



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

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	PZ-19020005		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Special Land Use		
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 (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

APPROVED

FIRE

APPROVED

PLANNING AND ZONING

PASSED WITH CONDITIONS

1. Pending Applicant's PowerPoint presentation at the Planning and Zoning Board and City Commission meetings.
2. Be advised, the special land use approval must be concurrent with the plat, rezoning, and site plan review and approval.

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.



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

POLICE
APPROVED

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

PROJECT NAME:	7-Eleven #34941		
PROJECT NUMBER:	PZ-19020005		
LOCATION:	SE Corner of Coconut Creek Parkway and Banks Road		
APPLICANT/AGENT:	Keith & Associates		
REVIEW/APPLICATION	Special Land Use		
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

PLANNING AND ZONING

HOLD

General Comments

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.



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 (or other) presentation, at the Planning and 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 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
4. Pending submittal of vacation of easement application.
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.
5. All DRC comments must be addressed prior to placement on the Planning and Zoning Board agenda.
RESPONSE: All DRC comments will be addressed prior to P&Z.
6. *Previous comment:* Applicant shall revise justification statement responses 1 thru 3 in Sec.13-35g. Each proposed use shall be included and clearly defined to address each required criteria. Revise accordingly.
RESPONSE: Please see the updated justification responses for 1 thru 3 below:

1-The existing land uses contain a tool rental business and a convenience store with a car wash. The proposed plan the existing approved fuel/convenience store/car wash will be replaced by a new fuel/ convenience store. While the number of pumps and store size have increased the car wash and tool rental business have been eliminated. There is a slight increase in overall trips but off set but the reduction of driveways and a new turn lane into the site. There is no appreciable impact to the level of services on Coconut Creek Parkway.

2- There will not be any increase in through traffic on local streets. The majority of traffic will be on Coconut Creek Parkway which currently exists.



3- The proposed plan will eliminate two driveways and include a turn lane into the project. The costs of the new driveway will be the responsibility of the developer and not a public cost. If the by right situation continued the proposed improvements would not be made and the basic uses would remain.

7. *Previous comment: Chapter 3: Alcoholic Beverages - Address the following related to Sec.3.2, hours of sales and Sec.3.3, distance of establishments from places of worship or schools. Does the application/project conform with these requirements?*

RESPONSE: The applicant agrees to the time restrictions on beer and wine sales. The applicant will not sell beer and wine on Monday through Saturdays between the hours of 12:00 midnight and 8:00am, and on Sundays between the hours of 12:00 midnight and 9:00am.

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

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

POLICE

APPROVED



August 20, 2019

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

RE: Application # : 19020005 (Special Land Use)

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

PLANNING AND ZONING: Linda Whitman & Natacha Josiah

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

1. Applicant shall be prepared to make a PowerPoint (or other) presentation, at the Planning and Zoning Board and City Commission meetings, as applicable.

RESPONSE: The applicant will prepare and provide a PowerPoint presentation to the City prior to the hearing.

2. Prior to the Planning and Zoning Board meeting, applicant shall provide the following;
 - a. One (1) complete set of unlocked/unsigned plans (as applicable) in digital format.
 - b. One (1) complete copy of PowerPoint presentation digital format. (as applicable)
 - c. Twelve (12) full stapled sets of printed Special Land Use package in 8.5"x11" size.
 - d. Twelve (12) full stapled sets of DRC comments & response document in 8.5"x11".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 the application, as needed, at all public meetings.

RESPONSE: The applicant will prepare and provide the requested plans and documents listed above to the City prior to the hearing.

3. Corrections shall be made to plans and/or to documents in a strike-thru and underlined format "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections.

RESPONSE: A comment-response letter will be submitted with the updated plans.

4. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.

RESPONSE: Additional comments may be provided upon further review.

5. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

RESPONSE: After 6 months the application will be considered null and void.

6. Sec.13-35(d)(7) – A special land use approval shall expire eighteen (18) months following the date of approval unless a building permit for a principal building as required by the applicable Florida Building Code has been issued to the applicant and kept in force. A one-time, 12-month extension is permitted provided the applicant makes a formal written request prior to the expiration.

RESPONSE: A one-time, 12-month extension is permitted provided the applicant makes a formal written request prior to the expiration.

Application Comments

7. 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.

8. A Business Tax Receipt will be required to be issued by the City prior to the opening of the convenience store and fuel sales.

RESPONSE: The applicant will provide a Business Tax Receipt prior to opening.



9. Special Land Use approval may be subject to additional conditions imposed by the Planning and Zoning Board and/or City Commission.

RESPONSE: The PZB and/or City Commission may issue additional conditions prior to approving the Special Land Use application.

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

RESPONSE: The proposed landscape buffer is shown on SP-101.

11. 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.

12. Be advised, Special Land Use approval must be concurrent with the plat, rezoning, and site plan review and approval.

RESPONSE: Special Land Use approval runs concurrent with plat, rezoning, and site plan approvals.

Justification Comments

13. Based on review of proposals, staff anticipates that the site plan may change based on outstanding plat comments.

RESPONSE: The site plan may change based on Plat approval.

14. Applicant shall revise justification statement responses 1 thru 3, Sec.13-35g. Each proposed use shall be included and clearly defined to address each required criteria. Revise accordingly.

RESPONSE: The justification statements will be revised.

15. City Land Development Code, Chapter 3, Alcoholic Beverages - Address the following items related Sec.3.2, hours of sales and Sec.3.3, distance of establishments from places of worship or schools. Does the proposed project conform to these requirements? Please address.

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

16. Provide a traffic study analysis.

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

POLICE DEPARTMENT: Ryan Marken

APPROVED



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

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