



CITY OF COCONUT CREEK  
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1  
10-10-17

PROJECT NAME:	Gunther Sign Deviation		
PROJECT NUMBER:	17090004		
LOCATION:			
APPLICANT/AGENT:	Lisa		
REVIEW/APPLICATION	Sign Deviation		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Planning	Natacha Josiah – Planner	<a href="mailto:NJosiah@coconutcreek.net">NJosiah@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	<a href="mailto:KKandial@coconutcreek.net">KKandial@coconutcreek.net</a>	(954) 973-6786
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@coconutcreek.net">speavler@coconutcreek.net</a>	(954) 973-6756

## 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.

### ENGINEERING

PASSED

1. Proposed sign shall not encroach any exiting or proposed utility easements.

### LANDSCAPE ARCHITECTURE

PASSED WITH CONDITIONS

1. Provide or replace the required monument sign foundation planting as per the current approved landscape plans.

### PLANNING AND ZONING

HOLD

#### General and Advisory 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.

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.



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.
3. Applicant shall provide one (1) digital and 12 sets of application packages 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.
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.
5. 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.
6. Applicant shall be prepared to make a PowerPoint presentation, at the Planning and Zoning Board meeting, including color renderings of proposed project.
7. Sign deviation 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.
8. 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. Please acknowledge.
9. The Planning and Zoning Board may place additional restrictions during the approval process.

### Signage

10. Remove or leave blank, Sec. 13-474(c) – Designer Signs from the sign review justification statement. Applicant is seeking a sign deviation and not a designer sign approval.
11. Sign structure: Each development and outparcel is allowed to have a maximum amount of signage per street frontage. The allowable sign structure for the development per sq. ft. is 175 sq. ft. Be advised, the development has an existing 100 sq. ft of ground sign located at the northeast corner of State Road 7 and Cullum Road. Therefore, applicant would be restricted to a 75 sq. ft. ground sign, at 10 feet maximum height.
12. Per Staff findings, the application submitted by the applicant should be a request to seek a modification to the allowable sign structure, Sec. 13-466.6(c)(3), and a modification to the allowable sign maximum height, Sec. 13-466.6(c)(2). Applicant must provide a "COMPLETE DETAIL" of each statement to satisfy code requirements for the justification statement. Applicant needs to strengthen each statement responses.
13. Sec. 13-473(a) Deviations, states that a deviation is a modification of requirement of this subsection to allow for unusual conditions relating to the property or structures where special conditions exists. Applicant did not fully explained or demonstrated why and how the sign submitted is unique to qualify for this consideration.



14. Address numeral, a minimum of 6 inches in height, is required on all ground signs. The address numeral may be excluded from the maximum sign face calculations.
15. Provide setback requirement from property line to the proposed ground sign. A minimum 5 feet is required. Please note that, approval for structures located in an easement would be contingent to engineering approval.
16. Provide a list of plant materials used for the accent landscaping surrounding the base of the ground sign. (See landscape)