



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – MAY 12, 2022

PROJECT NAME:	Lakeside Park		
PROJECT NUMBER:	PZ-22040006		
LOCATION:	5555 Regency Lakes Blvd		
APPLICANT/AGENT:	The City of Coconut Creek		
APPLICATION:	Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning & Zoning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning, Photometrics & Sustainability	Natacha Josiah – Planner	njosiah@coconutcreek.net	(954) 973-6756
Planning, Zoning & Signage	Michael Righetti – Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Transportation	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Building	Eileen Cabrera – Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Fire	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Landscape	Barbara Hendrickx- Police Department	bhendrickx@coconutcreek.net	(954) 956-6721
Police	ALTERNATE REVIEWERS		
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin- Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

No comments at this time.

ENGINEERING

No comments at this time.

FIRE

No comments at this time.

LANDSCAPING

No comments at this time.

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.



POLICE

No comments at this time.

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

No comments at this time.

URBAN DESIGN AND DEVELOPMENT

General

1. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
2. Additional comments may be provided at DRC meeting and/or upon review of revised application.
3. Applicant shall ensure public participation is part of this project which is in addition to City public meetings. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Applicant shall submit a written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Be advised, outreach presentations shall be the plans to be considered by the Planning and Zoning Board.
4. Refer to site plan for PowerPoint presentation requirements.
5. Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital copy, and, thirteen (13) printed sets, individually bound, stapled & 3-hole punched of the following to the City;
 - a. Rezoning package;
 - Note: digital copy to be **unlocked and unsigned**.
 - Note: Printed copies to be no larger than 11"x17" in size.
 - b. PowerPoint presentation;
 - Note: Printed copies to be no larger than 11"x17" size.
 - c. Public outreach;
 - d. Sustainable (Green);
 - e. Each set of DRC comment/response document:
 - Note: Printed copies to be 8.5"x11" in size.
6. Applicant shall post a 4'x4 sign setback 5' from each adjacent public ROW in accordance with requirements for public meetings.
7. Applicant shall provide a list and mailing labels of property owners within five hundred (500) feet of the perimeter boundary lines of the property to be rezoned.

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