



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
04-10-18
(WITH APPLICANT RESPONSES)

PROJECT NAME:	Coral Creek Rezone		
PROJECT NUMBER:	18030006		
LOCATION:	Coral Creek Shops 6730 N. State Road 7		
APPLICANT/AGENT:	Janna Lhota		
REVIEW/APPLICATION	Rezone		
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
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@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	Brandi Delvecchio - Police Department	bdelvecchio@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.

Response: *Understood by the Applicant.*

ENGINEERING

PASSED WITH CONDITIONS

1. All City requirements for water, wastewater, paving and drainage shall be met at the time of Site plan and Final Engineering Reviews.

Response: *Understood by the Applicant.*

FIRE

APPROVED

GREEN

See Zoning Comments



LANDSCAPE ARCHITECTURE

HOLD

1. Since the PCD document does not speak to any site specific landscape requirements, the site will be reviewed per the City Land Use Code.

Response: *Consistent with the Applicant's discussions with City staff, the PCD Manual accompanying the rezoning has been amended to provide that the site specific landscaping requirements for the individual parcels shall be that which was previously approved on their respective approved Site Plans, with the exception of the Wendy's parcel (Parcel C).*

2. Additional comments pending per the Site Plan submittal.

PLANNING AND ZONING

HOLD

General Comments

1. The City has retained professional services to conduct landscape review including analysis of tree mitigation plans as applicable of all Development Review Applications, Land Development Code Section 13-80(b), billed to the applicant on a cost recovery basis.

Response: *Understood by Applicant.*

2. Applicant is required to post a 4'x4' sign, prepared in accordance with code requirements, on the property facing each road frontage, setback ten (10) feet from the property line, 14 days prior to the public hearing. Staff to provide sign format. Dated photographs depicting sign are required.

Response: *Understood by Applicant.*

3. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board and City Commission meetings including color renderings of the proposed project.

Response: *Understood by Applicant.*

4. Only items specifically requested by the applicant have been made part of this review. This application does not preclude the applicant from complying with all other existing conditions and prior approvals.

Response: *Understood by Applicant.*



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: *Understood by Applicant.*

6. Be advised that the Planning and Zoning Board and City Commission may place additional restrictions during the rezoning approval process.

Response: *Understood by Applicant.*

7. Section 13-110 thru 13-117, Affordable Housing Program. Be advised, all non-residential development will be subject to an affordable housing linkage fee. This requirement will be addressed in further detail by staff upon review of the site plan application.

Response: *Understood by Applicant only as it relates to the new proposed development on Parcel C only as the remainder of the Property is existing.*

8. Section 13-118 through 13-126, Police and Fire Impact Fee. Be advised, all new development shall assume a fair share of the cost of providing adequate Police and Fire/Rescue facilities. This requirement will be addressed in further detail by staff upon review of the site plan application.

Response: *Understood by Applicant only as it relates to the new proposed development on Parcel C only as the remainder of the Property is existing.*

9. Section 13-142, Underground Utilities. Be advised, City code requires the underground placement of all utilities within the right-of-way adjacent to the boundaries of a development, for any project which seeks site plan approval. This requirement will be addressed in further detail by staff upon review of the site plan application.

Response: *Understood by Applicant.*

10. 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: *Understood by Applicant.*



11. Applicant shall provide an itemized accounting of each section of code proposed as a site-specific development standard for consideration by the Planning & Zoning Board.

Response: *The PCD Manual that accompanies this request lists the various waivers that are being requested to accommodate the development of the proposed Wendy's on Parcel C. For the remaining developed parcels, consistent with our prior discussions with staff, the development standards for those parcels shall be that which was established on the approved Site Plan for that parcel.*

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

Response: *Understood by Applicant.*

13. 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.

PCD Document – General Comments

14. The PCD does not mention landscaping. If the applicant plans to use the land development code standards for landscaping for the proposed Wendy's, add a section which clearly identifies this.

Response: *The PCD Manual that accompanies this request lists the various waivers, including a waiver from the front landscape buffer for the proposed Wendy's on Parcel C. For the remaining developed parcels, consistent with our prior discussions with staff, the development standards for those parcels shall be that which was established on the approved Site Plan for that parcel. The PCD Manual has been amended to address this comment.*

15. Be advised that any site elements not addressed in this PCD, such as setbacks, signage, etc. will be required to meet the Land Development Code.

Response: *Consistent with the Applicant's discussions with City staff, the PCD Manual accompanying the rezoning has been amended to clearly state, that for any existing approved parcel, the site specific development standards, including site elements and landscaping shall be that which was previously approved on their respective approved*



Site Plans, with the exception of the Wendy's parcel (Parcel C). To the extent Parcel C does not meet the LDC, a waiver has been requested.

16. The proposed site plan has been added to the PCD without the benefit of having been reviewed. It's unclear if any site plan related items need to be addressed in the PCD such as building orientation to the entrance of the plaza.

Response: The overall Site Plan for Coral Creek Shops and the Site Plan for the proposed Wendy's on Parcel C have been revised per staff's comments to those applications and resubmitted to staff concurrent with this submittal.

PCD Document - Specific

17. Table of Contents, Section M – This project is not located in the City's MainStreet area and is not subject to LEED standards. The project is subject to Section 13-320 of the Land Development Code. Remove "(LEED)" from the title unless you plan to LEED certify the building/project.

Response: References to LEED have been removed from the PCD Manual.

18. Page 3, Sec. D – Verify references to exhibits.

Response: Understood by Applicant.

19. Page 6, Sec. (3)4, Open Space – Clarify the 17% open space; is that before the Wendy's, with Wendy's, or both? Staff would like to know if the new project is exacerbating the issue.

Response: Given the addition of the pedestrian walkway requested by staff in connection with the PCD rezoning, any net gains on open space achieved throughout development on Parcel C (Wendy's) were effectively offset.

20. Page 9, Sec. M, Green Building Construction – As noted above, unless the applicant is planning to LEED certify the site, remove the reference to LEED. Rather, refer to Section 13-320 of the Land Development Code, Green Building Construction.

Response: References to LEED have been removed from the PCD Manual.

21. Page 9, Sec. M(1) – Generally: The requirement of LDC Chapter 13-320 is to respond to ALL of the elements noted within. Revise the section to include all elements. Responses in the PCD shall be repeated for the site plan.



<u>GREEN STANDARDS - 13-320(b)(1)</u>
LEED Accredited Professional:
Sustainable Site Development:
Construction Pollution Prevention
Construction site materials recycling
Stormwater management
Alternative transportation
Minimizing heat island effect
Water Efficiency:
Innovative water technologies
Water efficient
Energy Efficiency:
Minimum energy performance
On-site renewable energy
Indoor Environmental Quality:
Indoor air quality
Materials and Recycling:
Recycling of demolition waste
Storage and collection of recyclables post occupancy
Building re-use
Regional materials
13-320(b)(3): Acknowledgement to maintain the green building components for the life of the building.

Responses: *Applicant has folded in the table responding to the Green Standards in Section 13-320(b)(1) in the PCD Manual. This is the same information that appears on Sheet CS-1 of the Wendy's submittal.*

22. The above requirements are intended to be project components that are ABOVE code requirements. Some of the responses in the PCD are more than code and some are not. Some are repeats as if they were copied and pasted into the wrong section. Terminology, such as "Florida friendly Landscape Nine Principles" are just worded wrong. Native plants do not inherently require less water and is a blanket statement that misleads. Rain sensors are already required by code. Contact Staff to clarify this requirement.

Response: *See prior response.*



23. Page 11, Justification – Remove the justification from the PCD document.

Response: *Completed.*

POLICE

APPROVED

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.