



**CITY OF COCONUT CREEK**  
DEVELOPMENT REVIEW COMMITTEE REVIEW #1  
2-19-13

<b>Project Name:</b>	Verizon FPL
<b>Project Number:</b>	PZ-13020003
<b>Location:</b>	Lyons Road
<b>Applicant/Agent:</b>	Celynda Redgrave
<b>Review/Application</b>	Administrative Approval

**DEPARTMENTAL COMMENTS**

**ENGINEERING**

**CONDITIONS OF APPROVAL:**

1. Propose antennas, equipment cabinet, diesel generator on ground, etc. and their appurtenances not to encroach City Utility easements.
2. Restore all areas to original or better conditions as required by the Engineering Division of the City of Coconut Creek,
3. Maintain a minimum of 10 feet horizontal separation and 36 inches vertical separation between proposed and existing City Utilities where applicable.
4. Upon completion of the work a final inspection must be scheduled with the Engineering Division and receive approval prior close-out of City permit.

**PLANNING AND ZONING**

**General Comments**

1. Applicant must provide a letter of transmittal which summarizes all of the proposed changes to the tower and site.
2. Provide written justification statements that address each standard listed below as required and outlined on the Administrative Approval application. The responses to each standard must be specific to the proposed project. Briefly explain how the proposed modifications are:
  - a. The modification does not substantially alter the intent and character of an approved site plan;
  - b. Any additional structures contemplated by any modification shall clearly be accessory to a principal use or structure;
  - c. Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas;
  - d. Any modification shall not substantially alter approved on or off-site schematic engineering.
3. Be advised, future zoning comments may be generated based on the review of our technical consultant.

**Site Plan**

1. Revise site information in the project summary section on sheet C-1. City should be "Coconut Creek" and not "Pompano Beach".
2. Remove note requesting landscape waiver on sheet C-2.
3. Sec.13-537(e)(7)a., an eight (8) foot fence is required around the base of the tower, accessory buildings or structures. However, a fence enclosure is not required for an installation that is 10' above ground minimum and not accessible by climbing. Provide dimensions and/or revise plan accordingly to demonstrate compliance.
4. Sec.13-537(e)(7)d., equipment on monopole must be screened by landscaping or screening panel. See comment above. Should equipment be installed 10' above ground, then a screening panel is required. Provide details and revise plan accordingly.

**A written response for each comment must be provided and revise plans accordingly. Acknowledgements, generally, are not considered corrections. The re-submittal must be in digital format. Provide one (1) CD containing separate pdf files for the responses to comments and revised plans. THE PLANS ON THE CD ARE REQUIRED TO BE SIGNED/SEALED. Additionally, provide two (2) hard copies of plan sheets ONLY. Be advised, additional comments may be provided at DRC meeting and/or required upon review of any revised plans.**