

June 14, 2017

**City of Coconut Creek
4171 Hillsboro Blvd
Coconut Creek, Florida**

Project Number - 17030005

Keith & Associates, Inc. Project No. 09675.00

Dear City of Coconut Creek Reviewers:

Based on your DRC Review comments dated April 12th, 2017 Keith and Associates (K&A) offers the following responses to your comments/questions:

BUILDING DEPARTMENT COMMENTS

1. 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.
RESPONSE: All plans will comply with Florida Building Code and will be processed in accordance with City of Coconut Creek procedures for building permits.

ENGINEERING DEPARTMENT COMMENTS

1. Approved

FIRE DEPARTMENT COMMENTS

1. Approved

PLANNING AND ZONING DEPARTMENT COMMENTS

1. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board.

RESPONSE: Comment noted.

2. Applicant will be required to provide one (1) digital copy and 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required only when all revisions have been made and application is in substantial compliance with applicable code requirements.

RESPONSE: Comment noted.

3. Corrections shall be made to plans and/or 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. 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.

RESPONSE: Comment noted.

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

RESPONSE: Comment noted.

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: Comment noted.

6. 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. Applicant shall provide contact information for the person(s) and/or department responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgement.

RESPONSE: Payments are the responsibility of the following:

Leder Hillsboro Company, Ltd. acknowledges that payment will be due for these services.

Please send the bills via any method below to:

Angela Small

Email: asmall@ledergroup.com

Fax: 561-995-9181

Mail: 4755 Technology Way, Suite 203, Boca Raton, FL 33431

7. Applicant shall make every effort to ensure public participation as part of this project review. Provide an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, resident or HOA meetings, site postings, correspondence etc.

RESPONSE: Comment noted.

8. The applicant shall revise the application to reflect the pet lodge and provide an additional application for the self-storage facility with applicable fees.

RESPONSE: The application will be revised to reflect the self-storage request. A new application will be submitted to address the pet lodge use and the new criteria established by the City.

9. Be advised, staff does not support the scale of the storage facility at this time. As proposed, the scale of the building necessitates relief from numerous City Land Development Code (LDC) regulations and removal of trees. Applicant shall adequately address tree removal and mitigation. Discuss with staff.

RESPONSE: Analysis of the trees has indicated that they are of poor quality and of a size that makes relocation undesirable. The trees will be mitigated on site.

10. Staff does not find sufficient justification for granting the Special Land Use as submitted.

RESPONSE: The justification has been revised for the self-storage request.

11. The proposed development requires two Special Land Use approvals and must be processed concurrent with the site plan and rezoning review.

RESPONSE: Comment noted.

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

RESPONSE: Comment noted.

13. Sec.13-35(d)(7) – Expiration or extension of special land use approval. 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 twelve-month extension of the special land use approval may be granted by the development services director when all applicable planning, building, zoning, and engineering regulations in effect at the time of original special land use approval remain unchanged. An extension of the special land use approval shall only be granted when an applicant has applied for an extension during the original effective period of the special land use and a determination that the

project development is proceeding with due diligence has been made by the development services director. Only one (1) extension shall be permitted.

RESPONSE: Comment noted.

14. Complete comments will be generated by staff per correct and complete SLU applications upon review.

RESPONSE: Comment noted.

POLICE DEPARTMENT COMMENTS

1. Approved