City of Coconut Creek

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

***2-17-16***

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| **PROJECT NAME:** | | Midtown | | |
| **PROJECT NUMBER:** | | PZ-15110001 | | |
| **LOCATION:** | | Berber Plat | | |
| **APPLICANT/AGENT:** | |  | | |
| **REVIEW/APPLICATION** | | AA – site mod | | |
| discipline | REVIEWEr | | EMAIL | Telephone |
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## **DEPARTMENTAL COMMENTS**

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| **BUILDING** |

Approved

This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

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| **ENGINEERING** |

Approved

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| **FIRE** |

Approved

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| **GREEN** |

Passed with Conditions

1. Noted, relocation of the PV solar cells to the roof of outdoor entertainment.

2. No Green Plan items are listed as being modified in the Justification letter, therefore none are being reviewed or approved. As such, all previously approved site plan and PMDD conditions shall remain in effect.

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| **LANDSCAPE ARCHITECTURE** |

Passed with Conditions

**Sheet LP-3:**

1. Light pole location at NE corner of parking deck as not been shifted to allow for more space for the Madagascar Olive trees. Shift closer to curb as was done for a previous submittal.

**Sheet LP-4:**

2. Light pole location between the two smaller garages has shifted away from center. Place light in center to allow for equal spacing from the proposed Dahoon trees.

3. No shrubs or ground cover are allowed within the fire hydrant clear zone. Replace ground cover with sod at the west side of the small garage.

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| **PLANNING AND ZONING** |

Passed with conditions

1. The application has been reviewed for following criteria pursuant to Sec. 13-549 – Modifications to approved site plan - Modifications to an approved site plan may be permitted by the administrative approval of the director of community development. Such approval will only be granted in accordance with the following standards:

1. Modification does not substantially alter the intent and character of an approved site plan

The applicant is not proposing any modifications which will alter the character and intent of the approved site plan.

2. Any additional structures contemplated by and modification shall clearly be an accessory to a principal use or structure

No addition of structures is proposed. Number of units are being reduced by 12 units.

3. Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas.

Parking ratio is being reduced from 1.74 sp/unit as approved, to 1.73 sp/unit however, the minimum required is 1.51 sp/unit. Therefore the proposed modification meets this criteria.

4. Any modification shall not substantially alter approved on- or off site schematic engineering. Refer to engineering comments.

5. Enhancement landscape plans that do not substantially alter the intent and character of an approved landscape plan.

Refer to landscape comments.

2. Acknowledged, Plat amendment to South Property Line along Sample Road- approved at County Commission on December 8, 2015. Resubmit for recordkeeping at the City.

3. Lake overlook by Sample Road is being relocated within Sample Road right-of-way. Provide letter of approval from Department of Transportation.

4. Sec. 13-399(g) ensure all drive aisles are a minimum of 24 feet.

5. Label squares in front of the entry gate island on A1.1.

6. Dimension ‘exit only’ gate at West side of entry drive. Provide gate detail?

7. Self-closing gates for pedestrian access and fence along entry drive are in conflict with sidewalk.

8. Item 16 in the General Notes Sheet A1.1, noted. Provide same language in ‘Justification Statement’ so it may be included in Administrative Approval.

9. Sheet A 1.1, ‘concrete sidewalk’ and ‘pervious pavers’ are depicted with same hatch pattern. Please clarify.

10. Justification 5.d. “relocation sidewalks to relocation coordinate for site drainage.” Please explain

11. Sheet A 1.2 Garage 3 is marked as changed, however Justification letter does not specify any change.

12. Sheet A 1.2 green screens around parking deck are marked as changed, however Justification letter does not specify any change.

13. Sheet A 1.2 ADA compliant tree grates along north perimeter are missing.

14. Statement regarding supplemental documentation is noted. However, be advised only items which have been specifically identified in the justification letter have been reviewed. All other previously approved site plan and PMDD conditions shall otherwise remain in effect.

15. Per City ordinance 2014-021 Section 3 e. Prior to the issuance of a Certificate of Occupancy for the first residential building, the Property owner shall provide a bond for the construction of Commerce Boulevard as depicted in the approved PMDD and site plan application for 50 percent of the design and construction value.

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| **POLICE** |

Approved