



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3

11-18-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020002		
LOCATION:	4990/4960 Coconut Creek Parkway		
APPLICANT/AGENT:	Pulice Land Surveyors, Inc		
REVIEW/APPLICATION	Plat		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	lguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	njosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – 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. Show proposed easement on site plan. Ensure proposed trees are not in conflict with 10' easement.

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

APPROVED

PLANNING AND ZONING

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.



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

POLICE
APPROVED

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CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
10-10-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020002		
LOCATION:	4990/4960 Coconut Creek Parkway		
APPLICANT/AGENT:	Pulice Land Surveyors, Inc.		
REVIEW/APPLICATION	Plat		
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DEPARTMENTAL COMMENTS

BUILDING

APPROVED

RESPONSE: Thank you.

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. Add "Other utilities" on utility easement dedication.

RESPONSE: Verbiage added as requested.

2. Show proposed easement on site plan. Ensure proposed trees are not in conflict with 10' easement.

RESPONSE: We are coordinating with the project's Engineering Team to ensure that the Site Plan and Plat are in agreement depicting the same proposed easements.

FIRE

APPROVED

RESPONSE: Thank you.

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LANDSCAPE ARCHITECTURE

HOLD

1. The plat provided shows a 122' ROW along Coconut Creek Parkway which requires a 25' landscape buffer. If it is determined that the ROW is 106' per the Broward County Plat report, the landscape buffer is 20'. See Planning and Zoning for additional comments.

RESPONSE: See No. 6 below.

PLANNING AND ZONING

HOLD

General Comments

1. Pending applicant's PowerPoint presentation at the Planning & Zoning Board and City Commission meetings.

RESPONSE: The plat application will be included in the entire presentation for this project.

2. Pending payment of Affordable Housing and Police and Fire impact fees.

RESPONSE: 7-Eleven Corp. will fulfill all responsibilities required by the City.

3. Pending payment of Underground Utilities fees.

RESPONSE: Same as above.

Plat

4. Explain why the existing overhead utilities were deleted on the site plan. Provide supporting documentation, as applicable.

RESPONSE: The overhead wires will remain, should be shown on updated Site Plan.

5. Explain why the 10' utility easement located on the northeast corner was not vacated by Plat.

RESPONSE: This easement was not created by plat and therefore cannot be vacated by plat. It is not shown on the proposed plat because it's now located within the new right-of-way.

6. Based on the Coconut Creek Parkway ROW width per Broward County Plat report, the ROW is 106'. However, plans show the ROW width at 122'. If it is determined that the ROW width is 106', the landscape buffer would be 20'. Otherwise a 25' landscape buffer is required. Revise accordingly.

RESPONSE: Broward County Trafficways Map designates the entire Coconut Creek Parkway as a 106' arterial road. On this intersection there is a 100' portion that falls within Coconut Creek City limits, which allows for a 20' buffer. The extra 22' of road footage is specifically dedicated for a turn lane, and belongs to the City of Margate.

7. Pending documentation from the City of Margate for the relocation of the 15' utility easement depicted on the south side of the area proposed as dumpster enclosure. Note that easements shall not contain permanent improvements.

RESPONSE: Informational; improvements will not encroach into any relocated easement.

POLICE

APPROVED

RESPONSE: Thank you.

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.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 03-05-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020002		
LOCATION:	4990/4960 Coconut Creek Parkway		
APPLICANT/AGENT:	Pulice Land Surveyors, Inc.		
REVIEW/APPLICATION	Plat		
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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.

RESPONSE: Thank you; the developer agrees that further review for Building Code compliance will be conducted at time of permitting.

ENGINEERING

HOLD

GENERAL COMMENTS

1. Additional comments may be provided and/or required upon review of any revised plans.
RESPONSE: We are resubmitting a revised Plat addressing comments from both City and County in order to minimize reviews of the Plat portion of this project.
2. Per City code section 13-266 of City Code, Easements shall not contain permanent improvements. Specify on plat if 12' FP&L Easement and 15' Utility Easement will be vacated.

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 12' FPL easement is being vacated directly with Florida Power and Light. An application for Easement Vacation is being filed at the City of Margate for the 15' utility easement, and so far we are in receipt of a letter of no-objection to this request.

3. Per City code section 13-266 "When easements are shown on the plat, the plat and affected deeds shall state, "Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants and landscaping, except that utilities, public improvements and sod are allowed."

RESPONSE: Note was added to the City's signature block as requested.

4. Plat must be reviewed by City of Margate to determine the need for additional Utility Easements.
RESPONSE: The City of Margate allows the placement of Utility Easements as needed by separate instrument at time of permitting.

FIRE

APPROVED

RESPONSE: Thank you.

LANDSCAPE ARCHITECTURE

HOLD

1. Per code, Coconut Creek Parkway and Banks Road require platted landscape buffers based on the ROW widths. 25' landscape buffer for Coconut Creek Parkway, and 20' landscape buffer for Banks Road. These are to be separate parcels.

RESPONSE: The KEITH Team confirmed that Section 13-331(1) of the Code allows a 20' landscape buffer along roads with 60'-119' of right-of-way. Coconut Creek Parkway (106' arterial) and Banks Road (80' collector) apply to this regulation.

PLANNING AND ZONING

HOLD

General Comments

1. Additional comments may be provided upon review of any revised documents.
RESPONSE: We understand there may be additional comments after this resubmittal.
2. Any DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.
RESPONSE: This Plat application is part of a series of applications matching the same project and it is considered to be within its designated timeframe.
3. Be advised, the Planning and Zoning Board and City Commission may place additional restrictions during the plat approval process.
RESPONSE: We understand that additional conditions may arise from Planning and Zoning Board members and the City Commission.
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.

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.



- b. One (1) complete copy of PowerPoint presentation digital format.
- c. Twelve (12) full sets of printed application packages no larger than 11"x17" in size.

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, as needed, the application at all related public meetings.

RESPONSE: All applicable items required for the Planning & Zoning meeting will be delivered as requested.

- 5. Plat and accompanying survey must be signed and sealed. This includes electronic submissions. Applicant may wait until the final DRC submittal for electronic signed and sealed copies.

RESPONSE: We understand this requirement and will provide signed and sealed copies of Plat and Survey, as well as electronically signed copies for City records.

- 6. In order for the plat to proceed to public meetings, the plat must be submitted to Broward County and the County's Staff Report must be provided to City staff for review. Please provide.

RESPONSE: The Plat application to Broward County was filed concurrently with the City application. Upon receipt of the Development Review Report (DRR), we prepared a Letter of Objections and a new DRR (Response to Letter of Objections) was received in August. We are providing the last transmittal for your review with the revised Plat, which addresses all final County Staff Recommendations together with all City requirements.

- 7. Sec.13-80(b) - The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with the City's Land Development Code, the cost for these landscape review services, should they be necessary, shall be billed to the applicant on a cost recovery basis. Please acknowledge.

RESPONSE: The developer is aware of this provision.

- 8. 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.

RESPONSE: The developer is aware of this provision.

- 9. Sec.13-142, Underground Utilities. Pursuant to Ordinance 2005-032, all utilities, including existing overhead utilities, located within or in public right-of-way adjacent to the site shall be installed underground. Be advised, this ordinance is currently under review by the City Attorney's Office. Further discussion is warranted.

RESPONSE: This comment will be addressed on the Site Plan.

- 10. 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.

RESPONSE: The developer is aware of this provision.

Plat

- 11. On sheet 1, explain why the location map is more prominent than the site.

RESPONSE: We have reduced the size of the Location Map to reflect major roads instead of utilizing Section corners for reference.



12. Sec.13-443(15)b. – Roadway landscape buffers shall be shown and delineated as separate parcels on all plats. Buffer width is based on adjacent right-of-way width and is exclusive of any easements. Provide the required roadway buffer along Coconut Creek Parkway and Banks Road. Include square feet.
RESPONSE: Landscape buffers along Coconut Creek Parkway and Banks Road were added to the Plat as required.
13. Sec.13-399(n) - At the time of site plan approval the access opening shall be no wider than forty (40) feet. Show dimensioned access openings on plat.
RESPONSE: Broward County required a 50-foot wide ingress/egress easement at the Coconut Creek Parkway opening in order to safely enter the site at the end of a turn lane that was also required by the DRR. The County did not have objection to the 50' opening shown for Banks Road and furthermore, reaffirmed this width on the DRR.
14. Sec.13-266(d), when easements are shown on the plat, the plat and affected deeds shall state, "Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants and landscaping, except that utilities, public improvements and sod are allowed."
RESPONSE: Note was added to the Plat as required.
15. Overhead utilities exists. Indicate all existing and proposed utility and/or easements, deemed necessary by utility service providers, to be dedicated by the proposed plat. Be advised, utilities may impact placement of required landscape material.
RESPONSE: Existing overhead utilities were deleted by the Site Plan; any easements that may be required will be added by separate instrument as construction progresses.
16. Review and revise plat document and/or concurrent site plan application accordingly, to ensure that no structures are located over the 12' FPL easement.
RESPONSE: We are vacating the 12' FPL easement and therefore have deleted it from the Plat drawing.
17. Review and revise plat document and/or concurrent site plan application accordingly, to ensure that no structures are located within the 15' Utility easement depicted on the south side of the area proposed as dumpster enclosure.
RESPONSE: The City of Margate has indicated no objection to the vacation of the referenced 15' utility easement, which will be relocated not to interfere with the proposed location of the dumpster. The replacement easement is not shown on the Plat as it will be provided by separate instrument.
18. Please confirm that all easements including those dedicated by separate instrument may be vacated by plat.
RESPONSE: Only easements that are dedicated by Plat may be vacated by replatting. None of the present easements apply and are being vacated by proper process.
19. Pending Engineering and County review regarding location of utility easements.
RESPONSE: Broward County has not required any utility easements for this site.

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20. Sec.13-351 - A building permit will not be issued until the plat has been recorded.
RESPONSE: We understand that the Plat must be recorded before building permits are issued.
21. Sec.13-140(g) – The burden of showing compliance with levels of service requirements shall be upon the developer. The following list itemizes criteria, which shall provide sufficient and verifiable information showing compliance pursuant to the City Land Development Code (LDC).

PRESERVATION: LDC Requirement: 35% Gross Land Area

Does this requirement meet Sec.13-141 of the Land Development Code?

RESPONSE: We are providing sufficient landscape buffer zones by Plat. Please refer to additional non-paved areas on the proposed Landscape Plan for additional open spaces being provided on the site.

LOCAL PARKS: LDC Requirement: 5% of gross land area

Does this requirement meet Sec.13-267?

RESPONSE: This provision only applies to residential projects.

WATER AND SEWER: LDC Requirement: Water – 100 gal per capita / day
Sewer – 90 gal per capita / day
180 gal per capita / day (peak)

Does this requirement meet Sec.13-141 of the Land Development Code?

RESPONSE: This proposed 7-Eleven is consistent with City and County standards.

LOCAL ROADS: LDC Requirement: Level of Service

Does this requirement meet Sec.13-141 of the Land Development Code?

RESPONSE: Any increased traffic resultant of the new 7-Eleven Convenience Store and Gas Station is being resolved with the dedication of additional right-of-way for a turn lane on Coconut Creek Parkway and a “future” turn lane of Banks Road.

DRAINAGE: LDC Requirement: Public/private road elevation – 5 year / 1 day storm event
Finish floor elevation – 100 year / 3 day event

Does this requirement meet Sec.13-141 of the Land Development Code?

RESPONSE: Please refer to the project’s Drainage Plans for calculations.

SOLID WASTE: LDC Requirement: Supermarket – 9 lbs. per 100 sq.ft. per day

Does this requirement meet Sec.13-141 of the Land Development Code?

RESPONSE: The proposed convenience store is not likely to surpass the amount of solid waste that is limited by Code for a supermarket, and the site is providing an adequate dumpster facility.

POLICE

APPROVED

RESPONSE: Thank you.