



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #4 – JULY 1, 2026

PROJECT NAME:	Walmart Expansion		
PROJECT NUMBER:	PZ-25090001		
LOCATION:	5571 W Hillsboro Blvd		
APPLICANT/AGENT:	Bowman Consulting		
REVIEW/APPLICATION:	Site Plan for an approximate 5,000 sq. ft. addition		
STATUS:	Submit for DRC sign-off		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Planning and Zoning	Deandrea Moise - Planning Manager	dmoise@coconutcreek.net	(954) 973-6677
Resilient Design and Development	Liz Aguiar- Assistant Director	laguiar@coconutcreek.gov	(954) 973-6756
Resiliency & Photometrics	Linda Whitman – Resiliency Manager	lwhitman@coconutcreek.net	(954) 973-6756
Planning and Zoning	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Transportation Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Building	Marcelo Almas- Deputy Building Official	malmas@coconutcreek.gov	(954) 973-6750
Engineering	Santiago Florez-Molina - Engineer I	sflorezmolina@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

A. BUILDING

1. The following comment(s) are provided for informational purposes or consideration:
 - a. The section of the property where the addition is being proposed is on a Flood Zone AH.
 - b. This approval does not imply full compliance with the Florida Building Code. Submittal of a building permit application and associated plans will be required for a

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.



comprehensive review and to obtain a building permit. During the building permit plan review process, items such as building construction type, allowable height and area, fire separation, and other applicable code requirements will be evaluated for compliance with the Florida Building Code currently in effect.

B. ENGINEERING

1. The following comment(s) are provided for informational purposes or consideration:
 - a. A final engineering review will be required for the proposed scope of work. Once DRC is approved/passed please apply for a final engineering review at CTouhsant@coconutcreek.gov or contact the City's Engineering department at (954) 973-6786.
 - b. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the Final Engineering and engineering permitting stage.
 - c. Plans/documentation for floodproofing of the proposed expansion will be requested at a later stage.

C. FIRE

1. Reviewed with no substantive comments or conditions.

D. LANDSCAPING

1. Reviewed with no substantive comments or conditions.

E. PHOTOMETRICS

1. Reviewed with no substantive comments or conditions.

F. POLICE

1. Reviewed with no substantive comments or conditions.

G. PUBLIC WORKS

1. Reviewed with no substantive comments or conditions.

H. RESILIENCY

1. Reviewed with no substantive comments or conditions.

I. TRANSPORTATION

1. Reviewed with no substantive comments or conditions.

J. URBAN DESIGN AND DEVELOPMENT

1. The following advisory comment(s) are provided for informational purposes or consideration:
 - a. Prior to building permit issuance, the Applicant shall pay to the City all outstanding landscape cost recovery fees.

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.



- b. Prior to building permit issuance, the Applicant shall pay all applicable impact fees per Section 13-118 of the City's Land Development Code.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3 - JUNE 11, 2026

PROJECT NAME:	Walmart Expansion		
PROJECT NUMBER:	PZ-25090001		
LOCATION:	5571 W Hillsboro Blvd		
APPLICANT/AGENT:	Bowman Consulting		
REVIEW/APPLICATION:	Site Plan for an approximate 5,000 sq. ft. addition		
STATUS:	Submit for DRC sign-off		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Planning and Zoning	Deandrea Moise - Planning Manager	dmoise@coconutcreek.net	(954) 973-6677
Resilient Design and Development	Liz Aguiar- Assistant Director	laguiar@coconutcreek.gov	(954) 973-6756
Resiliency & Photometrics	Linda Whitman – Resiliency Manager	lwhitman@coconutcreek.net	(954) 973-6756
Planning and Zoning	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Transportation Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Building	Marcelo Almas- Deputy Building Official	malmas@coconutcreek.gov	(954) 973-6750
Engineering	Santiago Florez-Molina - Engineer I	sflorezmolina@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

A. BUILDING

1. The following advisory comment(s) are provided for informational purposes or consideration:
 - a. The section of the property where the addition is being proposed is on a Flood Zone AH.

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.



- b. This approval does not imply full compliance with the Florida Building Code. Submittal of a building permit application and associated plans will be required for a comprehensive review and to obtain a building permit. During the building permit plan review process, items such as building construction type, allowable height and area, fire separation, and other applicable code requirements will be evaluated for compliance with the Florida Building Code currently in effect.

B. ENGINEERING

1. The following advisory comment(s) are provided for informational purposes or consideration:
 - a. A final engineering review will be required for the proposed scope of work. Once DRC is approved/passed please apply for a final engineering review at CTouhsant@coconutcreek.gov or contact the City's Engineering department at (954) 973-6786.
 - b. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the Final Engineering and engineering permitting stage.
 - c. Plans/documentation for floodproofing of the proposed expansion will be requested at a later stage.

C. FIRE

1. Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Please show the plan (The plan provided shows different radius and northeast section shows the truck turning into on-coming traffic and curbs. The turn radius shall be consistent with the previously mentioned use of a 50 foot outside 25 foot inside turning radius)

D. LANDSCAPING

1. No plans regarding landscaping of the reduced garden area were submitted. Update and provide applicable plan sheets.

E. PHOTOMETRICS

1. Reviewed with no substantive comments or conditions.

F. POLICE

1. Reviewed with no substantive comments or conditions.

G. PUBLIC WORKS

1. Reviewed with no substantive comments or conditions.

H. RESILIENCY

1. Reviewed with no substantive comments or conditions.

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.



I. TRANSPORTATION

1. Reviewed with no substantive comments or conditions.

J. URBAN DESIGN AND DEVELOPMENT

1. Sign-off from Fire, Landscape, and Planning and Zoning is required to address outstanding comments prior to Planning and Zoning Board scheduling.
2. The applicant shall provide the following to the City.
 - a. Digital: One (1) complete set of each as follows:
 - Site plan - unlocked and unsigned.
 - PowerPoint presentation.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document.
 - b. Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.
 - Site plan – 11"x17" in size.
 - PowerPoint – no larger than 11"x17" in size.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document, 8.5"x11" in size.
3. Update the site data analysis to show both current and proposed garden area square footage and add a note explaining the reductions and/or changes made to the garden area.
4. On the sheet titled OPDGCI-Garden Center, indicate the proposed square footage for the area being modified.
5. Submit a landscape plan detailing the proposed changes to the garden area. Also revise the landscape data table. Note that all landscape materials must meet landscape regulations.

Additional Comments:

6. *Pending receipt.* The City has retained professional services to conduct landscape review of all Development Review Applications. Per 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.
7. *Pending receipt.* Fire Rescue, Law Enforcement, and Affordable Housing impact fees to be paid prior to building permit issuance.

Bowman

June 16, 2026

City of Coconut Creek
Department of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063
954-973-6677

Project: 1916-251 Coconut Creek, Walmart

Project No.: PZ-25090001

Bowman Project No.: 011463-01-030

Dear Mr. Potter:

This letter is in response to your letter dated June 11, 2026.

Fire – Ryan Banyas

COMMENT 1

Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Please show the plan (The plan provided shows different radius and northeast section shows the truck turning into on-coming traffic and curbs. The turn radius shall be consistent with the previously mentioned use of a 50 foot outside 25 foot inside turning radius)

Response:

Please see the updated fire truck route plan. This has been revised accordingly. Please note that most of the fire route is existing.

Landscaping – Scott Peavler

COMMENT 2

No plans regarding landscaping of the reduced garden area were submitted. Update and provide applicable plan sheets.

Response:

Plans were submitted via email and marked as approved on 6/16.

Urban Design and Development – Deandrea Moise

COMMENT 3

Sign-off from Fire, Landscape, and Planning and Zoning is required to address outstanding comments prior to Planning and Zoning Board scheduling.

Response:

Comment noted.

COMMENT 4

The applicant shall provide the following to the City.

- a. Digital: One (1) complete set of each as follows:
 - Site Plan – unlocked and unsigned.
 - PowerPoint presentation
 - Public outreach report
 - Sustainable (Green) report
 - Each Round of DRC response document.
- b. Printed: Thirteen (13) complete sets, individually bound/ stapled / 3-hole punched.
 - Site plan – 11"x17" in size.
 - PowerPoint – no larger than 11"x17" in size.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document, 8.5"x11" in size.

Response:

Comment noted, this is in progress and will be provided by the 22nd.

COMMENT 5

Update the site data analysis to show both current and proposed garden area square footage and add a note explaining the reductions and/or changes made to the garden area.

Response:

Please see the updated site table note number 1 with the requested SF from the garden area reduction.

COMMENT 6

On the sheet titled OPDGC1-Garden Center, indicate the proposed square footage for the area being modified.

Response:

The requested square footage information has been added to the revised OPDGC1 sheet. A note has been added to Detail 1 indicating the area being modified as follows:

- **Garden Center Reduction: -1,237 SF**
- **Proposed Total Building Area: 209,884 SF.**

COMMENT 7

Submit a landscape plan detailing the proposed changes to the garden area. Also revise the landscape data table. Note that all landscape materials must meet landscape regulations.

Response:

Plans were submitted via email and marked as approved on 6/16.

COMMENT 8

Pending receipt: The City has retained professional services to conduct landscape review of all Development Review Applications. Per 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.

Response:

Comment noted.

COMMENT 9

Pending receipt: Fire Rescue, Law Enforcement, and Affordable Housing impact fees to be paid prior to building permit issuance.

Response:

Comment noted.

If you have any questions or require additional information, please call me at (321) 270-8990, or send an email to Walmart-Remodel@bowman.com.

Thank you,

Jacquie Pedevillano
Project Manager
Bowman Consulting



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

PROJECT NAME:	Walmart Expansion		
PROJECT NUMBER:	PZ-25090001		
LOCATION:	5571 W Hillsboro Blvd		
APPLICANT/AGENT:	Bowman Consulting		
REVIEW/APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Deandrea Moise - Planning Manager	dmoise@coconutcreek.net	(954) 973-6677
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
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Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Santiago Florez-Molina - Engineer I	sflorezmolina@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

1. The section of the property where the addition is being proposed is in a Flood Zone AH.
2. This approval does not imply full compliance with the Florida Building Code. Submittal of a building permit application and associated plans will be required for a comprehensive review and to obtain a building permit. During the building permit plan review process, items such as building construction type, allowable height and area, fire separation, and other applicable code requirements will be evaluated for compliance with the Florida Building Code currently in effect.

Note: Every effort has been made to identify code violations; however, any oversight by the reviewer shall not be construed as authority to violate, set aside, cancel, or alter applicable codes

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.



or ordinances. Plan review and permit issuance shall not be considered a warranty or guarantee. The designer remains responsible for ensuring compliance with all applicable federal, state, and municipal codes and ordinances.

ENGINEERING

1. A final engineering review will be required for the proposed scope of work. Once DRC is approved/passed please apply for a final engineering review at CTouhsant@coconutcreek.gov or contact the City's Engineering department at (954) 973-6786.
2. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the Final Engineering and engineering permitting stage.
3. Plans/documentation for floodproofing of the proposed expansion will be requested at a later stage

FIRE

1. Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Please show the plan (The plan did not display the size of the truck requested and the turn radius were not shown on the plans as well).
2. The fire sprinkler riser is in the area where the addition is proposed. This question was not addressed

LANDSCAPING

1. Tree #24 is stated to be relocated on sheet L-1.0, but shown to remain on sheet L-1.1. Correct inconsistency.
2. Label Tree #5 with an "R" on sheet L-1.1 to be consistent with the tree disposition list.
3. Tree #26 stated to be relocated, is not provided on the proposed landscape plan on sheet L-1.1.
4. Verify relocated Tree #70 does not conflict with the buried electric line on sheet L-1.1.
5. Provide diversification calculations for all proposed plant material, as per Sec. 13-444 (c). No more than 25% of the same species can be used per category: trees, palms, and shrubs/groundcover. **Comment partially addressed. Proposed quantity of Perennial Peanut exceeds 25% of the proposed shrubs and groundcover.**
6. Provide the City standard landscape notes on the plans. A copy of the notes in Word format is available upon request. **Comment not addressed. City notes were not provided.**

PHOTOMETRICS

Reviewed with no comments.



POLICE

1. We recognize that the current lighting is being reused; however, we still request the photometrics plan for the site, which has not yet been provided.

PUBLIC WORKS

Reviewed with no comments.

SUSTAINABILITY

Reviewed with no comments.

TRANSPORTATION

Reviewed with no comments

URBAN DESIGN AND DEVELOPMENT

1. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City.
 - a. Digital: One (1) complete set of each as follows:
 - Site plan - unlocked and unsigned.
 - PowerPoint presentation.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document.
 - b. Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.
 - Site plan – 11"x17" in size.
 - PowerPoint – no larger than 11"x17" in size.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document, 8.5"x11" in size.
2. *Pending receipt:*
 - a. The City has retained professional services to conduct the landscape review of all Development Review Applications. Per 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 Fees shall be paid to the City no later than prior to the issuance of a building permit.
 - b. Fire Rescue, Law Enforcement, and Affordable Housing impact fees to be paid prior to building permit issuance.
3. Additional comments may be provided at DRC meeting and/or upon review of revised application.
4. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be made to plans and digitally re-submitted. Written responses shall identify appropriate sheet(s) or page(s) where corrections have been made.
5. Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered void and treated as a new application with applicable fees.

Site Plan

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.



6. Sheet labeled A1 "floor plan" was not provided.
7. Sheet labeled OPA3.1 "existing elevations" was not provided.
8. The parking ratio provided does not compute based on the submitted data. Review and correct the parking calculations accordingly. The site data analysis table must be revised to reflect the accurate parking ratio and total number of required and provided spaces. Note that any parking ratio proposed that differs from the requirements established by the City Code and the approved PCD documents will require formal approval through a variance or an amendment to the PCD documents, as applicable.
9. The site plan reflects multiple directional "Pick Up" signs, which can constitute excessive signage. Review and reduce signage as appropriate to avoid sign clutter. In addition, staff reserves the right to further review and evaluate signage during the building permit review process.



May 20, 2026

City of Coconut Creek
Department of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063
954-973-6677

Project: 1916-251 Coconut Creek, Walmart
Project No.: PZ-25090001
Bowman Project No.: 011463-01-030

Dear Mr. Potter:

This letter is in response to your letter dated March 11, 2026.

Building – Sean Flanagan

COMMENT 1

The section of the property where the addition is being proposed is in Flood Zone AH.

Response:

Comment noted and being coordinated with other disciplines. The proposed expansion is being proposed to be floodproofed as noted in comment 6.

COMMENT 2

This approval does not imply full compliance with the Florida Building Code. Submittal of a building permit application and associated plans will be required for a comprehensive review and to obtain a building permit. During the building permit plan review process, items such as building construction type, allowable height and area, fire separation, and other applicable code requirements will be evaluated for compliance with the Florida Building Code currently in effect.

Response:

Comment noted, the building permit has been submitted and is currently under review.

COMMENT 3

Note: Every effort has been made to identify code violations; however, any oversight by the reviewer shall not be construed as authority to violate, set aside, cancel, or alter applicable codes or ordinances. Plan review and permit issuance shall not be considered a warranty or guarantee. The designer remains responsible for ensuring compliance with all applicable federal, state, and municipal codes and ordinances.

Response:
Comment noted.

Engineering – Eileen Cabrera

COMMENT 4

A final engineering review will be required for the proposed scope of work. Once DRC is approved/passed please apply for a final engineering review at CTouhsant@coconutcreek.gov or contact the City's Engineering department at (954) 973-6786.

Response:
Comment noted. This is currently being coordinated for submittal and review.

COMMENT 5

Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the Final Engineering and engineering permitting stage.

Response:
Comment noted. This is currently being coordinated for submittal and review.

COMMENT 6

Plans/documentation for floodproofing of the proposed expansion will be requested at a later stage

Response:
Please find the attached floodproofing plans for your review.

Fire – Ryan Banyas

COMMENT 7

Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Show the plan.

Response:
Please refer to sheet C1.3, Fire Truck Route, with the fire truck route noted as 39' long by 9' wide. The plan also reflects a min. inside 25' radius and 50' outside radius.

COMMENT 8

The fire sprinkler riser is in the area where the addition is proposed. This question was not addressed.

Response:

The existing fire water supply line lead in location is in the area of the planned expansion. The construction plan is to:

- Keep the existing line active and fully protected in place throughout construction.
- Perform the tie in connection once all new work is complete.
- Abandon the existing segment of the line after the new system is active and approved. This can be shown on the MEP plans and can be further detailed with the engineering review as required.

Landscaping – Scott Peavler

COMMENT 9

Tree #24 is stated to be relocated on sheet L-1.0, but shown to remain on sheet L-1.1. Correct inconsistency.

Response:

Acknowledged, Tree #24 is now shown to remain on sheet L-1.0.

COMMENT 10

Label Tree #5 with an “R” on sheet L-1.1 to be consistent with the tree disposition list.

Response:

Acknowledged, Tree #5 is now shown with an “R” on sheet L-1.1.

COMMENT 11

Tree #26 stated to be relocated, is not provided on the proposed landscape plan on sheet L-1.1.

Response:

Acknowledged, Tree #26 is now shown on sheet L-1.1.

COMMENT 12

Verify relocated Tree #70 does not conflict with the buried electric line on sheet L-1.1.

Response:

Acknowledged, Tree #70 has been relocated on sheet L-1.1.

COMMENT 13

Provide diversification calculations for all proposed plant material, as per Sec. 13-444 (c). No more than 25% of the same species can be used per category: trees, palms, and shrubs/groundcover. **Comment partially addressed. Proposed quantity of Perennial Peanut exceeds 25% of the proposed shrubs and groundcover.**

Response:

Acknowledged, we revised the planting design- please see sheet L-1.1.

COMMENT 14

Provide the City standard landscape notes on the plans. A copy of the notes in Word format is available upon request. **Comment not addressed. City notes were not provided.**

Response:

Acknowledged, the City standard landscape notes have been added to sheet L-1.0.

Photometrics – Linda Whitman

COMMENT 15

Reviewed with no comments.

Response: Noted. Thank you.

Police – Barbara Hendrickx

COMMENT 16

We recognize that the current lighting is being reused; however, we still request the photometrics plan for the site, which has not yet been provided.

Response:

From further coordination with the photometric team and reviewer, the current lighting and photometric plan has been updated to reflect existing conditions.

Public Works – Mike Heimbach

COMMENT 17

Reviewed with no comments.

Response: Comment noted. Thank you.

Sustainability – Linda Whitman

COMMENT 18

Reviewed with no comments.

Response: Comment noted. Thank you.

Transportation – Michael Righetti

COMMENT 19

Reviewed with no comments.

Response: Comment noted. Thank you.

Urban Design and Development – Deandrea Moise

General Comments

COMMENT 20

Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City.

- a. Digital: One (1) complete set of each as follows:
 - Site Plan – unlocked and unsigned.
 - PowerPoint presentation
 - Public outreach report
 - Sustainable (Green) report
 - Each Round of DRC response document.
- b. Printed: Thirteen (13) complete sets, individually bound/ stapled / 3-hole punched.
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 - PowerPoint – no larger than 11"x17" in size.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document, 8.5"x11" in size.

Response:

Comment noted next steps are currently being started for P&Z submittal.

COMMENT 21

Pending receipt.

- a. The City has retained professional services to conduct the landscape review of all Development Review Applications. Per 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. Fees shall be paid to the City no later than prior to the issuance of a building permit.

- b. Fire Rescue, Law Enforcement, and Affordable Housing impact fees to be paid prior to building permit issuance.

Response:
Comment noted.

COMMENT 22

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

Response: Comment noted.

COMMENT 23

Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be made to plans and digitally re-submitted. Written responses shall identify appropriate sheet(s) or page(s) where corrections have been made.

Response: Comment noted.

COMMENT 24

Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered void and treated as a new application with applicable fees. See comment #1.

Response: Comment noted.

Site Plan

COMMENT 25

Sheet labeled A1 “floor plan” was not provided.

Response:
Please find the attached A1 sheet.

COMMENT 26

Sheet labeled OPA3.1 “existing elevations” was not provided.

Response:
Please find the attached A3.1 sheets for the existing elevations.

COMMENT 27

The parking ratio provided does not compute based on the submitted data. Review and correct the parking calculations accordingly. The site data analysis table must be revised to reflect the accurate parking ratio and total number of required and provided spaces. Note that any parking ratio proposed that differs from the requirements established by the City Code and the approved PCD documents will require formal approval through a variance or an amendment to the PCD documents, as applicable.

Response: please see the updated site plan with the revision to the SF as discussed. The garden center has been proposed to be reduced to remain within the plat note maximum square footage.

COMMENT 28

The site plan reflects multiple directional “Pick Up” signs, which can constitute excessive signage. Review and reduce signage as appropriate to avoid sign clutter. In addition, staff reserves the right to further review and evaluate signage during the building permit review process.

Response:

From further discussion, a couple of the wayfinding, directional signs have been removed to reduce quantity of signage.

If you have any questions or require additional information, please call me at (321) 270-8990, or send an email to Walmart-Remodel@bowman.com.

Thank you,

Jacque Pedevillano
Project Engineer
Bowman Consulting



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – NOV. 06, 2025

PROJECT NAME:	Walmart Expansion		
PROJECT NUMBER:	PZ-25090001		
LOCATION:	5571 W Hillsboro Blvd		
APPLICANT/AGENT:	Bowman Consulting		
REVIEW/APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Deandra Moise - Planning Manager	dmoise@coconutcreek.net	(954) 973-6677
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Santiago Florez-Molina - Engineer I	sflorezmolina@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

1. The section of the property where the addition is being proposed is on a Flood Zone AH.
2. This approval does not imply full compliance with the Florida Building Code. Submittal of a building permit application and associated plans will be required for a comprehensive review and to obtain a building permit. During the building permit plan review process, items such as building construction type, allowable height and area, fire separation, and other applicable code requirements will be evaluated for compliance with the Florida Building Code currently in effect.
3. **Note:** Every effort has been made to identify code violations; however, any oversight by the reviewer shall not be construed as authority to violate, set aside, cancel, or alter applicable codes or

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.



ordinances. Plan review and permit issuance shall not be considered a warranty or guarantee. The designer remains responsible for ensuring compliance with all applicable federal, state, and municipal codes and ordinances.

ENGINEERING

1. There are existing utilities in conflict with the proposed expansion. Clarify how this will be remedied.
2. Proposed sign located near parking spot east of the proposed building expansion conflicts with the existing hydrant. Ensure adequate clear zone requirements are met.
3. The proposed expansion's FFE will not meet the BFE +1 freeboard requirement. Be advised that the building expansion will need to be floodproofed and certified, just as the liquor store was done in the past.
4. Clarify what the "E" symbol overlapping with the proposed curbing located Southeast of the existing liquor store represents.
5. Install ADA mats at the proposed crosswalks to ensure pedestrian safety.

FIRE

1. Provide the plan for replacing the fire lane that will be demo in the proposed area of work.
2. Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Show the plan.
3. Are there any fire hydrants in the area of work?

LANDSCAPING

1. A complete tree disposition plan and disposition list, along with mitigation calculations were not provided for review. Additional comments will be provided once those plans have been submitted. Per Sec. 13-447(d)(1), provide a list of all existing trees within the area of work, including the minimum required information listed under part "h". Part "h" reads: *"Tree surveys and tabular form tree inventories shall be prepared, signed and sealed by a Florida registered surveyor with verification of genus, species, height, spread, DBH and condition by a Florida registered landscape architect or other recognized professional qualified to determine same."*
2. Include tree numbers on the Tree Disposition Plan that correspond to the tree list required as per comment #1.
3. Include tree numbers for relocated trees/palms on the landscape plan. Recommend adding the relocated trees/palms to the plant key as well, for ease of reference.
4. Show tree protection barrier around all trees to remain within the area of work. Include a note that the tree barrier must be installed prior to construction activities and remain in place throughout the duration of work. This includes relocated trees/palms.
5. Minimum width of new landscape islands is 12', dimension islands on Landscape Plan to show compliance.

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.



6. Required 10' landscape area between building and vehicular use area is not provided at the southeast planter area at the building expansion. Landscape area is to be provided or the code deviation will need to be addressed in the PCD documents. Further discussion with Staff may be required.
7. Must provide code table, showing compliance with minimum landscape requirements as per Sec. 13-443. Additional comments will be provided once the data table been included on the plans.
8. Provide diversification calculations for all proposed plant material, as per Sec. 13-444 (c). No more than 25% of the same species can be used per category: trees, palms, and shrubs/groundcover.
9. Provide a breakdown of the required building foundation plantings, for each façade of the building expansion only, as per Sec. 13-443 (5) (f).
10. Must provide open space calculations as per Sec. 13-345 (c) (13). Minimum requirement is fifteen percent (15%) of total lot area.
11. Provide tree category percentage calculations per Sec. 13-444 (c) (1).
12. Label and dimension any existing and proposed easements on the plans.
13. Ensure that all trees are the specified minimum distances from paved surfaces, as per Table 13-444.T1.
14. Note that trees and palms within 6' of utility lines and hardscape elements will require the use of a root barrier type product. Show root barrier locations on the Landscape Plan.
15. Show all utility easements in gray scale on the Landscape Plan, as well as all above and below ground utilities and associated equipment (fire hydrants, overhead power lines, FPL pads, water and sewer service lines, etcetera).
16. Small trees shall have a minimum trunk diameter of one and one-half (1½) inches for at least one (1) of the trunks for a multi-stem tree. Specify this requirement for the Japanese Privet.
17. Provide the City standard landscape notes on the plans. A copy of the notes in Word format is available upon request.
18. Revise the shrub and groundcover details to state a minimum of 18" is to be excavated and backfilled with preferred planting soil.
19. The use of wire and tubing for bracing is prohibited. The City recommends Wellington tape or similar with bio-degradable twine to be used. Only the twine is to be in contact with the trunks. Revise tree planting details accordingly.

PHOTOMETRICS

1. Reviewed with no comments.

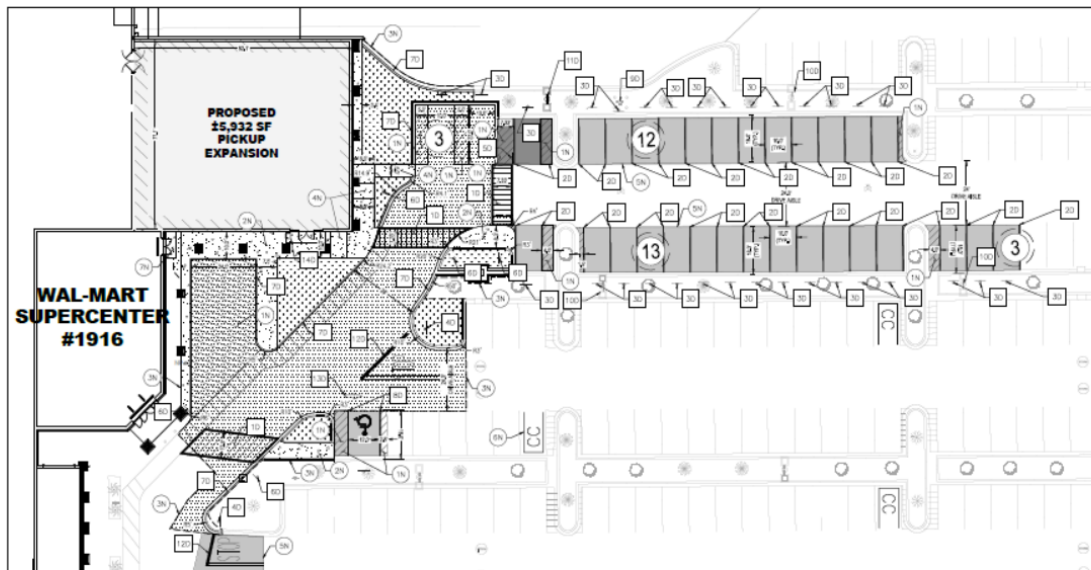
POLICE

1. Provide data on the proposed lighting fixtures to be used in the parking lot.
 - Full cutoff fixtures utilizing LEDs are recommended.
2. Provide calculated photometric readings based on the proposed lighting fixtures for review.
 - This lot is an area where security is a concern since the applicant is a major retailer that is open late. The lot will be used for the transport and transfer of merchandise, including high value

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.



C1.1 Site Plan



1 SITE PLAN
SCALE: 1/8" = 1'-0"

PUBLIC WORKS

1. Reviewed with no comments.

SUSTAINABILITY

1. Reviewed with no comments.

TRANSPORTATION

1. Figure 1B shall identify the driveway number sequence outlined in the third paragraph of the Traffic Impact Statement.
2. The Traffic Impact Statement (Page 4) identifies driveway No. 3 as anticipated to be the most utilized to access the pick-up area. Appendix C also identifies driveway No. 3 with existing conditions to be the most utilized. The Site Circulation modification evaluation did not appear to address potential changes to the addition's site circulation.
3. Provide a construction Phasing Plan that identifies the areas to be used for the staging of construction equipment, construction materials, construction trailer, construction employee parking, construction fence, etc.
4. Clarify if all existing parking spaces, pavement markings and signage is to be replaced? If so, provide a typical parking detail, provide a typical handicap parking detail and provide a typical EV Charging parking detail.
5. The angle of the modified drive isle that is directly located adjacent to the building expansion, appears to potentially create turning movement hazards with pedestrian activity (crosswalks),

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handicap spaces, or backup maneuvers. Can the drive isle alignment be improved as the code offers the following criteria:

- a. For required and unrequired parking spaces provided in other than a parallel and perpendicular configuration in a surface parking lot, the parking spaces and access isles shall vary with the angle of parking and other characteristics of parking lot layout in accordance with Figures 13-399.3 and 13.399.4.; and
- b. In accordance with Sec.13-399 (g), all parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. One-way aisles shall be a minimum of sixteen (16) feet in width. Where parking spaces are ninety (90) degrees or perpendicular to the direction of movement on both sides of an aisle, the minimum required aisle width shall be twenty-four (24) feet. A sidewalk with a minimum width of eight (8) feet shall be placed between building facades which provide for public access and circulation isles. A circulation isle with a minimum width of thirty (30) feet shall be placed adjacent to said sidewalks. This aisle will be unobstructed by back-out parking movements. A six-foot area adjacent to the building walkway shall be used for a properly designated fire lane. Off-street loading requirements may use the rear six-foot area in an assigned location. If paved access is not provided around the buildings, emergency access must be provided in accordance with this chapter.

6. Additional comments may be forthcoming.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.
2. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, and other helpful information as applicable.
3. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City.
 - a. Digital: One (1) complete set of each as follows:
 - Site plan - unlocked and unsigned.
 - PowerPoint presentation.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document.
 - b. Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.
 - Site plan – 11"x17" in size.
 - PowerPoint – no larger than 11"x17" in size.
 - Public outreach report.

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.



- Sustainable (Green) report.
 - Each round of DRC response document, 8.5"x11" in size.
4. The City has retained professional services to conduct landscape review of all Development Review Applications. Per 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. **Acknowledge and provide contact information of person(s) responsible for payments to the City.**
 5. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.
 6. Additional comments may be provided at DRC meeting and/or upon review of revised application.
 7. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be made to plans and digitally re-submitted. Written responses shall identify appropriate sheet(s) or page(s) where corrections have been made.
 8. Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered void and treated as a new application with applicable fees. See comment #1.

Impact Fees

9. This project shall be subject to the following Impact Fees:
 - Fire Rescue and Law Enforcement: Sec.13-118.8, Pursuant to Ord.2025-001. Impact fees shall be imposed and calculated for the alteration, expansion or replacement of a use, building or dwelling unit or the construction of an accessory building if the alteration, expansion, or replacement of the use, building or dwelling unit or the construction of an accessory building results in a land use determined to generate greater impacts on the City's Capital Improvement System than the present use under the applicable Impact Fee Category. Fee, based on use and gross floor area of a building, must be paid prior to building permit issuance. Acknowledge.
 - Affordable Housing: Sec.13-110 through 13-117, Pursuant to Ord.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 issuance of a building permit. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. Acknowledge. A breakdown shall be provided at time of building permit.

Site Plan

10. For consistency, applicant shall respond to the justification statement demonstrating that the site plan meets the aesthetic design criteria as established in the City's Land Development Code Section 13-37. Be advised, a restatement does not satisfy code requirements:
 - a. ***Harmonious and efficient organizations.*** The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.

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.



- b. **Preservation of natural state.** Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.
 - c. **Enhancement of residential privacy.** The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.
 - d. **Emergency access.** Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.
 - e. **Access to public ways.** Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - f. **Pedestrian circulation.** A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.
 - g. **Design of access and egress drives.** The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.
 - h. **Coordination with off-site vehicular and pedestrian circulation systems.** The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.
 - i. **Stormwater control.** Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.
 - j. **Exterior lighting.** Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.
 - k. **Protection of property values.** Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.
11. Staff acknowledges the applicant's justification; however, provide a detailed written narrative describing the proposed use, functions, and activities within the proposed new space area.
 12. For resubmittal, upload each sheet as individual file. Do not combine multiple sheets. This requirement ensures proper document tracking and review consistency within the electronic permitting system. Verify that each sheet is correctly labeled with the appropriate title and sheet number.
 13. **Floor plan:** Identify and label all interior spaces and/or provide a corresponding legend. Staff was unable to confirm the internal layout and the new location of the trash compactor. Ensure that the floor plan clearly distinguishes between existing and proposed areas.
 14. Sheet labeled "SP-1" should be labeled as "existing site plan" or remove entirely from this package.
 15. Revise the site analysis table to include an additional column labeled "Required" in order to identify the existing, required, and proposed site data and ensure compliance with minimum development standards.

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.



16. Per Section 13-401, Commercial use parking space requirements is 1 space per 250 square feet GLA. Revise accordingly.

Construction Trailer

17. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

Elevations

18. Sheet label C1.1, Site plan clearly identifies the proposed addition. However, the rendering provided doesn't reflect that. Revise accordingly.
19. Provide existing elevations in addition to proposed elevations.
20. Elevations illustrated on a single sheet with other tabular data hinders detailed review of each elevation. Separate elevations on to multiple sheets to improve clarity and readability.
21. Relabel elevation plans with compass directions North/South/East/West based on the direction they are facing.
22. Staff recommends revising the façade color scheme to incorporate the proposed cream tone to improve visual balance and architectural consistency, consistent with the design intent standards of Section 13-37 Aesthetic Design.
23. It appears that parts of the roof have been painted "gray". Per approved Ordinance 2006-019, roof membrane is to be white. Address.
24. Downspouts shall not be installed on the exterior façade or be visible. Painting the downspouts does not satisfy this requirement. They must be installed so that they are not visible from public view.
25. Per 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.

Signs

26. Applicant received a variance on December 2007 to allow for two (2) front identification signs on the storefront where one (1) is permitted. It appears that applicant is requesting additional signage on the storefront. However, staff is able to review a unified sign package through this Site Plan application. Respond to the following sign deviations criteria:
 - a. Allowance for proposed non-primary signs. (i.e: grocery, pharmacy, vision, etc.).
 - b. Allowance for sign illumination for non-primary signs.
 - c. Maximum letter height including logo is three (3) feet. However, applicant received a variance approval for a six (6) maximum.
27. Staff is unable to identify (P218E), blue background for the signage. Provide details.
28. *Wall identification sign:* The proposed wall sign appears to have an excessive separation between the text elements "Walmart" and "Spark". Staff recommends reducing the spacing so the sign reads as cohesive unit and is visually centered on the facade.
29. Banners on light pole are prohibited. Remove.
30. Be advised, any ground sign identification sign must be clear of any utility easement.

Bowman

February 9 , 2026

City of Coconut Creek
Department of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063
954-973-6677

Project: 1916-251 Coconut Creek, Walmart
Project No.: PZ-25090001
Bowman Project No.: 011463-01-030

Dear Mr. Potter:

This letter is in response to your letter dated November 6, 2025.

Building – Sean Flanagan

COMMENT 1

The section of the property where the addition is being proposed is in Flood Zone AH.

Response:

Comment noted. Additional measures with the building review is underway to address the flood plain.

COMMENT 2

This approval does not imply full compliance with the Florida Building Code. Submittal of a building permit application and associated plans will be required for a comprehensive review and to obtain a building permit. During the building permit plan review process, items such as building construction type, allowable height and area, fire separation, and other applicable code requirements will be evaluated for compliance with the Florida Building Code currently in effect.

Response:

Comment noted. A building permit is in process.

COMMENT 3

Note: Every effort has been made to identify code violations; however, any oversight by the reviewer shall not be construed as authority to violate, set aside, cancel, or alter applicable codes or ordinances. Plan review and permit issuance shall not be considered a warranty or guarantee. The designer remains responsible for ensuring compliance with all applicable federal, state, and municipal codes and ordinances.

Response:
Comment noted.

Engineering – Eileen Cabrera
COMMENT 4

There are existing utilities in conflict with the proposed expansion. Clarify how this will be remedied.

Response:
The existing water and electrical lines that are under the proposed expansion are proposed to be removed and relocated as shown on both the demolition plan, DM1.0, and C2.1, Utility Plan.

COMMENT 5

Proposed sign located near parking spot east of the proposed building expansion conflicts with the existing hydrant. Ensure adequate clear zone requirements are met.

Response:
Due to the scope of work change, a pickup stall is not proposed in said location. See revised Construction Drawings Site Plan Sheet C1.1.

COMMENT 6

The proposed expansion's FFE will not meet the BFE +1 freeboard requirement. Be advised that the building expansion will need to be floodproofed and certified, just as the liquor store was done in the past.

Response:
Acknowledged. The proposed expansion will be floodproofed and certified as was done for the liquor store expansion and as follows:

- **Installation of removeable flood barricade system at the exterior door.**
- **Trench drain to sump pump at the exterior door.**
- **Solid waterproofing grout of exterior CMU walls to 1'-4" AFF**
- **Installation (or connect to existing) emergency response radio.**
- **Posting of flood operations plan (or expand existing)**
- **Failure alarm on the sump pump.**

At appropriate phases of construction, the architect/engineers will conduct a site observation visit to certify flood proofing and verify substantial conformance of the work.

COMMENT 7

Clarify what the “E” symbol overlapping with the proposed curbing located Southeast of the existing liquor store represents.

Response:

Please see the updated plans that no longer show the “E” symbol.

COMMENT 8

Install ADA mats at the proposed crosswalks to ensure pedestrian safety.

Response:

Expose aggregate will be installed at the proposed crosswalks to ensure pedestrian crossing.

Fire – Ryan Banyas

COMMENT 9

Provide the plan for replacing the fire lane that will be demo in the proposed area of work.

Response:

Please see revised Construction Drawings Site Plan Sheet C1.1 Note 10N. The fire lane is proposed to be removed and replaced.

COMMENT 10

Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck or similar truck (B40 Bus template) that is 39 feet long, 9 feet wide, and displays both turning radius dimensions. Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. Show the plan.

Response:

Please see the provided truck route on Sheet C1.2, Truck Route, with the updated fire truck with the requested dimensions.

COMMENT 11

Are there any fire hydrants in the area of work?

Response:

There is an existing fire hydrant called out on C1.1, Site Plan, as 9D. This is proposed to remain and not be modified. The existing fire room is proposed to be modified along with the existing fire lines connecting to the proposed expansion. These modifications can be

found on the demolition plan, utility plan, and architectural floor plans. A building permit will be applied for to address any additional requested items pertaining to the building footprint.

Landscaping – Scott Peavler

COMMENT 12

A complete tree disposition plan and disposition list, along with mitigation calculations were not provided for review. Additional comments will be provided once those plans have been submitted. Per Sec. 13-447(d)(1), provide a list of all existing trees within the area of work, including the minimum required information listed under part “h”. Part “h” reads: *“Tree surveys and tabular form tree inventories shall be prepared, signed and sealed by a Florida registered surveyor with verification of genus, species, height, spread, DBH and condition by a Florida registered landscape architect or other recognized professional qualified to determine same.”*

Response:

Acknowledged, we are providing a Tree Disposition Plan with a Tree Disposition List that shows the minimum required information- please see revised sheet L-1.0.

COMMENT 13

Include tree numbers on the Tree Disposition Plan that correspond to the tree list required as per comment #1.

Response:

Acknowledged, tree numbers are provided- please see revised sheet L-1.0.

COMMENT 14

Include tree numbers for relocated trees/palms on the landscape plan. Recommend adding the relocated trees/palms to the plant key as well, for ease of reference.

Response:

Acknowledged, tree numbers are shown on the Landscape Plan- please see revised sheet L-1.1.

COMMENT 15

Show tree protection barrier around all trees to remain within the area of work. Include a note that the tree barrier must be installed prior to construction activities and remain in place throughout the duration of work. This includes relocated trees/palms.

Response:

Acknowledged, tree protection barrier is show around trees that are directly impacted by construction. The note has been added to the tree protection barrier label- please see revised sheet L-1.0.

COMMENT 16

Minimum width of new landscape islands is 12', dimension islands on Landscape Plan to show compliance.

Response:

Acknowledged, we have added dimensions to the new landscape islands- please see revised sheet L-1.1.

COMMENT 17

Required 10' landscape area between building and vehicular use area is not provided at the southeast planter area at the building expansion. Landscape area is to be provided or the code deviation will need to be addressed in the PCD documents. Further discussion with Staff may be required.

Response:

Please see the updated plan with the revised landscaping as discussed.

COMMENT 18

Must provide code table, showing compliance with minimum landscape requirements as per Sec. 13-443. Additional comments will be provided once the data table been included on the plans.

Response:

Acknowledged, we have added the landscape code requirements to the Landscape Plan- please see revised sheet L-1.1.

COMMENT 19

Provide diversification calculations for all proposed plant material, as per Sec. 13-444 (c). No more than 25% of the same species can be used per category: trees, palms, and shrubs/groundcover.

Response:

Acknowledged, we have added the diversification calculations to the Landscape Plant List on the Landscape Plan- please see revised sheet L-1.1.

COMMENT 20

Provide a breakdown of the required building foundation plantings, for each façade of the building expansion only, as per Sec. 13-443 (5) (f).

Response:

Acknowledged, we have added the code required building foundation plantings to the Landscape Plan- please see revised sheet L-1.1.

COMMENT 21

Must provide open space calculations as per Sec. 13-345 (c) (13). Minimum requirement is fifteen percent (15%) of total lot area.

Response:

Acknowledged, we have provided the open space calculations to the Landscape Plan- please see revised sheet L-1.1.

COMMENT 22

Provide tree category percentage calculations per Sec. 13-444 (c) (1).

Response:

Acknowledged, we have provided the tree category percentage to the Landscape Plant List on the Landscape Plan - please see revised sheet L-1.1.

COMMENT 23

Label and dimension any existing and proposed easements on the plans.

Response:

Acknowledged, we have labelled and dimensioned all easements on the plans.

COMMENT 24

Ensure that all trees are the specified minimum distances from paved surfaces, as per Table 13-444.T1.

Response:

Acknowledged.

COMMENT 25

Note that trees and palms within 6' of utility lines and hardscape elements will require the use of a root barrier type product. Show root barrier locations on the Landscape Plan.

Response:

Acknowledged, we have added the tree root barrier on the Landscape Plan- please see sheet L-1.1.

COMMENT 26

Show all utility easements in gray scale on the Landscape Plan, as well as all above and below ground utilities and associated equipment (fire hydrants, overhead power lines, FPL pads, water and sewer service lines, etcetera).

Response:

Acknowledged, we have added all utility easements in gray scale on the Landscape Plan, as well as all above and below ground utilities and associated equipment to the Landscape Plan- please see sheet L-1.1.

COMMENT 27

Small trees shall have a minimum trunk diameter of one and one-half (1½) inches for at least one (1) of the trunks for a multi-stem tree. Specify this requirement for the Japanese Privet.

Response:

Acknowledged, we have added the specification to the Landscape Plant Materials list on the Landscape Plan- please see sheet L-1.1.

COMMENT 28

Provide the City standard landscape notes on the plans. A copy of the notes in Word format is available upon request.

Response:

Acknowledged, we have added the City standard landscape notes to the Landscape Plan- please see sheet L-1.1.

COMMENT 29

Revise the shrub and groundcover details to state a minimum of 18" is to be excavated and backfilled with preferred planting soil.

Response:

Acknowledged, we have revised the details on the Landscape Details sheet- see revised sheet L1.2.

COMMENT 30

The use of wire and tubing for bracing is prohibited. The City recommends Wellington tape or similar with bio-degradable twine to be used. Only the twine is to be in contact with the trunks. Revise tree planting details accordingly.

Response:

Acknowledged, we have revised the tree planting details on the Landscape Details sheet- see revised sheet L1.2.

Photometrics – Linda Whitman

COMMENT 31

Reviewed with no comments.

Response:

Noted. Thank you.

Police – Barbara Hendrickx

COMMENT 32

Provide data on the proposed lighting fixtures to be used in the parking lot.

- Full cutoff fixtures utilizing LEDs are recommended.

Response:

Please see the photometrics plan that shows the proposed photometrics within the scope of work area. The rest of the site's lighting is not proposed to be modified.

COMMENT 33

Provide calculated photometric readings based on the proposed lighting fixtures for review.

- This lot is an area where security is a concern since the applicant is a major retailer that is open late. The lot will be used for the transport and transfer of merchandise, including high value items. Even though the store does close, the parking lot is also accessible to the public 24 hours due to the open nature of the site.
- In accordance with IES security lighting guidelines, this parking lot should be illuminated to an average of 3.0 fc on the pavement. The lot should also have an average-to-minimum uniformity ratio of no more than 4:1.

Response:

Please see the photometrics plan that shows the proposed photometrics within the scope of work area. The rest of the site's lighting is not proposed to be modified.

COMMENT 34

It is noted that a wall pack is proposed over the door to the new addition. Generally, wall packs are not recommended as they typically produce glare by angling light into the viewer's eyes. This has the opposite of the desired effect by causing the illuminated area to actually be more difficult to see. In turn, this also makes threat identification more difficult resulting in a less safe space.

Response: Instead of non-cut off wall packs, fully cut-off wall packs do not produce the mentioned glare and are not angled into the viewer's eyes. This building already has existing (and fully cut-off) wall packs installed all around it that are not causing issues. We are relocating one of the existing wall packs and not proposing any new ones.

COMMENT 35

Recommend signage by the door to the new addition notifying customers that it is not an entrance to the store and pointing them to the customer entrance. This enhances access control and removes the ability for an abnormal user to use an excuse of not knowing they were in a restricted area.

Response: Acknowledged.

COMMENT 36

Recommend surveillance coverage of the employee entry/exit door and parking spaces.

- Also recommend utilizing IP surveillance cameras that can sync into the Alert System with the Police Department for immediate monitoring by the CCPD Real Time Crime Center in the event of an emergency.

Response: Acknowledged, Walmart will install security surveillance system.

COMMENT 37

Installing mechanical access control on the door to the new addition is recommended to prevent unauthorized individuals from entering the area.

Response: The automatic door is equipped with a card reader that grants access exclusively to authorized personnel.

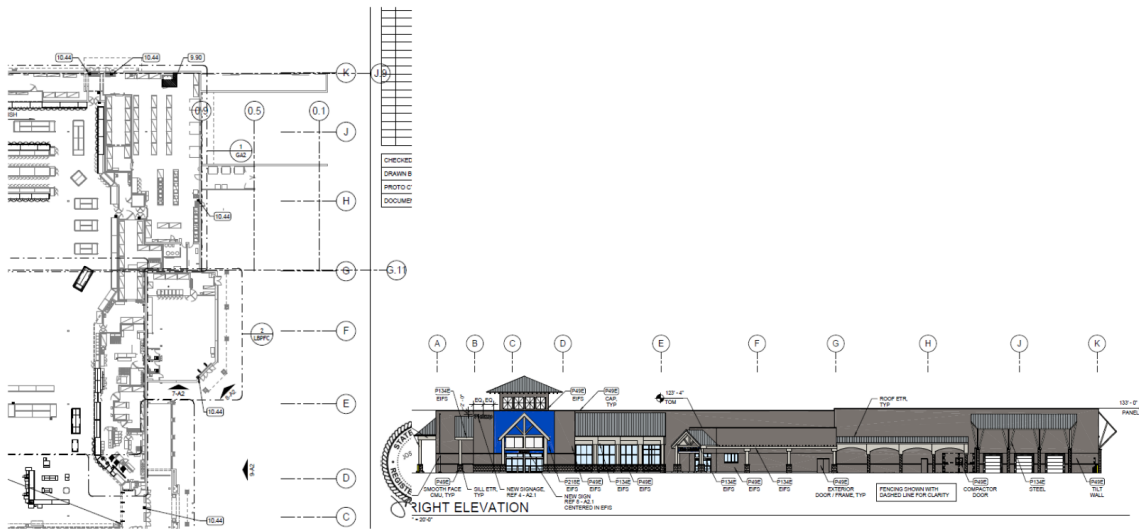
COMMENT 38

Will the door to the new addition be a glass door or solid door? Allowing natural surveillance outside of this door should be a point to consider. An employee should have the ability to have an unobstructed view of the exterior prior to exiting. If a solid door is used, a wide angle door scope should be installed to allow for this view

Response: According to specification 08845, the Pickup Automatic Sliding Entrance Door will feature a clear, micro-layered, tear-resistant film to ensure security.

COMMENT 39

The first two pictures are from the 1916-251 you referenced; however. On the C1.1 Site Plan, you can see the addition jets out much further than the liquor store. The renderings on the 1916-251 don't reflect that. You can change the comment to say that the addition wasn't included in the color rendering on the 1916-251. We specifically are interested in seeing what the south wall of the addition will look like with the door that the employees will be using to enter and exit the addition.



Response: Please see the revised drawings.

Public Works – Mike Heimbach

COMMENT 40

Reviewed with no comments.

Response:

Comment noted. Thank you.

Sustainability – Linda Whitman

COMMENT 41

Reviewed with no comments.

Response:

Comment noted. Thank you.

Transportation – Michael Righetti

COMMENT 42

Figure 1B shall identify the driveway number sequence outlined in the third paragraph of the Traffic Impact Statement.

Response: Figure 1B has been updated accordingly, see page 3 of the Traffic Impact Statement.

COMMENT 43

The Traffic Impact Statement (Page 4) identifies driveway No. 3 as anticipated to be the most utilized to access the pick-up area. Appendix C also identifies driveway No. 3 with existing conditions to be the most utilized. The Site Circulation modification evaluation did not appear to address potential changes to the addition's site circulation.

Response:

This comment was discussed during coordination meeting held on November 24, 2025. Driveway 3 is anticipated to be the most utilized by vehicles accessing the pick-up area. However, considering the trip generation of the proposed expansion is minimal, the change in the driveway volumes is also expected to be minimal.

An analysis was conducted to evaluate whether the additional trips of the expansion would result in significant impacts to the surrounding roadway network, see page 5 of the Traffic Impact Statement. The results indicate that the impact of the project trips on the adjacent roadway segments is minimal, with an overall impact of less than 0.30% of the adopted LOS capacity.

COMMENT 44

Provide a construction Phasing Plan that identifies the areas to be used for the staging of construction equipment, construction materials, construction trailer, construction employee parking, construction fence, etc.

Response: Comment noted. Additional coordination is underway and will be provided prior to permit issuance.

COMMENT 45

Clarify if all existing parking spaces, pavement markings and signage is to be replaced? If so, provide a typical parking detail, provide a typical handicap parking detail and provide a typical EV Charging parking detail.

Response:

The only parking stalls that are proposed to be replaced are within the scope of work area shown on C1.1. Restriping across the site is done accordingly where needed as noted on SSM-1. Striping for stop bars and signage are also shown on SSM-1. EV charging for customers are currently not proposed for this store with this scope of work.

NOTES TO GENERAL CONTRACTOR (GC) :

1. GC TO EXECUTE COMPLETE PARKING LOT RESTRIPIING. STRIPE / REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, AND REAR OF STORE.
2. PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISE CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED / REPAINTED. IF LIGHT POLE BASE IS OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY MORE THEN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS.
3. PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.

COMMENT 46

1. The angle of the modified drive isle that is directly located adjacent to the building expansion, appears to potentially create turning movement hazards with pedestrian activity (crosswalks), handicap spaces, or backup maneuvers. Can the drive isle alignment be improved as the code offers the following criteria:
 - a. For required and unrequired parking spaces provided in other than a parallel and perpendicular configuration in a surface parking lot, the parking spaces and access isles shall vary with the angle of parking and other characteristics of parking lot layout in accordance with Figures 13-399.3 and 13.399.4.; and
 - b. In accordance with Sec.13-399 (g), all parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. One-way aisles shall be a minimum of sixteen (16) feet in width. Where parking spaces are ninety (90) degrees or perpendicular to the direction of movement on both sides of an aisle, the minimum required aisle width shall be twenty-four (24) feet. A sidewalk with a minimum width of eight (8) feet shall be placed between building facades which provide for public access and circulation isles. A circulation isle with a minimum width of thirty (30) feet shall be placed adjacent to said sidewalks. This aisle will be unobstructed by back-out parking movements. A six-foot area adjacent to the building walkway shall be used for a properly designated fire lane. Off-street loading requirements may use the rear six-foot area in an assigned location. If paved access is not provided around the buildings, emergency access must be provided in accordance with this chapter.

Response:

Comment noted. Please see the updated site plan to reflect the comment and discussions with the reviewers. The drive aisles and parking stalls have been modified accordingly.

COMMENT 47

Additional comments may be forthcoming.

Response:

Comment noted.

Urban Design and Development – Deandrea Moise

General Comments

COMMENT 48

Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.

Response:

Comment noted.

COMMENT 49

Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, and other helpful information as applicable.

Response:

Comment noted.

COMMENT 50

Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City.

a. Digital: One (1) complete set of each as follows:

- Site plan - unlocked and unsigned.
- PowerPoint presentation.
- Public outreach report.
- Sustainable (Green) report.
- Each round of DRC response document.

b. Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.

- Site plan – 11"x17" in size.
- PowerPoint – no larger than 11"x17" in size.
- Public outreach report.
- Sustainable (Green) report.

- Each round of DRC response document, 8.5"x11" in size

Response:

Comment noted.

COMMENT 51

The City has retained professional services to conduct landscape review of all Development Review Applications. Per 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. **Acknowledge and provide contact information of person(s) responsible for payments to the City.**

Response:

Comment noted. Please provide billing invoices to Walmart-Remodel@bowman.com.

COMMENT 52

Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.

Response:

Comment noted.

COMMENT 53

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

Response:

Comment noted.

COMMENT 54

Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be made to plans and digitally re-submitted. Written responses shall identify appropriate sheet(s) or page(s) where corrections have been made.

Response:

Comment noted.

COMMENT 55

Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered void and treated as a new application with applicable fees. See comment #1.

Response:
Comment noted.

Impact Fees

COMMENT 56

This project shall be subject to the following Impact Fees:

- Fire Rescue and Law Enforcement: Sec.13-118.8, Pursuant to Ord.2025-001. Impact fees shall be imposed and calculated for the alteration, expansion or replacement of a use, building or dwelling unit or the construction of an accessory building if the alteration, expansion, or replacement of the use, building or dwelling unit or the construction of an accessory building results in a land use determined to generate greater impacts on the City's Capital Improvement System than the present use under the applicable Impact Fee Category. Fee, based on use and gross floor area of a building, must be paid prior to building permit issuance. Acknowledge.
- Affordable Housing: Sec.13-110 through 13-117, Pursuant to Ord.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 issuance of a building permit. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. Acknowledge. A breakdown shall be provided at time of building permit.

Response:
Comment noted.

Site Plan

COMMENT 57

For consistency, applicant shall respond to the justification statement demonstrating that the site plan meets the aesthetic design criteria as established in the City's Land Development Code Section 13-37. Be advised, a restatement does not satisfy code requirements:

- Harmonious and efficient organizations.*** The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.
- Preservation of natural state.*** Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.
- Enhancement of residential privacy.*** The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.
- Emergency access.*** Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.
- Access to public ways.*** Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.

- f. ***Pedestrian circulation.*** A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.
- g. ***Design of access and egress drives.*** The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.
- h. ***Coordination with off-site vehicular and pedestrian circulation systems.*** The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.
- i. ***Stormwater control.*** Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.
- j. ***Exterior lighting.*** Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.
- k. ***Protection of property values.*** Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.

Response:

Please see the revised narrative and associated drawings in reference to the request.

COMMENT 58

Staff acknowledges the applicant's justification; however, provide a detailed written narrative describing the proposed use, functions, and activities within the proposed new space area.

Response:

Comment noted, please see the updated narrative.

COMMENT 59

For resubmittal, upload each sheet as individual file. Do not combine multiple sheets. This requirement ensures proper document tracking and review consistency within the electronic permitting system. Verify that each sheet is correctly labeled with the appropriate title and sheet number.

Response:

Comment noted.

COMMENT 60

Floor plan: Identify and label all interior spaces and/or provide a corresponding legend. Staff was unable to confirm the internal layout and the new location of the trash compactor. Ensure that the floor plan clearly distinguishes between existing and proposed areas.

Response:

The existing and operational compactor is situated near the GM Receiving on the west side of the store. The compactor on the east side has already been decommissioned prior to this remodel. Please refer to Sheet A1 of the floor plan.

COMMENT 61

Sheet labeled "SP-1" should be labeled as "existing site plan" or remove entirely from this package.

Response:

Sheet SP1 has been removed.

COMMENT 62

Revise the site analysis table to include an additional column labeled "Required" in order to identify the existing, required, and proposed site data and ensure compliance with minimum development standards.

Response:

Please see the site analysis table with the addition of the required column.

COMMENT 63

Per Section 13-401, Commercial use parking space requirements is 1 space per 250 square feet GLA. Revise accordingly.

Response:

A note, 5, has been added to the parking table to further address the requested comment. The parking table has the required parking as 4.00/1,000 S.F.

Construction Trailer

COMMENT 64

Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

Response:

Comment noted. Additional coordination is underway and will be provided prior to permit issuance.

Elevations

COMMENT 65

Sheet label C1.1, Site plan clearly identifies the proposed addition. However, the rendering provided doesn't reflect that. Revise accordingly.

Response:

The OPDA2 sheet shows both the existing building and the expansion.

COMMENT 66

Provide existing elevations in addition to proposed elevations.

Response: OPA3.1 sheets have been added for the existing elevations.

COMMENT 67

Elevations illustrated on a single sheet with other tabular data hinders detailed review of each elevation. Separate elevations on to multiple sheets to improve clarity and readability.

Response:

We are providing one sheet per compass elevation.

COMMENT 68

Relabel elevation plans with compass directions North/South/East/West based on the direction they are facing.

Response:

We have added the compass direction to the elevations as applicable.

COMMENT 69

Staff recommends revising the façade color scheme to incorporate the proposed cream tone to improve visual balance and architectural consistency, consistent with the design intent standards of Section 13-37 Aesthetic Design.

Response:

We have increased the use of the light gray to improve visual balance.

COMMENT 70

It appears that parts of the roof have been painted "gray". Per approved Ordinance 2006-019, roof membrane is to be white. Address.

Response:

The proposed elevations have been updated so the standing seam metal roofs are white.

COMMENT 71

Downspouts shall not be installed on the exterior façade or be visible. Painting the downspouts does not satisfy this requirement. They must be installed so that they are not visible from public view.

Response:

The expansion roof will be drained internally. Per conversation with Natasha Josiah on November 10th, overflows will remain on the elevation.

COMMENT 72

Per 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.

Response:

Screening will not be necessary, as the parapets are sufficiently high (6'-4") and will align with the liquor box edge to conceal the roof equipment.

Signs

COMMENT 73

Applicant received a variance on December 2007 to allow for two (2) front identification signs on the storefront where one (1) is permitted. It appears that applicant is requesting additional signage on the storefront. However, staff is able to review a unified sign package through this Site Plan application. Respond to the following sign deviations criteria:

- a. Allowance for proposed non-primary signs. (i.e: grocery, pharmacy, vision, etc.).
- b. Allowance for sign illumination for non-primary signs.
- c. Maximum letter height including logo is three (3) feet. However, applicant received a variance approval for a six (6) maximum.

Response:

- a. **108.71 SF (Home & Fashion, Grocery, Pharmacy, Vision, Outdoor, Wine & Spirits)**
- b. **23.74 SF (Pickup)**
- c. **Letter height does not exceed 6'-0"**

COMMENT 74

Staff is unable to identify (P218E), blue background for the signage. Provide details.

Response:

This is a custom paint color.

COMMENT 75

Wall identification sign: The proposed wall sign appears to have an excessive separation between the text elements “Walmart” and “Spark”. Staff recommends reducing the spacing so the sign reads as cohesive unit and is visually centered on the façade.

Response:

The Spark has been removed, and Walmart is centered on the façade.

COMMENT 76

Banners on light pole are prohibited. Remove.

Response:

Comment noted. The banner has been removed from the WFS sheet.

COMMENT 77

Be advised, any ground sign identification sign must be clear of any utility easement.

Response:

Comment noted.

If you have any questions or require additional information, please call me at (321) 270-8990, or send an email to Walmart-Remodel@bowman.com .

Thank you,

Jacquie Pedevillano
Project Engineer
Bowman Consulting