City of Coconut Creek

Development review committee (DRC) REVIEW #***3***

***05-11-16***

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| **PROJECT NAME:** | | Clarity Pointe Site | | |
| **PROJECT NUMBER:** | | PZ-16010006 | | |
| **LOCATION:** | | 5461 Johnson Drive | | |
| **APPLICANT/AGENT:** | | Heather Tribou | | |
| **REVIEW/APPLICATION** | | Site Plan | | |
| discipline | REVIEWEr | | EMAIL | Telephone |
| DRC Chair | Liz Aguiar – Senior Planner | | [laguiar@coconutcreek.net](mailto:laguiar@coconutcreek.net) | (954) 973-6756 |
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| Planning | Swati Meshram – Senior Planner | | [SMeshram@coconutcreek.net](mailto:SMeshram@coconutcreek.net) | (954) 973-6756 |
| Building | Sean Flanagan - Chief Structural Inspector | | [sflanagan@coconutcreek.net](mailto:sflanagan@coconutcreek.net) | (954) 973-6750 |
| Engineering | Eileen Cabrera - Engineer I | | [ecabrera@coconutcreek.net](mailto:ecabrera@coconutcreek.net) | (954) 973-6786 |
| Engineering | Krishan Kandial – Engineer I | | [KKandial@coconutcreek.net](mailto:KKandial@coconutcreek.net) | (954) 973-6786 |
| Fire | Jeff Gary – Deputy Fire Marshall | | [jgary@coconutcreek.net](mailto:jgary@coconutcreek.net) | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | | [speavler@coconutcreek.net](mailto:speavler@coconutcreek.net) | (954) 973-6756 |
| Police | Kathy Markland - Police Department | | [kmarkland@coconutcreek.net](mailto:kmarkland@coconutcreek.net) | (954) 956-6721 |

## **DEPARTMENTAL COMMENTS**

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| **ENGINEERING** |

Passed with Conditions

**WATER DISTRIBUTION SYSTEM**

1. Fire flow calculations will be reviewed at Final Engineering.

**LANDSCAPING, LIGHTING, AND IRRIGATION**

2. Show clear sight triangles (10 ft x 10 ft) at all internal stop bars. For the stop bar intersecting the public ROW, follow FDOT sight triangle index. Provide at Final Engineering.

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| **LANDSCAPE ARCHITECTURE** |

Passed with Conditions

**Tree Disposition:**

1. Provide in the tree list, the canopy SF, condition (Good, Fair, Poor), status (Remain, Remove, Relocate), common name, and scientific name for each tree.

2. Not all existing trees on site are part of the nursery stock and are to be mitigated for as previously discussed. Include all trees and palms on the tree list and note which ones are nursery stock and which ones are being mitigated for. This can be done by an extra column in the table labeled notes.

3. Tree # 5235, 5236, 5237, and 5238 look to be outside of the submit property line, which cannot be removed.

4. Provide total canopy removed, along with total canopy provided per the allotted square footage allowed per category as part of the mitigation calculations required to be shown. See category table under Section 13-448 (g). Canopy trees at 14’ height can be counted at 400 SF.

**LP-3 (5 of 5):**

5. All sections of code that have trees required are to be in addition of each other. Overall site area, all perimeter requirements, VUA requirement, median requirement, foundation requirement, and the street requirement are to be totaled together for a grand total. Net area tree requirement is not the grand total; it is one portion of the total. The provided trees and palms totals on plant list do not add up to the required landscape data table. Note that Royal Palms and Date Palms are counted at a 1:1 ratio towards the required tree totals. All other palms a minimum of 8’ of CT are to be counted at a 3:1 ratio. This means 3 Sabal Palms count as 1 tree towards the required total. Call reviewer to discuss.

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| **PLANNING AND ZONING** |

Approved

**General and Advisory Comments**

1. Pending receipt of an address request letter submitted to the Sustainable Development Department, an 11”x17” site plan and a $100.00 filing fee. Addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the Planning and Zoning Board.
2. Pending approval of the site plan layout from Republic Services (Contact: Francisco Valdes 954-336-0129).
3. Pending approval of rezoning from A-1 to O-2.

**Underground Utilities**

1. Pending approval of Section 13-142, Underground Utilities requirement.

**Impact Fees**

1. Pending receipt of Police and Fire Impact Fees.
2. Pending receipt of Public Art Requirement documentation.
3. Pending receipt of Affordable Housing Linkage Fee.