

April 30 2018

Liz Aguiar, Principal Planner
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-973-6756
LAguiar@coconutcreek.net

Project: Chick-Fil-A #03841
4670 North State Road 7, Coconut Creek
Special Land Use Application #: 17110007

Bowman Consulting is in receipt of the Development Review Committee's comments regarding the Special Land Use 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 CONDITIONS

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.

PLANNING AND ZONING DEPARTMENT

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

Hold; General comments:

1. Restrictions: Be advised that the Planning and Zoning Board and City Commission may place additional restrictions during the special land use approval process.
2. Application Expiration: Be advised that any DRC item continued or inactive for more than 6 months will be considered null and void and any application submitted will be treated as a new application with applicable fees.
3. Approval Expiration: Be advised that the special land use approval is valid for a period of 18 months from the City Commission approval date and applicant is permitted to extend the approval, one time, for a period of 12 months.
4. Be advised that staff does not support the Special Land Use because of the overall parking reduction for the plaza. Staff believes that the use will present traffic and parking issues as planned.

Response: acknowledged; the site has been entirely re-designed to address parking and stacking concerns in coordination with Staff.

POLICE DEPARTMENT

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

2. 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**

13450 W. Sunrise Blvd, Suite 320, Sunrise, FL 33323
Office: 954-314-8480 | mobile: 954-682-9014
jbaez@bowmanconsulting.com | bowmanconsulting.com