

City of Coconut Creek InterOffice Memorandum

To: Cocobay
Site Plan Folder 1 of 2
Scanned folder (see below)

Date: June 12, 2008

From: Liz Aguiar
Development Review Supervisor

Subject: Cocobay Fence Plan 2001

The following adjustment to the approved site plan has been accepted by the Development Review Committee. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required.

Requested Change:

This memo shall serve as formal acceptance of this change and will be included as part of the Planning Department's site plan folder file number 1 of 2 and digital archive Z:\GIS\DevServices\Planning\ScannedSitePlans\CocoBay\Fence\MTF Accepted Master Fence Plan 2001.

The original Cocobay site plan was approved providing that no fences be allowed within the lake maintenance easements. Specifically, the Homeowner Association (HOA) has requested a change to the original plan and proposes the allowance of fences within the lake maintenance easement. Fences would be allowed provided they are 5' high, white aluminum picket fence for lake front lots as per the original approved site plan. Fences shall not extend past the limits of individual property lines irrespective of the location of changing water levels. The revised master fence plan, as provided by the HOA provides notes to allow fences within the lake maintenance easement.

Pursuant to the City's Land Development Code Section 13-373(g), Fences located in easements shall require written approval of the City engineer or other appropriate public agency having rights within the easement. An easement agreement would still be required as part of a fence permit review and approval process consistent with code.

In addition to this memo, the revised master fence plan has been made part of the Planning Department's digital archive at Z:\GIS\DevServices\Planning\ScannedSitePlans\CocoBay\Fence Plan.

E:\Development Services\LAguiar\Documents\Cases\Cocobay\MTF Accepted Master Fence Plan 2001.doc