



CITY OF COCONUT CREEK  
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2  
07-29-14

PROJECT NAME:	Food for the Poor		
PROJECT NUMBER:	PZ-14050011		
LOCATION:	6401 Lyons Road		
APPLICANT/AGENT:	Michael Covelli		
REVIEW/APPLICATION	AA		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
Building	Sean Flanagan - Chief Structural Inspector	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Albert Demercado - Engineer II	<a href="mailto:ademercado@coconutcreek.net">ademercado@coconutcreek.net</a>	(954) 973-6786
Engineering	Eileen Cabrera - Engineer I	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 545-6655
Engineering	Yugal Lall – Senior Engineer	<a href="mailto:YLall@coconutcreek.net">YLall@coconutcreek.net</a>	(954) 973-6786
Fire	Rodney Zancanata - Fire Marshal	<a href="mailto:rzancanata@coconutcreek.net">rzancanata@coconutcreek.net</a>	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@coconutcreek.net">speavler@coconutcreek.net</a>	(954) 973-6756
Police	Kathryn Markland - Police Sergeant	<a href="mailto:kmarkland@coconutcreek.net">kmarkland@coconutcreek.net</a>	(954) 956-1541
Zoning	Liz Aguiar – Senior Planner	<a href="mailto:LAguiar@coconutcreek.net">LAguiar@coconutcreek.net</a>	(954) 973-6756

## DEPARTMENTAL COMMENTS

### ENGINEERING

#### General Engineering Conditions of Approval:

1. Provide complete parking lot cross section "A" (from beyond curb to beyond curb) with lime rock base to be a minimum of 8" thick, LBR 100 with 70% carbonates. Subgrade to be a minimum of 12" thick, LBR 40. Both lime rock and subgrade to be tested to minimum 98% compaction of T-180 proctor. Clearly show all proposed grades, curbs, parking and drive lanes dimensions on same cross section. Typical onsite pavement section shown on sheet 2 of 4 shall be revised accordingly.
2. Provide storm drainage calculations, etc., clearly showing the design event for minimum pavement elevation and minimum discharge elevation clarifying how each were determined with all design information and complying with Broward County Environmental Protection and Growth Management Department (B.C.E.P.G.M.D.) requirements.
3. All elevation(s) shall be shown using NAVD1988.
4. After further review and to ensure future looping of water line on adjacent property and minimize impact to pavement, the proposed water line shall be extended west outside of pavement with blow off assembly and valve. This comment shall supersede previous engineering comments on the DIP water line adjustments.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements, are not corrections*). **ONLY COMPLETE & BOUND PACKAGES WILL BE ACCEPTED**, no inserts, along with one (1) digital copy on disk which will include complete signed/sealed plan sets, responses & any requested or outstanding documents. Applicant does not need to resubmit application or previously submitted documents. Applicant will be advised as to how many plan sets will be needed. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans.



5. A utility easement and bill of sale shall be fully executed upon completion of the proposed work and prior to City acceptance and approval of same.
6. Subsequent to approval of Administrative application/Site plan, final engineering design plans including satisfactory engineering cover sheet, engineering survey/site plan with site and parking data and all sheets of the proposed works shall be required. At that time, six complete sets of final engineering design plan, a separate detailed scope of work in letter format, a transmittal letter and final engineering design review fee of \$875.00 shall be submitted to the engineering division for routing and review.
7. Provide BCEPGMD permit approval letter prior to Engineering permit application review approval issuance. Engineering permit application shall be submitted subsequent to engineering plan approval.
8. A Broward County Health Department Permit shall be required prior to approval and issuance of engineering permit.
9. Additional comments may be required depending on the adequacy of the responses and whether or not each comment was satisfactorily addressed.

## LANDSCAPE ARCHITECTURE

### Passed with conditions

#### Sheet LP-1:

1. Relocate Silver Buttonwood that is proposed to be removed. It is small enough and in good condition with areas on site to allow this. Adjust mitigation calculations and state what trees you are proposing for mitigation.
2. The native calculation is for all plant material provided. 35 trees require 18 trees to be native. The 24 provided, is 69% native. Revise tables accordingly.

## PLANNING AND ZONING

### General and Advisory Comments

1. Pending receipt of signed/sealed drawings.

### Photometric

2. Staff recognizes applicants response regarding site lighting, and the note shown on the plan regarding confining light to site and not glaring onto adjacent residential properties. However, the note regarding light shields was not provided as requested. Be advised, this approval is contingent upon a requirement to install light shields if necessary.