

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  
**Site plan Application #: 17110005**

Bowman Consulting is in receipt of the Development Review Committee's comments regarding the Site Plan 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](mailto: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](mailto:KKandial@coconutcreek.net), (954) 973-6786

HOLD;

General comments

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

**Response: acknowledged.**

2. All required approvals from other applicable agency shall be obtained and submitted to the engineering division prior to issuance of an engineering permit.

**Response: acknowledged.**

3. A water and wastewater agreement may be required including all water and wastewater impact fees paid to the city. Please provide an overall site plan of the plaza with square footage and usage of each suite.

**Response: please see the enclosed diagram of the multiple uses at the Village Shoppes plaza. It has the square footage and a brief description of the use.**

4. Conflicts between water, wastewater and drainage shall be minimum separations according to florida administrative code (fac) rule 62-555.314

**Response: acknowledged.**

5. Show all exiting easements on utility plan

**Response: All existing easements have been labeled on sheet C-6.0.**

Traffic engineering

6. A minimum of 4 ft. Set back from all stop bars to crosswalks shall be required.

**Response: All stop bars near crosswalks have been set 4 ft. back from the crosswalks. Please see sheet C-2.0.**

7. All pavement markings and signage shall be in accordance with the latest edition of the manual on uniform traffic control devices (mutcd).

**Response: All pavement markings and signage will be in accordance with the latest edition on uniform traffic control devices.**

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

**Response: All proposed sidewalks have a minimum width of 5'. Please see sheet C-2.0 for sidewalk dimensions.**

Roadway and pavement

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

**Response: The pavement slopes have been revised. Please see sheet C-3.0 for the updated slopes.**

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

**Response: The longitudinal slope for all pavement exceeds 0.4%. Please see sheet C-3.0.**

11. All accessible parking spaces and sidewalks shall conform to ada standards.

**Response: All accessible parking spaces and sidewalks conform to ADA standards. Please see sheet C-2.0 for dimensions and C-3.0 for slopes.**

12. Disabled parking spaces shall conform to ada and fdot standards. Ensure all spaces have a proper landing area.

**Response: The landing area for the handicap ADA ramp has a minimum of 4' in all directions. Please see sheet C-2.0 for dimensions.**

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

**Response: The disabled parking spaces are now 18 feet to the curb with a 2 foot overhang.**

Drainage collection system

14. Provide total pervious and impervious area before and after proposed construction.

**Response: The data table on sheet C-2.0 shows the before and after of the pervious and impervious area calculations per the previously permitted plans. The data table on sheet C-3.0 shows the before and after of the pervious and impervious area for the site with its current conditions.**

15. Broward county environmental protection, growth management department (bcepgmd) license for surface water management to be updated.

**Response: The license for surface water management will be updated.**

Water distribution system

16. 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: please see the enclosed fire flow calculations.**

17. 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: There are no fire line sprinkler services proposed and all the fire hydrants on-site are existing.**

Wastewater collection system

18. City wastewater cleanout (first clean out from wastewater main) shall be installed within utility easements. City cleanout shall be protected by usf 7630 ring and fv cover, provide details.

**Response: The city wastewater cleanout is within the utility easement, please see sheet C-6.0.**

Landscaping, lighting, and irrigation

19. Show exiting easements and utilities (existing & proposed) on landscape plans.

**Response: all existing and proposed easements have been labeled as requested.**

20. Per section 13-266 of city code, easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Therefore, any existing trees located within an existing easement shall be relocated.

21. Fire hydrant clear-zones shall be free of landscape (except sod).

**Response: Clear zone shown and only sod planted.**

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

**Response: sight triangles were added as requested.**

**FIRE DEPARTMENT**

Jeff Gary – Fire Marshal - [kgary@coconutcreek.net](mailto:kgary@coconutcreek.net), (954) 973-1563

1. Approved.

**Response: acknowledged.**

**GREEN DEPARTMENT**

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

Green Building Construction

1. Sec. 13-320 – Provide responses to each of the sections within the Green Building Construction section of the code.

**Response: acknowledged.**

Green Plan

2. 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.

**Response: Chick-Fil-A takes it upon itself to implement green technologies as standard practice. Some of these include:**

- **25% concrete paving on site to reduce the heat island effect on site**
  - **White roof to reduce heat island effect from the building**
  - **Reduction of indoor water use from the building (fixtures and process equipment) by 45%**
  - **Reduce outdoor water use by 50% through high efficient irrigation system and drought-tolerant plant selection**
  - **Commission all building systems for effectiveness before building turnover**
  - **Prioritize materials with recycled content in construction specifications**
  - **Building prototypes are 10% more efficient than a conventionally designed building because of ENERGY STAR process equipment**
  - **Low emitting flooring and paint products are specified**
  - **Controllability of lighting and thermal comfort in administrative spaces to enhance productivity**
3. Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.

**Response: the Chick-Fil-A project meets or exceeds the landscaping requirements on this site – particularly for the interior landscape required in vehicular use areas.**

4. 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. (i.e. high albedo paint on roof).

**Response: please see the High Albedo Roof Calculation on Sheet A-1.0.**

5. Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.

**Response: this Chick-Fil-A store will offer recycling for solid waste management.**

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

**Response: Chick-Fil-A will discuss this item with the contractor once selected.**

7. Action 6.2 – Bicycle parking on site.

**Response: Bicycle parking has been added to the site, please see sheet C-2.0.**

8. Action 6.4 – Alternative vehicle parking.

**Response: over 60% of Chick-Fil-A operations rely on the drive-thru system; alternative parking is not being considered at this time.**

**LANDSCAPE ARCHITECTURE DEPARTMENT**

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

Hold; General comments:

1. Provide tree disposition list for all existing trees and palms on site. Include ID number, scientific and common name, size, canopy SF, condition, and status.

**Response: Tree disposition list provided sheet L-100**

2. Provide mitigation calculations for trees and palms proposed to be removed. Applicant must take every opportunity to keep existing trees/ palms in place or relocate in lieu of removal.

**Response: Mitigation calculations provided in the Landscape plan, Sheet L-101.**

3. Symbols and labels for trees to be removed are not clearly legible on the plan.

**Response: Legend provided for existing trees.**

4. Recommend providing a separate tree removal/ relocation plan to clearly show what is being proposed in regards to the existing trees and palms on site.

**Response: A separate Tree Removal / Replacement plan provided (sheet L-100)**

5. Landscape plan is not consistent with submitted architectural site plan. If site plan holds true, the proposed landscape will be reduced dramatically.

**Response: Please refer to the Civil Site Plan (Sheet C-2.0), which matches the landscape plans.**

6. Excessive amount of sidewalks are proposed around the building which does not meet the requirements for commercial buildings. Remove non-essential areas to provide required landscape areas.

**Response: sidewalks were reduced and foundation plantings were provided around most of the building.**

7. Clearly show proposed and existing light pole locations. Canopy trees are to maintain a 15' setback from light locations. 7.5' for palms and smaller trees.

**Response: lighting setbacks were provided; existing and proposed poles are shown in the plans.**

8. The proposed intermediate parking islands on the east and west sides, as well as the terminal island at the SE corner of the building, do not meet the required 12' width.

**Response: in order to satisfy the parking requirements for the Chick-Fil-A site and the rest of the Village Shoppes plaza, intermediate islands are not being provided. Relief from this request is being made through an amendment of the PCD for the plaza. However, the applicant has made sure the end cap islands exceed the 12-foot width requirement.**

9. Provide terminal landscape islands at the NE corner of the site, adjacent to the dumpster enclosure and handicap space, and the west end of the south parking spaces.

**Response: the entire site was revised; the dumpster enclosure is now in the northwest corner of the site and a terminal island was provided as well as a pathway for store operators to access the dumpster – as requested by City Staff.**

10. Dumpster enclosures, transformers, and above ground equipment are required to be screened on three sides.

**Response: the dumpster enclosure, transformers and other equipment has been screened.**

11. Tiered landscape required for the roadway buffer along SR 7 is to be on the street side to provide the visual buffer.

**Response: landscape was revised in this area to show as a "tier".**

12. Additional material needs to be provided along the east perimeter to maintain a continuous landscape buffer.

**Response: continuous hedge provided along parking along East property.**

13. Provide site triangles at the exist drive. Adjust landscape as needed.

**Response: sight triangles were provided as requested.**

14. Proposed Ligustrum tree at the SE corner of the building is in conflict with proposed water main.

**Response: this comment is no longer applicable.**

15. Provide location of fire hydrant/ FDC, if applicable, and clear zone detail. Only sod is allowed within clear zone.

**Response: clear zone shown with only sod.**

16. Canopy trees such as Live Oaks are to be a minimum 12' height. Remove 10' option from plant list.

**Response: canopy trees are being shown as a minimum of 12-feet of height.**

17. Shrubs shall have a minimum height of 18" or 24" depending on their classification. See Sec. 13-444 (1)(c). Provide minimum heights and spreads in addition to pot size. Note that minimum heights and spreads of shrub material will need to be met when installed regardless of pot size specified.

**Response: the height and spread of the trees has been provided.**

18. Provide native, non-native designation on plant list.

**Response: the native/non-native designation has been provided; 56.8% of the plants are native (sod not included in the calculation).**

19. St. Augustine sod is to be used in the City of Coconut Creek. Replace proposed Bermuda sod.

**Response: St. Augustine sod was provided in the revised plans.**

20. Provide City Standard landscape notes on the plans "As Is". Notes available upon request.

**Response: City Standard notes provided sheet L-101.**

21. Provide zoning district requirements for the site in the landscape requirements table. Sec. 13-443 (4), 1 Tree, and 5 Shrubs per 1,000 SF of the site, not including structures or parking.

**Response: zoning district requirements provided.**

22. Foundation planting requirements have not been met or provided in the landscape requirements table. As a commercial building, per 40 LF of the building façade, 1 Tree, 20 Shrubs, and 30 groundcover is to be provided. This required landscape is to be tiered. Sec 13-443 (7)(e).

**Response: Foundation planting requirements provided.**

23. Provide perimeter landscape requirements for the north and east property line in requirement table. 10' width, 1 tree per 40 LF, and a continuous 24" high hedge is required.

**Response: Perimeter requirements provided.**

24. Based on the counts required for the street trees, roadway buffer, perimeter, and site, it appears the proposed and existing tree counts do not meet code. Once additional requirements are added to the table, adjust required and provided as necessary.

**Response: acknowledged, please see the revised landscape plans.**

25. Table states Foxtail Palms are being counted at 1:1. Palms are to be counted as 3 palms to 1 tree for meeting requirement purposes.

**Response: Palms are being counted as 3:1.**

26. Provide native calculations in table. Per the PCD, 40% of proposed material is to be native.

**Response: the native/non-native designation has been provided; 56.8% of the plants are native (sod not included in the calculation).**

27. Provide plant diversification calculation in table. No more than 25% of once species can be proposed. As an example, if you have 100 total proposed shrubs and groundcover, a max of 25 can be of one species. This applies to trees and palms as well. Hedge and Sod is excluded from this requirement.

**Response: Plan diversification provided.**

28. The proposed irrigation system looks to be providing water on the existing sidewalk on the west side of the site. Adjust irrigation to eliminate any overspray on to impervious areas.

**Response: Irrigation adjusted to minimal overspray on impervious areas- heads used can be adjusted once installed to not over-throw.**

#### **PLANNING AND ZONING DEPARTMENT**

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

#### **General Comments**

1. Corrections shall be made to plans "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.**

2. Per the City's digital submittals guidelines, please provide one digital re-submittal in PDF format. Re-submittals shall include responses to each DRC comment shown here. Corrections shall be made to applications, documents or plans addressing and correcting each comment.

**Response: acknowledged.**

3. Applicant shall provide (12) 11" x 17" sets of application packages and an unlocked, unsigned digital file prior to the Planning and Zoning Board meeting. Sets will be required only when all revisions have been made and plans are in substantial compliance with applicable code requirements.

**Response: acknowledged, the files are all unlocked. A hard copy of the signed and sealed signature affidavit is being provided separately to City Staff for all disciplines.**

4. Be advised, any DRC item continued or inactive for more than 6 months may be considered null and void and any application submitted may be treated as a new application with applicable fees.

**Response: acknowledged.**

5. Pending receipt of an address request letter submitted to the Sustainable Development Department, an 11"x17" site plan and a \$100.00 filing fee. Addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the Planning and Zoning Board.

**Response: the address was requested and application paid for on 19 April.**

6. Final site plan revisions shall be completed within seven days of Planning and Zoning Board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.

**Response: acknowledged.**

7. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.

**Response: acknowledged, and will be provided once the project moves forward from the DRC level review.**

8. Additional comments may be provided from each department upon review of any revised plans.

**Response: acknowledged.**

9. Site plan approval is valid for a period of 18 months from the Planning and Zoning Board approval. Applicant is permitted to extend the approval, one time, for a period of 12 months.

**Response: acknowledged.**

10. 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, and all outside review fees have been addressed to date.**

11. 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: the public participation will take place prior to presenting the project to Planning and Zoning Board.**

12. The Planning and Zoning Board and City Commission may place additional restrictions during the approval process.

**Response: acknowledged.**

Plat

13. Sec.13-351 – Plat must be amended to allow the proposed use. Building permits will NOT be issued until the Plat note amendment has been recorded.

**Response: acknowledged, the applicant will proceed with this process once the site layout has been reviewed by Staff once again – as it was totally redesigned from the original submittal in order to address parking and stacking concerns.**

Impact Fees

14. Police and Fire Impact Fees: Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. These fees for remodeling or conversion projects are based on additional impacts to services and must be paid prior to building permit issuance. Please acknowledge.

**Response: acknowledged, and will be paid prior to building permit issuance.**

15. Affordable Housing Linkage Fee: Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms, must be paid prior to the issuance of a building permit. Please acknowledge. (Section 13-110 thru 13-117, Affordable Housing Program).

**Response: acknowledged, and will be paid prior to building permit issuance.**

Underground Utilities

16. 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: all utilities are being proposed underground. The applicant will submit the agreements accordingly and coordinate with the utility providers.**

17. 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: acknowledged.**

18. 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: acknowledged.**

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

**Response: acknowledged.**

20. 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: acknowledged.**

21. Applicant should include pictures of the utilities.

**Response: acknowledged, the applicant will process this separately with Staff.**

Advisory Comments

22. The applicant has presented a plan which further reduces parking in a plaza that has parking issues. Staff cannot support the proposed development with a further reduction of parking for the plaza.

**Response: the site plan was entirely re-designed to address concerns related to parking and stacking; this re-design has been coordinated with staff accordingly.**

23. Staff reviewed the civil site plan due to the lack of information on the architectural site plan. The architectural site plan does not match the landscape and civil plans. Revise accordingly.

**Response: please refer to the Civil Site Plan - Sheet C-2.**

24. Dimension and call out all pertinent items such as building and parking setbacks, lane widths, parking stalls, landscape areas, etc.

**Response: acknowledged, the plans were revised accordingly.**

25. Pavement signage (drive-thru) is not allowed.

**Response: acknowledged.**

Outparcels

26. The proposed boundary of the outparcel does not match the previously approved site plan. Expansion of the outparcel significantly impacts the plaza parking, which is currently strained. Staff requires a letter from the plaza owner which specifically states that it is understood that the parking for the plaza will be reduced.

**Response: acknowledged, the site layout was totally re-designed to address this issue.**

27. Be advised that the expansion of the outparcel may necessitate a review of the entire plaza due to the parking impacts.

**Response: acknowledged, the site layout was entirely re-designed to limit the impact of the development and maintain the parking needed to keep the plaza whole.**

28. Sec.13-359(b)(6) – No building or canopy on any outparcel shall be located within 300' (three hundred feet) of any building or canopy on the same street frontage. Provide dimensions from the outparcel structure to other proximate structures showing compliance with the minimum building-to-building separation requirements.

**Response: the separation requirement has been met.**

29. Sec.13-359(b)(15) – An outparcel shall provide pedestrian walkways connecting the outparcel to the principal development throughout the site.

**Response: the site was re-designed to increase pedestrian connectivity with the rest of the Village Shoppes plaza.**

#### Aesthetic Criteria

30. Sec.13-37(c)(3)e. - Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways. This provision does not apply to the installation of electric vehicle charging stations. Show location of ALL ground mounted equipment around the proposed structure, ensure compliance, and revise all plans, including landscape and engineering plans accordingly.

**Response: all ground mounted structures have been screened accordingly.**

#### Architecture

31. Identify direction of elevations for clarification: North, South, East, and West (441 frontage).

**Response: Directions now shown on A-1.0.**

32. Gutters, downspouts, and scuppers shall not be visible.

**Response: See A-1.0 General Note 1, and Key note 1 and 2. Note that downspouts at back sides of towers could not be made completely invisible, but are positioned and painted to minimize visibility.**

#### Elevations

33. Identify all light fixtures on building if proposed. All exterior lighting must be included in photometric calculations.

**Response: light fixtures have been identified in the revised photometric and lighting plans.**

34. Detail all elevations to show mean and maximum roof height.

**Response: Mean roof height now shown on A-1.0.**

35. 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. This applies to the North façade.

**Response: Windows with Bahama Shutters and opaque glass are now shown on A-1.0 North Elevation.**

#### Site Plan

36. Staff reviewed the civil site plan due to the lack of information on the architectural site plan. The architectural site plan does not match the landscape and civil plans. Revise accordingly.

**Response: please refer to the Civil Site Plan Sheet C-2.**

37. Sec. 13-331(g)(1) - Building and vehicular setbacks must be measured from the platted landscape buffer line and not the property line.

**Response: acknowledged.**

38. The outparcel site includes the school playground in the area calculations. Remove this area and revise calculations accordingly.

**Response: the playground is not counted towards the site calculations, and a note was made under the site data table.**

Construction Trailer

39. 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 erosion control plans contain the preliminary staging areas for construction; further details will be available once a contractor is selected for the project.**

Parking

40. Due to the reduction in the overall plaza parking, provide a traffic study for the proposed use and how it relates to the overall plaza. Staff has concerns with a reduction of parking for the plaza and a concern that the proposed parking is separated from the plaza, reducing the "shared" parking concept outlined in the PCD.

**Response: a traffic/parking analysis was performed (enclosed for reference) but the site was entirely re-designed to address concerns related to parking and stacking.**

41. Staff has concerns for the 30 degree angled parking as it is not a typical angle in the Land Development Code and rarely used.

**Response: the new site layout consists of all 90-degree parking spaces.**

42. The parking as shown to the west provides overhang into the landscape buffer, which is not allowed. Revise accordingly.

**Response: the parking spaces provide a two-foot overhang, which does not encroach into the buffer requirements.**

Truck Movement and Loading

43. Provide a truck movement and loading plan. Sec.13-409(a)3 – All detached outparcel buildings less than ten thousand square feet shall require a separate off-street loading space, 12'x35' in size. Loading spaces shall be directly accessible and shall be provided opposite the main customer entrance. Loading/unloading shall be located to provide the least impact on adjacent land uses. Service drives, designed to facilitate smooth, efficient operations and traffic circulation, shall be provided to access loading/unloading areas.

**Response: please see the enclosed sheet C-7.0 for the autoturn plan.**

Dumpster

44. Provide a letter of approval from Republic Services (waste provider 954-583-1830) for location of dumpsters. Staff is concerned for the location of the dumpsters.

**Response: please see the enclosed letter of no objection from Republic Services.**

45. Dumpster enclosure to have opaque, metal gates. Provide a detail of the dumpster enclosure.

**Response: Please see the enclosed Sheet A-1.0 (8). Prototypical Chick-Fil-A gates are prefinished plastic lumber as shown.**

46. Sec.13-443(11)a - Dumpster shall be screened on at least three (3) sides by a masonry wall which exceeds the vertical height of the dumpster by at least six (6) inches. Provide cross section with detailed information and verify height.

**Response: See 6/A-1.0 and 8/A-1.0. The 3-D view shown is more descriptive than a section but a section can be provided in the Site Permit submittal if needed.**

47. Sec.13-359 (12) - Dumpster enclosure shall be shielded and hidden so that it is not visible from a point six (6) feet above the ground from any public right-of-way or property line.

**Response: The dumpster enclosure has been screened and shielded from the public right-of-way or adjacent businesses.**

48. Dumpster enclosures must be screened with landscaping. See landscape notes.

**Response: Landscaping have been provided accordingly.**

#### Sign Review

49. Sec.13-466.8(b)(3) Wall identification signs

Apply 75% of the width of the façade to which the sign is attached. Applicant has exceeded the allowable square feet. Revise

Provide a minimum six (6) inch clearance on all edges of the sign face. Indicate this requirement.

**Response: wall signs have been revised, please see Sheets A-2.**

50. Sec. 13-466.6(c)(3) Ground identification signs

A sign is permitted to be located at each of multiple entrances to a development and outparcel. However, this site is not considered to be an "outparcel," and a ground sign structure is not granted. The development currently has a sign located on State Rd 7 entrance, and one on Wiles Rd. This development has met the permitted ground sign identification allowed per street frontage.

**Response: the applicant is requesting an outparcel sign, and will be submitting a sign deviation package as part of the site plan application resubmittal. The outparcel sign was dimensioned in the signage plan – Sheet A-2.**

51. Sec. 13-468.3 Flag display standards

A vertical flag pole must be setback from all property boundaries by a distance that is at least equal to the height of the pole. Provide 25'ft setback from all property boundaries.

**Response: acknowledged.**

52. Traffic Signs. Provide overall height for all traffic signs proposed.

**Response: please see the signage package.**

53. Sec. 13-468.7(a) Drive-through signs

One (1) menu board is allowed for businesses with drive-through window stacking lane. A sign deviation may be warranted for the two signs proposed.

A maximum height of seven (7) feet above grade is allowed. Provide overall height.

**Response: dimensions for the menu boards and drive thru signage are provided in the Signage package (Sheets A-2). The applicant will be submitting a sign deviation package as part of the site plan application resubmittal for the double menu boards.**

Photometric

54. The photometric plan shall include all lighting including parking, exterior building, signage, flag, and landscaping. Please provide all additional lighting/footcandles not currently shown on the plans or state that no other lighting will be provided.

**Response: Plans have been updated to show all exterior lighting.**

55. Sec 13-374 - Revise the table as required (Sec. 13-371(5)1) to include all exterior lighting lumens.

**Response: Revised schedule has been updated to include all exterior lighting, See PH-1.1.**

56. Please provide the cut sheets for each luminaire used for any/all exterior lighting.

**Response: Please see fixture cut sheets on sheets PH-1.1 and PH-1.2.**

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

**Response: All lighting shall be controlled through the buildings controls and will shutoff completely 15 minutes after the last employee leaves**

58. As a reminder, per the lighting ordinance, wall-washing, uplighting, wallpacks, and flood lighting are prohibited.

**Response: acknowledged.**

59. Be advised that the 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: acknowledged.**

**POLICE DEPARTMENT**

Brandi Delvecchio - Police Department - [bdelvecchio@coconutcreek.net](mailto: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**

13450 W. Sunrise Blvd, Suite 320, Sunrise, FL 33323  
Office: 954-314-8480 | mobile: 954-682-9014  
[jbaez@bowmanconsulting.com](mailto:jbaez@bowmanconsulting.com) | [bowmanconsulting.com](http://bowmanconsulting.com)