City of Coconut Creek

Development review committee (DRC) REVIEW #2

***1-5-15***

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| **PROJECT NAME:** | Simonton Court |
| **PROJECT NUMBER:** | PZ-14100002 |
| **LOCATION:** |  |
| **APPLICANT/AGENT:** | Jeff Alexander |
| **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. Proposed building elevation shall conform with new flood insurance rate map from August 2014 and FEMA CLOMR-F and LOMR-F.

2. Proposed trees shall not encroach any utilities easement.

3. Be advised a more detailed engineering review will be performed at final engineering submittal.

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| **GREEN**  |

Passed

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| **LANDSCAPE ARCHITECTURE** |

**Passed with Conditions**

1. The proposed landscape for the model homes on sheet L-1 do not match the proposed landscape for the Typical Building plans on sheet LP-6. If material planted for the model homes are to remain after the sales trailer is gone, this material is to be in accordance to the proposed overall landscape plans and incorporated into the landscape data table.

2. Staff understands that the sales trailer is temporary and that the proposed landscape around the trailer is to be removed when residential units are constructed in that location. Recommend choosing plant material that is easy to relocate into common areas in the project. Any large material such as trees and palms that are not relocated, will need to be mitigated for at that time. Further discussions with staff may be necessary to resolve this.

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| **PLANNING AND ZONING** |

**General Comments**

1. Application Expiration: Be advised that any Administrative Approval application inactive for more than 6 months will be considered null and void and any application submitted will be treated as a new application with applicable fees.

**Project Comments**

1. Architecture:

a. Missing detail for trellis and gazebo. Please provide.

2. Green items will need to be itemized on the plans submitted for building permit with specific sheet references called out to aid the reviewer.