



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #4
11-18-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020003		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Rezoning		
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@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. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.
2. Additional comments may be provided and/or required upon review of any revised plans.

FIRE

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.



LANDSCAPE ARCHITECTURE

APPROVED

PLANNING AND ZONING

APPROVED

POLICE

APPROVED



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3
10-10-19

KEITH RESPONSE LETTER: 11/7/19

PROJECT NAME:	7-Eleven #34941
PROJECT NUMBER:	19020003
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road
APPLICANT/AGENT:	Keith & Associates
REVIEW/APPLICATION	Rezoning

DEPARTMENTAL COMMENTS

PLANNING AND ZONING

HOLD

General and Advisory Comments:

1. Pending applicant's PowerPoint presentation at the Planning & Zoning Board and City Commission meetings.
To be provided prior to public hearing.
2. Pending posting of property prior to the Planning & Zoning Board meeting.
To be submitted in accordance with Code.
3. Pending payment of Affordable Housing and Police & Fire impact fees.
To be submitted in accordance with Code.
4. Pending payment of Underground Utility fee.
To be submitted in accordance with Code.

Application Comments:

5. Explain why the existing overhead utilities were deleted on the site plan. Provide supporting documentation.
See revised site plan.
6. Explain why the 10' utility easement located on the northeast corner was not vacated by plat.
As indicated in the concurrent plat application, the 10' utility easement was not dedicated by plat, but by separate instrument, and therefore a replat cannot erase it. It will be released by separate instrument and recorded with the County. Recorded copy to be provided at building permit.
7. Based on the right-of-way width of Coconut Creek Parkway, the required roadway buffer along Coconut Creek Parkway is 25ft. Revise accordingly.
Per conversations between City staff and KEITH, the proposed 20' landscape buffer meets the requirement for the 106' ultimate ROW width as shown on the Broward County Trafficways Plan.
8. 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.
See attached letter.



Attachment 1
Letter of no Objection- City of Margate



City Commission

Mayor Anthony N. Caggiano
Vice Mayor Tommy Ruzzano
Antonio V. Arserio
Arlene R. Schwartz
Joanne Simone

City Manager

Samuel A. May

Interim City Attorney

Goren, Cherof,
Doody & Ezrol, P.A.

City Clerk

Joseph J. Kavanagh

Monday, April 29, 2019

Nicole LaMonica
KEITH
301 East Atlantic Blvd.
Pompano Beach

Re: Utility Easement Vacation - 4990 Coconut Creek Parkway, Coconut Creek, FL

Dear Madam:

This letter is in response to your request for the release of a portion of the utility easement, located at 4990 Coconut Creek Parkway, Coconut Creek, FL 33063.

- The city of Margate has no objection to the vacation of the existing fire hydrant easement after demolition of the existing buildings and prior to construction.
- The city of Margate has no objection to the vacation of the existing sanitary sewer easement after demolition of the existing buildings and after to construction.
- City of Margate permits and new easements apply to this project at the construction permitting phase. Submit to DEES a permit application and please contact Mr. Pedro Stiassni at 954-828-0828 or pstiassni@margatefl.com for the applicable fees and construction bond.

Feel free to contact us if you have any questions or require additional information. Thank you.

Respectfully,

Alberto J. Torres-Soto
Senior Engineer, M.E.C.E., P.E.

C.C.: Kenneth Griffin, P.E./DEES Director, City of Margate

Department of Environmental and Engineering Services (DEES)

901 NW 66th Avenue, Suite A, Margate, FL 33063 • Phone: (954) 972-0828 • Fax: (954) 978-7349
www.margatefl.com • dees@margatefl.com



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
09-03-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020003		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
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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.

ENGINEERING

HOLD

1. Previous Comment: Provide the proposed daily and hourly generated trips at built-out. A traffic impact analysis may be required for commission for approval.

RESPONSE: Daily and hourly trip generations are provided in the traffic study analysis that is included with this submittal.

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

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 and Advisory Comments

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.

RESPONSE: We are submitting 15 days after the DRC meeting.

2. Pending PowerPoint presentation, at the Planning & Zoning Board and City Commission meetings, as applicable.

RESPONSE: A power point presentation will be provided to staff before the P&Z meeting.

3. Pending sign posting of property prior to the Planning & Zoning Board meeting.

RESPONSE: The applicant will post signs on the property as directed by the City.

4. Pending payment of Affordable Housing linkage fee, Police & Fire impact fees and Underground Utility waiver fee prior to building permit issuance.

RESPONSE: The applicant will pay all fees prior to building permit issuance.

Application Comments

5. *Previous comment:* Applicant shall provide a status on the purchase of the property located at 4690 Coconut Creek Parkway.

RESPONSE: 7-Eleven has the property under contract. The purchase contract is attached to the submittal.

6. *Previous comment:* Applicant shall commit to compliance with green requirements. Pending documentation for Green Building Construction, pursuant to Ordinance 2007-040, all new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices.

RESPONSE: Reference information provided in the DRC comments revisions and information on R0.00

7. *Previous comment:* Provide a traffic study analysis.

RESPONSE: The traffic study analysis is included with this submittal.

8. *Previous comment:* Pending dedicated roadway landscape buffers along the entire frontage of Coconut Creek Parkway and Banks Road as required per Sec.13-443(15)b.



RESPONSE: The Plat proposes to dedicate a 20' landscape buffer on both Coconut Creek Parkway and Banks road.

9. Staff acknowledges the letters of no objection to the easement abandonment on 4990 Coconut Creek Parkway from Florida Power & Light and City of Margate. An application for vacation of easement is required. Pending submittal.

RESPONSE: The easements on the property are not Platted easements. The applicant is vacating the easements privately with the utility companies; therefore, we will not need to submit a separate easement vacation application to the City.

POLICE

APPROVED



August 20, 2019

**City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33062**

RE: Application # : 19020003 (Rezoning)

KEITH, Inc. Project No. : 09725.64

Dear City of Coconut Creek Reviewers:

Based on your DRC Review comments dated March 5th, 2019 Keith and Associates (K&A) offers the following responses to your comments/questions:

BUILDING DEPARTMENT: Sean Flanagan

1. 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. **APPROVED**

RESPONSE:

ENGINEERING DEPARTMENT: Eileen Cabrera & Mohammed Albassam

1. Provide the proposed daily and hourly generated trips at built-out. A traffic impact analysis may be required for commission for approval.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

FIRE DEPARTMENT: Jeff Gary:

APPROVED

LANDSCAPE ARCHITECTURE: Scott Peavler:

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

APPROVED

PLANNING AND ZONING: Linda Whitman & Natacha Josiah

1. Applicant shall be prepared to make a PowerPoint presentation at the Planning & Zoning Board and City Commission meetings.
RESPONSE: The applicant will prepare and provide a PowerPoint presentation to the City prior to the hearing.
2. Additional comments may be provided upon review of any revised documents.
RESPONSE: Additional comments may be provided upon further review.
3. 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: After 6 months the application will be considered null and void.
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.
 - 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.
 - d. Twelve (12) full sets of printed DRC comments and responses in 8.5"x11" format.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: The applicant will prepare and provide the requested plans and documents listed above to the City prior to the hearing.
5. Responses to rezoning criteria are presented verbatim to the Planning and Zoning Board and the City Commission. The applicant is advised to review for typos and grammatical errors.
RESPONSE: We will review the responses for typos and grammatical errors.
6. All Land Development Code requirements are effective throughout the project development process. Rezoning the property does not preclude the applicant from complying with all applicable code requirements not specifically identified in this application.
RESPONSE: We intend to comply with all applicable code requirements.
7. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with 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.
RESPONSE: The applicant will pay for all bills related to this project.
8. Applicant is required to post a 4'x4' sign, in accordance with code requirements, on the property facing each road frontage and setback five (5) feet from the property line, 14 days prior to a public

meeting. Staff to provide correct sign format. Signs shall be removed immediately upon completion of Planning and Zoning Board and subsequent City Commission meetings. Upon postings, applicant shall provide dated photographs depicting each sign to the Sustainable Development Department.

RESPONSE: We will coordinate these signs at time of P&Z

9. Sec.13-320, Green Building Construction. Pursuant to Ordinance 2007-040, all new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

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. Fee, based on use and building square footage, must be paid prior to building permit issuance.

RESPONSE: The applicant will pay for all fees related to this project.

11. 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. The fee, based on use and building square footage, must be paid prior to building permit issuance. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. An itemized floor area table will be required at time of building permit review.

RESPONSE: The applicant will pay for all fees related to this project. The itemized floor area table will be submitted at time of building permit review.

12. 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 City Attorney's Office. Further discussion is warranted.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

Comments

13. Provide status on the deed/purchase of the property located at 4690 Coconut Creek Parkway.

RESPONSE: There is no status update to relay.

14. Development Standards: Be advised, future development on the property will be subject to the development standards associated with Community Shopping District (B-3) zoning including, but not limited to setbacks, maximum building height, landscaping and buffer requirements, and parking.

RESPONSE: The concurrent site plan application will adhere to all applicable zoning requirements.

15. Sec.13-443(15b). - Pending dedicated roadway landscape buffers as required.

RESPONSE: The proposed land scape buffer is shown on the Site Plan.

16. Provide a traffic study analysis.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

17. Please confirm that all easements including those dedicated by separate instrument may be vacated by plat.

RESPONSE: This will be provided at time of Planning and Zoning Submittal.

18. Be advised, rezoning approval shall be concurrent with plat, special land use, and site plan approvals.

RESPONSE: Rezoning approval runs concurrent with plat, special land use, and site plan approvals.

POLICE DEPARTMENT: Ryan Marken

APPROVED



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
03-05-19

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	19020003		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Rezoning		
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DEPARTMENTAL COMMENTS

BUILDING

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ENGINEERING

HOLD

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FIRE

APPROVED

LANDSCAPE ARCHITECTURE

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PLANNING AND ZONING

HOLD

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General and Advisory Comments

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Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. An itemized floor area table will be required at time of building permit review.

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Comments

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15. Sec.13-443(15b). - Pending dedicated roadway landscape buffers as required.
16. Provide a traffic study analysis.
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18. Be advised, rezoning approval shall be concurrent with plat, special land use, and site plan approvals.

POLICE

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