



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

<b>PROJECT NAME:</b>	Vista Gardens		
<b>PROJECT NUMBER:</b>	PZ-20030007		
<b>LOCATION:</b>	5011 West Hillsboro Boulevard		
<b>APPLICANT/AGENT:</b>	Dunay, Miskel & Backman, LLP		
<b>REVIEW/APPLICATION</b>	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
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## DEPARTMENTAL COMMENTS

### BUILDING

#### APPROVED

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

### ENGINEERING

#### HOLD

#### GENERAL COMMENTS

- Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.

**Response: Acknowledged**

- Additional comments may be provided and/or required upon review of any revised plans.

**Response: Acknowledged**

- The existing 12' feet utility easement on the middle of the site needs to be vacated prior to final Engineering approval.

**Response: The 12ft Utility easement has been removed from Site Plan.**

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



### DRAINAGE COLLECTION SYSTEM

1. Provide a separate sheet for Paving and Drainage plan.

**Response: The is a separate sheet for Paving & Drainage plan, C2**

### WATER DISTRIBUTION SYSTEM

1. Review has not been completed due to missing proposed utilities drawings on plans.

**Response: The proposed utilities are on sheet C5, Water & Sewer plan.**

### WASTEWATER COLLECTION SYSTEM

1. Review has not been completed due to missing proposed utilities drawings on plans.

**Response: The proposed utilities are on sheet C5, Water & Sewer plan**

### FIRE

#### APPROVED

### GREEN

#### HOLD

1. The project does not need to be LEED certified, however, the applicant must still acknowledge that the “conspicuous display of green technology” will be maintained for the life of the project. This was addressed on the checklist, but not in the responses. Please acknowledge.

**Response: Acknowledge. Vista Gardens Ballroom LLC will maintain the “conspicuous display of green technology” for the life of the project.**

2. In lieu of designated alternative fuel parking, staff requests at least one EV charging station on site.

**Response: A EV Charging Station has been added to Site plan.**

3. The green checklist should be placed on one of the design sheets and not as a separate page/pdf.

**Response: The Green Check list was place on the Landscape plan, page LP-3.**

### LANDSCAPING

#### PASSED WITH CONDITIONS

#### FURTHER DISCUSSION WITH THE APPLICANT REGARDING HILLSBORO BLVD ROADWAY BUFFER DESIGN MAY BE WARRANTED.

1. Sight clearances to be per FDOT sight distances based on the design speeds of Hillsboro Boulevard. Update plans accordingly. See note above.

**Response: FDOT sight distances have been provided to Sheet LP-1.**

2. Revise Roadway Landscape Buffer requirements in data table for the south property line. Roadway Landscape Buffer requires, 1 tree per 2,000 SF, 40 Shrubs per 2,000 SF, and 3 tiered landscape. See section 13-443 (15). See note above.

**Response: Added Roadway Landscape Buffer Requirements to Landscape Tabular Data Table, added 4 more trees and 3-tiered native landscape.**

### PLANNING AND ZONING

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



## HOLD

### General Comments

1. Pending Applicant's PowerPoint presentation at the Planning & Zoning Board and City Commission meetings.

**Response: Acknowledged**

2. Pending receipt, prior to the Planning and Zoning Board meeting, of the following:
  - A. Site plan package:
    - 1) One (1) complete set **unlocked and unsigned** in digital format.
    - 2) Twelve (12) complete printed sets, no larger than 11"x17". Each set individually bound/stapled.
  - B. PowerPoint:
    - 1) One (1) complete copy of presentation in digital format.
    - 2) Twelve (12) complete printed sets, no larger than 11"x17" size. Each set individually bound/ stapled.
  - C. Each set of DRC comment / response document:
    - 1) One (1) complete set in digital format.
    - 2) Twelve (12) complete printed sets, 8.5"x11" in size. Each set individually stapled.

**Response: Acknowledged**

3. Pending payment of Affordable Housing and Police & Fire impact fees prior to building permit issuance.

**Response: Acknowledged**

4. Pending payment to the City for professional landscape review services, Sec.13-80(b).

**Response: Acknowledged**

5. Pending vacation easement application. See engineering comments.

**Response: Easement has been removed from site plan. We will be vacated on plat.**

6. Pending final Planning & Zoning Board and City Commission approval.

**Response: Acknowledged**

### Site Plan

7. Staff strongly recommends the applicant remove all wheel stops and widen sidewalks to 7 feet in width and using the curb to act as wheel stops, and widen medians to provide landscape spaces for required trees.

**Response: All wheel stops have been removed from site plan.**

### Photometric

8. Sec.13-374(d) 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. Revise plans accordingly. (Several areas of the walkway exceed 10fc).

**Response: Photometrics plan has been revised.**

9. It does not appear that lighting is planned for the patio area on the north side of the building. Please acknowledge.

**Response: Patio Lighting has been added to Photometrics plan.**



10. It does not appear that lighting is planned to be attached the building to light entryways or the back patio. Please acknowledge.

**Response: Entry way down lights have been added to photometrics plan.**

11. Footcandle calculations are required to be shown to the property line. Revise plan accordingly.

**Response: Photometrics plan has been revised to include foot candles calculations to the property line.**

12. No fixtures shall be angled in such a way as to negate the Dark Sky efficacy. All lighting shall be facing down.

**Response: Acknowledged**

**POLICE**

**APPROVED**

**TRANSPORTATION**

**APPROVED**

Please ensure that the landscaping and/or monument signs do not compromise the safe sight distance requirements at the driveway entrance and shared use pathway.