City of Coconut Creek

Development review committee (DRC) REVIEW #***5***

***08-28-14***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **PROJECT NAME:** | | Midtown Residences at Coconut Creek | | |
| **PROJECT NUMBER:** | | PZ-13120005 | | |
| **LOCATION:** | | Berber Plat – Sample Road | | |
| **APPLICANT/AGENT:** | | Beatriz Hernandez | | |
| **REVIEW/APPLICATION** | | PMDD Site Plan | | |
| discipline | REVIEWEr | | EMAIL | Telephone |
| Building | Sean Flanagan - Chief Structural Inspector | | [sflanagan@coconutcreek.net](mailto:sflanagan@coconutcreek.net) | (954) 973-6750 |
| Engineering | Albert Demercado - Engineer II | | [ademercado@coconutcreek.net](mailto:ademercado@coconutcreek.net) | (954) 973-6786 |
| Fire | Rodney Zancanata - Fire Marshal | | [rzancanata@coconutcreek.net](mailto:rzancanata@coconutcreek.net) | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | | [speavler@coconutcreek.net](mailto:speavler@coconutcreek.net) | (954) 973-6756 |
| Police | Kathryn Markland- Police Sergeant | | [kmarkland@coconutcreek.net](mailto:kmarkland@coconutcreek.net) | (954) 956-1541 |
| Zoning | Liz Aguiar – Senior Planner | | [LAguiar@coconutcreek.net](mailto:LAguiar@coconutcreek.net) | (954) 973-6756 |

## **DEPARTMENTAL COMMENTS**

|  |
| --- |
| **ENGINEERING** |

**Conditions of Approval**

1. Provide location and verification of adequacy for capacity of City pump-station receiving sewerage from the development. The location and name of same existing pump-station shall be clearly identified. The Design engineer need to document existing flow into the affected City pump-station and show calculations for proposed flow from new development. The design capacity should also be shown and the determination whether the capacity of the existing station is sufficient should be clearly stated based on the difference in capacities. Shall be addressed at the time of final engineering plans review.
2. Propose pump station shall be designed with sufficient capacity to service both Midtown Residences and Village of Marbella developments. Future connection from pump station to Village of Marbella development shall be provided. Proposed pump station shall have size of 30’ x 30’ and driveway minimum 20 feet long.
3. Clearly show horizontal separation between footer of adjacent building and proposed pump-station and it appurtenances. Pump station easement to be minimum 30ft x 30ft with a 20ft long driveway.
4. Provide 2 additional stop bar/double yellow striping at four-way intersection between parking deck, Bldg. 2, 3 and parking stalls to improve circulation safety.
5. Provide additional stop bar/double yellow striping of three-way intersection between Bldgs. 6, 7 & parking deck to improve circulation safety.
6. On sheet C-6, note 3 shall read “All 2” water service shall be SDR9 PE. Correction can be made at the time of final engineering plans review.
7. Provide storm drainage calculations clearly showing the design event for Minimum road elevation, Minimum discharge elevation and Minimum finish floor elevation and how each were calculated with all design information and complying with Broward County Environmental Protection and Growth Management Department (B.C.E.P.G.M.D.) requirements.
8. Provide storm water pollution prevention plan prior to engineering plans approval including but not limited to location of construction entrance and silt fence, tree protection, concrete wash out area and location of other BMP’s for ensuring SWPPP compliance with City NPDES & FDEP. Use City storm-water management guidelines.
9. Provide details of all outfall connections at the time of final engineering design plans review.
10. Clearly show minimum first floor elevations on final engineering design plans. Clearly show all buildings identification (ex. Building A).
11. Resolve all drainage conflicts and crossings with utilities and landscape.
12. Provide correspondence from South Florida Water Management District for all irrigation system draws from a well, lake or canal stating whether or not a permit is required.
13. All requirements for storm-water drainage and surface water management shall be satisfactorily addressed at the time of Final engineering design plans review.
14. New water/wastewater agreement is needed and 100% ERU’s paid prior to building and engineering permit review.
15. Proposed Utility Easements (minimum 12 feet) and proposed Lake Maintenance Easements (minimum 20 feet) not to conflict or overlap. Drainage easements and city utility easements shall not overlap.
16. Clearly show all finish floor elevations on the plans. All elevations shall be shown as NAVD1988.
17. Trees not to be located in proposed utility easements. All trees to be a minimum of seven (7) feet away from all proposed/existing City utilities. Provide for an effectively maintained root barrier with a minimum horizontal separation of 6 inches outside of utility easements.
18. Note: Final engineering design plans submittal shall include six complete sets of final engineering plans satisfying all City requirements, with complete engineering scope of work on design engineers letter head (separately…one original copy required with submittal), a transmittal letter and final engineering design review fee of $875.00 (check payable to City of Coconut Creek). Submittal shall be to the engineering division located at 5295 Johnson Road, Coconut Creek, Florida 33073.

|  |
| --- |
| **FIRE** |

Approved

|  |
| --- |
| **GREEN** |

1. Action 1.1: Achieve LEED® Certification for all buildings in the MainStreet Project Area with at least 15% at Silver, Gold, or Platinum level.

Pending project registration with USGBC, prior to building permit issuance for first building and receipt of certification provided to the City no later than 18 months from final certificate of occupancy for the project. This condition will be included in the site plan ordinance approving the project.

|  |
| --- |
| **LANDSCAPE ARCHITECTURE** |

**Condition:**

State on sheet TS-1 proposed mitigation for the one Sabal Palm being removed, a total of 79 SF loss of canopy. One Sabal Palm at 100 SF can be proposed to mitigate for loss of canopy. This is to be shown on the plans prior to submittal of the 16 sets for the public meetings.

|  |
| --- |
| **PLANNING AND ZONING** |

**Pending**

1. Pending receipt of one (1) digital copy and 16 sets of 11”x17” site plan packages.

2. Pending receipt of address request, 11”x17” site plan and $400.00 fee.

**Prior to Planning & Zoning Board hearing**

3. Pending receipt of correspondence from FDOT for improvements in the Sample Road ROW.

**Prior to City Commission hearing**

4. Parks and Recreation dedication and/or cash in-lieu as proposed.

**Prior to building permit issuance**

5. Completion of ROW maintenance agreement.

6. Completion of public access easements.

7. Bond for 50% of estimated construction costs for Street Type A.

8. Payment of Police and Fire Rescue Facilities fees.

9. Recordation of plat.