

April 21, 2014

Ms. Heidi Solano, Senior Planner
City of Coconut Creek
Sustainable Development
Planning and Zoning
4800 West Copans Road
Coconut Creek, Florida 33063
(954) 973-6756

■
1690 S. Congress Ave.
Suite 100
Delray Beach, FL 33445

**Re: North Broward Preparatory School
Underground Utility Waiver Support Letter**

Dear Ms. Solano:

On behalf of the Applicant, the North Broward Preparatory School (NBPS), please accept this letter and attachments as backup for the waiver request for the required relocation of overhead utilities underground, in accordance with Section 13-142 “Underground Utilities Required” of the City of Coconut Creek’s Land Development Code. Kimley-Horn has begun discussions with Florida Power & Light (FPL) and other utility owners in regards to relocating their existing overhead facilities underground.

The primary reason that the underground relocation appears to be infeasible is due to the lengths that FPL needs to relocate their facilities and utility easements required on property not owned by NBPS. It is our understanding that the existing FPL facilities are rated less than 27 kV and do not qualify for the Exception as a part of Section 13-142(c). Please refer to the attached FPL drawing 1D7R3. Based on discussions with FPL staff familiar with the project site, in order to relocate the overhead FPL facilities underground across the frontage of NBPS per code, the undergrounding must extend beyond the NBPS property to both the north (7650 Lyons Road – unoccupied building) and south (7500 Lyons Road – single family residence) into property that is not owned by NBPS. Due to the electrical configuration of the facilities along the NBPS, the undergrounding would likely need to extend north to the Hillsboro Canal, at which point the existing lines go westward underground beneath Lyons Road and south of the NBPS entrance. At both of these locations, equipment will be needed which will require utility easements, as the equipment will not fit within the existing right-of-way. Based on information currently available, there appear to be no known utility easements in these properties. Neither of these properties is owned by NBPS, which would require other owners to grant the easements to the utilities and accept utility equipment on their property. NBPS cannot force another owner to grant an easement for the utility relocations. Furthermore, the property to the south is not within the City of Coconut Creek boundaries. Additionally, the utility pole south of the NBPS main entrance is currently located within an ADA accessible ramp, which does not meet current ADA code and would need to be relocated.

AT&T has confirmed that it has overhead facilities along the east side of Lyons Road along the NBPS property. Comcast has not yet confirmed the location or existence of its facilities along the NBPS property, but the Comcast facilities are anticipated to be overhead in the subject area. Each of these utilities will likely require additional easements on the north and south properties as their equipment is not anticipated to be able to be located within the public right-of-way.

In our professional opinion, due to the configuration of the utilities and the necessity for utility easements to be granted on property not owned by NBPS, it does not appear to be feasible to relocate the overhead utilities underground as a part of this project.

Please feel free to call us at (561) 404-7250 or email us at jason.webber@kimley-horn.com with any questions that you may have or to discuss further.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Webber, P.E.
Project Engineer

Attachments

Copy to: File

K:\BCD_Civil\144428008 - North Broward Prep\Documents\Utility Coordination + As-Builts\Underground Utility Waiver\2014.04.22.NBPS - UG Util Waiver Backup.ltr.doc

The location and existence of any facilities may not be relied upon by the supplier in responding to a bid or in complying with any contract. Supplier is responsible for evaluating site conditions both above and below ground including underground facility locations.

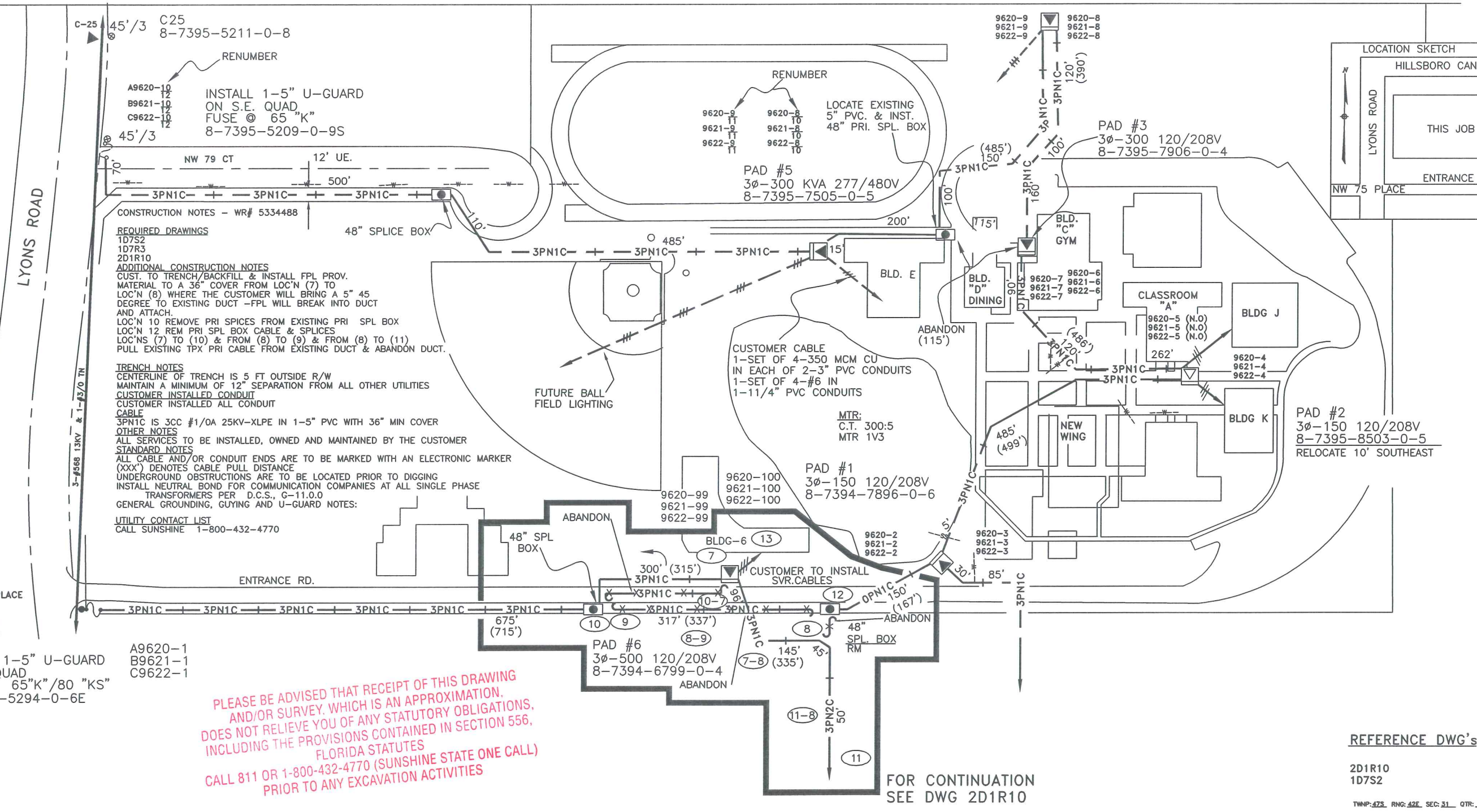
Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)

INACCESSIBLE 13KV FUTURE 23KV 23KV SALT SPRAY



HILLSBORO CANAL

PAD #4
3φ-150 KVA 120/208V
8-7395-8013-0-4



45'/3 C25
8-7395-5211-0-8
RENUMBER
A9620-10
B9621-10
C9622-10
45'/3
INSTALL 1-5" U-GUARD
ON S.E. QUAD
FUSE @ 65 "K"
8-7395-5209-0-9S

RENUMBER
LOCATE EXISTING
5" PVC. & INST.
48" PRI. SPL. BOX
9620-9 9620-8
9621-9 9621-8
9622-9 9622-8
9620-11 9620-10
9621-11 9621-10
9622-11 9622-10
PAD #5
3φ-300 KVA 277/480V
8-7395-7505-0-5

9620-9 9620-8
9621-9 9621-8
9622-9 9622-8

PAD #3
3φ-300 120/208V
8-7395-7906-0-4

PAD #2
3φ-150 120/208V
8-7395-8503-0-5
RELOCATE 10' SOUTHEAST

PAD #1
3φ-150 120/208V
8-7394-7896-0-6

PAD #6
3φ-500 120/208V
8-7394-6799-0-4

CONSTRUCTION NOTES - WR# 5334488
REQUIRED DRAWINGS
1D7S2
1D7R3
2D1R10
ADDITIONAL CONSTRUCTION NOTES
CUST. TO TRENCH/BACKFILL & INSTALL FPL PROV.
MATERIAL TO A 36" COVER FROM LOC'N (7) TO
LOC'N (8) WHERE THE CUSTOMER WILL BRING A 5" 45
DEGREE TO EXISTING DUCT -FPL WILL BREAK INTO DUCT
AND ATTACH.
LOC'N 10 REMOVE PRI SPICES FROM EXISTING PRI SPL BOX
LOC'N 12 REM PRI SPL BOX CABLE & SPLICES
LOC'NS (7) TO (10) & FROM (8) TO (9) & FROM (8) TO (11)
PULL EXISTING TPX PRI CABLE FROM EXISTING DUCT & ABANDON DUCT.
TRENCH NOTES
CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W
MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES
CUSTOMER INSTALLED CONDUIT
CUSTOMER INSTALLED ALL CONDUIT
CABLE
3PN1C IS 3CC #1/OA 25KV-XLPE IN 1-5" PVC WITH 36" MIN COVER
OTHER NOTES
ALL SERVICES TO BE INSTALLED, OWNED AND MAINTAINED BY THE CUSTOMER
STANDARD NOTES
ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
(XXX') DENOTES CABLE PULL DISTANCE
UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE
TRANSFORMERS PER D.C.S., G-11.0.0
GENERAL GROUNDING, GUYING AND U-GUARD NOTES:
UTILITY CONTACT LIST
CALL SUNSHINE 1-800-432-4770

A9620-1
B9621-1
C9622-1
INSTALL 1-5" U-GUARD
ON E. QUAD
FUSE @ 65 "K"/80 "KS"
8-7394-5294-0-6E

PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING
AND/OR SURVEY, WHICH IS AN APPROXIMATION,
DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS,
INCLUDING THE PROVISIONS CONTAINED IN SECTION 556,
FLORIDA STATUTES
CALL 811 OR 1-800-432-4770 (SUNSHINE STATE ONE CALL)
PRIOR TO ANY EXCAVATION ACTIVITIES

FOR CONTINUATION
SEE DWG 2D1R10

REFERENCE DWG's

2D1R10
1D7S2

TWNP: 42S, RING: 42E, SEC: 31, QTR: _____

PLOT DATE: 2/27/2014 PLOT TIME: 1:08:12 PM CAD NAME: MXR

ASBUILT	AUTH. NO.	NO.	DATE	REVISION

AS-BUILT COPY		AS-BUILT CREW PRINT	
Initials	Cert. Date	Foreman's Signature	Date

Job CERTIFIED COMPLETED as shown on this AS-BUILT print.
Material changes shown on ROS.

Supervisor's Signature _____ Date _____

All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.

Foreman's Signature _____ Date _____

Easement?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Survey/Stake?	YES <input type="checkbox"/> NO <input type="checkbox"/>	Work with SMO?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Tree Work?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Designer/Stake?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	CT/Special Mtr?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Map Posting?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Trench Feet		Duct Bank Feet		
		CITY	DR. DIST.	COUNTY AIR	STATE RD	FAA
		WMD	RR XING	COUNTY RD.	TRANS.	
Posted by		Telephone Request?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	CATV Request?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	



DESIGNED BY	B. THOMPSON
DRAWN BY	J. TORRES
DATE	02/18/14
MAP NO.	AA-0361
0 50' 100' 200'	FEET

W/A NB
**NORTH BROWARD
PREPATORY SCHOOL**
7600 LYONS RD / E/O LYONS RD.
COCONUT CREEK/BROWARD COUNTY, FL.
DWG NO. **1D7R3**
WR: **5334488** IWR: **D053-34-488**

Overhead Utility Photos at North Broward Preparatory School



Pierce Goodwin, Alexander & Linville

Phoenix

Los Angeles

Las Vegas

Houston

Fort Lauderdale

Dallas

Boca Raton

Atlanta

Alexandria

