



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
01-02-19

PROJECT NAME:	Lyons Exchange Center		
PROJECT NUMBER:	18120001		
LOCATION:	6401 Lyons Road		
APPLICANT/AGENT:	Caulfield & Wheeler, Inc		
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	NJosiah@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

HOLD

1. Please submit No Conflict Letters for Comcast, TECO Peoples Gas, and the City of Coconut Creek Utilities and Engineering.

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

HOLD



1. Applicant needs to provide a Site Plan exhibit showing the extents of the south easement vacation, along with a survey sketch and description to clearly define the easement vacation.

PLANNING AND ZONING

HOLD

1. Pending applicants PowerPoint presentation. Refer to DRC comments in site plan application.
2. Prior to and in preparation for the Planning and Zoning Board meeting, applicant shall provide the following to the City;
 - A. Vacation application package:
 - 1) One (1) complete set, **unlocked/unsigned**, in digital format.
 - 2) Twelve (12) complete printed sets, no larger than 11"x17", each set individually bound/stapled.
 - B. DRC comments/response documents:
 - 1) Each set, complete in digital format.
 - 2) Twelve (12) complete printed sets, in 8.5"x11" size, each set individually stapled.
3. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be made to plans, graphics and notes. Corrected plans shall be digitally re-submitted as required.
4. 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.
5. 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.

Vacation

6. Review and revise (as applicable) the proposed length of easement to exclude the easternmost 12' of the north/south U.E. along Lyons Road and the 10' of the north/south U.E. along the western property line.
7. Please ensure that the length of the easement as shown on the Sketch and Legal (see comment #7 above) is consistent with easement shown on the site plan. (See comment #9 below)



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

8. Revise site plan submitted in vacation application and “hatch-in” or graphically depict the limits of the easement consistent with the length shown on the Sketch and Legal. (See comment #7 above) Ensure the revised “hatched” site plan is included with concurrent site plan application.
9. Please provide letters of no objection from affected utilities, as applicable.

POLICE

APPROVED