



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

06-20-18

PROJECT NAME:		Lyons Community Center Plat	
PROJECT NUMBER:		17100005	
LOCATION:		East of Lyons Road in front of NBPS	
APPLICANT/AGENT:		Shane Laakso	
REVIEW/APPLICATION		Plat	
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 - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENT 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

LANDSCAPE ARCHITECTURE

APPROVED

PLANNING AND ZONING

HOLD

General Comments

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.



1. Additional comments may be provided upon review of any revised plans or documents.

Response: Noted.

2. 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.

Response: Noted.

3. Pending receipt of signed and sealed plat and survey.

Response: The Applicant submitted a signed and sealed survey with the October submittal. For convenience, the Applicant resubmitted the survey with this resubmittal package. The Applicant will provide the signed plat mylar upon plat approval by the City Commission, for City Commissioner signatures. Then the Applicant will submit the signed plat mylar to the County to continue the approval and recordation process.

4. Pending receipt of Broward County staff report for review.

Response: The Application submitted the Broward County staff report with this resubmittal.

5. Pending receipt of final cost recovery for professional landscape plan review services.

Response: Noted. The Applicant has paid the fee.

6. Pending receipt of documentation demonstrating plat recordation prior to building permit issuance.

Response: Noted. Applicant will provide recorded plat prior to building permit issuance.

Plat

7. Applicant has stated that ownership was granted to the Lyons Commerce Center owners for the parcel directly adjacent on the south side of property. Provide copies of documents.

Response: The Applicant provided a document titled "Recorded Amended and Restated Access Easement Agreement," which provides all supporting information about ownership of the easement.

8. Applicant is requesting relief or cash out equivalent value to the Park Land Dedication. A formal request shall be submitted to the Sustainable Development Department for consideration.



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

Response: The Applicant provided a formal request for the relief to the Park Land Dedication with this resubmittal.

POLICE

APPROVED

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