



**CITY OF COCONUT CREEK**  
DEVELOPMENT REVIEW COMMITTEE REPORT  
APRIL 8, 2013

<b>Project Name:</b>	THE PROMENADE REZONING
<b>Project Number:</b>	PZ-12090004
<b>Applicant/Agent:</b>	BARBARA HALL, ESQ
<b>Owner:</b>	GARRISON INVESTMENT GROUP
<b>Requested Action/Description:</b>	REZONING (PMDD AMENDMENT)
<b>Location:</b>	SW CORNER OF LYONS & WILES ROAD
<b>Legal Description:</b>	Parcel "A", Green Farm Replat, according to the Plat thereof, as recorded in Plat Book 173, Page 116, of the Public Records of Broward County, Florida
<b>Size:</b>	23+ Acres
<b>Existing Zoning:</b>	PMDD
<b>Existing Use:</b>	COMMERCIAL, OFFICE, VACANT PARCEL
<b>Future Land Use Plan Designation:</b>	RAC
<b>Platted:</b>	Green Farm Replat
<b>Plat Restriction:</b>	244,000 SF of Commerical, 125,000 SF of Office, 6,000 SF of Bank, 456 High Rise Units

**DEPARTMENTAL COMMENTS**

**ENGINEERING**

**GENERAL ENGINEERING CONDITIONS OF APPROVAL**

1. Passed with conditions that all requirements of the Engineering Division, City Codes, City Engineering Standards and engineering policies be met at the time Final Engineering Plans review.
2. Clearly show and identify all existing utility easements and proposed 12 feet utility easement for all proposed water and sewer utilities. Comment not satisfactorily addressed and proposed utility easements not clarified as requested.
3. Advisory note: Drainage collection system including but not limited pipes and structures not to encroach utility easements except for pipe crossings with acceptable vertical separation.
4. Advisory note: Proposed parking lots to be consistent with previous promenade parking design or comply with City Code of Ordinances. Where deficiencies are still determined, improvements as required by the City of Coconut Creek will go into effect and these shall be corrected at final engineering plans review as required by the engineering division.
5. Additional comments may be required depending on Final Engineering Plans submittals and review, and whether each related engineering comment is satisfactorily addressed.