City of Coconut Creek

Development review committee (DRC) REVIEW #***1***

***12-11-14***

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| **PROJECT NAME:** | DR Horton |
| **PROJECT NUMBER:** | PZ-14100001 |
| **LOCATION:** | NW corner of Sawgrass Blvd and Lyons Rd |
| **APPLICANT/AGENT:** | Scott Backman |
| **REVIEW/APPLICATION** | AA |
| discipline | REVIEWEr | EMAIL | Telephone |
| Building | Sean Flanagan - Chief Structural Inspector | sflanagan@coconutcreek.net | (954) 973-6750 |
| Engineering | Eileen Cabrera - Engineer I | ecabrera@coconutcreek.net | (954) 545-6655 |
| Engineering | Yugal Lall – Senior Engineer | YLall@coconutcreek.net | (954) 973-6786 |
| Fire | Rodney Zancanata - Fire Marshal | rzancanata@coconutcreek.net | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | speavler@coconutcreek.net | (954) 973-6756 |
| Police | Kathryn Markland - Police Sergeant | kmarkland@coconutcreek.net | (954) 956-1541 |
| Zoning | Liz Aguiar – Senior Planner | LAguiar@coconutcreek.net | (954) 973-6756 |

## **DEPARTMENTAL COMMENTS**

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| **ENGINEERING** |

**Passed with conditions:**

1. Utility easements for water shall be extended up to the water meter and for sewer up to the first clean out.

2. Lake Maintenance Easement shall not be encroached.

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| **GREEN**  |

In keeping with *“Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value”,* we encourage the applicant to display signage highlighting the green elements incorporated in building construction.

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| **LANDSCAPE ARCHITECTURE** |

**Sheet L-1:**

1. Response to previous comment states callouts for individual buildings on sheets LP-2 and LP-3, drawings index on Cover sheet says there is to include four landscape sheets. Third and fourth sheet are not included, are these missing or is this an error on the cover sheet? If referring to previously approved plans, they must be included.

**Sheet L-2:**

2. Revise native shrub calculations for all provided shrubs. Total is 1,422 with 711 required to be native. Based on proposed totals, 742 are provided. Confirm calculations and update table.

3. Proposed trees must meet native requirements. Provide alternate native plant species for 6 of the Ligustrum locations to meet code. Previously approved plans have Simpson Stoppers, which are native. Replace native with native to keep plans in compliance with previously approved plan. Staff acknowledges availability is an issue and is willing to work with applicant on minimum sizes.

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| **PLANNING AND ZONING** |

Approved