

April 30 2018

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City of Coconut Creek
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Project: Chick-Fil-A #03841
4670 North State Road 7, Coconut Creek
Rezoning/PCD Amendment Application #: 17110006

Bowman Consulting is in receipt of the Development Review Committee's comments regarding the Rezoning/PCD Amendment application for the proposed Chick-Fil-A restaurant in the City of Coconut Creek. We respectfully submit the following responses to your comments:

BUILDING DEPARTMENT

Sean Flanagan - Chief Structural Inspector - sflanagan@coconutcreek.net, (954) 973-6750

1. 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: acknowledged.

ENGINEERING DEPARTMENT

Krishan Kandial – Engineer I - KKandial@coconutcreek.net, (954) 973-6786

PASSED WITH CONDITONS

1. All City Engineering requirements including but not limited to water, wastewater, paving, drainage and transportation etc., shall be met at the time of site plan and Final Engineering plans review.
2. Building and Engineering permit applications will not be approved or issued subsequent to the applicant addressing all engineering site plan/rezoning comments satisfactorily.
3. Advisory Note: engineering plans approval and engineering permitting are required prior building permit review and approval.

Response: acknowledged.

FIRE DEPARTMENT

Jeff Gary – Fire Marshal - jgary@coconutcreek.net, (954) 973-1563

1. Approved.

Response: acknowledged.

GREEN DEPARTMENT

See zoning comments

LANDSCAPE ARCHITECTURE DEPARTMENT

Scott Peavler - Landscape (consultant) - speavler@craventhompson.com, (954) 739-6400

PASSED WITH CONDTIONS

1. Conditional approval based on zoning comments

Response: acknowledged.

PLANNING AND ZONING DEPARTMENT

Linda Whitman – Senior Planner - lwhitman@coconutcreek.net, (954) 973-6756

Hold; General comments:

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

Response: acknowledged.

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: acknowledged.

3. Corrections shall be made to plans and/or documents in Microsoft Word using 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: acknowledged.

4. Resubmittal package shall not include all the plans submitted for the site plan review. Speak with Janeane Wolfe for clarification.

Response: Janeane is no longer with the City of Coconut Creek; the applicant uploaded the site plan, landscape plan and pertinent exhibits that would accompany the PCD revisions.

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

Response: acknowledged.

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: acknowledged.

7. 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: acknowledged.

8. 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: acknowledged, and the applicant will engage with the public prior to the Planning and Zoning Board hearing.

General Comments

9. Be advised that the application for rezoning shall run concurrent with the site plan and the special land use application review and approvals.

Response: acknowledged, all applications are being resubmitted at the same time.

10. Rezoning approval may be subject to additional conditions imposed by the Planning & Zoning Board and/or City Commission.

Response: acknowledged.

Justification

11. Item Number 3: Will not substantially impact public facilities such as schools, utilities, and streets. Staff has concerns that the stacking and vehicle maneuvering on the site will impact the rest of the plaza as well as State Road 441.

Response: the site has been entirely redesigned to address parking and stacking concerns.

12. Item Number 5: Will not create or excessively increase automobile and vehicular traffic congestion. Again, Staff feels that this use will adversely affect the congestion in the area, especially when compared to the approved use of a bank for this outparcel.

Response: the site has been entirely redesigned to address parking and stacking concerns.

PCD Document

13. As mentioned, the document shall be submitted in WORD format with strike-thru and underline for ease of review.

Response: acknowledged, both Word and PDF formats have been provided.

14. The final product should read so that it is clear what happened in the past and it is also clear what is being changed and why. Any person reading the PCD should be able to decipher the history and proposed changes.

Response: acknowledged, the PCD text has been revised accordingly.

15. Revise cover page (and any other appropriate pages) to reflect the revision date of the document.

Response: the PCD text has been revised accordingly.

16. Verify Table of Contents is still correct and consistent after modifications to the document.

Response: the PCD text has been revised accordingly.

17. Correct Exhibits titles as needed.

Response: the PCD exhibits have been revised accordingly.

18. Page 2 – Correct applicant and attorney contact information or add new section for new information relating to the proposed changes.

Response: the PCD text has been revised accordingly.

19. Page 2 – Revise justification as needed to include proposed changes.

Response: please see the enclosed changes.

20. Page 4 – Revise Existing conditions

Response: the PCD text has been revised accordingly.

21. Page 5 – Review all of the “Proposed Development Plan” to clearly explain previous project and proposed project, including proposed uses, development standards, traffic circulation, open space plan, utilities, parking and loading standards, signage and lighting standards, and elevations and architectural features as needed.

Response: the PCD text has been revised accordingly.

22. Page 11 – A thorough evaluation of public facilities should be conducted as the use is changing from a bank use to a fast-food restaurant use.

Response: plans are being provided to the City Engineering Division for a review of the overall square footage and uses in the shopping center – this process is ongoing.

23. Page 15 – Special Land Uses: Discuss with staff. The “second Restaurant” is now a Sprint store.

Response: the PCD text has been revised accordingly.

24. Page 15 – Review of the adherence of the proposed setbacks cannot be conducted because the applicant did not provide labels and dimensions for the site plan.

Response: the PCD text has been revised accordingly.

25. Page 15 – Enhanced Landscaping: The code now requires 50% native species. Revise or update this section accordingly. Verify all other aspects of this section are accurate and current.

Response: the applicant is exceeding the native species’ requirement on the site; a table with the calculations was added to the landscape plans accordingly.

26. Page 16 – Signage: The proposed signage for CFA is NOT included in the PCD. Revise this section accordingly.

Response: the PCD text has been revised accordingly.

27. Page 17 – Proper location of stacking capability of any drive-through facility: Update this section to reflect proposed use.

Response: the PCD text has been revised accordingly

28. Update surveys in PCD.

Response: the survey was not updated, as the existing conditions for Parcel B is the same (vacant). The applicant does not possess updated surveys for the overall shopping plaza.

29. Update Future Land Use Map, if applicable

Response: Future Land Use Map has been updated.

30. Update zoning map

Response: Zoning Map has been updated.

31. Update Exhibit E, if applicable.

Response: the County LAPCs, ESL, NRAs and Tree Resources exhibit was updated.

32. Update Exhibit H to include proposed site plan

Response: the site plan was added to the Exhibit H.

33. Update Exhibit I accordingly

Response: Exhibit I did not need any changes, as the site was revised to meet the parking criteria.

34. Update Vehicular Circulation plan

Response: The Traffic Circulation - Exhibit J was updated accordingly.

35. Update all remaining exhibits as needed to reflect proposed project.

Response: The applicant also updated the paving, drainage and grading plan (Exhibit M) to reflect the proposed site. The photometric plans (Exhibit N), open space plan (Exhibit K), landscape plan (Exhibit L) and elevations (New Sheet – as part of Exhibit O) were also updated.

36. All references to the proposed development in the PCD shall be revised via strike-thru and underline per comments to the site plan, special land use, and rezoning as the review proceeds. This includes, but is not limited to, parking, landscaping, setbacks, pedestrian access, etc. Staff will provide additional comments after revised plans have been submitted reflecting the comments within the reviews and discussions with Staff.

Response: acknowledged.

37. The final submission will include a final strike-thru and underline to highlight all changes from the original PCD document. The final submission shall also include a clean copy to send to the P&Z Board.

Response: acknowledged

POLICE DEPARTMENT

Brandi Delvecchio - Police Department - bdelvecchio@coconutcreek.net, (954) 956-6721

1. Approved.

Response: acknowledged.

If you have any questions or require additional information, please do not hesitate to contact us,



**Jenny Baez | Project Coordinator
Bowman Consulting**

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