

RESPONSE TO COMMENTS

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #6 - 05/23/19

PROJECT NAME:	Chick-Fil-A PCD Modification		
PROJECT NUMBER:	17110006		
LOCATION:	Village Shoppes		
REVIEW/APPLICATION	Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
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Police	Ryan Marken - Police Department (Captain)	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

- All traffic circulation concerns must be addressed on the site plan application.

Response: acknowledged.

FIRE

APPROVED

GREEN / SUSTAINABLE

See zoning comments.

LANDSCAPE ARCHITECTURE

APPROVED

PLANNING AND ZONING

General Comments

- Applicant is required to post a 4'x4' sign, prepared in accordance with code requirements, on the property facing each road frontage, setback ten (10) feet from the property line, 14 days prior to the public hearing. Staff to provide sign format. Dated photographs depicting sign are required.

Response: all required public notices were executed as requested.

PCD Document

- Section 4 J – Parking and Loading Standards – Applicant has removed the required parking ratio in the PCD which applies to the entire plaza. This change leaves the plaza with no parking standards.

Additionally, a reduction of 5 spaces as proposed would be less than the amount required per the applicant's Parking Analysis Summary dated July 28, 2018.

Response: the parking ratio was revisiting using analysis on the number of sheets from existing stores (i.e. Deerfield Beach) in proportion to square footage.

3. Section 4 K – First line should say, “All existing”, not “all exiting”. First line, second paragraph, correct grammar.

Response: the section was revised accordingly.

4. Section 5 D – A reduction of 5 spaces as proposed would be less than the amount required per the applicant's Parking Analysis Summary dated July 28, 2018.

Response: the parking ratio was revisiting using analysis on the number of sheets from existing stores (i.e. Deerfield Beach) in proportion to square footage. The resulting parking supply for the Village Shoppes shopping center (including the proposed restaurant) will be 237 parking spaces. At full occupancy, this shopping center and the proposed restaurant are projected to exhibit a peak parking demand of 230 parking spaces.

5. Section 5 F – PCD states 29% open space while the site plan cover sheet states 31%. Revise either the PCD or site plan accordingly.

Response: the document was updated with the new open space calculations. The applicant was using conservative figures.

6. Section 10 B – Landscaping – One and a half feet of landscaping at the base of the building is completely ineffective and will be a maintenance issue. The justification which identified the adjacent landscaping in lieu of, is not appropriate because the adjacent landscaping is required vehicular area landscaping. Including the adjacent landscaping for the building foundation landscaping results in “double-dipping” of proposed landscaping to satisfy two code requirements. See landscape comments for further information.

Response: references to the vegetation provided elsewhere on the site were deleted from the document.

POLICE

APPROVED

If you have any questions or require additional information, please do not hesitate to contact us.



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