



## CITY OF COCONUT CREEK

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

06-23-2016

PROJECT NAME:	Residence Inn Sign Deviation		
PROJECT NUMBER:	PZ-16060001		
LOCATION:			
APPLICANT/AGENT:			
REVIEW/APPLICATION	Temp Sign Deviation		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior 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	Swati Meshram – Senior Planner	<a href="mailto:SMeshram@coconutcreek.net">SMeshram@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
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Police	Kathy Markland - Police Department	<a href="mailto:kmarkland@coconutcreek.net">kmarkland@coconutcreek.net</a>	(954) 956-6721

## DEPARTMENTAL COMMENTS

### BUILDING

APPROVED

### PLANNING AND ZONING

HOLD

#### General and Advisory Comments

1. Corrections shall be made to plans “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.
2. Per the City’s digital submittals guidelines, please provide one digital re-submittal in PDF format. Re-submittals shall include responses to each DRC comment shown here. Corrections shall be made to applications, documents or plans addressing and correcting each comment.
3. Applicant shall provide 14 sets of application packages prior to the Planning and Zoning Board meeting and one Digital set. Sets will be required only when all revisions have been made and plans are in substantial compliance with applicable code requirements.

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.



4. Be advised, any DRC item continued or inactive for more than 6 months may be considered null and void and any application submitted may be treated as a new application with applicable fees.
5. Final site plan revisions shall be completed within seven days of Planning and Zoning Board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.
6. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.
7. Additional comments may be provided upon review of any revised plans.
8. Sign deviation approval is valid for a period of 18 months from the Planning and Zoning Board approval. Applicant is permitted to extend the approval, one time, for a period of 12 months.
9. The Planning and Zoning Board may place additional restrictions during the approval process.

#### **Sign Deviation Justification**

10. It is unclear what the applicant is asking for. The responses to Sec. 13-373(c) as provided suggest the applicant is seeking a temporary sign, which is allowed per Sec. 13-469(b)(3)a. The applicant shall review the requirements of this section and provide detailed responses which clarify the applicant's request for a sign deviation.

See added "Signage notes" on sheet A010, requests for deviation are provided in reference to the above code section.

#### **Temporary Sign Review**

11. Provide dimensions and details for the temporary sign. Per Sec. 13-469.1(b)(3)a – One (1) sign per major street frontage limited to 32 square feet of sign area and 6 feet in height. Height shall be measured from the ground.

See added detail on sheet "A" on sheet A010 for proposed sign elevation, revised site plan for proposed sign configuration, and "signage notes" with requests for deviation in reference to the above code section.

12. The sign is shown located outside the property boundary for the project on FDOT right-of-way. Provide a new location for the sign that is within the boundary of the project. Show dimensions from property lines and signage details including overall size, height above grade, proposed mounting, colors, etc.

The revised sign location has been provided in the site plan on sheet A010. Proposed vertical dimensions and colors are included in the elevation A/A010, and an image proof for the sign face has been provided within the application documents.