



## CITY OF COCONUT CREEK

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

08-22-17

PROJECT NAME:	Coconut Creek Laundromat		
PROJECT NUMBER:	17080002		
LOCATION:	4805 CCK Pkwy		
APPLICANT/AGENT:	Arthur		
REVIEW/APPLICATION	SLU		
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	Natacha Josiah – Planner	<a href="mailto:NJosiah@coconutcreek.net">NJosiah@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
Engineering	Eileen Cabrera - Engineer I	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	<a href="mailto:KKandial@coconutcreek.net">KKandial@coconutcreek.net</a>	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	<a href="mailto:jgary@coconutcreek.net">jgary@coconutcreek.net</a>	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@coconutcreek.net">speavler@coconutcreek.net</a>	(954) 973-6756
Police	Brandi Delvecchio - Police Department	<a href="mailto:bdelvecchio@coconutcreek.net">bdelvecchio@coconutcreek.net</a>	(954) 956-6721

## DEPARTMENTAL COMMENTS

### BUILDING

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

1. Additional water & wastewater impact fees may be required based on changes to the type of use. The water & wastewater impact fees will be determined during the Building Permit review.

*Acknowledged – transferring the credit from previous coin laundry to this one. See attached.*

### 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. Applicant shall be prepared to make a PowerPoint (or other) presentation, at the Planning and Zoning Board and City Commission meetings, as applicable.  
**Acknowledged**
2. Applicant is required to provide one (1) digital copy and 12 sets of application packages prior to the Planning and Zoning Board meeting. Sets are required only when all revisions have been made and applications are in substantial compliance with applicable code requirements.  
**Acknowledged**
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. Additional comments may be provided upon review of any revised plans.
4. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.  
**Acknowledged**
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.  
**Acknowledged**
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.  
**Acknowledged**

**Comments:**

7. Applicant needs to strengthen some of the responses for Sec.13-35g and Sec.13-35h of the Special Land Use Justification Statement. Restating the criteria do not provide an adequate response.  
**See attached**
8. Provide elevation for the bay of which the laundromat is going to occupy. Remove all others with this submittal.  
**See attached – no proposed changes to existing elevations**
9. Provide a clear copy of the floor plan.  
**Provided**
10. Be advised, zoning review is required for all exterior signs.  
**Acknowledged**
11. Be advised, a business tax receipt will be required to be issued by the City prior to the operation of the Laundromat.  
**Acknowledged**
12. Additional conditions may be imposed by the Planning and Zoning Board or City Commission.

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

**POLICE**

Approved

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