

OCT 08 2024

**CITY OF COOPER CITY**  
**DEVELOPMENT REVIEW COMMITTEE MEETING**

CITY OF COOPER CITY  
 PLANNING DIVISION

**COMMENTS OF 2/14/24 DRC- SENT 2/22/24**

**PROJECT NAME:** Taco Bell@ Cooper City Commons  
 Site Plan (Final) # SP 1-1-24  
 Sign Package# SI 1-1-24  
 Sign Waiver# SWI-1-24

**LOCATION:** 2500 Pine Island Road

**PRESENT FOR CITY:**

Jason Chockley, Community Dev. Asst. Dir.  
 Sgt. Rich Mosca, BSO Police  
 Roger Gonzalez, BSO Fire  
 Marc Young, Building Dept.

**FOR PETITIONER:**

Craig McDonald, Corp. Prop Srvcs.  
 Eduardo Carcache, Engineer

**CENTRAL BROWARD WATER CONTROL DISTRICT COMMENTS:** See CBWCD for comments. **Plans being Submitted to CBWCD.**

**WASTE MANAGEMENT:** See Waste Management for comments.

**FIRE DEPT. COMMENTS:** See attached for comments. **See attached responses.**

**BUILDING DEPARTMENT:**

1. Sprinkle building due to close proximity to high voltage FPL transmission lines.  
**As requested, building will be sprinklered.**

**UTILITY/ENGINEERING DEPARTMENT COMMENTS:**

1. See attached for comments. **See attached responses.**

**LANDSCAPE COMMENTS:**

1. See attached for comments. **See attached responses.**

**POLICE DEPT. COMMENTS:**

1. Provide hours of operation for the restaurant. – **7am to 4am**
2. Indicated if there will be video surveillance on site. **Yes +/- 13 cameras.**

**PLANNING & ZONING DEPARTMENT COMMENTS:**

1. See attached for comments on applications. – **Updated application.**
2. Provide updated SP justification statement. – **Updated- justification statement.**
3. Provide justification statement for sign waiver addressing required conditions.  
 – **Justification included.**
4. Incorporate design elements of main shopping plaza per code section 23-102. **Revised elevations to include matching colors and base split face.**

5. Add note on plans that all outdoor seating/covered roof/poles will be grounded to prevent static buildup/shock to customers/employees. **Note added on C-1, refer to note #9.**
6. Provide cross section/detail of pedestrian walkway to public sidewalk. **Refer to 4a/C-5**
7. Make adjustments to the landscape plan/site plan sheets related to the above crosswalk and alterations to the existing landscape berm in this area. **Refer to C-1 & C-2 and landscape plans.**
8. Provide an overlay of site plan sheet on a zoomed out aerial photo to show how this outparcel and new driveways will interact with the existing adjacent areas.
9. Raise proposed finished floor elevation of building to be compliant with new flood maps/new BFE of 6ft for this area. Code requires a minimum of 1ft above BFE. **Revised to 7' NAVD.**
10. Overlay any new proposed easements on site plan. **Overlaid on C-1, C-2 & C-3**
11. Update cross sections to include 2ft vehicle overhang into the required 18ft parking depth. **Revised sections on C-5.**
12. Note of architectural cross sections that all mechanical equipment will be concealed behind parapet walls. **Refer to building cross sections sheet A4.1**
13. Provide updated or second check for plan review fees. Check submitted was for \$5,207(not yet cashed). Review fees are \$3,887 for SP, \$1,702 for S. Package, and \$580 for Sign Waiver). Balance of \$962 Due. **Check Provided**
14. As a reminder, be advised that CBWCD approval is required before petition will be scheduled for City Commission Approval. **Understood.**

**Note:** Applicant to provide a written response to each of the above comments upon re-submittal of plans for further review.

## Jason Chockley

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**From:** Brian Voelker <bvoelker@chenmoore.com >  
**Sent:** Tuesday, February 13, 2024 10:36 AM  
**To:** Jason Chockley  
**Cc:** Carlos Vega; Eric Harrison  
**Subject:** Taco Bell Site- Landscape Plans Review

**CAUTION: This email originated from outside the City of Cooper City. Do not click links or open attachments unless you recognize the sender and expect the content.**

Good morning, Jason.

I have reviewed the above plans for the DRC meeting. There were just a few issues to be resolved:

- Street Buffer:
  - Per Landscape Code Section 25-44(g)(1)(b), 40 shrubs are required per every 40 LF (so one shrub per LF). The buffer is 314 LF, but there are only 262 pre-existing shrubs present per the plans (should be 314 shrubs). **Revised and corrected. See Landscape Plan, L-1.**
- Street Swale
  - A total of 8 trees are required. Rather than planting the trees, the developer is proposing an in-lieu fee payment. There appears to be space for the trees (at least from Google Earth imagery), so we just need to confirm the reason for the request. **8 street trees were added and provided. Refer to L-1.**
- Site Interior
  - There are some live oaks proposed in parking lot islands that are narrower than 20 feet. Per Landscape Code Section 25-49(d)(1), oaks can only be installed in *swales* that are 20 feet wide or wider. Although this section of the code is for swales vs. parking lot islands, the intent is to make sure there is enough space for oaks at maturity (presumably in *any* scenario). So, I'd suggest they propose alternative trees in the approx... 10-ft wide parking lot islands. **Revised species to Satin Leaf in parking area islands, refer to L-1.**
  - For the dicot trees to remain, there are symbols that appear to show barricade fencing (dashed circle around drip line). The royal palms to remain don't show this. Even though the specs say all "trees" to remain will have fencing, maybe they can add something to the plans to clarify that the palms will be protected during construction. **Added tree barrier locations, see Tree Disposition Plan, sheet TD-1.**

Please feel free to call or email me if you have any questions. Thanks.



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### Brian Voelker

Sr. Environmental Scientist

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**Department of Fire Rescue & Emergency Services  
Fire Prevention Bureau**

**Cooper City District Office**

Local Office: 10550 Stirling Road • Cooper City, Florida 33026

Office: 954.432.8905 Fax: 954.433.1367

Main Office: 2601 W. Broward Blvd. • Ft. Lauderdale, Florida 33312

Office: 954.831.8210 Fax: 954.831.8218

**Fire Department DRC & Plan Review Requirements Comments:**

**Meeting Date & Time:** Wednesday, February 14th, 2024

**Subject / Project:** *"Taco Bell of America, LLC." / "Taco Bell Corp." (#040993)*  
*(Cooper City Commons) 2500 Pine Island Road Cooper City, Florida 33024*

**Presenters:** *"Corporate Property Services, Inc."*

**Architect/Engineering:** *"CKE Group Incorporated" / "Miller Legg & Associates, Inc." (1800 North Douglas Road (#200) Pembroke Pines, Florida (33024)*

Site Plan (Final), Sign Package, Sign Waiver

**Comments:**

- 1) Must supply additional Adjacent N.E. (swale area corner) Fire Hydrant....
  - a) Hydrant Installation (per Code Requirement w/ Flow Calculations)  
**Added fire hydrant as requested. Location per our meeting.**
- 2) Either Relocate or Create compacted 360-degree Emergency Vehicle Access for Free Standing Restaurant Building.  
**As per our meetings, building will be fully sprinklered in lieu of 360° access.**
- 3) Fully Fire Sprinkling Restaurant Building avoids Emergency Fire occurrence of F, P, & L Powerline Embedment. **Building to be fully sprinklered.**
- 4) Front Parking spaces of Building... Must contain/installed Emergency Post/Bollards (per Code Requirements) **Added bollards, refer to sheet C- 1 and C-4..**

**\*\*\*Note: See Pertinent Code References Supplied Below**

Applicable Reference: The Florida Fire Prevention Code Seventh Edition and the Broward County Local Amendments to the Florida Fire Prevention Code.

**All new construction required to comply with the: Florida Fire Prevention Code 8<sup>th</sup> Edition, NFPA 1 Chapter 16 Safeguards during Building Construction and Chapter 18 Fire Department Access and Water Supply**

**Noted and will comply.**

**1) Fire Department Access Roads:**

**18.2 Fire Department Access.**

18.2.1 Fire department access and fire department access roads shall be provided and maintained in accordance with Section 18.2

**Noted. All access roads will comply.**

**18.2.3.1 Required Access.**

18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

**Noted and will comply.**

18.2.3.1.2 Fire department access roads shall consist of roadways, parking lot lanes, fire lanes, or a combination thereof

- Fire department access roads shall consist of roadways, parking lot lanes, fire lanes, or a combination thereof.
- An auto CAD is required. Must show a *continuous* and unobstructed emergency fire apparatus access pathway.
- Turning radius Max. Inside 40' ft. and min. outside 60' ft.
- Turns in fire department access roads shall maintain the minimum road width.
- A fire department access road shall extend to within 50' ft. of at least one side-hinged, swinging type egress exterior door that can be opened from the outside and that provides access to the interior of the building.
- Fire department access roads shall be provided such that any portion of an exterior wall of the first story of the building is located not more than 150' ft. from the fire department access road as measured by an approved route around the exterior of the building.  
(18.2.3.2.2)
- Fire lanes intended for one-way travel shall provide a min. of 16 ft. in width of travel way.
- Fire lanes providing two-way travel shall be a min. of 24 ft. in width of travel way.
- Parking lot aisles adjacent to any building shall provide a travel lane with a min. 24 ft. clear width.
- When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.
- When buildings are protected with an approved automatic fire sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in (18.2.3.2.2) shall be permitted to be increased to 450 ft.

- Roadway cross sections.
- Fire department access roads shall have an unobstructed width of not less than 20 ft. and an unobstructed vertical clearance of not less than 14 ft.)
- Fire Department access roads shall not be obstructed by any manner, to include curbing, barriers or parking of vehicles.
- Hard surfaced for min. 32 tons.
- Pavement markings.
- Signs (not more than 75' apart)
- The Fire access road shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" such signs shall be 12in by 18in with a white background and red letters and shall be a maximum of seven 7 ft. In height from the roadway to the bottom part of the sign.
- Roadway edge setback min. 10' ft. and max. 30' ft.
- Dead end roads 150' ft. - provide T-turn, 300' ft. - Provide Cull-De-Sac
- Access roads during construction shall be provided and marked.

**Secondary Emergency Fire Apparatus access:**  
**Fire department access shown on Site Plan C-1.**

#### Broward County Local Amendments to the Florida Fire Prevention Code Seventh Edition

- Section F-108.9.1 Fire access roads shall be surfaced with solid pavement, grass turf reinforced by concrete grids, or by similar type surfaces approved by the authority having jurisdiction, designed to accommodate fire apparatus weighing a minimum of 32 tons.

**Noted and will comply**

#### **2) Gated Community:**

- Full Elevation showing lane width and vertical clearance.
- Clearance signs posted (Section: 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft. (6.1 m) and an unobstructed vertical clearance of not less than 14 ft.)

**Not applicable**

#### **3) Entrance gates:**

- Entrance gates are required to have and maintain a standalone digital keypad with a remote transmitter for emergency vehicle access. (AKR-1 Keypad) provided in application folder.

**Not applicable**

#### **4) Knox Box**

- A Knox Box or Knox Lock shall be required for all secondary access gates, meter rooms, fire alarm panels, fire sprinkler risers, and common areas requiring emergency access.

**Knox box provided at front of building. Refer to building elevation sheet A 4.0.**



#### **5) Water:**

- Mains and Hydrants installed prior to construction.
- Distribution system looped and sized.
- Fire flow Calculations.

**Water extension for hydrant and sprinklers shown on C-3 as agreed at our meeting.**

#### **6) Hydrant:**

- Hydrant spacing per NFPA 1, Annex I Table 1.3
- Residential, not more than 500' ft.
- Commercial, not more than 300' ft.
- Hydrant Detail
- Hydrant overlay with landscaping, to show required clearance and any future overgrowth issues.
- Clearance of 7'.6" in the front of and to the sides of the fire hydrant, with a 4' clearance to the rear of the hydrant.
- Visibility, access and signs, street reflectors.
- Color coding.
- Out of collapse zone.

**Hydrant shown on C-3, including hydrant detail.**

#### **7) Automatic Fire Sprinkler System:**

When buildings are protected with an approved automatic fire sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in (18.2.3.2.2) shall be permitted to be increased to 450 ft.

**Noted**

#### **Requirements:**

If the fire sprinklers coverage is affected by the build out, a separate permit application shall be required to be submitted to the building department, by a State of Florida qualified Fire Sprinkler Contractor.

- The Shop drawings shall include cut sheets, detailing all device, clearly marked calculations, design standards and details
  - The shop drawings and cut sheets shall be required to be submitted within thirty (30)
- To be provided with building permit application.**

#### **8) Fire Department Connection and Backflow:**

- Provide FDC detail
- Location of FDC shall be 10'-15' ft. from hydrant
- There shall be no shutoff valve in the FDC piping.
- Provide Fire sprinkler Back Flow detail
- Backflow preventer Control valves are required to be supervised.
- Show location and number of tamper devices.
- Provide check valve
- Provide visibility
- Provide clear access of 7.5' on each side.
- Sectional Valves shall be required for each floor.
- Show location of Sectional Valves.

**Refer to sheet C-3**

#### **9) Alarm:**

- A full Fire alarm system shall be required for occupant notification and emergency forces notification and shall include audible/visible appliances and pull stations.

**Noted. It will be part of building permit.**

#### **Fire Alarm Riser:**

- All Bldg.'s require a FACP.
- Each Bldg. shall individually reset.
- No remote reset from Clubhouse.
- Weatherproof horn/strobe required on exterior of each bldg. and shall be visible from the road and arriving emergency vehicles.

**Noted.**

**If the Fire Alarm System is affected by the build out, a separate permit application shall be required to be submitted to the building department, by a State of Florida qualified Fire Alarm System Contractor.**

- Shop drawings and cut sheets shall be provided by a State of Florida qualified Fire Alarm System Contractor and shall be required to be submitted within thirty (30) days of the master permit being issued.
- The Shop drawings shall include cut sheets, detailing all device, clearly marked calculations, design standards and details

**Noted.**

#### **10) Premises Identification:**

**(NFPA 1 chapter 10 section: 10.12)**

- Address numbers shall be placed in a position to be visible from the street or road fronting the property.
- Address numbers shall be not less than (3) three inches in height for residential and at least (6) six inches in height for all other buildings, structures, or portions thereof and shall contrast with their background.

**Address shown on elevations sheet A 4.0**

#### **11) Portable fire extinguishers:**

- Portable fire extinguishers, required pre NFPA 10, shall be required by exits (50' foot travel distance to and no more than 75'foot spacing between). Size, (3A 40BC dry chemical) Fire extinguishers must be conspicuously placed and accessible at all times.
- The fire extinguishers are required to be properly dated with a service inspection tag by a State of Florida licensed company only.

**Fire extinguishers to be provided. Shown on building permit set.**



## 12) Flame Spread Rating:

- Provide certificate of flame spread rating for fabric used for canopies.
- **F-108.8.1** Awnings canopies and similar products whether attached or detached from a building shall have a flame spread rating of 25 or less.

**Noted on permit set.**

## 13) Magnetic Door Locks: **Not applicable.**

1. Comply with Electrical Comments.
2. Do the magnetic door locks effect egress?
  - If egress is affected, the door shall be required to comply with The Life Safety Code, *NFPA 101 chapter 7, section 7.2.1.6.2*
  - If egress is affected and the above is required, a separate permit shall be required with plans and cut sheets showing all the details, locations of all devices, and technical data of all equipment.

### **Other Plan Review comments**

- 1) Address on all plans, permit applications, records and documents from outside agencies must match. **Understood.**
- 2) Provide the approved DRC plans and survey. **Will provide with building permit application.**
- 3) Each portion of the building shall be classified to its use. **Understood.**
- 4) Provide a life safety plan to include travel distances to all required Exits including common path of travel from all remote parts of the building. **Included in permit application.**
- 5) Identify occupant load for each room also identify grade levels if classrooms. **Noted on building permit set.**
- 6) Preschool, kindergarten, or first-grade students shall be located on level of the Exit discharge. **N/A.**
- 7) Means of egress shall be in accordance with NFPA 101-chapter 7 sec.14.2 **Understood.**
- 8) Stairs shall be in accordance with NFPA 101-chapter 7 sec. 7.1.3.2 (all inside stairs serving as an exit or exit component shall be enclosed) and table 7.2.2.2.1(a) **N/A.**
- 9) A detail of the stairs is required and shall include hand rails, landings and all other dimensional criteria of table 7.2.2.2.1(a) **N/A.**
- 10) Occupant load of kitchen is required on plan. **Understood.**
- 11) Cooking facilities shall be protected in accordance with NFPA 101 sec.9.6.4 **Understood.**
- 12) Means of egress shall be in accordance with NFPA 101-chapter 7 sec. 7.8 **Understood.**
- 13) Means of egress shall have exit signs in accordance with NFPA 101-chapter 7 sec. 7.10 **Understood**
- 14) Portable fire extinguishers in accordance with NFPA 1 chapter 13 sec.13.6 and table 3.6.6.2.1 **Noted and will comply.**

- 15) Shop drawings, from a qualified contractor, for the fire sprinkler system, fire alarm system, (Hood) - wet chemical extinguishing system and generator shall be required and shall include clearly marked calculations, design standards and details.

**Understood.**

Questions:?

Please Contact:

**Roger w. gonzalez**

**LIEUTENANT**

**FIRE PREVENTION BURHU**

Broward Sheriff's Office/Fire Prevention Bureau  
Department of Fire Rescue & Emergency Services

*Main "Public Safety Bldg." Office:*

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COOPER CITY DEVELOPMENT REVIEW COMMITTEE (DRC)  
UTILITIES DEPARTMENT COMMENTS

**Project Name:** Taco Bell

**DRC Meeting Date:** 02/14/2024

**Utilities Department Contact:** Joseph Kalinowski, Engineer Inspector (954) 434-5519;

Email: [jkalinowski@coopercity.gov](mailto:jkalinowski@coopercity.gov)

1. Please provide the city with water and wastewater flow projections for the proposed development. **Refer to information on sheet C-3.**
2. Project engineer shall provide an analysis of the wastewater collection/transmission system serving the development to confirm sufficient capacity for the development. **Requested lift station data. Analysis will be provided with engineering permit application.**
3. A Water & Sewer Developer's Agreement will be required for water and/or wastewater service. **The agreement and applicable fees are required prior to final site plan approval. The agreement form and instructions are available from the above contact. Understood. Agreement will be completed prior to City Commission approval.**
4. An engineering permit(s), issued by the office of the City Engineer, will be required for all engineering construction that occurs within public or private rights-of-way, easements or on private property. Engineering construction includes, but is not limited to, water distribution systems, sewerage systems, pump stations, storm drainage, canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, landscaping and irrigation within rights of way, and other items as determined by the City Engineer. The permit application form and instructions are attached. **Permit application to be submitted after Planning & Zoning Board Approval.**
5. Easements: All proposed easements necessary for the project must be shown on the plans prior to final DRC and Site Plan approval. Prior to the issuance of an engineering permit, applicant must submit the necessary easement dedication documents (including sketches and legal descriptions). At project completion, applicant must submit final corrected easement dedication documents (if any changes were required) for recordation prior to close out of the engineering permit and reduction of the performance bond(s). **Proposed easements are shown on C-1, C-2 and C-3.**
6. Performance and Maintenance Bonds: City code requires Developers to post a Letter of Credit or other acceptable security for the below listed public and private improvements **(Surety Bonds are not an acceptable security)**. Said security shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the City Commission.
  - a) Water and Sanitary Sewer - At the time of execution of the above Developer's Agreement, Developer shall deliver to the City a performance bond in the amount of one hundred ten (110) percent of the estimated construction cost as approved by the City. Upon completion of construction and transfer of improvements to the City by bill of sale

together with accepted "as-built" plans and Opinion of Title as prepared and certified by the engineer of record, the bond may be reduced to no less than twenty-five (25) percent of the certified completed cost of the improvements. This bond will remain in effect for a period of no less than one year and its release shall be subject to approval by the City Commission. (Section 19-143 Cooper City Code of Ordinances)

**Understood and will be provided.**

- b) Other Public and Private Improvements - Prior to the issuance of any permit, Developer or Developer's general contractor shall post a bond with the City in the amount of one hundred ten (110) percent of the accepted itemized cost, prepared and certified by an engineer registered in the State of Florida, of all required public improvements and private improvements, including, but not limited to canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, and storm drainage. Said bond shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the city commission. This bond shall be cash, irrevocable bank letter of credit, a cashier's check or other negotiable instrument, approved by the city attorney. Said bond shall remain in full force until the improvements have been accepted by resolution of the City Commission and a one-year warranty bond of twenty-five (25) percent of the certified actual costs, but not less than twenty-five (25) percent of the original performance bond, has been submitted to the City. Please review Section 24-82 Cooper City Code of Ordinances for more important information on the bonding requirements.

**Understood and will be provided.**

7. City water may not be used for irrigation. Remove proposed I-inch irrigation meter and backflow. **Irrigation meter removed. Well proposed for landscape irrigation, refer to irrigation plan.**
8. Note on plan a dual inline check valve on outside of water meter. **Noted on C-3.**
9. Sheet C-3 show inside manhole drop on existing sanitary MH connection point. **Noted on C-3. Refer to detail on C-3.1.**
10. Sheet SP-6 & Sheet C-05, all traffic lanes minimum 12 feet width. **Noted on plans and sections.**
11. Any proposed fire hydrants? If so, need city detail on plan. **Yes. Fire hydrant shown on C-3 including detail.**
12. Show fire line and double detector check with water meter. **Refer to sheet C-3 in C-3.1**