



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

<b>PROJECT NAME:</b>	Off the Wall		
<b>PROJECT NUMBER:</b>	20010007		
<b>LOCATION:</b>	4939 Coconut Creek Parkway		
<b>APPLICANT/AGENT:</b>	Off the Wall		
<b>REVIEW/APPLICATION</b>	Special Land Use		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Planning	Linda Whitman – Senior Planner	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Planning	Natacha Josiah – Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Planning	Michael Righetti- Senior Project Manager	<a href="mailto:mrighetti@coconutcree.net">mrighetti@coconutcree.net</a>	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Engineering	Mohammed Albassam- Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	<a href="mailto:jgary@coconutcreek.net">jgary@coconutcreek.net</a>	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Ryan Marken - Police Department	<a href="mailto:rmarken@coconutcreek.net">rmarken@coconutcreek.net</a>	(954) 956-6721

## DEPARTMENTAL COMMENTS

### BUILDING

APPROVED

### ENGINEERING

PASSED WITH CONDITIONS

- Any Engineering work conducted such as water, wastewater, drainage, or paving shall require an Engineering Permit. **Acknowledged**

### FIRE

APPROVED

### PLANNING AND ZONING

HOLD

#### **General Comments**

- Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings including aerials or maps of the location.

**Acknowledged**

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.



2. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City;
  - A. Special Land Use application backup.
  - B. PowerPoint presentation.
  - C. Public outreach.
  - D. DRC response document (8.5"x11")
    - 1) One (1) complete set of each item listed above in digital format.
    - 2) Twelve (12) complete printed sets, of each item listed individually bound/stapled.
    - 3) NOTE: Printed documents shall be no larger than 11"x17" or as specifically listed. **Acknowledged**
3. Additional comments may be provided at DRC meeting and/or upon review of revised application. **Acknowledged**
4. Acknowledgements to DRC comments *may* not demonstrate compliance. Corrections shall be done through application revisions and re-submitted per digital submittal requirements. **Acknowledged**
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. **Acknowledged**

#### **Special Land Use**

6. Sec.13-35(a) – Be advised, special land use may be subject additional restrictions.
7. Sec.13-35(b) – Special land use application shall include a detailed justification of the proposed use addressing each of the standards in the application. Yes or no answers or a restatement of the standard does not address the application requirements. **Attached**
8. Sec.13-35(c) – Tenants occupying properties within the same commercial plaza shall be advised of the proposed SLU. Proof of notice to a commercial tenant shall be done by posting notice on the main public entrance to the tenancy. A dated photograph of all postings shall be submitted to the sustainable development dept. by the applicant the day the notice was posted. **This will be done after Feb 26. Will submit photographs after**
9. Be advised, special Land Use approval may be subject to additional conditions imposed by the Planning and Zoning Board and/or City Commission. **Acknowledged**
10. Provide a site plan or plaza plan depicting location. **Attached**

**POLICE**

APPROVED