

**CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE
REVIEW COMMENTS #1
DECEMBER 5, 2012**

Project Name: Sprint MI13XC137
Project Location: 6931 NW 39 Ave, Coconut Creek, FL 33073
Review/Application: Administrative Approval
Control/Permit No: PZ-12110007

ENGINEERING:

Conditions of Approval:

1. Propose antennas, equipment cabinet on ground and their appurtenances not to encroach City Utility easements.
2. Restore, clean up and correct all areas to original or better conditions as required by the Engineering Division of the City of Coconut Creek,
3. Maintain a minimum of 10 feet horizontal separation and 36 inches vertical separation between proposed and existing City Utilities where applicable.
4. Upon completion of the work a final inspection must be scheduled with the Engineering Division and receive approval prior close-out of City permit.

LANDSCAPE ARCHITECTURE:

Conditions of Approval:

1. Contractor to provide tree barricades at the drip line of existing trees that may be in the construction work area. No equipment or materials are to be placed or stored within this area. See Sec. 13-448 (n).
2. Contractor is responsible for any landscape that is damaged during construction and shall be restored to like or better condition.
3. If trimming is necessary, it must be done by a licensed arborist. This information shall be provided to the city landscape inspector prior to trimming.
4. Where surface roots are required to be cut, a clean cut is required. No jagged or mangled root cuts shall be allowed. Minimal root cutting shall be done, and any cutting that takes place shall not compromise the stability of the tree.

PLANNING & ZONING:

1. Applicant must provide a letter of transmittal which summarizes all of the proposed changes to the tower and site.

2. Modifications to a previously approved site plan may be permitted in accordance with the standards listed below. Provide written responses to each of the five standards. Responses must be specific to the site and the requested changes.
 - (1) The modification does not substantially alter the intent and character of an approved site plan;
 - (2) Any additional structures contemplated by any modification shall clearly be accessory to a principal use or structure;
 - (3) Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas;
 - (4) Any modification shall not substantially alter approved on or off-site schematic engineering.
 - (5) Enhancement landscape plans that do not substantially alter the intent and character of an approved landscape plan.
3. Provide the CityScape Checklist application.
4. Provide FCC Compliance Letter.
5. Provide structural analysis.
6. Pending any comments which may be generated based on the review of our technical consultant.

Please respond in writing to each comment and revise plans accordingly. Acknowledgements may not be considered corrections. The re-submittal must be in digital format. Provide one (1) CD containing separate .pdf files of 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 and/or required upon review of any revised plans.