



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3

PROJECT NAME:	Lyons Exchange Center		
PROJECT NUMBER:	20080001		
LOCATION:	Lyons Road North of Sawgrass Boulevard		
APPLICANT/AGENT:	Greenspoon Marder		
REVIEW/APPLICATION	Vacation of Easement		
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	njiosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti – Senior Project Manager	srighetti@coconutcreek.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

FIRE

APPROVED

This approval shall not imply full compliance with the Florida Fire Prevention Code. A comprehensive evaluation with a building permit is required.

LANDSCAPING

APPROVED

PLANNING AND ZONING

APPROVED with pending conditions

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.



General Comments

1. Pending applicant PowerPoint presentation at Planning and Zoning Board and City Commission, as acknowledged by the applicant. **Acknowledged.**
2. Pending site posting as previously acknowledged by the applicant. **This was completed and emailed to the City on 9/29/20**
3. Pending receipt of commercial tenant notice requirements cover letter as acknowledged by applicant, Sec.13-36.1(d). **Not required per City staff confirmation to Cutro and Associates on 9/29/20.**
4. Pending receipt of agenda package as previously acknowledged by the applicant. **Acknowledged.**
5. Pending professional landscape review fee reimbursement to the City prior to permit issuance, as acknowledged by the applicant. **Acknowledged.**

POLICE

APPROVED

TRANSPORTATION

APPROVED



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

PROJECT NAME:	Lyons Exchange Center		
PROJECT NUMBER:	20080001		
LOCATION:	Lyons Road North of Sawgrass Boulevard		
APPLICANT/AGENT:	Greenspoon Marder		
REVIEW/APPLICATION	Vacation of Easement		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
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DEPARTMENTAL COMMENTS

BUILDING

APPROVED

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Acknowledged.

ENGINEERING

HOLD

1. Submit no objection letters from FPL, AT&T and Comcast. **Previously submitted to the City and confirmed received by L. Aguiar.**

FIRE

APPROVED

This approval shall not imply full compliance with the Florida Fire Prevention Code. A comprehensive evaluation with a building permit is required. **Acknowledged.**

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

HOLD

1. Proposed easement relocation, guardrail, and turn lane/sidewalk layout impacts existing trees, palms, and shrubs on Food for the Poor property. How are these being addressed and is the adjacent property owner aware of the impacts to their required landscape buffer? **A revised vegetation plan is submitted to show where the existing trees are being relocated, and/or mitigated within the First Sawgrass and Food For The Poor sites. Food For The Poor has been a party with all site plan; landscape; and engineering plan approvals, and permits**
2. The proposed easement relocation now abuts the existing lake maintenance easement, which eliminates the required 25' landscape buffer. How will the required landscape be provided along this buffer? **There is no recorded lake maintenance easement. The lake, easement, and buffer areas are private, and owned by Food For The Poor, and FR Lyons, LLC. A landscape mitigation plan is being provided**

PLANNING AND ZONING

HOLD

General Comments

1. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings including aerials, maps and plans of the area as applicable. **Acknowledged and will prepare once we have a hearing date.**
2. Sec.13-36.2(f)(1)c – Applicant shall post a four-foot by four-foot (4'x4') sign on the property fourteen (14) days prior to the public hearing. Sign shall face the road and be setback five (5) feet from the property line. A dated photograph of the sign shall be submitted to Sustainable Development by the applicant the day the sign is posted. Staff will provide correct sign format. **Acknowledged will post signs once we have hearing date.**
3. Sec.13-36.1 (d) - Commercial tenants occupying properties within the same commercial property or plaza as the parcel, unit, or property under consideration shall be included in the notice requirements. Proof of notice to a commercial tenant shall be done by posting notice on the main public entrance to the tenancy. A dated photograph of all postings shall be submitted to the sustainable development department by the applicant the day the notice was posted. Staff recognizes that the project is under construction. Please address this code requirement by cover letter. Please ensure Food For The Poor is included in discussion. **Acknowledged and will post signs once we have hearing date.**
4. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City; **Acknowledged as to all.**
 - A. Vacation -
 - 1) One (1) complete set of plans, **unlocked and unsigned** 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 of plans, no larger than 11"x17" in size. Each set individually bound and 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 and stapled.
- C. DRC response document -
 - 1) One (1) complete set of each round of comments, in digital format.
 - 2) Twelve (12) complete printed sets, 8.5"x11" in size. Each set individually stapled.
5. The City has retained professional services to conduct landscape review of all Development Review Applications. Per 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. Please acknowledge and provide contact information of person(s) responsible for payments to the City. **Acknowledged. Payment requests can be sent to: FR Lyons Road LLC c/o Mark A. Pierski, mpierski@firstindustrial.com**
6. Additional comments may be provided upon review of revised application. **Acknowledged.**
7. Acknowledgements to DRC comments may not demonstrate compliance. Corrections shall be made through plan revisions, and/or notes and re-submitted per digital submittal requirements **Acknowledged**
8. 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. **Acknowledged**

Vacation

9. See Transportation comments for Broward County approvals. **Acknowledged.**
10. Staff acknowledges Agent Authorization letter from Food For The Poor for application submittal. Provide letter from Food For The Poor specifically acknowledging and agreeing to proposed impacts to their required right-of-way buffer and potential for onsite relocation of trees. **Enclosed in resubmittal.**
11. Tracts "GB-1" and "GB-2" are dedicated as landscape buffers per plat. Please address. **Acknowledged. Mitigation plans are prepared and submitted.**
12. Sec.13-331(g)(1) - Unencumbered roadway buffers shall be provided. Both First Sawgrass Center and Food For The Poor sites require a minimum 25' landscaped buffer, in addition to any lake maintenance easement, utility easement, right-of-way dedication or similar special purpose easement. Please show how this requirement will be provided. **Broward County is requiring a Roadway Easement, and replacement Utility Easement as part of the approved Right Turn Lane on Lyons Road**



13. Staff acknowledges minimum guardrail requirements, but recommends guardrail be located in coordination with design of required landscape buffer as allowable. See landscape comments. **Landscape mitigation plan will be done in accordance with the guardrail requirement of Broward County for the proposed right turn lane**
14. A conditional approval letter was provided by FPL, requiring the existing FPL easement to remain "on the Property". However, a portion of the FPL easement appears to be within the new turn lane. FPL letter also references Exhibit 1 as an attachment that was not provided. Please address. **The existing 6' FPL easement will remain in place and is not being abandoned. This will remain as shown on the Springs McKenzie Plat**
15. Ensure that an unencumbered minimum 5' wide sidewalk or minimum ADA accessible space is provided on the west side of CONST. INLET NO.D-TL-1. Revise plan(s) accordingly. **The sidewalk proposed is seven feet (7') in width, and will have a minimum clearance of 5.8' in all locations. The sidewalk has been approved and permitted by Broward County HED**

POLICE

APPROVED

TRANSPORTATION

HOLD

1. Lyons Road bike lane and sidewalk comments will be provided when paving, marking and striping plans are provided for the future SB right turn lane. Provide a right turn lane pavement, marking and signage plan?; **Plans have already been approved and permitted by Broward County Transportation, and HED**
2. This segment of Lyons Road is under the jurisdiction of Broward County. Review and approval from all appropriate Broward County Departments shall be required; **Plans have already been approved and permitted by Broward County Transportation, and HED**



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

PROJECT NAME:	Lyons Exchange Center		
PROJECT NUMBER:	20080001		
LOCATION:	Lyons Road North of Sawgrass Boulevard		
APPLICANT/AGENT:	Greenspoon Marder		
REVIEW/APPLICATION	Vacation of Easement		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
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DEPARTMENTAL COMMENTS

BUILDING

APPROVED

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ENGINEERING

APPROVED

FIRE

APPROVED

This approval shall not imply full compliance with the Florida Fire Prevention Code. A comprehensive evaluation with a building permit is required. **Acknowledged.**

LANDSCAPING

HOLD

1. There is one missing Crape Myrtle in the south grouping on the existing conditions plan. There are 8 trees in that grouping. **ADDED THE MISSING CRAPE MYRTLE TO PLANS.**

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. Provide tree disposition spread sheet for existing material and mitigation calculations for trees and palms that were removed without a permit. Additional planting may be required depending on calculations. **ADDED A TREE DISPOSITION CHART TO THE PLANS AND NOTED PROPOSED MITIGATION CALCCS.**
3. Coordinate with the City Urban Forester, Sharon Vollmer regarding the trees and palms that were removed without a permit. **COORDINATED WITH SHARON ON REMOVED TREE MITIGATIONS.**
4. Provide one additional Crape Myrtle for a total of 15 to meet the minimum quantities removed. Note that additional trees and palms may be required depending on the mitigation calculations. **ADDED (1) ADDITIONAL CRAPE MYRTLE TO PROPOSED PLANTINGS.**
5. Provide required third tier of landscape for the Landscape Roadway Buffer. **ADDED A THIRD ROW OF LOW PLANTINGS FOR THE 3RD TIER**
6. Provide additional shrub material for transition from new plant material to existing at north end. **ADDITIONAL PLANT MATERIAL ADDED TO NORTH END OF BUFFER.**
7. Review the use of Crotons as it doesn't appear that they are used on the north side of the entrance to Food for the Poor. **CROTONS CHANGED TO PHILODENDRON TO BE MORE CONSISTANT WITH EX. FFTP PLANT MATERIAL.**
8. Specifications listed on the provided spread sheet should match the specifications provided on the plant legend. **SPECIFICATIONS FOR PLANT LIST REVISED TO MATCH AS LISTED ON PLANT LEGEND. NOTE: ANY NEW MATERIAL FOR THE FFTP BUFFER (NOT USED ON LYONS EXCHANGE SITE) IS DESIGNATED WITH *.**

PLANNING AND ZONING

HOLD

General Comments

1. Pending applicant PowerPoint presentation at Planning and Zoning Board and City Commission. **Acknowledged and will provide for hearing**
2. Pending posting by the applicant of a 4'x4' sign adjacent to each right-of-way, setback five (5) feet from property line, fourteen (14) days prior to each public hearing, and receipt of dated photograph of each sign. Staff will provide correct sign format prior to posting deadline date. **Acknowledged and will provide once hearing date is set.**
3. Staff recognizes that the project is under construction and thus, tenant spaces may be unoccupied. Commercial tenants occupying properties shall be included in notice requirements, by posting a notice on the entrance to the tenancy, Sec.13-36.1(d). Please address by cover letter. **Acknowledged and will provide once hearing date is set.**
4. Pending receipt of agenda package correspondence as previously itemized. **Acknowledged**

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.



5. Pending professional landscape review fee reimbursement to the City prior to permit issuance. **Acknowledged and will provide fee.**
6. Additional comments may be provided of any revised application documents. **Acknowledged**

Vacation

7. Staff understands Broward County turn lane requirements. However, tracts "GB-1" and "GB-2" are dedicated landscape buffers on the Springs Mckenzie plat. Please confirm that Broward County agencies *outside* of Broward County Traffic / Engineering have reviewed the proposed turn lane for impacts to the landscape buffer tracts and design / construction is acceptable.

Tracts GB-1 & GB-2 have been dedicated to the Owner as private landscape buffers, and are the responsibility of the Owner. The Owner will provide a private 25' planted area to meet the buffer requirement.

Broward County has approved and recorded the Non Vehicular Line Amendment Agreement; and has issued a Right-of Way Permit for construction of the turn lane. All Broward County agencies, and the Broward County Commission, have approved the Plat Amendments; and associated turn lane improvements

8. An unencumbered 25' landscape roadway buffer is required for First Sawgrass Center and Food For The Poor pursuant to City Land Development Code. Staff understands Broward County turn lane requirements. Please provide a narrative, identifying efforts, design elements and limitations, proposed landscape material etc., to meet buffer requirements.

The existing private roadway buffers have a platted 12' and 6' utility easements within them. These were requirements of the Springs-McKenzie plat. There are two existing right turn lanes that have the same conditions.

The proposed Lyons Road right turn lane for the Lyons Exchange Center project (First Sawgrass Commerce Center), has the same 12' platted Utility Easement (UE) located directly under the proposed turn lane.

Broward County is requiring the property Owners to abandon the existing platted UE under the proposed right turn lane; and to dedicate a new replacement 12' UE adjacent to the proposed turn lane.

The new 12 replacement Utility Easement will be located within the proposed private buffer area; which is the same condition that was allowed with the original plat.

The County also required a guardrail installation as an additional safety measure for the proposed turn lane. This was not a requirement of the existing turn lanes. The proposed landscape plan will incorporate this requirement.

Survey scans were done of the existing buffer areas in an attempt to record the existing vegetation.



The proposed landscape plans will try and utilize any existing vegetation; and will provide required mitigation for any lost or damaged vegetation. The roadway buffer will be a private 25' wide landscaped area. The revised landscape plan will attempt to incorporate any remaining vegetation, provide for tree mitigation; and provide additional trees and vegetation where appropriate.

POLICE

APPROVED

TRANSPORTATION

Provide an overlay of the safe sight triangle on the landscape plans to ensure the driveway maneuvers are not compromised with the traffic on SB Lyons Road, the sidewalk or new SB right turn lane.

Sight triangles have been shown on the landscape plans. Landscaping appears to be out of the sight lines.