



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 01-10-17

PROJECT NAME:	4680 NW 74		
PROJECT NUMBER:	16120006		
LOCATION:	4680 NW 74		
APPLICANT/AGENT:			
REVIEW/APPLICATION	Variance		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Planning	Linda Whitman – Senior Planner	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Planning	Natacha Josiah – Planner	<a href="mailto:NJosiah@coconutcreek.net">NJosiah@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	<a href="mailto:KKandial@coconutcreek.net">KKandial@coconutcreek.net</a>	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	<a href="mailto:jgary@coconutcreek.net">jgary@coconutcreek.net</a>	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@coconutcreek.net">speavler@coconutcreek.net</a>	(954) 973-6756
Police	Brandi Delvecchio - Police Department	<a href="mailto:bdelvecchio@coconutcreek.net">bdelvecchio@coconutcreek.net</a>	(954) 956-6721

## DEPARTMENTAL COMMENTS

### BUILDING

The Building Division approves this application.

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

Passed with Conditions

- No permanent structures shall be located within any Utility Easements.**  
Comment noted. The proposed pool has been adjusted. There will be no accessory structures to the pool.  
Please see sheet SP-1
- An Engineering permit has been submitted for this property. Pending the approval of the P&Z board for this variance there may be additional requirements to be met for the paving, grading, drainage, water and wastewater.**  
Comment noted.

### FIRE

Approved



## LANDSCAPE ARCHITECTURE

Passed with Conditions

-Applicant should be aware that there are several large trees and palms located on the property that need to be addressed. A complete tree survey showing the exact location and all information regarding the trees and palm will need to be prepared as part of the Tree Removal Permit. The tree removal permit is to be obtained prior to any construction work on the site.

Comment noted. An existing tree survey and the tree removal permit will be provided showing the exact location and information about the existing vegetation

## PLANNING AND ZONING

Hold

### General Comments

1. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Section 13-80(b) of the City's Land Development Code, the cost for these landscape review services including analysis of tree mitigation plans for this variance application shall be billed to the applicant on a cost recovery basis. Please identify the responsible party who should be contacted for payment to the City.

The party responsible for payment to the city is the owner of the projects Tomas Diaz. His contact number is (718) 812-4495 and his email is tomas.diaz81@gmail.com

2. Applicant will be required to provide one (1) digital and 14 sets of 11"x17" variance packages prior to Planning & Zoning Board meeting. Sets will be required when plans are in compliance with applicable codes.

Comment noted. The submittal packages provided for the planning and zoning review will meet the requirements.

3. Re-submittals shall include a digital copy of responses to each DRC comment.

Comment noted. A digital copy will be made available.

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

Comment noted.

5. Please strengthen and revise the responses to the justification standards for granting a variance. As presented, applicant's narrative does not adequately address or clearly identify the lot space and the difference for the usable lot area.

The justification response for the variance has been revised to detail the justification for the relief we are seeking. Please see the variance checklist.

6. Staff recommends revising the term "provided" to "usable lot area."

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.



Sheet SP-1 has been revised with the staff recommended terminology.

Variance

7. Sec.13-333(11) States that, minimum air conditioned dwelling unit size for a four (4) bedrooms is 2400 square feet, plus two hundred square feet for each additional bedroom/den. Applicant is proposing five (5) bedrooms and one (1) den. Adjust required dwelling unit size accordingly.

Comment noted. The dwelling size has been adjusted to 2800 SF

8. Provide distance from building structure to property line, including any proposed accessory structures. Be advised, setbacks are measured to property line and not from water's edge.

The site plan has been revised to show the dimension of the proposed structure to the property lines, the RS-1 setbacks and the proposed setbacks. Please see sheet SP-1

9. Be advised, a variance if approved, does not preclude the applicant from complying with other Land Development Code requirements. Any future accessory structures must meet the minimum setback requirements. Please revise as applicable.

Comment noted. There will be no accessory structures for the pool.

10. If fencing or screen enclosure is proposed, then it shall be indicated as well.

Comment noted.

11. The site is surrounded with residential and other uses. Provide details for proposed outdoor lighting relating to the tennis court.

The tennis court has been removed from the drawings. Please see sheet SP-1

12. Applicant has identified "vegetation" on the site plan. Be advised, a tree removal permit would be required for any removal of trees that may be impacted by construction.

Comment noted.

13. There seems to be a conflict with the proposed tennis court location and building structure. Adjust accordingly.

The site plan has been revised. The tennis court has been removed from the site plan.

Please see sheet SP-1

POLICE
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Approved



CITY OF COCONUT CREEK  
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2  
02-14-17

PROJECT NAME:	4680 NW 74		
PROJECT NUMBER:	16120006		
LOCATION:	4680 NW 74		
APPLICANT/AGENT:			
REVIEW/APPLICATION	Variance		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
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DEPARTMENTAL COMMENTS

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Comment noted.

LANDSCAPE ARCHITECTURE

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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.



Comment noted. An existing tree survey and the tree removal permit will be provided showing the exact location and information about the existing vegetation

## PLANNING AND ZONING

Hold

### Pending/General Comments

1. **Pending receipt of 14 sets of application packages prior to the Planning and Zoning Board meeting.**  
Comment noted. The submittal packages provided for the planning and zoning review will meet the requirements.

### Variance

1. **After review of the justification responses, applicant needs to further strengthen and revise the standards for granting this variance.**  
The justification responses have been revised. Please see the application package
2. **Clearly identify proposed front and rear setbacks accordingly.**  
The proposed front setback has been labeled on the floor plan.
3. **Be advised, setbacks are measured to property line and not from water's edge. Revise**  
The rear setback has been revised and is measured from the south property line.