



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

PROJECT NAME:	Chick-Fil-A		
PROJECT NUMBER:	19110008		
LOCATION:	4670 N State Road 7		
APPLICANT/AGENT:	Bowman Consulting		
REVIEW/APPLICATION	Vacation of Easement (Water)		
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@coconutcree.net	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera – Senior Engineer	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

1. Please submit No Objection Letters for City of Coconut Creek Utilities and Engineering (will be provided), Comcast, TECO Peoples Gas, and AT&T.
2. All demolished sewer and water service lines must be removed not abandoned.

FIRE

APPROVED

LANDSCAPING

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.



PLANNING AND ZONING

HOLD

General Comments

1. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings which should include aerials or maps as applicable.
2. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City;
 - A. Easement package:
 - 1) One (1) complete set **unlocked and unsigned** in digital format.
 - 2) Twelve (12) complete printed sets. Each set individually bound / stapled.
 - B. PowerPoint:
 - 1) One (1) complete copy of presentation in digital format.
 - 2) Twelve (12) complete printed sets, no larger than 11"x17" size. Each set individually bound / stapled.
 - C. Each set of DRC comment / response document:
 - 1) One (1) complete set in digital format.
 - 2) Twelve (12) complete printed sets, 8.5"x11" in size. Each set individually stapled.
3. The City has retained professional services to conduct landscape review of all Development Review Applications. Per 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 and provide contact information of person(s) responsible for payments to the City.
4. Additional comments may be provided upon review of revised application.
5. Sec.13-81(14)(b) – 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.
6. Sec.13-36.2(f)(1)c. - Applicant shall post a four-foot by four-foot (4'x4') sign on the property fourteen (14) days prior to the public hearing. Sign shall face all road frontages and be setback five (5) feet from the property line. A dated photograph of all signs shall be submitted to the Sustainable Development Department by the applicant the day the sign is posted.
7. Sec.13-36.2(f)(1)c. - Commercial tenants within the same commercial property as the parcel under consideration shall be included in the notice requirements. Proof of tenant notice shall be done by posting notice on the main entrance to the tenancy. Please provide written confirmation that notification efforts address this requirement.

POLICE

APPROVED