



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

01-11-17

PROJECT NAME:	McDonald's Sign Deviation		
PROJECT NUMBER:	16120011		
LOCATION:	4480 N State Rd 7		
APPLICANT/AGENT:	Daryl Johnson		
REVIEW/APPLICATION	Sign Deviation		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

The Building Division approves this application.

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

ENGINEERING

Approved

LANDSCAPE ARCHITECTURE

Approved

PLANNING AND ZONING

Hold

General and Advisory Comments

1. Corrections shall be made to plans “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections.

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.



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: Acknowledged as noted.

2. Per the City's digital submittals guidelines, please provide one digital re-submittal in PDF format. Re-submittals shall include responses to each DRC comment shown here. Corrections shall be made to applications, documents or plans addressing and correcting each comment.

RESPONSE: Acknowledged as noted.

3. Applicant shall provide one (1) digital and 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required only when all revisions have been made and plans are in substantial compliance with applicable code requirements.

RESPONSE: Acknowledged as noted.

4. Be advised, any DRC item continued or inactive for more than 6 months may be considered null and void and any application submitted may be treated as a new application with applicable fees.

RESPONSE: Acknowledged as noted.

5. Final site plan revisions shall be completed within seven days of Planning and 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: Acknowledged as noted.

6. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.

RESPONSE: Acknowledged as noted.

7. Additional comments may be provided upon review of any revised plans.

RESPONSE: Acknowledged as noted.

8. Sign deviation approval is valid for a period of 18 months from the Planning and Zoning Board approval. Applicant is permitted to extend the approval, one time, for a period of 12 months.

RESPONSE: Acknowledged as noted.

9. The Planning and Zoning Board may place additional restrictions during the approval process.

RESPONSE: Acknowledged as noted.



Signage

10. Sec. 13-468.7(b)(1) – One (1) restaurant menu sign is allowed to be displayed per service lane. Pre-sell menu board is therefore not permitted. Please address.

RESPONSE: Please be advised that the pre-sell menu board has been removed.

11. Sec.13-466.1 – A building frontage is eligible for signage when, (1) it fronts a major street or interior access drive (2) contains a shopfront or public entrance (3) fronts the primary public parking facility for the development not designated for employee parking. As such, this use may have three (4) façade signs. Please address. Pending approval in concurrent site plan application.

RESPONSE: Please be advised that the word mark sign on the west elevation has been removed. There are only four (4) signs being shown on the revised plans.

12. Sec.13-466.8(c)(3) – Commercial buildings are permitted a linear sign area three (3) feet in height by seventy-five (75) percent of the width of the façade to which it is attached. Alternatively, the calculated linear sign area may be converted to a non-linear sign and exceed three (3) feet in height. In no case may the sign face area exceed the area calculated for a linear sign. In no case may a sign exceed six (6) feet in height. Please address. Pending approval in concurrent site plan application.

RESPONSE: Please be advised that the word mark sign on the west elevation has been removed. There are only four (4) signs being shown on the revised plans.

13. Sec.13-466.8(d)(2) – A minimum 6” clearance is required from all edges of the sign face to all architectural elements of the building façade. Demonstrate this requirement. Pending approval in concurrent site plan application.

RESPONSE: A minimum 6” clearance has been provided and shown on the elevations.

14. Sec. 13-460(k) Cabinet signs when used as part of ground sign, the cabinet shall be internally illuminated, consistent with section 13-374 “Outdoor lighting,” to display individual letters with clear faces set within a permanently opaque background. Clarify “face copy will change” for the directional signs. Pending approval in concurrent site plan application.

RESPONSE: The “face copy will change” has been removed and “face is opaque only copy to illuminate” has been added.

15. Existing directional sign located on the west side of property, next to the proposed “do not enter” signs shall be removed. Pending approval in concurrent site plan application.

RESPONSE: The existing directional sign has been removed from the site plan.