

City of Coconut Creek InterOffice Memorandum

To: Site Plan File - PZ-13020005
(Administrative Approval File)

Date: June 12, 2013

From: Liz Aguiar
Senior Planner

Subject: McDonalds restaurant at
Regency Lakes Plaza

The Development Review Committee has accepted the following to be included within the approved site plan file for the McDonalds restaurant at the Regency Lakes Plaza, 6440 N State Road 7. Due to the nature of the request and the negligible impacts associated with the change, staff has accepted the post approval revision with no further review required. This memo shall serve as formal acceptance of the changes identified herein and will be archived as follows;

1) Digital archive file;

<\\Thevault\pzprojects\City\Regency Lakes at CCK Plat\PZ-13020005 AA Site - MCDonalds\DRC Comments\DRC #4 Post Approval>

The change does not conflict with standards set-forth within the City's Land Development Code Division 3, Zoning District Regulations.

Requested Change:

The applicant is requesting the removal of an existing Live Oak tree identified as No. 43 on Sheet L-2 of the approved Administrative Approval plan, due to its proximity to the existing curbing. Because of its location and size, severe root pruning would be needed which could compromise the tree and create a potential for tree failure. No other changes are proposed and the balance of the site including landscaping would be constructed as approved.

Provided by the Landscape Architect is the following;

- 1) Letter dated May 15, 2013, requesting and explaining proposed change.
- 2) Revised landscape plan depicting tree.

This approval is limited as stated herein and does not preclude the applicant from complying with all other requirements shown within any the approved Administrative Approval.

Further, it is the applicants' responsibility to ensure that all required permits are received prior to commencement of any work on site.

cc: Heidi Solano, Planner II
Janeane Wolfe, Administrative Assistant
Sharon Vollmer, Landscape Coordinator
Dave Poplawski, Landscape Inspector



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE REVIEW #4

5-6-13

Project Name:	McDonalds Site
Project Number:	PZ-13020005
Location:	6440 N State Rd 7
Applicant/Agent:	Craig McDonald
Review/Application	Administrative Approval

DEPARTMENTAL COMMENTS

ENGINEERING

General Engineering Conditions of Approval:

1. Proposed speed humps to comply with City Standards and policies. City standard speed hump is 3" high. Need to match City Standards and comply with same.
2. Water meter to be relocated by developer/contractor as required by Utilities and Engineering Department and all costs of materials, labor, restoration etc., shall be the full responsibility of the developer/contractor.
3. Proposed Type 'F' curb and gutter to be installed on minimum 4" thick lime-rock base extended a minimum of 6" beyond back of curb on 12" thick subgrade tested as required by City Codes and City Engineering standards.
4. Erosion control and site safety measures to be in effect for complete duration of proposed works.
5. New water/waste water agreement required and additional resulting ERU's and impact fees to be determined in accordance with the latest Broward County ERU Factor Schedule and current City of Coconut Creek water/wastewater ERU rates.
6. A fully executed new water/wastewater agreement and 100% ERU's to be paid prior to issuance of Building and Engineering permit applications respectively.
7. Engineering plans approval and permitting is required prior to review and issuance of building permit.

LANDSCAPE ARCHITECTURE

Condition:

1. Revise note for Tree #43 on sheet L-1 to state exactly "Contractor shall only hand dig within the drip line of the tree. Root pruning shall be done when only necessary and is to be done by a licensed and certified arborist. Contact project landscape architect prior to any cutting for direction."
2. Confirm that relocated light pole on north side of property does not conflict with existing trees. Contractor is responsible for all existing plant material on site and shall replace damaged or destroyed material to like or better condition.

PLANNING AND ZONING

Pending Comments

1. Pending receipt of Plat note amendment approval allowing expansion as proposed prior to issuance of any building permit.
2. Building permits will not be issued until the Plat note has recorded, Sec.13-351.

GREEN REVIEW

1. Passed green plan review comment.
 - A. **Action 6.4:** implement an alternative vehicle parking program to designated parking areas for alternative vehicles in developments throughout the city by 2020.

The applicant has indicated a space for alternative vehicle parking. Staff has a sign standard to be used in place of the sign detail shown on sheet c102. Applicant shall use the sign standard depicted below. Revise accordingly.

A written response for each comment must be provided and revise plans accordingly. Acknowledgements, generally, are not considered corrections. The re-submittal must be in digital format. Provide one (1) CD containing separate pdf files for the responses to comments and revised plans. **THE PLANS ON THE CD ARE REQUIRED TO BE SIGNED/SEALED.** Additionally, provide two (2) hard copies of plan sheets ONLY. Be advised, additional comments may be provided at DRC meeting and/or required upon review of any revised plans.