaces and less than fifty total spaces shall have a minimum of two (2) ADA compliant handicap parking spaces.

RESPONSE: The fuel spaces are ADA accessible, therefore we are proposing 17 ADA spaces.

77. Code Section 13-409 (a) (1) Adequate space for loading and unloading of materials and goods and for delivery and shipping shall be provided and maintained on the same lot as the building which they serve. Such areas shall be opposite the main customer entrance and the parking area shall be regulated by signs.

RESPONSE: The loading area is proposed on the Site Plan.

78. Provide horizontal dimension of the designated loading zone. Code Section 13-397 (l) Parking facilities should be designed to separate service traffic from customer traffic to the greatest extent possible.

RESPONSE: A horizontal dimension of 35Ft has been added to the loading zone.

79. The replacement curb cut ramps shall comply with the FDOT index 304.

RESPONSE: Comment acknowledged.

80. Provide the width of the proposed new sidewalk that fronts the property. Concrete sidewalks should continue thru the driveway(s).



RESPONSE: Dimensions of the sidewalks have been added to the Site Plan. The concrete sidewalks will continue through the driveways.

81. Code Section 13-397 (g) All parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. It appears that the vehicle stacking space/fueling position will encroach into the drive isle. Provide an overlay of the fueling truck template that illustrates the truck's accessibility to maneuver within the site.

RESPONSE: See SP-102 for the Circulation Plan.

82. Provide the assigned driveway classification for Banks Road driveway and identify the reservoir distance on this driveway. Code Section 13-397 (k) Access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway or driveway lane that is within fifty (50) feet of the right-of-way line of any public street.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

83. Illustrate the limits of the fueling-canopy overhang. Is the canopy overhang in conflict with the service operation of the solid waste/dumpster collection service?

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

84. Provide a letter from Broward County Transit that confirms in writing if a bus rider transit shelter is warranted on this parcel. If a transit rider shelter is required, then a bus rider shelter easement shall be included in the Plat application.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

85. A Florida Statute (526.143) Alternate generated power capacity for motor fuel dispensing facilities requires certain gas stations to be pre-wired for backup generators took effect. Therefore, all large gas stations with at least 16 fueling positions (eight dispensers accessed from both sides) located within a half-mile of an interstate, turnpike or evacuation route must install a pre-wired system which will allow the station to switch to emergency generator power during disasters to run pumps, cash registers and other critical equipment. The station is not required to have a permanent generator on-site; they can be pre-wired and rent a generator. The law does not require the station to be open for business after a natural disaster.

RESPONSE: A pre-wired system will be installed.

86. The dumpster enclosure and adjacent parking space appears to be in conflict with each other as the backup maneuver from the parking stall requires a t-turnaround operation.

RESPONSE: The adjacent parking space has been removed on the Site Plan.

87. Chapter 4 of the ADA Standards requires a minimum clear zone to be maintained. Section 403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum. The parking stall vehicle overhang at the

storefront and the width of adjacent sidewalk (5-feet) do not appear to provide the minimum ADA clear zone.

RESPONSE: The ADA clearance is shown on the Site Plan.

88. EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

POLICE DEPARTMENT: Ryan Marken

APPROVED





CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
03-05-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020004		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Site Plan		
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
Planning	Michael Righetti – Senior Project Manager	mrighetti@coconutcreek.net	(954)-973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	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

APPROVED

This 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.

ENGINEERING

HOLD

GENERAL COMMENTS

1. 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 Final Engineering review.
2. Additional comments may be provided and/or required upon review of any revised plans.
3. All required approvals from Broward County Health Department, Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

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. Execution of a Water and Wastewater Agreement and payment of impact fees are required at Final Engineering Review and prior to review/approval of related building permits.
5. Per Section 13-266 of City Code, Easements shall not contain permanent improvements.
6. 12' FP&L Easement and 15' Utility Easement must be vacated prior to approval of construction permits.
7. All utilities and appurtenances demolished from the site must be completely removed. Grouting is not permitted.

TRAFFIC ENGINEERING

8. Provide the proposed daily and hourly generated trips at built-out.

ROADWAY AND PAVEMENT

9. 8 inches of limerock base and 12 inches of stabilized subgrade is required throughout the site, including the parking stalls.

DRAINAGE COLLECTION SYSTEM

10. Connect to public drainage system.
11. Provide the bottom floor elevation of dry retention areas.
12. Provide floor drain for dumpster.
13. Complete storm drainage calculations shall be provided at Final Engineering Review.

WATER DISTRIBUTION SYSTEM

14. Water distribution system is provided by the City of Margate.
15. Please submit letter of approval from City of Margate.
16. Engineering plans must be approved by City of Margate prior to Final Engineering approval.

WASTEWATER COLLECTION SYSTEM

17. Wastewater Collection system is provided by the City of Margate.
18. Please submit letter of approval from City of Margate.



19. Engineering plans must be approved by City of Margate prior to Final Engineering approval.

LANDSCAPING, LIGHTING, AND IRRIGATION

20. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

HOLD

Tree Disposition:

1. Tree #10 is stated to remain on the disposition list, but shown with an "X" to be removed on the plans. Tree is in conflict with proposed retention area and if to remain needs to be graded around.
2. Tree #5 is shown to remain on the plans, but is stated to be removed on the disposition list. Coordinate plans and table.
3. Trees # 14-16 are large Live Oak trees along the perimeter and provide a good amount of canopy. Recommend looking at the possibility of shifting the concrete pad area and underground tanks to allow for these mature trees to remain.
4. Palms #26 and 27 are shown to remain on the plans, but stated to be removed on the table.
5. Palms #35-37 are listed in fair condition and required to be considered for relocation before being approved for removal. Relocate palms to feasible locations.
6. Tree #38 is shown to remain on the plans, but stated to be removed on the table. Coordinate plans and table.
7. Within the tree disposition table, provide an additional column for the canopy SF of each tree and palm listed.
8. For the stated canopy removed, provide mitigation calculations and what is being proposed for mitigation on the plans.
9. Provide legend for remain, relocation, and removal symbols for clarity.

Landscape:

1. Provide 15' light pole setback on plans and adjust any conflicts. Recommend a dashed circle. 7.5' is allowed for small trees or palms.



2. The East property lines and the east portion of the south property requires the 1 tree per 40 LF and continuous hedge. Provide plant material as needed to meet this requirement.
3. Recommend providing plant material around the base of the fuel vent pipes for screening, but at the same time maintaining any required clearance requirements.
4. Landscape requirement table states street trees and ROW trees for Banks Rd. are using 7 existing trees to count towards these requirements. With Sabal Palms being counted at 3:1, there is only 5 existing trees along Banks Rd. Clarify what is being counted towards code and add additional trees and or palms to meet the required quantity.
5. Provide City required 10' sight triangles for the Banks Rd. entrance/exit, and FDOT sight distances for Coconut Creek Parkway as it is a County road. Proposed street trees along Coconut Creek Parkway could be in conflict with the sight distances.
6. Recommend replacing the Weeping Podocarpus tree for a street tree that requires less maintenance to maintain clear sight lines for existing vehicles.
7. Under the requirements table the Roadway Buffer section states 6 existing trees are being counted towards this requirement, but the plans show 2 with the Sabals at 3:1. Adjust data table and proposed quantities as necessary.
8. Provide shrub calculations for the Roadway Buffer section, 40 shrubs per 2,000 SF to the requirements table. This is in addition to the continuous hedge.
9. ROW Tree section provided is not required as the Roadway Buffer requirement section supersedes. Remove from table and adjust totals required.
10. Provide location of irrigation pump/well and provide required screening.
11. Tree Disposition table states 7 Sabal Palms to be relocated. Only 5 are shown on the proposed landscape plans and in the plant list. Provide two locations for the remaining relocated Sabal Palms.
12. The proposed Desert Cassia tree is specified at 6' height. To be counted towards code, trees are to be a minimum of 8' overall height. Update tree specification to 8' for the Cassias.
13. Adjust native plant calculations to include all plant material proposed on site.
14. Provide plant diversification calculations in the data table for Trees, Palms, and Shrubs/Groundcover.
15. North side of the building is to be included in the building foundation requirement as it faces a VUA (Coconut Creek Parkway).



16. Per the architecture plans GreenScreen is proposed on the north elevation facing Coconut Creek Parkway, but no landscape is proposed in conjunction with their locations. Coordinate landscape plans with architecture plans as needed.
17. Adjust location of proposed waterline location on the north side of the building as the Desert Cassia and Japanese Blueberry looked to be in conflict.
18. Due to the overhead powerlines on the north side of the property, the proposed Green Buttonwood trees need to be located 30' away per FPL requirements.
19. Proposed Solitaire Palms at the SE corner of the building are in conflict with a proposed sanitary sewer easement. Is an easement required for this sanitary sewer line?
20. The total proposed trees with the existing trees on site do not add up to the total stated in the data table. Re-calculate totals and verify that requirements are being met.
21. At the SW corner of the site provide a mid-level planting tier to meet code requirements and match the landscape on the opposite side of the entrance.
22. The provided survey shows an existing FPL easement cutting through the middle of the site. Is this easement being vacated?
23. Provide location of ground mounted signs and adjust landscape as needed. Sign located at Banks Rd. entrance/exit looks to conflict with the proposed Live Oak.
24. Provide City standard landscape notes in the landscape set. Available upon request.

PLANNING AND ZONING

HOLD

General Comments

1. Applicant must address outstanding plat comments and county agency comments.
2. Pending confirmation that all easements including those dedicated by separate instrument may be vacated by plat.
3. Applicant shall be prepared to make a PowerPoint presentation at the Planning Zoning Board and City Commission meetings, including color renderings of proposed project.
4. Prior to the Planning and Zoning Board meeting, applicant shall provide the following;
 - a. One (1) complete set of unlocked/unsigned plans in digital format.
 - b. One (1) complete copy of PowerPoint presentation digital format.
 - c. Twelve (12) full stapled sets of printed site plan package no larger than 11"x17" in size.
 - d. Twelve (12) full stapled sets of DRC comments & response document in 8.5"x11".Sets/copies are required only when all revisions have been made and application has been determined by staff to be in compliance with applicable code requirements. Applicant shall be prepared to present and discuss the application, as needed, at all public meetings.

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.



5. The City has a franchise agreement with Republic Services Refuse for garbage collection including construction and demolition (C&D) debris. Provide an approval from Republic Services (waste provider) (954-583-1830).
6. 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. Please acknowledge.
7. Applicant shall make every effort to ensure Community Involvement as part of this project review. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide copies of all correspondence demonstrating efforts including notices of meetings to adjacent HOA's or businesses, copies of mailed notices, meeting notes, emails- sign-in sheets, site postings etc. Provide a written detailed accounting of all actions. Full report shall be submitted to the Sustainable Development for review PRIOR to placement on a Planning and Zoning Board agenda.
8. Sec.13-351 – Building permits will NOT be issued until the Plat has been recorded. See special land use comments regarding plat restrictions.
9. Pending receipt of signed/sealed drawings prior to issuance of any building permit. Applicant may wait until final DRC submittal to provide signed and sealed drawings.
10. Pending approval of dedicated roadway landscape buffers. Be advised, site plan may change upon dedication of buffers.
11. Corrections shall be made to plans "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.
12. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning & Zoning board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.
13. Applicant must address the requirements of Chapter 3, Alcoholic beverages, of the City's Land Development Code. Provide details regarding all required licenses.
14. Be advised, this application shall be considered by the Planning and Zoning Board with final decision to be made by the City Commission.
15. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.
16. 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.

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.



Impact Fees

17. Division 5, Impact Fees, Sec.13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance. As proposed, the estimated combined fee is \$5.198 gas stations x 3,505 sq. ft. = \$18,218.99.
18. Sec.13-110 thru 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to building permit issuance. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. An itemized floor area table will be required at time of building permit review. As proposed, the estimated fee is \$1.36 commercial x 3,505 sq. ft. = \$4,766.80.

Underground Utilities

19. Sec.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. Be advised, this ordinance is currently under review by City Attorney office. Further discussion is warranted.

Site Plan

20. Provide a copy of the Broward County Plat report.
21. Outdoor storage of propane tanks is not permitted without an opaque enclosure. Revise or remove from plans.
22. Sec.13-399(k) - Access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway or driveway lane that is within fifty (50) feet of the right-of-way line of any public street. Please show the dimensions for Banks Road and revise plans accordingly.
23. A roadway buffer, unencumbered by utility easements, is required per Sec.13-331(g)(1) along the frontage of the property. Please note that landscape buffers are not permitted to overlap with utility easement. Required landscape buffers along property boundaries are not identified on site plan. Revise accordingly.
24. Sec.13-331(g)(1) – Building and vehicular setbacks must be measured from the platted landscape buffer line and not the property line.
25. Sec.13-406 - Bicycle parking facilities shall be provided by installation of a stationary bike rack at a ratio of 5 spaces per facility for commercial recreation. Provide detail on bike rack proposed. Be advised, the bike rack shall not encroach into the sidewalk.
26. Staff was unable to determine how calculations were achieved for required parking. Provide an itemized parking data table pursuant to Sec.13-401(b).



27. Sec.13-398 - Off-street parking for the disabled shall be provided based on the number or required spaces. Revise site plan and site data table accordingly.
28. Provide typical parking space and ADA design detail. Signs may not interfere with sidewalks or required depth of parking space.
29. Staff requests the removal of the wheel stops from the parking plan and increasing sidewalks to 7 feet in width. Further, remove wheel stops from spaces along Coconut Creek Parkway and adjust curb to serve as wheel stop and provide more green space.
30. Provide dimensions of the proposed sidewalk on Coconut Creek Parkway.
31. Coconut Creek Parkway known as the "Education Corridor" includes transit pavilions, landscaped open plazas, park benches and a lighted 8'-15' wide multi-purpose bicycle/roller blader/pedestrian path. Provide wider sidewalk and other amenities along Coconut Creek Parkway consistent with corridor master plan.
32. The City Commission recently approved a pedestrian lighting project along Coconut Creek Parkway. Engineering design and specs related to the type and installation of the lighting will be provided to applicant at DRC meeting for further discussion and incorporation into this project.
33. Sec.13-399(g) - All parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. One-way aisles shall be a minimum of sixteen (16) feet in width. Staff has concerns that the layout of vehicle stacking under the fuel canopy will encroach into the drive isle. Provide a truck movement plan that shows vehicles of appropriate size that will be visiting and/or providing services, accessing and circulating around the site. Loading/unloading shall be located to provide the least impact, designed to facilitate smooth, and efficient operations and traffic circulation.
34. Staff suggests the removal of the parking space adjacent to the dumpster as it appears to be in conflict with the enclosure. Further, provide a continuous sidewalk connection from the building sidewalk to the dumpster pedestrian access. (See dumpster comments).
35. Revise the "site area calculations" in the site date table to include the percentage of open space and paved areas.
36. Provide a traffic study analysis.
37. Any mechanical equipment, generator or other utility hardware must be screened from public view with an opaque enclosure and landscaping.

Dumpster

38. Applicant must obtain an approval from Republic Services, waste provider, for the proposed dumpster size and location.
39. Provide a pedestrian access and walkway connection from the enclosure to reduce use of dumpster gates as a means a pedestrian access.



40. Provide overall dimensions for the proposed dumpster on sheet R0.01.

Construction Trailer

41. Show location of any temporary trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

Architecture

42. Rear elevation lacks interest. Revise façade to include elements of the front elevation and provide visual interest. Large expansive walls are prohibited.

43. Staff has concerns related to the elevation facing Coconut Creek Parkway. Although the green screen wall provides some interest, the overall architectural features need further embellishment. Further, will the proposed sign conflict with green screen plantings? Staff recommends that the applicant consider some design changes to alleviate these concerns.

44. Provide veneer stone element wrapped around the entire bottom portion of the building to enhance the design.

45. Downspouts shall not be visible. Painting downspouts does not satisfy this requirement. Remove downspouts and/or install them so they are not visible from public view.

46. Applicant identified P-6 as exterior bollards in the material schedule. However, they are not identified on Sheet R0.01. Please address.

47. Clarify if prefinished canopy on building will have exterior lighting. If so, please include in photometric calculations.

Green

48. Sec.13-320(b)(2), all new development or redevelopment applications shall address the following green building components at time of development applications.

- a. Sustainable site development
- b. Water efficiency.
- c. Energy efficiency.
- d. Indoor environmental quality.
- e. Materials and recycling.

49. Sec.13-320(c)(1) - At time of site plan submittal, property owner shall provide a written letter addressing each component listed in Sec.13-320(b)(2). The letter must identify in detail how the property owner intends to demonstrate green building within the proposed site and building(s). Site plans shall indicate compliance in the form of notes, drawings, or any other form of details. In addition, the application shall include a checklist for each green building item and indicate how each item will **exceed the requirements of the Florida Building Code** and other applicable code. *In lieu of a letter, Staff can provide a spreadsheet upon request that can be used to answer the Green Requirements for this project. The Green Spreadsheet can be placed on the cover sheet or site plan and will be referenced at the time of building construction to ensure compliance.*



50. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City’s website under the “live green” tab. Please note that use of the term “green” is not solely for the use of plant material, but rather sustainable, innovative design.
- a) *Action 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. *Identify this element for this project. The proposed “green screen” does not depict adjacent plantings.*
 - b) *Action 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.
 - c) *Action 2.2* – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet.
 - d) *Action 5.1* – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.
 - e) *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.
 - f) *Action 6.4* – Alternative vehicle parking or electric vehicle charging stations.

Photometric

51. The photometric plan shall include all lighting including parking, exterior building, signage, and landscaping and associated footcandles. (Building lighting is missing footcandles and it appears there may be landscape lighting which also needs to show footcandles). Please provide all additional lighting/footcandles not currently shown on the plans or state that no other lighting will be provided.
52. Sec.13-374(2)d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. This includes the area under the canopy and the general approach.
53. Sec.13-374(2)d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.
54. The Evolve LED Area Light shows that it has the ability to be angled. Heads may not be angled to achieve greater coverage and shall remain downward facing to maintain full cut-off status. Provide a note on the plans to this effect.
55. Please verify that the Batten LED Luminaire will be downward facing and the light source will not be visible from the parking lot.
56. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited.



57. 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.

Signage

58. Be advised that per the Fire Department, address numbers shall be at least 6" tall and placed in a highly visible location on the building.

59. Sec.13-468.9(g)(1) Window signs - Each storefront is permitted of one (1) illuminated identification sign at a maximum sign area of three (3) square feet. Revise accordingly.

60. Sec.13-460(k) Cabinet signs - Illuminated cabinet signs shall be internally illuminated consistent with Sec.13-374, Outdoor lighting, to display individual letters with clear faces set within a permanently opaque background.

61. Provide the width where the façade sign is attached to and apply 75% of the width to calculate the linear sign area allowed. A minimum of six (6) inch clearance is required from all edges of the sign face. Revise plan and provide dimensions to demonstrate compliance.

62. Sec.13-462(c)(2) Canopy signs - Letters are permitted at a maximum 24" in height, however the total size of a canopy sign may not exceed sixteen (16) square feet in area. Sign is currently proposed at 25 square feet. Revise accordingly.

63. Sign shown on the canopy does not appear to meet code requirement. (See above #61). Be advised, sign cannot project further than 9" from the face of the canopy. Provide details.

64. Sec.13-467.4 - Directional signs are permitted at a maximum five (5) feet above ground when freestanding. Signs mounted on poles regardless of height must be landscaped with shrubs or plant material at the base. A minimum border of two (2) inches of blank space shall surround the sign face of the sign. Border is measured from the edge of the sign copy or graphics to the edge of the sign structure. Be advised, sign placement and installation shall not impede, or harm any landscaping or encroach into utility easement.

65. Sec.13-466.6 - Ground identification sign allowance is determined by the gross floor area of the development. The allowable sign structure for this development is 50 square feet with a maximum height of ten (10) feet, except for sign located on minor streets are limited to a height of six (6) feet. Considerable re-design will be required. Revise accordingly.

66. Up to twelve (12) square feet of ground identification sign may be allocated to changeable copy for fuel prices. Demonstrate this requirement.

67. Sec.13-466.6(2)a - Sign face area shall not exceed sixty (60) percent of the sign structure area.

68. Sec.13-466.6(2)b - A minimum border of six (6) inches of blank space shall surround the sign face area. Revise accordingly.



69. Sec.13.466.6 - Landscape material is required at the base of a ground identification sign. Show on landscape plan.
70. Ground identification sign locations must be setback five (5) feet from property line and cannot encroach into utility easements. In no case may the sign obscure the line of sight required for traffic safety. (See Transportation comments for additional information).

Transportation

72. The proposed driveway connection onto Coconut Creek Parkway identifies a driveway width of 35-feet. Exiting outbound left turn movements are not permitted from this driveway. The petitioner shall identify the driveway's classification. The design team should consider if the driveway width can be reduced to 24-feet.
73. The Coconut Creek Parkway is under the jurisdiction of Broward County. Provide a driveway connection conceptual permit approval from Broward County for the proposed driveway at Coconut Creek Parkway.
74. The proposed monument signs shall not compromise the safe sight distance required for vehicles that exit the driveway with pedestrian activity on the sidewalk. The height of the monument sign was not provided. Provide a statement that the safe sight distance for vehicular traffic will not be impeded with the monument sign(s).
75. The off-street parking calculations shall be illustrated and included with the parking table (building square footage, total customer service area, use, etc.). Code Section 13-401 (b) requires Convenience Stores to provide 1 space per 125 square feet of gross floor area.
76. Off-street parking totals that are in excess of twenty-five parking spaces and less than fifty total spaces shall have a minimum of two (2) ADA compliant handicap parking spaces.
77. Code Section 13-409 (a) (1) Adequate space for loading and unloading of materials and goods and for delivery and shipping shall be provided and maintained on the same lot as the building which they serve. Such areas shall be opposite the main customer entrance and the parking area shall be regulated by signs.
78. Provide horizontal dimension of the designated loading zone. Code Section 13-397 (l) Parking facilities should be designed to separate service traffic from customer traffic to the greatest extent possible.
79. The replacement curb cut ramps shall comply with the FDOT index 304.
80. Provide the width of the proposed new sidewalk that fronts the property. Concrete sidewalks should continue thru the driveway(s).
81. Code Section 13-397 (g) All parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. It appears that the vehicle stacking space/fueling position will encroach into the drive isle. Provide an overlay of the fueling truck template that illustrates the truck's accessibility to maneuver within the site.



82. Provide the assigned driveway classification for Banks Road driveway and identify the reservoir distance on this driveway. Code Section 13-397 (k) Access drives leading from public rights-of-way shall be designed to prevent maneuvering of vehicles within any portion of any entrance driveway or driveway lane that is within fifty (50) feet of the right-of-way line of any public street.
83. Illustrate the limits of the fueling-canopy overhang. Is the canopy overhang in conflict with the service operation of the solid waste/dumpster collection service?
84. Provide a letter from Broward County Transit that confirms in writing if a bus rider transit shelter is warranted on this parcel. If a transit rider shelter is required, then a bus rider shelter easement shall be included in the Plat application.
85. A Florida Statute (526.143) Alternate generated power capacity for motor fuel dispensing facilities requires certain gas stations to be pre-wired for backup generators took effect. Therefore, all large gas stations with at least 16 fueling positions (eight dispensers accessed from both sides) located within a half-mile of an interstate, turnpike or evacuation route must install a pre-wired system which will allow the station to switch to emergency generator power during disasters to run pumps, cash registers and other critical equipment. The station is not required to have a permanent generator on-site; they can be pre-wired and rent a generator. The law does not require the station to be open for business after a natural disaster.
86. The dumpster enclosure and adjacent parking space appears to be in conflict with each other as the backup maneuver from the parking stall requires a t-turnaround operation.
87. Chapter 4 of the ADA Standards requires a minimum clear zone to be maintained. Section 403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum. The parking stall vehicle overhang at the storefront and the width of adjacent sidewalk (5-feet) do not appear to provide the minimum ADA clear zone.
88. EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

POLICE

APPROVED