



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
05-07-15

Professional Team Responses 05.18.15

PROJECT NAME:	NBPS Athletic & Wellness Center		
PROJECT NUMBER:	PZ-15030003		
LOCATION:	7600 Lyons Rod		
APPLICANT/AGENT:	Scott Backman		
REVIEW/APPLICATION	AA – Site Mod		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 545-6655
Fire	Rodney Zancanata - Fire Marshall	rzancanata@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Kathy Markland - Police Department	kmarkland@coconutcreek.net	(954) 956-6721

Design Narrative Revision:

- **Civil:** The dedicated left turn lane out of the Lyons Road North Access at NBPS was eliminated and reduced to a one-way in/one-way out configuration with the 10' fire lane in the middle. Additionally, the 4' curbed island supporting the gates, and the 15' wide island encompassing the guardhouse, were combined and modified to become one larger island. This was done to provide more landscape area and to allow cars to queue up parallel to the guardhouse when checking in. The south edge of pavement was shifted north in order to accommodate the above mentioned changes.
- **Architectural:** Sheets A-100 and A-101 have been revised to reflect geometry changes.
- **Landscape:** Plant material locations were adjusted to conform to new median planter shape.

DEPARTMENTAL COMMENTS

ENGINEERING

GENERAL COMMENTS

1. Pending response from Engineer for the Release of exist. Utility Easements.

Response: As discussed with Eileen Cabrera on May 12th, the easement releases are currently being processed by the City of Coconut Creek and the on-site water and sewer utilities will be privately owned and maintained. Existing easements have been removed from the plans.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements, are not corrections*). **ONLY COMPLETE & BOUND PACKAGES WILL BE ACCEPTED**, no inserts, along with one (1) digital copy on disk which will include complete signed/sealed plan sets, responses & any requested or outstanding documents. Applicant does not need to resubmit application or previously submitted documents. Applicant will be advised as to how many plan sets will be needed. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans.



TRAFFIC ENGINEERING

2. As previously stated: A traffic impact analysis shall be required for all subdivisions projected to generate, at built-out, more than three thousand (3,000) single direction vehicle trips in one (1) day or more than two hundred fifty (250) single direction trips in a one-hour period. The analysis shall include an evaluation of the street system within and adjacent to the subdivision.

The traffic impact analysis requested is for a built-out scenario. Even though, the Athletic & Wellness Center is not increasing the number of students, a traffic analysis is required for the entire site at "build-out." Including existing school operations, proposed Athletics & Wellness Center, proposed residential village and any future projects the school may be planning. Please contact the Engineering Division for any questions.

Response: Per discussions between School representatives and the Engineering Department, it is our understanding that this comment is not applicable to the pending application.

LANDSCAPE

Passed with Conditions

1. A valid tree removal permit is required prior to the removal of any tree(s). Sec 13-448 (b)

Response: This is acknowledged.

2. Contractor to provide tree barricades at the drip line of existing trees that may be in the construction work area. No equipment or materials are to be placed or stored within the area. Sec. 13-448 (n).

Response: This is acknowledged.

PLANNING AND ZONING

General and Advisory Comments

1. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with the City's Land Development Code, Sec.13-80(b), cost for these services including tree mitigation analysis shall be billed to the applicant as a cost recovery.

Response: This is acknowledged.

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

Response: This is acknowledged.

3. 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.

Response: This is acknowledged.

4. Only items specifically requested by the applicant have been reviewed. Construction shall comply with any previous approvals.

Response: This is acknowledged.

5. Pending receipt of Police and Fire fees as noted below:

Police Impact Fee: \$19,559.85

Fire Impact Fee: \$5,711.45

Total: \$25,271.30

Response: This is acknowledged.

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