



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

PROJECT NAME:	Johnson Technology Park III		
PROJECT NUMBER:	19100001		
LOCATION:	4650 Lyons Technology Park		
APPLICANT/AGENT:	Sun-Tech Engineering, Inc		
REVIEW/APPLICATION	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
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Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
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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

HOLD

Building places this application on Hold. FBC 2017 Accessibility Code 206.2.1 show accessible route from public transportation to the building.

Accessible route from Southwest corner of building to existing sidewalk to east which connects to sidewalk in Johnson Road has been added to the plans

208.3.1 Accessible parking shall be located on the shortest accessible route from parking to an entrance.

Handicap stalls have been relocated to achieve this requirement

Submittal of a building permit application and plans are required for review for a building permit.

So noted

ENGINEERING

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.



HOLD

GENERAL COMMENTS

1. 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 Final Engineering review.

So noted

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

So Noted

3. All required approvals from Broward County Health Department, Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

So Noted

4. Execution of a Water and Wastewater Agreement Amendment and payment of impact fees are required at Final Engineering Review and prior to review/approval of related building permits.

So Noted

5. Provide a conflict schedule to show all conflicts/crossing between all of the proposed/existing utilities.

Crossing information of all conflicts are shown on the water sewer and paving and drainage plans.

6. Vacation of the existing 15' Easement and the demolished sewer lateral easement is required, please show all the limits of the vacated easements.

Location of existing 15' Easement to be vacated is hatched for clarity

7. Show all proposed Easements for sewer and water.

All proposed easements are shaded and existing easements called out with recording information

ROADWAY AND PAVEMENT

1. Parking space dimensions must comply with City standards, 10 feet wide (12 feet wide for handicap) and 18 feet long.

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.



In accordance with the PCD the first 15 spaces must be 10' x 18' and the remaining can be 9' x 18'. We are proposing the 15 spaces to be 10' x 16' with a 2' overhang with 6.5' sidewalk which is also consistent with the PCD and the other parking on the site

2. ADA parking spaces must be located at the closest distances to building entrances.

The handicap parking has been revised to accommodate this requirement

3. The existing ramp and the hatched fire lines on the North property must be modified in a way to be connected to the proposed crosswalk.

Note has been added to the Pavement marking and signage plan indicating such

4. Provide turn radius clarification at the Southwest entrance/exist, the turn seems to be very sharp and vehicles will encroach the double yellow lines.

At the DRC meeting it was noted that the parking on the west side of the building will be for Employees only and they will enter at 8AM and leave at 5PM. This should limit the concern the city has with the possible conflict of encroaching the double yellow line. We have also signed the area "EMPLOYEE PARKING"

5. Provide sidewalk and crosswalk for public access from the West side of the property (Johnson Road).

Sidewalk and crosswalk has been provided as requested

DRAINAGE COLLECTION SYSTEM

1. Complete storm drainage calculations shall be provided at Final Engineering Review.

So Noted

2. Ensure 15% water retention on site per COCOMAR standards.

The site is under a master SFWMD permit as well as county SWML. In accordance with the master permit only the existing lake on site as well as the off site retention rights that were purchased and the existing dry retention areas provided are needed. The site as designed in accordance with the master permits.

WATER DISTRIBUTION SYSTEM

1. Label the proposed size and type of the water service line.



Size of type of water service line has been labeled on sheet WS2

2. Provide fire flow calculations.

Per discussion with Clifford Loutan these will be provided at the time of final engineering submittal

3. Show on plans the fire hydrants clear zones.

Fire hydrant clear zones are shown on sheet WS2 as well as the landscape plans

WASTEWATER COLLECTION SYSTEM

1. Label the proposed size and type of all sewer lines/infrastructures and their standard details.

All sewer line materials and size are indicated on the plans

2. Provide two clean-outs on sewer laterals, one for city maintenance and one private.

Two cleanouts are shown on the existing lateral as requested. One currently exists on the proposed UE line and one is proposed at the new end of the existing sewer lateral

3. Vacation of Easement for the existing demolished sewer lateral is required, show the limits of vacation.

Limits of existing UE vacation is cross hatched on the WS2 plan

LANDSCAPING, LIGHTING, AND IRRIGATION

1. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

Understood, Compliance adhered to where possible with root barriers now added to provide additional utility protection as needed. Please see sheet LP-6

2. Show all proposed easements on plans, be aware that trees are not allowed within any utility easements.

All easements shown and no trees are shown within any utility easement

3. Show the clear sight triangle (10X10) for the proposed entrance/exist of the project.



Clear sight triangles now shown on the plans

4. Show all proposed light poles on plans.

Light Fixtures (Wall-Packs Only) shown on the plans

FIRE

APPROVED

This approval shall not imply full compliance with the Florida Fire Prevention Code. Submittal of a building and engineering permit application and plans are required for review for a building/fire permit.

GREEN

HOLD

General Comments

1. Applicant shall be prepared to make a PowerPoint presentation, at the Planning Zoning Board and City Commission meetings, including color renderings of proposed project.

So noted

2. Prior to the Planning and Zoning Board meeting, applicant shall provide the following;
 - a. One (1) complete set of unlocked/unsigned plans in digital format.
 - b. One (1) complete copy of PowerPoint presentation digital format.
 - c. Twelve (12) full stapled sets of printed site plan package no larger than 11"x17" in size.
 - d. Twelve (12) full stapled sets of DRC comments & response document in 8.5"x11".

Sets/copies are required only when all revisions have been made and application has been determined by staff to be in compliance with applicable code requirements. Applicant shall be prepared to present and discuss the application, as needed, at all public meetings.

So Noted

2. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.

So Noted

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

So Noted

Green Plan Comments

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.



1. Action 1.6 – Applicant must demonstrate green building practices in the project design as stated on checklist. Applicant may consider but not limited to solar panels, solar powered landscape lighting, green screens, “effective” bio-filtration systems, cisterns or other rain water collection systems used for onsite irrigation or other creative green elements.
RESPONSE: NOTED
2. Action 2.2 – Please identify TPO R-Value proposed.
RESPONSE: TPO ROOF R-VALUE IS R-10
3. Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020. Provide letter from Republic Services approving location.
RESPONSE: See attached email form Republic Services approving the dumpster
4. Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills. Provide letter from Republic Services demonstrating how much of construction and demolition debris will be diverted. **RESPONSE: Owner will provide..New building no Demo Required**
5. Action 6.2 – Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service. Provide a stationary bike rack. **RESPONSE: Bike Rack Provided on South East corner adjacent to Bldg.**

LANDSCAPING

HOLD

Tree Disposition:

1. Relocate Sabal Palms #342 and #344.

Sabal Palms relocated per comment

LP-1:

1. Coordinate site plan base files with landscape plans. See dumpster enclosure layout.

Plans updated per comment

LP-2:

1. Continue hedge through the utility easement on west side of project limits.

Hedge continued per comment

2. Call out root barrier locations for trees and palms within 6’ of existing and proposed utilities and hardscape elements. See row of proposed Live Oaks along west side of project site.

Root barriers (bio barriers) now indicated and called out on plan with additional new sheet “root barrier layout plan”

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.



3. Provide proposed utilities and easements on landscape plans. Proposed fire hydrant at the SW terminal landscape island looks to conflict with proposed landscape.

Proposed utilities and easement show on plan, conflict at SW corner with sod only

LP-3:

1. At NW corner of project limits, several proposed trees are within shown easements. Particularly a Live Oak, a Royal Palm, and 2 Clusia. Adjust plant material as needed.

Plant material adjusted per comment

2. Provide landscape screening on the north side of dumpster enclosure to screen pedestrian opening. Layout may change based on plan coordination with site plan.

Additional screening shown per comment

3. Look at the feasibility of providing an additional shade tree at the terminal landscape island on the east end of the truck court.

Additional shade tree (gumbo limbo) now shown per comment

4. Show proposed utilities and easements on landscape plans. Adjust any conflicts with plant material.

Proposed utilities and easements now shown with adjustments made per comment

5. Is the area in front of the angled parking spaces between the wheel stops and sidewalk to be landscaped or paved? The area has been shaded similar to the other landscape areas.

This area to be sodded and is indicated as "sod" on sector landscape plans

LP-4:

1. Clusia guttifera is not considered native and the designation is to be removed. Adjust native calculations.

Specifications updated per comment

2. For the Royal Palm specification, recommend increasing the minimum graywood to be more in line with the 30' OA height.

Specification modified per comment

3. If the proposed Montgomery Palms are being counted towards code, provide a minimum specification of 8' CT along with the 14' OA height.

Specification modified per comment

4. Provide specification for proposed Spider Lily.

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.



Specification modified per comment

5. In addition to the total native and diversification calculations provided, provide the native and diversification calculations for Phase III only.

Diversity plant calculation table for Phase 111 added per comment. Please refer to sheet LP-4

LP-5:

1. Hedges, Shrubs, and groundcover areas are to be excavated to a minimum depth of 18".
Revise landscape note #4.

Note modified per comment

2. Provide detail and notes regarding the use of root barrier for trees and palms proposed within 6' of utility lines and hardscape elements.

Root barriers (bio barriers) now indicated and called out on plan with additional new sheet "Root Barrier Layout Plan" (LP-6) in plan set

PLANNING AND ZONING

HOLD

General Comments

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.

So Noted

2. Applicant shall be prepared to make a PowerPoint presentation, at the Planning Zoning Board and City Commission meetings, including color renderings of proposed project.

So Noted

3. Prior to the Planning and Zoning Board meeting, applicant shall provide the following;
 - a. One (1) complete set of unlocked/unsigned plans in digital format.
 - b. One (1) complete copy of PowerPoint presentation digital format.
 - c. Twelve (12) full stapled sets of printed site plan package no larger than 11"x17" in size.

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d. Twelve (12) full stapled sets of DRC comments & response document in 8.5"x11". Sets/copies are required only when all revisions have been made and application has been determined by staff to be in compliance with applicable code requirements. Applicant shall be prepared to present and discuss the application, as needed, at all public meetings.

So Noted

4. Be advised, the City has a franchise agreement with Republic Services Refuse for garbage collection including construction and demolition (C&D) debris. Provide an approval from Republic Services (waste provider) (954-583-1830).

See attached email form Republic Services approving the dumpster

5. 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. Provide contact information for person(s) responsible for payment to the City. Please acknowledge. Payment is required prior to building permit issuance.

So Noted

6. Applicant shall make every effort to ensure Community Involvement as part of this project review. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide correspondence demonstrating efforts including a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda. Further discussion may be warranted.

So Noted

7. Pending receipt of signed/sealed drawings prior to issuance of any building permit. Applicant may wait until final DRC submittal to provide signed and sealed drawings.

So Noted

8. Corrections shall be made to plans "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.

So Noted

9. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning & Zoning board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff.

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.



So Noted

10. Be advised, this application shall be considered by the Planning and Zoning Board with final decision to be made by the City Commission.

So Noted

11. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.

So Noted

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

So Noted

Impact Fees

13. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance. Please acknowledge.

Acknowledged

14. Section 13-110 through 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to building permit issuance.

So Noted

15. Sec.13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process and required prior to building permit issuance.

So Noted

Underground Utilities

16. Section 13-142, Underground Utilities. Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place all utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground. Electrical transmission and distribution lines with a rate load of 23k volts or higher shall be exempt

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.



from this requirement. Be advised, this ordinance is currently under review by City Attorney office. Further discussion is warranted.

So Noted

Site Plan

17. Sec.13-406 - Bicycle parking facilities shall be provided by installation of a stationary bike rack at a ratio of 5 spaces per facility for commercial recreation. Provide detail on bike rack proposed. Be advised, the bike rack shall not encroach into the sidewalk.

Bicycle rack for 5 spaces has been provided at the southeast corner of the building

18. Explain why the mezzanine (offices) total square footage on floor plan is different from site data. Revise accordingly.

The Mezzanine component is not where the office will be. The square footages of office component and associated parking calculations have been revised to be consistent with the floor plan

19. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares and may require screening and sign review.

Temporary construction trailer will not be necessary

20. Sec.13-355(d)(7) – All utilities within the PCD, including telephone, television cable and electrical systems shall be installed underground. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. Developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

Above ground utilities and ground-mounted equipment shown n site plan (i.e. Dumpster, etc) with landscape screening, with typical details for “Ground-Mounted Equipment” and “Above-Ground Utilities” shown on LP-5 for any other utilities added after site plan approval to cover and provide during the construction phase

21. Handicap parking spaces must be located at the closest distances to building entrances.

Handicap stalls have been relocated to accommodate this requirement

22. Plat must be amended to allow the proposed 52,994 square feet of manufacturing building. Be advised, building permits will not be issued until the Plat note amendment has been recorded.

So noted and letter from city in this regard has been requested so that we can make application to county to amend the plat note



23. A vacation of easement would be required to vacate the 15ft utility easement. Show all proposed easements. Note that, easements shall not contain permanent improvements.

Easement.vacation will be provided

Dumpster

24. Applicant must obtain an approval from Republic Services, waste provider, for the proposed dumpster size and location. Pending receipt of approval.

See attached email from Republic Services indicating approval of the dumpster

25. Dumpster layout area is inconsistent with landscape plans. Both plans must be consistent. Revise accordingly.

Landscape plan has been revised to be consistent with the site plan

26. Provide a pedestrian access on the side of the enclosure to reduce use of dumpster gates as a means a pedestrian access.

Pedestrian access is provided for as requested

Signage

27. As no details were provided for signage other than traffic control signs, while not all inclusive, the following comments/sections are intended to provide guidance in the development of signage.

- Sec.13-458.8 – Wall signs
- Sec.13-466.1 - Nonresidential building frontages, eligible for building-mounted identification signs
- Sec.13-466.6 – Ground identification signs
- Sec.13-468.1 – Address signs (mandatory)
- Sec.13-468.8 – Service entrance signs

Be advised per the Fire Department, address numbers shall be at least 6” tall and placed in a highly visible location on the building. **RESPONSE: NOTED**

28.

Photometric

29. The photometric plan shall provide footcandle calculations for all areas, not just parking. Provide all additional lighting/footcandles for building not currently shown on the plans.

RESPONSE: PROVIDED

30. 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.

RESPONSE: PROVIDED

31. Sec.13-374 (2)d11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.

RESPONSE: PROVIDED

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32. Building lighting identified as fixture SA and SB must remain at a 90 degree angle and shall not be tilted. Place a note on the plans to this effect.

RESPONSE: PROVIDED

33. Be advised, site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement

RESPONSE: NOTED

POLICE

APPROVED

December 16th, 2019

City of Coconut Creek
Development Review Committee
Dept. of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063

RE: Johnson Technology Park III
Project #19100001
DRC Review 2

Pursuant to your comments, we hereby provide the following responses for your review and approval for the above referenced project:

DEPARTMENTAL COMMENTS

BUILDING (Hold)

1. Building places this application on Hold. FBC 2017 Accessibility Code 206.2.1 show accessible route from public transportation to the building.

Response: Accessibility route is shown on the site plan. HC ramps were added at the southwest corner of the parking lot which tie into the existing sidewalk on the west side of the existing access which ties directly into Johnson Road

2. 208.3.1 Accessible parking shall be located on the shortest accessible route from parking to an entrance. The two HC parking spaces should be in front of the main entry doors.

Response: The w HC stalls have been relocated to in front of the entrance doors

3. Submittal of a building permit application and plans are required for review for a building permit.

Response: So noted

ENGINEERING (Approved)

Computation information will be addressed at Final engineering review.

Response:

FIRE (Approved)

This approval shall not imply full compliance with the Florida Fire Prevention Code. Submittal of a building and engineering permit application and plans are required for review for a building/fire permit.

Response:

GREEN (Hold)

1. Acknowledging the various green building requirements does not satisfy code requirements. Applicant **MUST** demonstrate the various green building practices in the project design by integrating public art into the building architecture, conspicuous green display/technology, site landscaping, or the installation of electric vehicle charging stations. Please address.

Response: Electrical vehicle charging station has been added to the plan at island at the main entrance to the building

LANDSCAPING (Hold)

Tree Disposition:

1. Recommend gray scaling back the proposed site plan as it makes the plans difficult to read. Specifically the tree disposition symbols and ID numbers.

Response: ADJUSTMENTS MADE TO MAKE MORE READABLE, INCLUDING LIGHTENING OF THE HATCH COLORS, RE-POSITIONING OF THE TREE NUMBERS, ETC.

LP-3:

1. At NW corner of project limits, it appears that the 2 Clusia trees proposed are still within the easements and are conflicting with the existing FPL switch cabinet.

Response: TWO CLUSIAS REMOVED PER COMMENT.

2. The provided hatch with the easements makes the proposed landscape difficult to read in locations. Recommend turning off some hatches to allow for better legibility.

Response: SEVERAL LAYERS HAVE BEEN TURNED OFF AND EASEMENT COLORS HAVE BEEN LIGHTENED TO PROVIDE BETTER LEGIBILITY PER COMMENT.

3. Unable to find "sod" designation for areas in front of the angles spaces as stated in the response letter. In addition, during the DRC meeting it was discussed that this area could be paved to eliminate any future maintenance issues and the requirement for irrigation in these areas.

Response: YES, THE "SOD" DESIGNATION HAS BEEN DELETED IN FAVOR OF PAVEMENT PER DRC MEETING, SUBSEQUENTLY "SOD" IS NOT LONGER PERTINENT. BTW, THAT WAS REMOVED IN THE PREVIOUS SUBMITTAL (REVISION #1).

LP-4:

1. For the Royal Palm specification, recommend increasing the minimum graywood to be more in line with the 30' OA height.

Response: SPECIFICATIONS UPDATED TO A MINIMUM 12' OF GRAYWOOD REQUIRED PER COMMENT.

2. Provide diversification calculation for the total proposed shrubs and groundcover similar to the calculation that was provided for the trees.

Response: DIVERSITY TABLES PROVIDED PER COMMENT, PLEASE REFER TO SHEET LP-4. THERE IS A JOHNSON TECHNOLOGY PARK (TOTAL SITE CALCULATION) TABLE AND A SEPARATE JOHNSON TECHNOLOGY PARK PHASE III TABLE, INCLUDING TREES, SHRUBS, ACCENT PLANTS AND GROUNDCOVERS. BTW, THOSE DIVERSITY TABLES WERE IN THE PREVIOUS SUBMITTAL (REVISION #1).

LP-6:

1. Plans are very difficult to read. Recommend, turning off certain hatches and gray scaling line works to make the root barrier locations stand out.

Response: RESPONSE: ROOT BARRIER LAYOUT PLAN UPDATED PER COMMENT, FOR INSTANCE SEVERAL LAYERS WERE TURNED OFF INCLUDING EASEMENT HATCH (NOT PERTINENT) AND THE ROOT BARRIER POLYLINE WAS THICKENED TO INCREASE READABILITY.

PLANNING AND ZONING (Passed with Conditions)

General Comments

1. Pending applicant PowerPoint presentation at the Planning and Zoning Board and City Commission meetings.

Response:

2. Pending receipt, prior to the Planning and Zoning Board meeting, of the following;
 - A. Site plan package:
 - 1) One (1) complete set **unlocked and unsigned** in digital format.
 - 2) Twelve (12) complete printed sets, no larger than 11"x17". Each set individually bound / stapled.
 - B. PowerPoint:
 - 1) One (1) complete copy of presentation in digital format.
 - 2) Twelve (12) complete printed sets, no larger than 11"x17" size. Each set individually bound / stapled.
 - C. Each set of DRC comment / response document:
 - 1) One (1) complete set in digital format.
 - 2) Twelve (12) complete printed sets, 8.5"x11" in size. Each set individually stapled.

Response: Will be provided once staff has signed off on the site plan

3. Pending payment to the City for professional landscape review services, Sec.13-80(b).

Response: Please provide us with invoice so it can be paid

4. Pending receipt of full community outreach report to Sustainable Development **PRIOR** to placement on a Planning and Zoning Board agenda.

Response:

5. Pending payment of Affordable Housing impact fees.

Response: Will be provided at time of building permit

6. Pending payment of Police & Fire impact fees.

Response: will be provided at time of building permit

7. Pending payment of Public Art requirement.

Response: will be provided at time of building permit

8. Pending payment of Underground Utility waiver fees.

Response: will be provided if applicable at time of building permit

9. Pending receipt of vacation of easement application.

Response: Vacation of easements will be submitted this week

POLICE (Approved)

I trust the information provided is sufficient to meet your needs. Please let me know if anything else is required.

Sincerely,
SUN-TECH ENGINEERING, INC.

Michael Gai
Principal



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3

PROJECT NAME:	Johnson Technology Park III		
PROJECT NUMBER:	19100001		
LOCATION:	4650 Lyons Technology Park		
APPLICANT/AGENT:	Sun-Tech Engineering, Inc		
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
Planning	Michael Righetti- Senior Project Manager	mrighetti@coconutcree.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

Computation information will be addressed at Final engineering review.

FIRE

APPROVED

This approval shall not imply full compliance with the Florida Fire Prevention Code. Submittal of a building and engineering permit application and plans are required for review for a building/fire permit.

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.



GREEN

APPROVED

LANDSCAPING

PASSED WITH CONDITIONS

“Provide plant diversification calculation for the shrubs and groundcover for the Phase III tabulations. The calculation was provided for the tree quantities, but not for shrubs and groundcover. Based on the quantities stated in the Phase III table, this requirement is being met, but the calculation needs to be provided in the table.”

Plant diversification calculations for shrubs and groundcovers for Phase III provided on sheet LP-4 on the “Johnson Technology Park Phase III Tabulation” Table in the Lower left corner of the sheet with revision #3 delta and clouding.

Diversity percentile in the right column of that table indicates not to exceed 25% for trees, shrubs, accents and groundcovers per comment.

PLANNING AND ZONING

PASSED WITH CONDITIONS

General Comments

1. Pending applicant PowerPoint presentation at the Planning and Zoning Board and City Commission meetings.

So Noted

2. Pending receipt, prior to the Planning and Zoning Board meeting, of the following;
 - A. Site plan package:
 - 1) One (1) complete set **unlocked and unsigned** in digital format.
 - 2) Twelve (12) complete printed sets, no larger than 11”x17”. Each set individually bound / stapled.

So Noted

- B. PowerPoint:
 - 1) One (1) complete copy of presentation in digital format.
 - 2) Twelve (12) complete printed sets, no larger than 11”x17” size. Each set individually bound / stapled.

So Noted

- C. Each set of DRC comment / response document:
 - 1) One (1) complete set in digital format.

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.



- 2) Twelve (12) complete printed sets, 8.5"x11" in size. Each set individually stapled.

So noted

3. Pending payment to the City for professional landscape review services, Sec.13-80(b).

So noted please provide invoice for payment

4. Pending receipt of full community outreach report to Sustainable Development **PRIOR** to placement on a Planning and Zoning Board agenda.

Meeting with HOA has been scheduled for January 27th

5. Pending payment of Affordable Housing impact fee prior to building permit issuance.

So Noted

6. Pending payment of Police & Fire impact fees prior to building permit issuance.

So Noted

7. Pending payment of Public Art fee prior to building permit issuance .

So Noted

8. Pending payment of Underground Utility waiver fee prior to building permit issuance.

So noted waiting from information from city on what the required payment is

POLICE APPROVED



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #4

PROJECT NAME:		Johnson Technology Park III	
PROJECT NUMBER:		19100002	
LOCATION:		4650 Lyons Technology Park	
APPLICANT/AGENT:		Sun-Tech Engineering, Inc	
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
Planning	Michael Righetti- Senior Project Manager	mrighetti@coconutcree.net	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
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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

Computation information will be addressed at Final engineering review.

FIRE

APPROVED

This approval shall not imply full compliance with the Florida Fire Prevention Code. Submittal of a building and engineering permit application and plans are required for review for a building/fire permit.

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

Previous comments remain in effect. Applicant **MUST** provide community outreach report to Sustainable Development prior to placement on a Planning & Zoning Board agenda.

PASSED WITH CONDITIONS

Previous General Comments

1. Pending applicant PowerPoint presentation at the Planning and Zoning Board and City Commission meetings.

Power Point presentation has been submitted to the City

2. Pending receipt, prior to the Planning and Zoning Board meeting, of the following;
A. Site plan package:
1) One (1) complete set **unlocked and unsigned** in digital format.

One complete set of unlocked and unsigned site plan package has been submitted to the city

- 2) Twelve (12) complete printed sets, no larger than 11"x17". Each set individually bound / stapled.

Twelve (12) complete printed sets 11 x 17" has been submitted to the City

- B. PowerPoint:

- 1) One (1) complete copy of presentation in digital format.

Power Point presentation has been submitted to the city

- 2) Twelve (12) complete printed sets, no larger than 11"x17" size. Each set individually bound / stapled.

12 copies of the power point presentation has been submitted to the city

- C. Each set of DRC comment / response document:

- 1) One (1) complete set in digital format.

One complete set of DRC responses in digital format has been submitted to the city



2) Twelve (12) complete printed sets, 8.5"x11" in size. Each set individually stapled.

Twelve printed sets of the DRC responses has been submitted to the city

3. Pending payment to the City for professional landscape review services, Sec.13-80(b).

So noted please provided invoice for payment

4. Pending receipt of full community outreach report to Sustainable Development **PRIOR** to placement on a Planning and Zoning Board agenda.

See attached information on the community meeting which was held on 1/27/20

5. Pending payment of Affordable Housing impact fee prior to building permit issuance.

So noted

6. Pending payment of Police & Fire impact fees prior to building permit issuance.

So noted

7. Pending payment of Public Art fee prior to building permit issuance .

So Noted

8. Pending payment of Underground Utility waiver fee prior to building permit issuance.

So noted

POLICE

APPROVED