City of Coconut Creek

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

***09-07-16***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **PROJECT NAME:** | | In the Pines | | |
| **PROJECT NUMBER:** | | PZ-16080002 | | |
| **LOCATION:** | | 5100 Hillsboro | | |
| **APPLICANT/AGENT:** | | Howard Jablon | | |
| **REVIEW/APPLICATION** | | AA | | |
| discipline | REVIEWEr | | EMAIL | Telephone |
| DRC Chair | Liz Aguiar – Senior Planner | | [laguiar@coconutcreek.net](mailto:laguiar@coconutcreek.net) | (954) 973-6756 |
| Planning | Linda Whitman – Senior Planner | | [lwhitman@coconutcreek.net](mailto:lwhitman@coconutcreek.net) | (954) 973-6756 |
| 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) 973-6786 |
| Engineering | Krishan Kandial – Engineer I | | [KKandial@coconutcreek.net](mailto:KKandial@coconutcreek.net) | (954) 973-6786 |
| Fire | Jeff Gary – Fire Marshall | | [jgary@coconutcreek.net](mailto:jgary@coconutcreek.net) | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | | [speavler@coconutcreek.net](mailto:speavler@coconutcreek.net) | (954) 973-6756 |
| Police | Kathy Markland - Police Department | | [kmarkland@coconutcreek.net](mailto:kmarkland@coconutcreek.net) | (954) 956-6721 |

## **DEPARTMENTAL COMMENTS**

|  |
| --- |
| **BUILDING** |

The Building Division approves this application.

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** |

Passed with Conditions

**General Comments**

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

2. A fence shall be constructed at the southerly terminus of NW 51st Ter. The fence shall comprise of:

a. Similar material and design that was used for Long Pines.

b. A double swing gate, minimum 12 feet width, to be provided for maintenance access to the greenway.

1. Bollards shall be installed in line with the fence along the sidewalk to prevent vehicular access to the greenway and allow pedestrians to pass freely.
2. A revision to the Engineering permitted plans shall be required for the changes incorporated in this application including item 2 above. Revised plans to be submitted to the Engineering Division within 2 weeks upon receipt of this transmittal for review and approval.

5. Should you have any questions or concerns please contact the Engineering Division at (954) 956-1531.

|  |
| --- |
| **FIRE** |

Approved

|  |
| --- |
| **GREEN** |

NA

|  |
| --- |
| **LANDSCAPE ARCHITECTURE** |

Passed with Conditions

**Sheet L-3:**

1. Native calculation for shrub quantities will need to be adjusted per the change in plant quantities. Verify that the 50% minimum plant material is still being met.

|  |
| --- |
| **PLANNING AND ZONING** |

**General Comments**

1. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Sec.13-80(b) of the City’s Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Applicant shall provide contact information for the person(s) and/or department(s) responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgement.

2. DRC responses only, may not always ensure compliance. Corrections to plans shall be made through plan revisions, graphics, details and notes. Corrected plans and documents shall be re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall provide guidance to the appropriate sheet(s), page(s) or detail(s) where corrections have been made.

3. Additional comments may be provided upon review of any revised plans.

4. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

5. Only items specifically requested by the applicant shall be made part of this Administrative Approval application review and approval process. All other construction shall conform to previously approved site plan and does not preclude the applicant from complying with all existing site plan conditions.

|  |
| --- |
| **POLICE** |

Approved