City of Coconut Creek

Development review committee (DRC) REVIEW #***4***

***04-1-15***

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| **PROJECT NAME:** | | In the Pines | | |
| **PROJECT NUMBER:** | | PZ-14060003 | | |
| **LOCATION:** | | SE corner of Hillsboro Blvd & NW 51st Terr | | |
| **APPLICANT/AGENT:** | | Jordan Klemow | | |
| **REVIEW/APPLICATION** | | Site | | |
| discipline | REVIEWEr | | EMAIL | Telephone |
| Building | Sean Flanagan - Chief Structural Inspector | | [sflanagan@coconutcreek.net](mailto:sflanagan@coconutcreek.net) | (954) 973-6750 |
| Engineering | Eileen Cabrera - Engineer I | | [ecabrera@coconutcreek.net](mailto:ecabrera@coconutcreek.net) | (954) 545-6655 |
| Engineering | Yugal Lall – Senior Engineer | | [YLall@coconutcreek.net](mailto:YLall@coconutcreek.net) | (954) 973-6786 |
| Fire | Rodney Zancanata - Fire Marshal | | [rzancanata@coconutcreek.net](mailto:rzancanata@coconutcreek.net) | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | | [speavler@coconutcreek.net](mailto:speavler@coconutcreek.net) | (954) 973-6756 |
| Police | Kathryn Markland - Police Sergeant | | [kmarkland@coconutcreek.net](mailto:kmarkland@coconutcreek.net) | (954) 956-1541 |
| Zoning | Liz Aguiar – Senior Planner | | [LAguiar@coconutcreek.net](mailto:LAguiar@coconutcreek.net) | (954) 973-6756 |

## **DEPARTMENTAL COMMENTS**

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| **ENGINEERING** |

**Passed with Conditions**

1. Pending correspondence from FDOT stating whether or not improvement(s) will be required for Hillsboro Boulevard is also required for this project.

2. Verification of adequacy for capacity of exist. City lift-station will be reviewed during the final engineering plan review

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| **GREEN** |

**Passed with Conditions**

**Green Buidling Construction**

1. Sec.13-320(b)(1), all new development applicants must retain a LEED accredited professional within their planning and design team. Pending identification of designated LEED professional.
2. Pending receipt of letter, during the building permit review process, identifying in detail what green building elements are included within the proposed building(s). Letter shall indicate how each item will exceed the requirements of the Florida Building Code and other applicable code.

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| **PLANNING AND ZONING** |

1. Applicant is required to provide lighting, landscaping and irrigation for the adjacent greenway. The City is currently in the process of completing the construction plans for the greenway.

2. Pending receipt of correspondence from Broward County regarding labeling of platted landscape parcels LB1 and LB2 along NW 51st.

3. Pending prior to building permit issuance;

a. Plat note amendment recordation to allow residential development as proposed.

b. Recordation of updated county’s review of adequacy.

4. Aesthetic design review is part of the site plan, Planning and Zoning Board approval process. Staff recommends that the proposed sign provide additional aesthetic enhancements.

5. Pending payment Police and Fire/Rescue facilities fee, based on use and building square footage, prior to building permit issuance, pursuant to Ordinance 2006-017.

6. Pending land dedication or proposed payment in lieu of the land dedication of an area consisting of a minimum of five percent (5%) of the gross platted residential area.