



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 (12/19/19)

PROJECT NAME:		Johnson Technology Park III	
PROJECT NUMBER:		19120002	
LOCATION:		4650 Lyons Technology Park	
APPLICANT/AGENT:		Sun-Tech Engineering, Inc	
REVIEW/APPLICATION		Water & Sewer 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	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

HOLD

- Please submit No Conflict Letters for Comcast, TECO Peoples Gas, AT&T, FPL and the City of Coconut Creek Utilities and Engineering.

The existing UE, Instrument #114989429 is an easement for water and sewer dedicated to the City of Coconut Creek. Therefore there are no other utility companies that have a right in the easement. Therefore there is no reason to obtain a letter of no objection for the utility companies.

In regards to the Declaration of Reciprocal Easement ORB43759 PG 974, upon review of the easement this is a private easement between Butters and Elite

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.



Aluminum. Now the entire property is owned by Elite Aluminum so Elite may choose to terminate the Declaration in its sole discretion and will be doing such. *Attached is a revised exhibit indicating the easement to be vacated through the City process (cross hatched) and the easement to be terminated by Elite Aluminum*

FIRE

APPROVED

LANDSCAPING

APPROVED

PLANNING AND ZONING

HOLD

1. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings which should include aerials or maps as applicable.
2. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City;
 - A. Easement package:
 - 1) One (1) complete set **unlocked and unsigned** in digital format.
 - 2) Twelve (12) complete printed sets. 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.
3. 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.
4. Additional comments may be provided upon review of revised application.
5. 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.
6. 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 all road frontages and be

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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

setback five (5) feet from the property line. A dated photograph of all signs shall be submitted to the Sustainable Development Department by the applicant the day the sign is posted.

7. Pending recordation of the vacation of water & sewer prior to building CO.

POLICE

APPROVED

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