

CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW # 1

Special Land Use

BUILDING

The Building Department stated that the Daycare requires a Sprinkler System or each room having an exit door directly to the exterior of the building.

Petitioner:

The FIRE Department has stated that one of the possible remedies is the construction of Fire Rated Corridor, which we have elected and put on the corrected Floor Plan. For your consideration.

ENGINEERING

The Engineer Department stated about what was the previous usage of this space.

Applicant:

The previous usage was for Doctor Office.

Also we are requesting from Engineering to clarify # 3. "Additional impact fees for water and wastewater maybe required upon further review.

FIRE

The Fire Department has stated that disapproves, because the Daycare space does not comply with the NFPA 101, Section 16.2.11.1.1 (1-3) or 16.2.11.1.2 (1-2). Also stating that the classrooms 2, 3, 4, and 5 do not have emergency windows or door that lead to an exit or directly to the outside.

Applicant:

The Fire Department has referred the NFPA 101 Section 16.2.11.1 (1-3) or 16.2.11.1.2 (1-2) either one to be applied to the Daycare space. Also the facility would have 6 classroom (1, 2, 3, 4, 5, and 6), only classroom # 1 has a direct to an exterior exit door.

- A- Such requirement would cost to the Daycare several thousands of dollars to retrofit an automatic fire sprinkler system in the building.
- B- Such installation would also adversely affect the aesthetic quality of the space, and the building.
- C- Little Wonders Preschool will do all effort in order to maintain 100% the space safe. Smoke detectors in every classroom, as well in common areas, automatic fire alarm system, fire extinguisher in the designated areas, and provide adequate life fire safety for the occupants, along with the Fire Rated Corridors.
- D- At the moment it is not possible to have direct exit doors for each classroom, there are two (2) classrooms in the middle of the facility, and the Daycare needs these rooms in order to succeed.

The Fire Department has stated the possible remedies:

- 1- Add fire sprinklers System or
- 2- Have a fire rated corridor that leads directly to the outside from the classrooms. (The two corridors in the front go through an office/waiting area before terminating outside). With this last one we have submitted the corrected Plan.

CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW # 1 Special Land Use

PLANING AND ZONING

General comments;

- 1- The Power-Point presentation will be performed at the Planning and Zoning Board and City Commission meeting when it comes.⁽³⁾
- 2- Once all revisions are made and the applications will be in substantial compliance with code requirements will be provided one (1) digital copy and fourteen (14) sets of the application packages before the meeting with the Planning and Zoning Board take place.⁽⁴⁾
- 3- All corrections that the documents might require will be underlined format and addressing and correcting each comment and will be re-submitted via submittal requirement.⁽⁵⁾
- 4- Understood there might be additional comments, once the new revised plan is submitted at DRC meeting.⁽⁶⁾
- 5- Blank space.
- 6- Understood Section 13.81(14) b.⁽⁷⁾
- 7- Understood the time that the approval will last from the City Commission.⁽⁸⁾

Project Justification and Plans

- 8- The exterior sign project shall be given to Zoning in the package.
- 9- **Item number 3** Special Land Use Justification Statement. The hours of operation need to be corrected and will be from: 7:00 am through 6:00 pm. Monday through Friday. The traffic that the Daycare will generate does not affect in any way the entire traffic generated by all businesses located at the plaza, as it was stated there would be a morning drop off between 7:00 am and 9:30 am of about 60 to 65 cars, this amount of cars is calculated for the Daycare working at full capacity, and this amount of children is subject to the Department of Children and Families to set forth the amount of children by calculating the classroom measurement. At 7:00 am the only traffic that past by is the one generated by the next Shopping Plaza. In the process of dropping off and taking the media of 60 cars in two and a half hours that would be 1 car every 3 minutes. On the other hand, the picking up would start around 3:30 pm until 6:00 pm, as it was stated above there will be no impact. At 3:30 The Businesses in the Plaza are still open for those potential clients generating by the picking up of children; at 6:00 pm when the last child is picked up the majority of the business are still open.

In a radius of three (3) miles

Around the Daycare there are 10 Licensed Daycares, which can be broken down as follow: 4 Daycares in the City of Coconut Creek, 5 Daycares in the City of Margate, and 1 Daycare in the City of Pompano Beach. Noted that the 3 miles radius were for the shortest road (Google Maps) not aerial.

The population of the City of Coconut Creek, here are three (3) sources of information about this matter:

- 1- United States Census Bureau has stated the population of the City of Coconut Creek for the year 2015 is 59,302. (Exhibit #1)

CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW # 1

Special Land Use

- 2- Broward County Florida, Urban Planning and Redevelopment Department –Planning Services Division- Broward by Numbers. Number 51, Rev. has stated on Appendix Table 2, City of Coconut Creek population for the year 2015 is 61,471. (Exhibit #2)
- 3- City of Coconut Creek –Demographics- from <http://www.coconutcreek.net/community-relations-folder/demographics>, which stated that the population is 52,000. The City does not provide the year that this data correspond. (Exhibit #3)

As can be seen, we are giving some example government agencies accuracy in giving this information about the census, it would be even harder for an individual to give accurate numbers on this matter.

Regarding more information about National Norms. Item # 4.

Although, no more data has been found about the National Norms, and in the presumption this data given might be obsolete, here is some facts from the Center for America Progress, by Sarah Jane Glynn (Policy Analyst at the Center for American Progress).

In most U.S. families, all of the adults work. Fewer than one-in-three children today have a full-time, stay-at-home parent.

Because most parents work outside the home, most children under five years old receive child care from someone other than a parent. Almost one-quarter (23.4 percent) of children under the age of five are in some form of organized child care arrangement, which includes day care centers, nurseries, and preschools. This includes one-third (33 percent) of those with an employed mother and more than one-quarter (28.6 percent) of those whose mothers are not employed but are in school.

Family care remains the most common type of child-care arrangement across all marital and employment statuses. Three-quarters of full-time employed mothers (75.2 percent) utilize some form of family care at least part of the time, compared to 86.3 percent of part-time employed mothers.

More than two-thirds of Americans agree that the government or businesses should be doing more to help fund child care for working parents. 13 Our nation's lawmakers, however, have yet to take a serious look at this issue in this Congress. The bottom line: Low-income and middle-class working families need more help with child care for the good of future generations of Americans and for greater economic productivity and prosperity now and in the future.

Regarding the number of household surrounding at the Daycare. Item # 4.

The City of Coconut Creek has 26,408 households by 2014, according to the United States Census Bureau. It was not possible to verify the exact numbers of household's immediate vicinity in the Cities of Coconut Creek and Margate, some portion of Pompano Beach, and some portion of Coral Springs.

- 10- **Regarding “The propose Special Land Used will not decrease public benefits or increase undesirable impact” Item 6:**

The Daycare will not in any manner decrease public benefit or increase undesirable impacts; the Daycare will give the benefit to have their children save and being prepare to have strong base to face the journal of learning, and present a clean an organize Facility. There is no impact other than have in a place children that are being prepare for their future, making the foundations that will remain for the rest of their life.

Regarding “The propose Special Land Use will not result in more intensive development...Item 7:

CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW # 1

Special Land Use

The Daycare will attach to the existent space the Playground, with Play sets, according with the City Codes, the Departments involves and the Department of Children and Families; this would be the major construction involve. Other than playground we have the installation of the children kid, which consist in 2 mini toilets, and 1 medium toilet, along with 2 zincs and 1 shower. Other than we do not have an intensive development.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

06-27-16

PROJECT NAME:	Little Wonders Preschool		
PROJECT NUMBER:	PZ-16050003		
LOCATION:	Lyons Plaza		
APPLICANT/AGENT:	Hector Roa		
REVIEW/APPLICATION	Special Land Use		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Swati Meshram – Senior Planner	SMeshram@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

HOLD

1. The daycare requires a sprinkler system or each room having an exit door directly to the exterior of the building.

Response:

The original Floorplan has been modified, as follow:

The Classrooms quantity: The Daycare will have Three (3) Classrooms #1, #2, and #3, which each classroom will have an exit door directly to the exterior of the building. See sheet A-2 Revision #2.

ENGINEERING

PASSED WITH CONDITIONS

Any paving, grading and drainage works shall require an engineering permit.

FIRE

HOLD

NFPA 101 – 16.2.11.1.1(1-3), 16.2.11.1.2 (1 & 2)



1. Classrooms 2, 3, 4, and 5 do not have emergency windows or doors that lead to an exit or directly to the outside.

Response:

In order to make possible the requirement The Daycare has change the configuration of classrooms as follow: Now has Classroom #1, #2, and #3, which each classroom has an Emergency Door that leads directly to the outside of the building (South Side), in accordance with NFPA 101 – 16.2.11.1.2 (2) Life Safety Code – 2012 Edition. Refer to Revision #2 on sheets LS-1 & A-2.

2. The playground area is considered an area of refuge for children to be contained until they can be rescued by the Fire Department. As such they have to be able to get a minimum of 50' from the building with a gate to exit at that point.

Response: Refer to Revision #2 on SP-2.

PLANNING AND ZONING

HOLD

General Comments

1. All responses to the comments shall be made on the DRC Comments Word document provided. (Please see an example attached). The Justification Statement is a standalone document and should not be part of the DRC Comments/responses – update the Justification Document accordingly.

Project Justification and Plans

2. Noted: revised hours of operations 7:00 am to 6:00 pm Monday through Friday.
3. Staff recommends applicant resubmit a revised Justification Statement. Be advised, restating a criteria is not a response. Staff is available to meet with the applicant to discuss if desired.
Response:
A new revised Justification Statement is being submitted with this review for your consideration.
4. Sheet SP-2 is the only sheet required for Special land Use application. Remove all other plans from the resubmittal. Applicant may submit them for the Administrative Application.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3

08-2-16

PROJECT NAME:	Little Wonders Preschool		
PROJECT NUMBER:	PZ-16050003		
LOCATION:	Lyons Plaza		
APPLICANT/AGENT:	Hector Roa		
REVIEW/APPLICATION	Special Land Use		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

APPROVED

The Building Division approves this application.

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

Any paving, grading and drainage works shall require an engineering permit.

FIRE

HOLD

1. Show emergency plan on how children are getting to area of refuge.

Response:

The emergency plan is being submitted along with these responses.

PLANNING AND ZONING

PASSED

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. Special Land Use approval may be subject to additional conditions imposed by the Planning & Zoning Board and/or City Commission.
2. 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.
3. Be advised, a Business Tax Receipt will be required to be issued by the City prior to the operation of the day care facility.