



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3

12-8-14

PROJECT RESPONSES TO SITE #3

12.17.14

PROJECT NAME:	NBPS Site		
PROJECT NUMBER:	PZ-14030005		
LOCATION:	7600 Lyons Rd		
APPLICANT/AGENT:	Scott Backman		
REVIEW/APPLICATION	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Renee Cross – Senior Planner	rcross@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 545-6655
Fire	Rodney Zancanata - Fire Marshall	rzancanata@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Kathy McLand - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

The Building Department approves this application.

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.

PGAL: This note is acknowledged.

ENGINEERING

The following comments were not satisfactorily addressed and were deferred to final engineering plans review. The traffic study provided fail to address the critical traffic safety issues requested and recommendations did not represent the findings of the study. All engineering requirements and comments below shall be satisfactorily addressed at the time of final engineering design plans review.

KHA: All comments under engineering heading were previously addressed.

A. Traffic Engineering:

- Clearly show that FDOT index 546 for limits of clear site and clear site distances are met for entrance on Lyons Road.
- Provide revised traffic study to include projected trip generation estimate for development at build out. Traffic study should include but not be limited to providing conclusions which clarifies whether egress/ingress affected by proposed works is adequate. Also the apparent need to turn left from same affected egress/ingress should be satisfactorily addressed by this study.
- Provide warranty analysis for signalization at north egress/ingress.

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.



4. Provide complete pavement marking and signage plan showing all signs etc.
5. Clearly identify all adjacent parcels on Engineering plans.
6. Provide school zone flashing lights improvements for Lyons Road, these improvements shall comply with Broward County Traffic Engineering Division's/FDOT requirements.

B. Roadway and Pavement:

7. Use City details and specifications. Vertical curb shown in fig 308, sheet C-500 shall comply with FDOT index for type "D" curbs.
8. Provide complete roadway and parking lot cross sections across entire parking lot with lime-rock base to be minimum of 8" thick, LBR 100 with 70% carbonates. Subgrade to be minimum of 12" thick, LBR 40. Both limerock and subgrade to be tested to minimum 98% compaction of T-180 proctor.

C. Water Distribution System:

9. Fire lines and potable water lines to be separate lines. Fire lines shall not connect to service lines but must be connected to 8" mainline and isolated using gate valve. All water service lines must be connected to 8" DIP WM and shall not connect to a fire hydrant line or fire line. Fire Hydrants not to be connected to Fire lines. Corrections required.
10. All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.
11. Provide correspondence from Broward County Health Department stating whether or not a Broward County permit is required.
12. Clearly show all water main lines to be DIP and all water service lines to be minimum 2" diameter SDR9 PE.

D. Wastewater Collection System:

13. Provide location and verification of adequacy for capacity of City lift-station receiving sewerage from the development. The location and name of same existing lift-station shall be clearly identified. The Design engineer shall document existing flow into the affected City Lift-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 for the proposed development.

E. Reclaimed Water System:

14. No comments at this time.

F. Drainage Collection System:

15. 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.
16. 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 of Coconut Creek, NPDES & FDEP. Use City storm-water management guide.
17. Clearly show size and type of all drainage pipes. Clearly show all invert and rim elevations for all frame & grates and/or frame & covers of manholes and catch basins.
18. Provide details of all outfall connections.
19. Resolve all drainage conflicts and crossings with utilities and landscape.
20. Provide paving, grading and drainage plans showing elevations for all grades and inverts.

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.



G. General Engineering Comments:

21. New water/wastewater agreement is needed and 100% ERU's to be paid prior to building and engineering permit review.
22. Provide documentation and/or correspondence from State of Florida / Broward County clearly showing approval for the proposed use i.e. whether Day child care, Primary, Middle or High School etc. Also provide documentation clearly showing state certified capacity of number of students.

FIRE

Fire Department Connection to be within 15 feet of the hydrant for the "Health and Welfare" building. Detail roadway width at the north gate. At least 12' wide.

KHA: The proposed fire department connection is within 7' of the proposed fire hydrant at the southwest corner of the proposed building. Refer to Sheet C-401. Additional dimensions at the guardhouses and entrances have been provided as requested. Refer to Sheets C-201 and 202.

GREEN

LANDSCAPE ARCHITECTURE

Sheet LP-1:

1. Provide clear zone for fire hydrant at north entrance location.
AGT: A clear zone has been provided for the fire hydrant at the North entrance location.
2. Tree conflict with existing water main still remains and hasn't been addressed as discussed in previous emails and markups. Per the markup provided on June 12th, 2014, expand island to allow trees to be shifted away from existing waterline. The note on the plan is not sufficient and island width does not allow for enough room to move the proposed trees away from the water line and not conflict with the curb.
KHA/AGT: The water main has been relocated to the south so as not to conflict with the proposed trees in the landscape islands. See sheet C-401.

Sheet LP-4:

3. Green Island Ficus quantity has changed since last submittal; Delta is requested for this as done on other plan revisions.
AGT: The Green Island Ficus and the Simpson's Stopper quantities have both changed since the other plan revisions. A Delta has been placed beside the plant on the plant list.
4. Recommend providing some species diversification to the guard house landscape, possible tiered landscape.
AGT: We have added Blueberry Flax Lily to the bed of Green Island Ficus. We are keeping the planting low in this area for visibility.

PLANNING AND ZONING

General Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation, at the Planning & Zoning Board meeting.



2. Pending receipt of 1 digital and 16 sets of 11"x17" site plan packages prior to Planning and Zoning Board meeting.
3. Pending payment of Police and Fire/Rescue fee, Ord. 2006-017, prior to building permit issuance.
4. Project is subject to a Public Art Requirement pursuant to Ord. 2008-008.

PGAL: All general comments are acknowledged.

Site Plan

5. Parking spaces shall be at least 10'x20'. While overhangs are permitted over a curb/sidewalk or landscaped area, the area does not count towards meeting sidewalk or landscape requirements. Provisions exist for larger terminal islands, medians etc. Please address

PGAL/KHA: The dimensions have been corrected to clarify the widths. The 10'x20' spaces have been reduced for the overhang, and the divider median is 5' wide, exclusive of the overhangs. Refer to Sheets C-201 and C-202.

6. Head-to-head parking shall provide a 5'-0" landscaped divider median. (see comment above)

PGAL/KHA: See response to Planning and Zoning Comment #5 above.

Walls & Fences

7. Sec.13-379(4) – For residential and nonresidential parcels the location of walls or fences in required buffers cannot be closer than fifteen (15) feet from the perimeter or right-of-way.

PGAL/KHA: The fence has been adjusted so that it is no closer than 15' from the right-of-way. All sheets have been updated to reflect this change.

8. Pending approval of a 16' protective fence adjacent to the outfield dug-outs only.

PGAL: This comment is acknowledged.

Gated Entries

9. Indicate distance from guardhouse to median curb and to right-of-way.

KHA: The dimensions have been provided as requested. Refer to Sheets C-201 and C-202.

Photometric

10. Plan should be revised so numbers are legible.

RGD: Numbers have been revised to increase legibility.

11. Site lighting shall be confined to site and shall not bleed/glare onto adjacent residential properties.

PGAL/RGD: An extensive, detailed photometric study was completed to ensure lighting code compliance. In addition, we have 3 methods for which glare and spill will be controlled, using the best lighting technology in the industry; 1. Reflector System – each fixture has internal reflectors to control the direction of the light. 2. Visor System – each fixture will have a visor to focus light. 3. Side Shift Beam Control – Beams are able to be adjusted both horizontally and vertically. Lighting was discussed at length with staff at our April 10, 2014 DRC meeting, and deemed acceptable.

POLICE

Approved