



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

03-08-17

PROJECT NAME:	Wendys SLU		
PROJECT NUMBER:	17020002		
LOCATION:			
APPLICANT/AGENT:			
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	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 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	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(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.

Response: Understood as noted. A building permit application and plans will be submitted for review.

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.
2. **Response: Understood as noted. The proposed plan will comply with all City requirements at the time of Site Plan and Final Engineering Reviews.**
3. All water and wastewater impact fees shall be paid prior to the approval of a building permit.

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.



Response: Understood as noted. The required water and wastewater impact fees will be paid prior to the approval of a building permit.

FIRE

Approved

PLANNING AND ZONING

Hold

General Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation, at the Planning and Zoning Board and City Commission meetings, as applicable.

Response: Understood as noted. A PowerPoint presentation will be provided at the Planning and Zoning Board and City Commission meetings.

2. Applicant is required to provide one (1) digital copy and 14 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.

Response: Understood as noted.

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.

Response: Understood as noted.

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

Response: Understood as 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: Understood as noted.

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.

Response: Understood as noted.



Application Comments:

7. The proposed special land use assumes creation of an outparcel where one does not exist and where one is not permitted by Code. The substandard outparcel has also created the need for numerous variances solely by the direct actions of the applicant. City staff maintains a position that the overall Shopping Center site has the maximum number of outparcels allowed by code and cannot support the special land use request.

Response: A rezoning application has been filed by the owner of the shopping center and a PCD manual that accompanies the request list the various waivers that are being requested to accommodate the development of the proposed Wendy's on Parcel C. The rezoning application will allow for the creation of an out parcel.

8. It should be noted that, the approved site plan does not provide for any further development on this property, including outparcel development.

Response: A rezoning application has been filed by the owner of the shopping center and a PCD manual that accompanies the request list the various waivers that are being requested to accommodate the development of the proposed Wendy's on Parcel C. The rezoning application will allow for the creation of an out parcel. The proposed Wendy's site plan has been provided.

9. Sheet SP-2 is the only sheet required for the Special Land Use application.

Response: Understood as noted. Sheet SP-2 has been included with this submittal.

10. Be advised, zoning review is required for all exterior signs.

Response: So noted. Please see the signage package that has been included for zoning review.

11. Be advised, a business tax receipt will be required to be issued by the City prior to the operation of the restaurant.

Response: Understood as noted.

12. Additional conditions may be imposed by the Planning and Zoning Board or City Commission.

Response: Understood as noted.

Justification Comments:

13. Applicant has not fully demonstrated the rationale for the development of this site. Applicant must demonstrate a clear and concise description of what are the actions to be taken to address the issues. In addition, the following comments are provided as technical reference guide based on the application review.

Response: Please see the updated special land use justification statement.



14. Review all justification statement responses requirement. Applicant must demonstrate how the relationship of the proposed restaurant is going to impact the existing tenants and value of the plaza, and not only of State Rd 7. Such as,

- The existing tenants, particularly the smaller tenants
- Traffic
- Visibility
- Parking
- Setbacks

Response: Please see the updated special land use justification statement, it demonstrates how the proposed restaurant will impact the existing tenants and values of the plaza.

14. Remove all verbiages of “existing outparcel” references throughout the justification responses.

Response: Please see the updated justification statement. Existing outparcel verbiage has been removed.

15. Applicant continuously stated that the size of the site and the square foot of the building is a relatively small compared to “industry standards.” More detail is required.

Response: A rezoning application has been filed by the shopping center to assist with further development of the site and address this comment.

17. Applicant stated that, in the B-3 zoning district permitted uses, other potential uses could have a greater trip generation impact as compared to the proposed development. Provide an example of other B-3 uses that could potentially have more trips, and could be constructed on the site.

Response: A rezoning application has been filed by the shopping center. The other potential uses that could possibly have a greater trip generation are gyms/exercise clubs, convenience store with or without fuel sales.

18. Sec. 13-443(15)(a)(b) – Roadway landscape buffer standards.

Response: The proposed site plan has been included to address this comment. A rezoning application has been filed by the owner of the shopping center and a PCD manual that accompanies the request list the various waivers that are being requested to accommodate the development of the proposed Wendy's on Parcel C. Please see sheets SP-2, LP-1 and LP-2.

19. Applicant must contact Broward County to ensure that the plat restriction has not been exceeded. Provide correspondence.

Response: The Shopping Center is amending the plat note with Broward County to ensure the plat restriction has not been exceeded.



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

POLICE

Approved

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