



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3

PROJECT NAME:	Vista Gardens		
PROJECT NUMBER:	PZ-20030007		
LOCATION:	5011 West Hillsboro Boulevard		
APPLICANT/AGENT:	Dunay, Miskel & Backman, LLP		
REVIEW/APPLICATION	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti – Senior Project Manager	srighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Ryan Marken - Police Department	rmarken@coconutcreek.net	(954) 956-6721

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

APPROVED

- 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 permitting stage. **Acknowledged**

FIRE

APPROVED

GREEN

APPROVED

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.



LANDSCAPING

APPROVED

PLANNING AND ZONING

PASSED WITH CONDITIONS

General Comments

1. Pending Applicant's PowerPoint presentation at the Planning & Zoning Board and City Commission meetings. **Acknowledged**
2. Pending receipt of application packages prior to Planning and Zoning Board meeting. **Acknowledged**
3. Pending Affordable Housing and Police/Fire impact fee payment prior to building permit issuance. **Acknowledged**
4. Pending payment to the City for professional landscape review services, Sec.13-80(b). **Acknowledged**

Photometric

5. Sec.13-374 - Review the lighting code and provide the table as required (Sec.13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens. **Photometric Plan has been revised accordingly**
6. Building lighting identified as fixture SA, SB, and SC must remain at a 90degree angle to adhere to the Dark Sky Lighting and shall not be tilted. Fixture shall be locked in place. Place a note on the plans to this effect. **Photometric plan has a note on every light fixture with a zero tilt.**
7. Sec.13-374(2) d 4 - Light shall not trespass off the subject property. Foot candles at the property line shall not exceed .5. Revise the plans accordingly. **Photometric Plan has been revised accordingly to .5 or less foot candles at the property line and will not trespass off the subject property.**
8. Sec.13-374(2) d 11 – How will the lights be reduced to 1 footcandle after hours? Provide note on the plan. **All exterior lighting will be on a timer that will shut off after hours. Note has been placed on photometric plan.**
9. Sec.13-374(2) d 5 – Full cut-off fixtures, or equivalent, must be used. Wall packs are prohibited. Fixture WA is a wall pack and does not appear to be able to meet Dark Sky requirements. Revise or explain Dark Sky compliance. **WALLPACKS SPECIFIED ARE FULLCUT OFF & DARK SKY COMPLIANT. SPECIFICATIONS SHEET ATTACHED.**
10. Be advised that site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded and that light does not trespass off the property. The building C.O. is predicated on meeting this requirement. **Acknowledged**

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.



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. **Acknowledged**.