



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

03-08-17

PROJECT NAME:	Wendys Site		
PROJECT NUMBER:	17020003		
LOCATION:	Coral Creek Shoppes		
APPLICANT/AGENT:	Corporate Property Services		
REVIEW/APPLICATION	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
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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.

ENGINEERING

Hold

GENERAL COMMENTS

1. Additional comments may be provided and/or required upon review of any revised plans.

Response: Understood as noted.

2. All required approvals from Broward County Health Department and Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

Response: Understood as noted.

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.



3. Clearly identify on plans the type of elevation datum used (which should only be NAVD 88 with conversion to NGVD 29).

Response: Please see sheet SP-2.

4. Indicate on plans the Finished Floor Elevation (FFE) for building.

Response: Please see sheet SP-2

5. A Water and Wastewater Agreement will be required including all water and wastewater impact fees paid to the City.

Response: Understood as noted.

6. If necessary, show all conflicts between water, wastewater, and drainage lines with the minimum separations.

Response: Please see sheet C-3 for site utilities.

TRAFFIC ENGINEERING

7. All pavement markings and signage shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

Response: The plan has been updated to include all pavement markings and signage to comply with the Manual on Uniform Traffic Control Devices (MUTCD). Please see sheet C-4 that has a note included.

8. All proposed sidewalks shall be a minimum of 5' width.

Response: Please see sheet SP-2 where a minimum 5' sidewalk is proposed.

ROADWAY AND PAVEMENT

9. Sheet No C-1 not provided for paving and drainage plan.

Response: Sheet C-1 has been included with this submittal.

10. Transverse slope of pavement shall be a minimum of 2.0% for roadways and 1.0% for parking areas.

Response: There are notes that have been added to sheet C-1 and C-2. The proposed slopes shown on the plans comply with a minimum of 2% for roadways and 1.0 for parking.

11. Longitudinal slope of pavement shall be a minimum 0.4%.

Response: A note has been added to sheet C-1 and C-2, showing the proposed longitudinal slope of the pavement complies with the minimum 0.4%.



12. All accessible parking spaces and sidewalks shall conform to ADA standards.

Response: All accessible parking spaces and sidewalks conform to ADA standards. Please see sheets SP-2, SP-3 and C-4.

13. Disabled parking spaces shall conform to ADA and FDOT standards. Ensure all spaces have proper landing area.

Response: The plans and details have been updated to comply with the ADA and FDOT standards.

14. Disabled parking spaces shall be 20 ft in length. 18 feet to the curb stop and 2 feet overhang.

Response: The parking spaces are 20 feet in length. Please see sheets SP-2, Sp-3 and C-4.

DRAINAGE COLLECTION SYSTEM

15. Provide total pervious and impervious area before and after proposed construction on sheet SP-2.

Response: Please refer to table on Sheet SP-2 and C-1.

16. Broward County Environmental Protection, Growth Management Department (BCEPGMD) license for surface water management to be updated.

Response: Understood as noted.

WATER & WASTEWATER SYSTEM

17. Water service connection up to water meter shall be SDR 9 polyethylene pipe.

Response: Please refer to sheet C-3, as it is noted.

18. An easement shall be dedicated to the City for the proposed location of the water meter.

Response: Please refer to sheet C-3, as it is noted.

19. A fire flow test shall to be conducted to verify availability of required fire flow. Contact the Utilities and Engineering Department for details and submit fire flow calculations using I.S.O. criteria at Final Engineering Review. Fire flow tests can be requested from the City's Utilities & Engineering Department.

Response: A request for a fire flow test to be conducted has been submitted to the Joanne Lindholm from the City's Utilities & Engineering Department.

20. Fire line sprinkler services, fire hydrants and water service connections shall be connected to the water main independently and, shall not be connected to each other.



Response: Water service is tied to 8" main. No fire line or sprinklers are proposed or required.

21. Please clarify when will the new wastewater line be constructed and by whom.

Response: The new waterline will be constructed prior to Wendy's being constructed by the shopping center owner.

22. Service laterals for wastewater shall not be connected directly to a manhole. Laterals shall be a minimum of 7 ft. from manhole.

Response: Lateral connection is located 7 feet from the manhole. Please see sheet C-3.

23. City wastewater cleanout shall not be located in pavement area and shall be installed within green areas and utility easements for ease of access. City cleanout to be USF 7630. Provide a detail on the detail sheet.

Response: Shopping Center owner to provide.

LANDSCAPING, LIGHTING, AND IRRIGATION

24. Proposed trees shall not be placed within the utility easements.

Response: Proposed trees not placed within the utility easements. Please see sheet LP-1.

25. Show clear sight triangles (10 ft x 10 ft) at street intersections on landscape plans.

Response: Shown see LP-1 landscape

FIRE

Approved

GREEN

Hold

General Comments

1. Applicant shall be prepared to include applicable "green" or "sustainable" elements as part of the PowerPoint (or other) presentation to the Planning and Zoning Board.

Response: So noted. The "green" or sustainable" elements are on sheet CS-2.

2. Corrections shall be made to plans "addressing" and "correcting" each comment. Acknowledgements may not be considered corrections. Written responses to comments shall reference appropriate sheet(s) or detail(s) where corrections have been made.

Response: Understood as noted.

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



Response: Understood as noted.

4. 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.

5. Sec.13-320, Green Building Construction. All new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices, pursuant to Ordinance 2007-040. Application submittals shall indicate how sustainable site development (see comment #7 below) will exceed the requirements of the Florida Building Code and other applicable codes.

Response: Please see sheet CS-2.

6. Sec.13-320(b)(1), all new development applicants must retain a LEED accredited professional within their planning and design team. Please identify within application.

Response: Please see sheet CS-2. The LEED accredited professional is Luis Vargas.

7. Sec.13-320(b)(2), all new development or redevelopment applications shall address the following green building components at time of development applications.
 - a. Sustainable site development
 - b. Water efficiency.
 - c. Energy efficiency.
 - d. Indoor environmental quality.
 - e. Materials and recycling.

Response: Please see sheet CS-2.

8. Sec.13-320(c)(1), be advised, at time of site plan submittal, property owner shall provide a written letter addressing each element listed in Sec.13-320(b)(2). Letter must detail how the property owner intends to comply with green building elements within the site and building(s). Site plans shall include lists, notes, drawings, or any other form of detail. In addition, the site plan shall include a checklist itemizing EACH green building element and indicate how each item will exceed Florida Building Code and other applicable code requirements.

Response: Please see sheet CS-2.

Green Plan Comments

9. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan/rezoning process. Staff has provided a list below, of action steps from the



Green Plan that may be used for this project. A comprehensive list may be viewed on the City's website under the "live green" tab.

Response: Understood as noted.

10. *Action 1.2* – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.

Staff recommends that the applicant consider pursuing LEED certification.

Response: The project will not be LEED certified.

11. *Action 1.6* – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.

Project shall include conspicuous green technology "in excess" of minimum building code requirements such as but not limited to solar panels, solar powered landscape lighting, green screens, "effective" bio-filtration systems, cisterns or other rain water collection systems used for onsite irrigation or other creative green elements.

Response: There are "green screens" provided on the east building elevation.

12. *Action 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.

Please demonstrate compliance in landscape plans and notes.

Response: Provided & noted see plan.

13. *Action 2.2* – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet.

Green roofs may be either active or passive. To aide in heat island reduction, roofs should incorporate light colored/high albedo materials.

Response: Please note that a white roof membrane is being provided.

14. *Action 5.1* – Increase recycling throughout the City. By increasing recycling the City can begin to reduce waste at the source of generation.

Staff recommends a dual receptacle bin for the use of the patrons for garbage and recycling at the entry to the facility.

Response: There will be 1 dumpster for recyclables.

15. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.

Applicant shall commit to recycling construction debris.

Response: Site complies. Please see sheet CS-2.



16. Action 6.4 – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020.

The City encourages the designation of alternative fuel or hybrid parking spaces and electric vehicle charging stations.

Response: See sheet SP-2. Site provides hybrid parking spaces.

LANDSCAPE ARCHITECTURE

Hold

TS:

1. Check sheet name with file name. TS-1 has L-2 on the sheet.

Response: Revised file name, see landscape plan.

2. In addition to the note at the top of the sheet, provide tree barricade notes from section 13-448 (n) and reference detail on sheet L-3.

Response: Added notes & detail. Please see sheet LP-1 and LP-2.

3. Provide note requiring general contractor to prepare final relocation sites for trees that are proposed to be relocated. Trees are only to be moved once and shall have tree barricades in place during the entire duration of construction.

Response: Added note, see landscape plan. Please see sheet LP-1 and LP-2.

L-1:

4. The South, East, and West perimeters do not meet the required 10' landscape strip per Section 13-443 (10).

Response: Revised site to 10'.

5. Commercial buildings require a 10' landscape area between the building and vehicular circulation. Sidewalks or other hardscape surfaces are not permitted within this 10'.

Response: Revised site, see plan.

6. Provided dimensions for landscape areas, including islands.

Response: Please see sheet SP-2 and LP-1.

7. Correct data table under "special provisions" from D to E for commercial. Provide shrubs and groundcover calculations.

Response: Revised to E and shown.



8. Shift trash enclosure west to allow space for existing tree at the SE corner of the site.

Response: Revised site, see plan.

9. Provide calculations for interior landscape requirement. Section 13-443 (12)(b).

Response: Provided see plan.

10. In the data table provide cardinal direction for which perimeter the code is applying too.

Response: Added see plan and chart.

11. Note that existing material outside of the proposed parcel lines cannot be counted towards code requirements for this project.

Response: Noted on plan, not counted. Please see sheet LP-1.

12. Roadway landscape buffer along state road 7 does not meet code. Additional tiers of landscape are needed in addition to a continuous hedge.

Response: Added two tiers, see plan. Please see sheet LP-1 and LP-2.

13. Provide 15' light pole setbacks on the plans with a dashed circle. Adjust any conflicts with proposed or existing trees/ palms.

Response: shown, see plan. Please see sheet SP-2 and LP-1.

14. Label fire hydrant locations if applicable and provide clear zone.

Response: N/A offsite, detail provided. Please see sheet SP-2 and LP-1.

15. Separate out existing trees from the proposed plant list in the legend. Provide two lists if necessary.

Response: Provided two lists, see plan. Please see sheet and LP-1, LP-2 and LP-3.

16. Provide species diversification calculation in data table. No more than 25% of one species is permitted.

Response: Species provided 25% max., see plan.

17. Native calculation is to include all proposed landscape material. Revise as necessary.

Response: shown see breakdown plantings.

18. Remove Guava tree from the plant list as it is listed as a Cat. 1 tree on the invasive plant list.



Response: Revised to Silver Buttonwood & Clusia.

PLANNING AND ZONING

Hold

General Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board meeting which should include an overall site plan and color rendering(s).

Response: Understood as 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: Understood as noted.

3. 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, HOA meetings, site postings, correspondence etc.

Response: Understood as noted.

4. An address request letter, 11"x17" site plan and \$100.00 filing fee shall be submitted to the Sustainable Development Department. Addresses, subject to City and Post Office approval, will be assigned only upon site plan approval by the Planning & Zoning Board.

Response: Understood as noted.

5. Corrections shall be made to plans "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements in lieu of corrections, as applicable, are not considered corrections. Written responses to DRC comments shall reference correction location.

Response: Understood as noted.

6. 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.

7. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning & Zoning Board approval. Failure to complete will result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff. Be advised, building permit will not be issued until all outstanding DRC items have been addressed and fees have been paid.

Response: Understood as noted.

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.



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

Response: Understood as noted.

Project Comments

9. The proposed site plan assumes creation of an outparcel where one does not exist and where one is not permitted by Code. In so doing, the substandard outparcel has further created the need for numerous variances solely by the direct actions of the applicant. Further, review of this proposed site plan application has generated a list of staff comments identifying additional land development code requirements that may necessitate additional variance requests by 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 site plan request.

Response: A rezoning application has been filed by the owner of the shopping center to alleviate the creation of an outparcel.

10. The previously 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 to alleviate the creation of an outparcel.

10. Staff has concerns regarding the proposed architecture. Building facades should incorporate varied architecture elements to provide visual interest. Staff cannot support the rear elevation facing the main entrance, as proposed.

Response: The rear of the building has been redesigned, Please see sheets A1.1, A2.1 and A2.2.

11. Staff has concerns regarding the building footprint. The building must allow for foundation areas that provide adequate space for landscape material to thrive. A minimum of 10'ft planting is required on the north, east, and south area.

Response: A green screen has been added on the drive thru side (east) and increased planting area on south side. The north side is glass.

Plat

12. Sec.13-351 – Building permits will NOT be issued until the Plat note amendment has been recorded. See special land use comments regarding plat restrictions.

Response: Understood as noted.

Impact Fees

13. Section 13-110 thru 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to building permit issuance. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. An itemized floor area table will be required at time of building permit review.



Response: Understood as noted.

14. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to issuance of building permit. An itemized floor area table will be required at time of building permit review.

Response: Understood as noted.

Underground Utilities

15. Section 13-142, Underground Utilities. Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place all utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground. Electrical transmission and distribution lines with a rate load of 23k volts or higher shall be exempt from this requirement. Applicant must complete one of the following requirements prior to Planning & Zoning Board meeting; (1) provide a signed agreement between the applicant and each affected utility company demonstrating that the utility will be placed underground, (2) process an agreement with the City indicating the property owners' intent to comply with the under-grounding requirements for utilities, (3) if electrical lines with a rate load of 23k volts or higher exists, then a written detailed statement from a licensed professional engineer, qualified to verify such utility issues and, stating the rate load shall be provided, or (4) process an Underground Utility Waiver Application, which must be processed concurrently with the site plan, for consideration by the Planning & Zoning Board. Applicant must specify which option, as stated above, will be proposed for Board consideration. Appropriate information demonstrating compliance with City ordinance shall be submitted to the City for review as part of the DRC process. Be advised, failure to submit information in a timely manner, may prevent the site plan application from consideration by the P&Z Board.

Response: This does not apply as the overhead utilities are located on the west side of 441.

16. If technical reasons are the basis for a waiver application, the application shall contain a detailed statement by a Florida licensed Professional Engineer, qualified with respect to utility issues, explaining why it is technically not feasible to locate such utilities underground.

Response: N/A

17. Underground Utility Waiver submissions shall be prepared in accordance with the standards established in the City's Land Development Code, Section 13-142 "Underground Utilities Required" pursuant to Ordinance No. 2005-032. Applicant must provide a written justification that demonstrates the reasons for seeking a waiver to the underground placement of utilities. If technical reasons are the basis for the waiver application, the application must contain a detailed statement by a Florida licensed Professional Engineer, qualified with respect to utility issues, explaining why it is technically infeasible to locate such utilities underground.

Response: N/A



18. The City may grant a waiver if the application is supported by information detailing justifiable reasons for not pursuing the subject under-grounding.

Response: N/A

19. If a waiver is granted, a dollar amount equal to the cost of placing the utilities underground as determined by an estimate established by the relevant utilities and as agreed to by the City, may be required to be paid into the City's Underground Utility Fund, prior to building permit issuance.

Response: N/A

20. Applicant should include pictures of the utilities.

Response: Pictures are included of utilities on the west side of 441.

Aesthetic Criteria

21. Applicant shall provide correspondence responding to aesthetic design criteria including but not limited to differences between existing and proposed development, architectural style, heights, materials, color palette, etc.

Response: The proposed new Wendy's building design is a very contemporary but similar in size and height to the other buildings in the shopping center. The exterior wall finishes are Nichiha which is a fiber cement board panel that produce an attractive contrast in finishes and colors. The dining room has glass all around which enhances the look and also serves to invite pedestrian activity in the area. The existing shopping center is a little dated and we hope that with this new contemporary building, it will encourage more contemporary development.

22. Sec.13-37(c)(1)d. - Without restricting permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing or anticipated adjoining buildings.

Response: The proposed Wendy's is a one story building which is similar in height as the adjacent freestanding buildings in the shopping center.

23. Sec.13-37(c)(3)b.2. - Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

Response: As stated above, the proposed building has a contemporary look and the materials are architecturally harmonious with the surrounding area.

Elevations

24. Architectural compatibility within the plaza shall be maintained. See aesthetic design criteria above. Architecture for all elevations shall be provided and be detailed.



Response: The proposed new Wend's building design is very contemporary but similar in size and height to other buildings in the shopping center. The exterior wall finishes are Nichiha which is a fiber cement board panel that produce an attractive contrast in finishes and colors. Revised plan and elevations to fully enclose the walk in freezer and also provide a green wall on the east side of the building. Outdoor patio seating is provided to encourage outdoor activity and bring in pedestrians from the street. The existing shopping center is a little dated and we hope that with this new contemporary building, it will encourage the shopping center to promote the use of contemporary styles for future development.

25. Show all light fixtures on building if proposed, they must be included in photometric calculations.

Response: Removed wall mounted fixtures, all others accounted in photometric plans and calculations.

26. Detail all elevations to show mean and maximum roof height, colors for all elements including decorative molding, banding, doors, etc. Identify all architectural treatments including finish material (ie stucco or other), width and depth cornices, banding etc.

Response: Please see sheet A-2.1 and A-2.2.

27. Sec.13-37(c)(3)b.2 - Buildings shall have the same materials, or those that are architecturally harmonious, on all walls and other exterior components that can be seen from public ways.

Response: The proposed building has a contemporary look and the materials are architecturally harmonious with the surrounding area.

Outparcel

28. Sec.13-359(b)(1) - Each outparcel must be developed so as to independently meet the provisions of the city's code. For the purpose of determining whether an outparcel has provided for sufficient landscaping, setbacks, as well as all other city code regulations have been met, each outparcel shall be reviewed independently and the condition of other parcels will not be considered in determining whether code criteria are met.

Response: A rezoning application has been filed by the owner of the shopping center in order to address this comment and allow for the creation of an outparcel.

29. Sec. 13-359(b)(2) – Number of outparcel permitted on any commercial development shall be no more than one (1) outparcel for every five (5) acres of total site area.

Response: A rezoning application has been filed by the owner of the shopping center in order to address this comment and allow for the creation of an outparcel.

30. Sec.13-359(b)(3) - No outparcel shall be less than forty three thousand five hundred sixty (43,560) square feet (one (1) acre) in area, with a minimum width of two hundred (200) feet.



Response: A rezoning application has been filed by the owner of the shopping center in order to address this comment and allow for the creation of an outparcel.

32. Sec.13-359(b)(6) - No building or canopy on any outparcel shall be located within 300 feet of any building or canopy on any other outparcel along the same street frontage.

Response: A rezoning application has been filed by the owner of the shopping center in order to address this comment and allow for the creation of an outparcel.

33. Sec.13-359(b)(14) - Landscape requirements. Outparcel development sites shall comply with the city's landscaping requirements for the number, type, size and quality of both trees and ground cover. Any area not devoted to a structure or paved parking must be landscaped and irrigated in accordance with minimum standards set by the city.

Response: A rezoning application has been filed by the owner of the shopping center in order to address this comment and allow for the creation of an outparcel. The PCD rezoning application includes a request for a waiver to comply with the landscape requirements. Please see sheet LP-1. The proposed site will be landscaped and irrigated in accordance with the minimum standards set by the City.

34. Sec.13-359(b)(15) - Pedestrian access. The owner/developer of an outparcel site shall provide pedestrian walkways connecting the outparcel to the principal development throughout the site.

Response: Please see the master site plan that is included with this submittal as it provides the pedestrian connectivity from the out parcel to the principal development.

Site Plan

35. Provide details for previously approved vs proposed, site data information for open space, building coverage etc. Indicate how/where the differences were achieved. Any site data provided as such must meet the requirement of Sec.13-359.

Response: Please see the table on sheet SP-2

36. Show ALL ground mounted equipment around the proposed structure. Ensure landscape and screening compliance. See aesthetic criteria section above.

Response: Mechanical equipment is located on the roof screened by a parapet. FPL transformers and other equipment is reflected on sheet SP-2.

37. Sec. 13-331(g) – Landscape buffers along major right-of-way must be at 35'.

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



38. Sec. 13-443(1) perimeter landscape requirement must be provided. Refer to landscape comments.

Response: A rezoning application has been filed by the owner of the shopping center.

39. Sec. 13-443(15)a – Roadway landscape buffer widths shall conform to Sec. 13-331(g).

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

40. Sec.13-443(15)b – Roadway landscape buffer shall be shown and delineated as separate parcels on all plats and site plans.

Response: Please see sheet SP-1 and SP-2. Also see sheet LP-1.

41. Sec.13-359(b)6 – Any outparcel shall not be located within 300' of any building or canopy of any other outparcel along the same street frontage.

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

42. Sec.13-359(11) – All service and deliveries shall be to the rear of the building. There shall be no outside display or storage of materials, products or goods.

Response: All service and deliveries shall be to the rear of the building and a loading zone has been proposed.

43. Sec.13-409(a)(3) - Provide a loading zone designated by pavement markings and a no parking sign. A full size loading zone of 12'x55', must be provided for parcels which are larger than 10,000 square feet. Loading zone must be accessible from the interior of the building it is intended to serve. Appropriate screening will be required.

Response: Please see loading zoning on sheet SP-2.

Construction Trailer

44. Show location of any temporary trailer(s) if proposed. Trailer(s) shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

Response: The proposed construction trailer has been depicted on sheet C-7.

Parking



45. Sec.13-401 – Required parking for restaurant with high turn-over shall be calculated at 1 space per 150 square feet per customer service area, plus 1 space per 300 square feet noncustomer service area.

Response: Please see parking analysis table on sheet SP-2. The code requires 10 parking spaces be provided and 31 spaces are being provided.

46. Parking spaces must be 10' wide.

Response: The parking spaces provided are 10' wide.

Truck Movement and Loading

47. A truck movement plan must depict vehicles of appropriate size circulating around the site. Truck parking shall not be permitted on internal access aisle. Signs prohibiting parking or vehicle standing shall be provided.

Response: The truck path is depicted on C-8.

Dumpster

48. Applicant must obtain an approval from Republic Services (waste provider)(Francisco Valdes 954-583-1830).

Response: A letter of approval from Republic Services is included with this submittal.

Signage

49. The following sections are provided to assist with sign design.

Response: Understood as noted.

50. Subdivision 5.2 (13-458) – Permitted and prohibited permanent and temporary signs.

Response: Understood as noted.

51. Sec.13-459 – Schedule of permitted signs.

Response: Understood as noted.

52. Sec.13-460 – General provisions for all signs.

Response: Understood as noted.

53. Sec.13-460(k) – Cabinet signs.

Response: N/A

54. Sec.13-460(n) – Additional description of services provided or attributes.



Response: N/A

55. Sec.13-466.1 – Nonresidential frontages eligible for building signage.

Response: N/A

56. Sec. 13-467.4 – Directional signs.

Response: Please see signage package.

57. Sec.13-468.1 – Address signs.

Response: The monument sign will contain the 6" address numbers. Please see the signage package.

58. Sec.13-466.8 – Wall identification signs.

Response: Please see signage package.

59. Sec.13-468.7 – Drive through signs.

Response: Please see signage package.

60. Sec.13-468.8. - Service entrance signs.

Response: N/A

61. Sec.13-468.9 – Window signs.

Response: Please see signage package.

62. Sec.13-471 – Sign review procedures.

Response: Understood as noted.

63. Sec.13-474 – Designer signs.

Response: N/A

Photometric

64. Photometric plan shall include ALL lighting including parking, exterior building, signage, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans.



Response: Please see sheet PH-1.

65. Sec.13-374 - Review the lighting code and provide the table as required (Sec.13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens.

Response: Please see the table provided on sheet PH-1.

66. Sec.13-374 (2) d 4 - Light shall not trespass off the subject property. Revise the plans accordingly.

Response: Please see sheet PH-1. The over spill is limited to 0.0 foot candles along street and on adjacent boundaries of the parcel.

67. Sec.13-374 (2)d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.

Response: Please see note on sheet PH-1

68. Please note, per the lighting ordinance, wallpacks and flood lighting are prohibited. Luminaires shall be full cut-off or equivalent.

Response: Please see sheet A2.1 and A2.2.

69. Provide cut sheets for all luminaires which include lumen information.

Response: Please refer to sheet PH-1

70. Be advised, site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.

Response: Understood as noted.

POLICE

Approved