



CITY OF COCONUT CREEK

RESILIENT DESIGN & DEVELOPMENT

4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

Development Review Committee Agenda
Submittal Deadline Date: April 14, 2026
Meeting Date: May 14, 2026

The City of Coconut Creek Development Review Committee will be conducting a meeting on Thursday, May 14, 2026 beginning at 9:00 a.m. at the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063.

The backup for this meeting can be accessed by using the following steps:

- In your internet browser, go to www.coconutcreek.gov;
- Go to "View Meetings, Agendas & Minutes"
- Next select "View Agendas, Meeting Notices & Minutes;"
- Select "Yes, Continue;"
- Next select "Development Review Committee" from the drop down menu, find the May 14, 2026 Meeting;
- Last select "Agenda" to view the backup.

New business:

Item

Kaluz Restaurant Rezoning and Site Plan

Time

9:00 a.m.

NOTE: Formal DRC meetings are required for all applications that require consideration by the City of Coconut Creek Planning and Zoning Board. All parties involved (engineers, architects, etc.) should be in attendance. As time allows, scheduled agenda items begin promptly at the scheduled time at the Coconut Creek Government Center, located at 4800 W. Copans Road, Coconut Creek, Florida. Applicants are advised to contact the Department of Resilient Design & Development at (954) 973-6756 to confirm attendance prior to consideration of their item. Following the DRC meeting, every comment must be addressed. Written responses and revised plans must be resubmitted on a timely basis. Once all comments are satisfactorily addressed, the application will proceed to the next available Planning and Zoning Board meeting.

The public may appear in person and speak at the meeting. Prior to the meeting date, if any member of the public requires additional information on how this meeting will be conducted or how to participate in the meeting, please contact:

Jada Johnson, Planning and Development Coordinator
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-973-6756
drc@coconutcreek.gov

NOTE: In accordance with Section 286.0105, Fla. Stat., if a person decides to appeal any final decision made by any of the boards with respect to any matter considered at a meeting or hearing, he/she will need a record of the proceedings and for such purpose may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by Florida Law. Anyone desiring a verbatim transcript shall have the responsibility at his/her own expense to arrange for the recording and transcript.)

In accordance with the Americans with Disabilities Act, as amended, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to the meeting. **Please note that two (2) or more City Commissioners may be in attendance.**

Posted: 05/07/2026



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1- 05-13-26

PROJECT NAME:	Kaluz Restaurant		
PROJECT NUMBER:	PZ-26040007		
LOCATION:	5460 W HILLSBORO BLVD		
APPLICANT/AGENT:	MW LAND PLANNING LLC		
REVIEW/APPLICATION:	PCD Rezoning		
STATUS:	Resubmit for DRC Review		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Resilient Design and Development	Deandrea Moise – Planning Manager	dmoise@coconutcreek.gov	(954) 973-6677
Resilient Design and Development	Liz Aguiar – Assistant Director	laguiar@coconutcreek.gov	(954) 973-6756
Sustainability & Photometrics Resilient Design and Development	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.gov	(954) 973-6756
Urban Design and Development	Natacha Josiah - Planner	njosiah@coconutcreek.gov	(954) 973-6756
Urban Design and Development	Aleesha Korth- Planner	akorth@coconutcreek.gov	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.gov	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	sflanagan@coconutcreek.gov	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.gov	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.gov	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.gov	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Santiago Florez-Molina- Engineer I	sflorezmoloina@coconutcreek.gov	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.gov	(954) 973-6786

DEPARTMENTAL COMMENTS

A. BUILDING

1. Reviewed with no comments.

B. ENGINEERING

1. Page 25 Drainage - Add to PCD: A modification to the master drainage permit may be required based on expansion of the building.

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.



2. Page 26 - Add to PCD: A new Water and Wastewater Agreement will be required based on the expansion of the building and additional ERUs will be allocated to the site.
3. Add to PCD: Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants and landscaping, except that utilities, public improvements and sod are allowed. (Code Sec.13-266)

C. FIRE

1. Reviewed with no comments.

D. LANDSCAPING

1. Revisions to the landscape requirements for Module B within the Coco Park Plaza PCD document may be required based on the review of the Kaluz Site Plan application.

E. PHOTOMETRICS

1. Add note on page 21, in the Signage and Lighting section, referencing adherence to the Dark Sky Principals in LDC Chapter 13-374 for outdoor lighting.

F. POLICE

1. Reviewed with no comments

G. SUSTAINABILITY

1. Page 24, Green Building Elements for Land Use Model A: Revise the new section to mirror LDC 13-320 requirements. The spreadsheet for this will be requested in the Site plan review, however, the site plan responses and rezoning responses shall be consistent with each other.
2. Staff suggests EV charging locations in lieu of energy efficient parking spaces.

H. TRANSPORTATION

1. Reviewed with no comments.

I. URBAN DESIGN AND DEVELOPMENT

GENERAL COMMENTS

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.
2. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. This effort is the responsibility of the applicant

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and in addition to City public meetings. Provide correspondence 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. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.

3. Applicant shall update and provide a list with addresses of all property owners within seven hundred (700) feet of the boundary lines of the property under consideration. The list shall be certified by the county property appraiser, title company, or attorney. Provide as required.
4. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, as applicable.
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. Each set of DRC comment/response document;
Note: Printed copies to be 8.5"x11" in size.
6. Working corrections shall be made to plans and/or documents in Microsoft Word using a strikethrough and underlined format "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.
7. Applicant is required to post a 4'x4' sign, in accordance with code requirements, on the property facing each road frontage and setback ten (10) feet from the property line, 14 days prior to a public meeting. Staff to provide correct sign format. Signs shall be removed upon completion of Planning and Zoning Board and subsequent City Commission meetings. Upon postings, applicant shall provide dated photographs depicting each sign to the Sustainable Development Dept.
8. All Land Development Code requirements are effective throughout the project development process and the rezoning of the property does not preclude the applicant from complying with all applicable code requirements not specifically identified in this application.
9. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be done through plan revisions. All corrected plans shall be re-submitted per digital submittal

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requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.

10. Responses to rezoning criteria are presented verbatim to the Planning and Zoning Board and the City Commission. The applicant is advised to review for typos and grammatical errors.
11. When submitting for **final** review before the Planning and Zoning Board, **provide the underline and strike-thru AND a clean copy**. Each document (underline/strike-thru and clean copy) shall be a single document, uploaded electronically.
12. Final revisions to the PCD document shall be completed within seven (7) days of City Commission approval. Failure may result in a delinquent fee, per item, per week of \$100.00 PCD Document General Comments.
13. 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.
14. Additional comments may be provided at DRC meeting and/or upon review of revised application.
15. Be advised that the Planning and Zoning Board and City Commission may place additional restrictions during the rezoning approval process.

IMPACT FEES

16. This project shall be subject to the following Impact Fees:
 - a. Fire Rescue and Law Enforcement: Sec.13-118.8, Pursuant to Ord.2025-001. Impact fees shall be imposed and calculated for the alteration, expansion or replacement of a use, building or dwelling unit or the construction of an accessory building if the alteration, expansion, or replacement of the use, building or dwelling unit or the construction of an accessory building results in a land use determined to generate greater impacts on the City's Capital Improvement System than the present use under the applicable Impact Fee Category. Fee, based on use and gross floor area of a building, must be paid prior to building permit issuance. Please acknowledge. A breakdown shall be provided at time of building permit.
 - b. Affordable Housing: Sec.13-110 through 13-117, Pursuant to Ord.2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to issuance of a building permit. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. Please acknowledge. A breakdown shall be provided at time of building permit
17. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process. Please acknowledge requirement.

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PCD GENERAL

18. Be advised, this review is for technical design elements as the entire PCD document provided needs to be revised to reflect the existing and newly proposed development.
19. Ensure that each exhibit is included with re-submitting PCD document and are referenced accordingly in the entire document.

PCD DOCUMENT

20. Update the PCD document cover sheet by deleting “Revised November 2013” and adding “Ord. 2013-026” under Commission Approved.
21. Ensure the words “Revised November 2013” is removed throughout the entire document.
22. The revised Coco Park PCD document should encompass previous versions of the information to ensure historical accuracy and continuity, while incorporating details pertaining to the newly proposed restaurant. However, strikethrough and underlines should be limited to the changes being made to address any section, verbiage, standard or provision within the PCD that is impacted by the proposed development. Please update the entire document accordingly.
23. All PCD exhibits should also be reviewed and updated as needed to reflect the proposed development. Exhibits that depict areas or conditions that are not changing may remain but should be clearly labeled to indicate no change.
24. The development proposal includes a building element extending over the water. Applicant did not address language that appears to restrict the lake parcel to lake use only.
25. There may be a potential conflict with the adjacent Farris Corner Plat (Khol's site) and the lake area, as existing easements and/or infrastructure that extend into your property. Review both the Farris Corner Plat and Seven Hills Multi-Center Plat to confirm what, if any owners' rights, restrictions or encumbrances that could affect the proposed development plans.
26. Page 9, PCD Permitted Use List. The current list of permitted and special land uses in the PCD shall be updated to align with the City's current Master Business List as codified in Chapter 13 of the Land Development Code. Ensure the permitted uses and special land uses for the PCD are clearly identified in a manner consistent with the city code.
27. Page 21, Signage and Lighting Standards. Revise this section to align with the City's Article III, Subdivision V, Regulations for the Use and Control of Signs in Chapter 13 of the Land Development Code.
28. The document shall be submitted with strikethrough and underline, without comments/tracking.
29. Run “spell check” throughout entire document.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1-

PROJECT NAME:	Kaluz Restaurant		
PROJECT NUMBER:	PZ-26040008		
LOCATION:	5460 W HILLSBORO BLVD		
APPLICANT/AGENT:	MW LAND PLANNING LLC		
REVIEW/APPLICATION:	Site Plan		
STATUS:	---		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Resilient Design and Development	Deandrea Moise – Planning Manager	dmoise@coconutcreek.gov	(954) 973-6677
Resilient Design and Development	Liz Aguiar – Assistant Director	laguiar@coconutcreek.gov	(954) 973-6756
Sustainability & Photometrics Resilient Design and Development	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.gov	(954) 973-6756
Resilient Design and Development	Natacha Josiah - Planner	njosiah@coconutcreek.gov	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.gov	(954) 973-6756
Building	Sean Flanagan - Deputy Building Official	sflanagan@coconutcreek.gov	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.gov	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.gov	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.gov	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Mohammed Albassam – Utility Engineer	malbassam@coconutcreek.gov	(954) 973-6786
Engineering	Thamar Joseph - Engineer II	tjoseph@coconutcreek.gov	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.gov	(954) 973-6786

DEPARTMENTAL COMMENTS

A. BUILDING

1. Based on Florida Building Code Accessibility Table 208.2 and the total number of parking spaces provided, a minimum of five (5) accessible parking spaces is required. Currently, only four (4) have been provided.
2. Additionally, per Section 228 of the Florida Building Code Accessibility, when electric vehicle (EV) charging stations are installed, at least one of those spaces must be

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accessible. The site plan does not indicate any accessible parking spaces at the EV charging locations.

B. ENGINEERING

GENERAL COMMENTS

1. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.
2. Additional comments may be provided and/or required upon review of any revised plans.
3. All required approvals from Federal, State, and/or County or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.
4. Execution of a Water and Wastewater Agreement and payment of impact fees are required at Final Engineering Review and prior to review/approval of related building permits.
5. Conflicts between water, wastewater and drainage shall be minimum separations according to Florida Administrative Code (FAC) Rule 62-555.31
6. Proposed new building is placed on top of an existing FPL easement. FPL approval is required for constructing over the aforementioned easement.
7. Show proposed FFE for the building and the deck. Be advised that the building itself is proposed on an "X" flood zone, but the outdoor dining area is on an "AE" flood zone and must meet FEMA elevation requirements.
8. Per code section 17-76: Before the issuance of an engineering permit as required by section 13-88, the owner of the property shall execute an agreement to indemnify and hold the city harmless for any claim or suit arising out of the operation or maintenance of any structure to be constructed extending into or abutting a public waterway and that the same shall be binding on the heirs, assigns, and successors of the owner of record. Said document shall be recorded in the public records of Broward County.
9. Per code section 17-76 of the City's municode: The owner of a dock, boat slip, pier, boat shelter, boathouse, etc. shall retain a professional engineer, registered in the State of Florida, to design these structures. The design details shall include information on soils, topography, water elevations, etc. and shall be accompanied by structural calculations prior to issuance of a permit for construction. The city engineer may, at his discretion, waive the requirement of structural calculations provided it could be demonstrated that the design has been approved by a competent public or regulatory agency, having similar site conditions.

TRAFFIC / ROADWAY AND PAVEMENT

10. Clarify if the existing parking lot paver bricks are to remain in place. A restoration detail will be required for the installation of the proposed utilities.

STORMWATER COLLECTION SYSTEM

11. A letter of modification for the Surface Water Management License will be required at Final Engineering Stage.

WATER DISTRIBUTION SYSTEM

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12. Sheet C3: The easternmost relocated fire hydrant and proposed line extension must show a proposed 12ft easement which encompasses the new line up to the hydrant (6ft on all sides).
13. Sheet C3: Any removed mains must have their associated easements vacated. An easement vacation DRC submittal must be applied for with the City and a no objection letter must be obtained from the following utility companies: FP&L, AT&T, Comcast, TECO's people gas, and the City of Coconut Creek.
14. Sheet C3: Relocation of the western fire hydrant appears to be in conflict with an existing water main. Reconfiguration is required.
15. Sheet C3: All relocated fire hydrants must adhere to the City's fire hydrant detail.
16. Sheet C3: The City prefers an MJ plug instead of caps.
17. Sheet C3: Removal of the existing watermain will require the existing tees to be restrained.
18. Sheet C3: Clarify location of the existing water meter and specify if it is to be relocated or removed. Be advised that an easement is required to be proposed up to the water meter.

WASTEWATER COLLECTION SYSTEM

19. Sheet C3: The sewer lateral tying into the relocated manhole on the southeastern side of the page cannot tie directly into a manhole. Reconfiguration is required to have the lateral connect directly to the main trunkline; a cleanout for the aforementioned sewer lateral must be added at the property line (see City detail).
20. Sheet C3: If the newly proposed sanitary sewer main is to be conveyed to the City it must show a proposed 12ft easement (6ft on each side of the pipe) up to the first cleanout from the main to the building.
21. Sheet C3: Any removed mains must have their associated easements vacated. An easement vacation DRC submittal must be applied for with the City and a no objection letter must be obtained from the following utility companies: FP&L, AT&T, Comcast, TECO's people gas, and the City of Coconut Creek.
22. Sheet C3: The cleanout with proposed elevation 12.27 must be reconfigured to reduce the amount of bends proposed.

LANDSCAPING, LIGHTING, AND IRRIGATION

23. Landscape, lighting, and/or irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed utilities.
24. Trees and palms planted within six (6) feet of any hardscape elements (including paved surfaces, sidewalks, and artificial turf) or buildings shall incorporate the use of a root barrier system to prevent future damage.

C. FIRE

1. A preliminary initial assessment is required to determine if a Two-Way Radio Communication Enhancement System is needed. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ, -95 DBM inbound and outbound (NFPA-11.10)
2. Show the address on the elevation detail. Address must be 6 in. high with a minimum stroke width of ½ in. and positioned to be plainly legible and visible from the street or road



facing the property. The address numbers shall be contrasting with the background NFPA 1-10.11

3. Provide a Fire Truck Route Plan that can accommodate a two axle fire truck (B40 Bus template) that is 39 feet long, 9 feet wide. Display turning radius dimensions, front wheel path, rear wheel path, apparatus path, and front chassis overhang (see figure). Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)
4. Please provide clarification as to whether the addition of the second-floor area complies with the required fire flow criteria and confirm that the fire flow requirements for the existing structure do not need to be recalculated due to the proposed addition.
5. State the buildings construction type per the Fire Prevention Code.

D. LANDSCAPING

1. Tree and Palms that are listed in good to fair (50% or higher) condition are to be considered to remain or be relocated prior to Staff reviewing for removal. Re-assess the existing trees and palms for additional candidates for relocation instead of removal.
2. The City will send an arborist to the site to verify the Tree Disposition plans prior to Site Plan approval. This time will be recovered under the consultant notice provided at the pre-development meeting. Note that Trees and Palms of 18" DBH or greater and have a condition rating 60% or greater are considered Specimen trees. Specimen trees proposed for removal require an ISA tree appraisal to be submitted for review. The Trunk Formula Method per the latest edition of the Guide for Plant Appraisal is to be used.
3. Trees # 9, 43, and 57 are to be included in the mitigation calculations.
4. Trees #51 and 52 are stated to remain on the inventory list, but are labeled to be removed per the plan.
5. Provide Tree Mitigation calculations table on the plans.
6. The provided north landscape buffer along Hillsboro Blvd. is not consistent with the landscape buffer established in the PCD. Provide additional landscape to meet the requirements and incorporate into the data table.
7. Verify proposed terminal and intermediate landscape islands meet the minimum 12' wide requirement per the LDC.
8. Proposed landscape divider median between the parking bays does not meet the minimum 5' width. Vehicle overhang cannot encroach into the required 5' width. In addition, the divider median requires one tree per 40 LF.
9. Provide light pole locations with 15' offsets for large and intermediate trees and 7.5' for small trees and palms.
10. Provide additional labels for existing and proposed easements. There are several dashed lines along the west side of the site which make it difficult to determine their extent.
11. Landscape islands with trees are required for the proposed spaces south of the dumpster enclosure.



12. A minimum 10' wide landscape area is required between the building and vehicular use area. Sidewalks, building overhangs in excess of 4 feet and vehicle overhangs shall not be permitted in this landscape area. This applies to the east, west, and north sides of the building. Landscape area requires one tree per 40 LF, and two tiers of landscape. Include requirements in the data table.
13. Screen dumpster enclosure and all on-grade mechanical equipment with landscape material on three sides. Provide locations and label, AC units, transformers, and irrigation pump as needed.
14. Proposed required trees are in conflict with easements along the east perimeter.
15. Required terminal landscape island tree on the south side of the east exit drive is in conflict with an easement and underground utility lines.
16. Terminal landscape tree is missing adjacent to space 90 in the SE surface lot.
17. Verify proposed grading for the new surface lot at the SE corner of the property will not impact the existing trees to remain along the east perimeter.
18. Provide clarification for areas not labeled with sod or have shrub material proposed, specifically the SE and SW corners of the building, just inside the south property line.
19. Recommend providing screening between the proposed SE surface lot and the adjacent walkway.
20. Provide a continuous hedge with the proposed Simpson Stoppers along the south side of the loading area.
21. Based on the architectural elevations, it appears that a screen wall is proposed on the west side of the building by the loading and dumpster area. Verify wall location and provide on the landscape plans.
22. Based on aerials, there appears to be existing trees outside the property line along the lake bank that are missing from the tree disposition plan and would be in conflict with the proposed deck. In addition, verify if there is a lake maintenance easement for the existing lake.
23. Update City standard landscape notes. Current copy is available upon request.
24. Provide legend for asterisk and "N" designations provided in the plant list.
25. Note that triple trunk Montgomery Palms count as one palm and three palms count as one required tree, with the exception of large palms like Royal Palms or Date Palms.
26. Update data table with missing landscape code requirements, as well as the TBD quantities for the Overall Site Requirement.
27. Provided Tree and Palm Diversification calculations and Category percentages are not consistent with the proposed Plant list.
28. Proposed shrub and groundcover quantities exceed the maximum 25% allowed for one species. Revise shrubs and ground calculations to be combined and update quantities.
29. Provide Native calculations. A minimum of 50% native material is required to be provided for the three plant material categories (Trees, Palms, Shrubs/Groundcovers).



30. Wart Fern is an invasive exotic species and is not allowed to be planted. Provide alternate species.
31. Update specification for the proposed Wild Coffee to 24" spread to provide a continuous hedge a planting based on the specified 24" on-center spacing.
32. Proposed sign appears to be within the ROW dedication and requires foundation planting per the sign code.
33. Provide City sight triangles, as well as FDOT sight lines, for the east and west driveways accessing Hillsboro Boulevard.
34. Proposed and existing Bougainvillea shrubs are within the sight triangles for the east and west drives. Revise as needed.
35. Revise groundcover and container shrubs planting details to state a minimum of 24" of excavation required. Revise excavation depth notes under section III.B. on sheet LP-2 as well.
36. Additional comments may be provided upon review of the re-submittal application.

E. PHOTOMETRICS

1. Provide a photometric plan for review. Plan must meet all the standards in LDC 13-374.

F. POLICE

1. Note: A majority of these recommendations are based on concepts of Crime Prevention Through Environmental Design (CPTED). It is understood that some of the recommendations go beyond City code requirements; however, it is important to note that these are recommendations specifically focused on enhancing the built environment in an effort to reduce opportunities for crime to occur.
2. Landscaping should comply with CPTED standards of no higher than 2' for bushes/hedges and tree canopies no lower than 6'.
 - a. It is understood that shrub/bushes required for screening by city code cannot comply with the 2' recommendation. In areas where a shrub/bush is not required by city code, it is recommended to utilize plants that will not grow above 2' high in order to maintain this standard with minimal maintenance.
 - b. Mature trees whose canopies are already higher than 6' above grade should be installed.
3. Landscaping should be placed in such a way to allow sight lines to be unobstructed for vehicles entering the lot and pedestrians approaching the building.
4. Recommend equipping areas where vehicles travel close to pedestrian traffic with decorative bollards to reduce the possibility of vehicle intrusion. Specifically, along the porte-cochere and in front of parking spaces 96-101.
5. Recommend installing IP surveillance cameras that can link with the Police Department for immediate monitoring by the CCPD Real Time Crime Center in the event of an emergency.
6. Recommend surveillance cameras be placed at all entrance/exits, stairwell, common areas, cash handling areas, and the dock.

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7. Recommend access control measures (fob access, key card, coded lock, etc) be installed to prevent patrons from accessing stairwell and elevator to the second floor. Interior and exterior facing doors.
8. Recommend access control measures on the outdoor doors leading to the dock.
9. Recommend a second point of egress inside the restaurant and on the dock for patrons in case of emergency.
10. Please provide a photometric plan for all outdoor areas (parking lot, dock, dumpster/service areas, building entrances/exits, etc)
11. Trash enclosures by design are obstructed from casual viewing. As such, they do offer the opportunity to be used as an area of concealment by an abnormal user. Measures should be taken to reduce the desirability of the enclosure to be used for this purpose.
 - a. Recommend adding convex mirrors to the rear of trash enclosure to allow a view inside of the enclosure prior to entering the enclosure.
12. Will security measures be put in place to ensure supplies on the dock are not accessible?
13. Recommend non-transparent exterior facing doors (such as by the dumpster/service area and east parking area) be equipped with a door scope that provides a wide-angle view to the outside.
14. What type and height of material is proposed along the perimeter of the dock?
15. What type of fence is proposed to separate the parking area from the dock? (Chain link, wood, iron, etc.) Recommend a fence that is difficult to climb and the use of vegetation along the perimeter to discourage attempted climbing.

G. PUBLIC WORKS

1. Reviewed with no comments

H. SUSTAINABILITY

1. Provide the required sustainability spreadsheet based on LDC 13-320. Template available upon request. Must be affixed to a sheet in the plan set on next submittal.
2. Provide responses to Goals from the Green Plan (available on the template).
3. Provide responses to the requirements of Resolution 2020-063, available on the template.
4. Provide responses to the requirements of Ordinance 2024-033, Zero Waste, available on the template.

I. TRANSPORTATION

1. Provide a copy of the cross access and/or shared parking agreements with the adjacent parcel(s);
2. Solid waste collection operations shall not occur off-site;
3. Provide the locations of the designated off-site parking locations, if anticipated; and

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4. Provide a Valet Parking Plan if valet parking is anticipated. The Valet Parking Plan shall illustrate pick up and drop off locations, designated or assigned valet parking spaces, valet driving route(s) and any other function of the valet operation.

J. URBAN DESIGN AND DEVELOPMENT

GENERAL COMMENTS

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.
2. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, and other helpful information as applicable.
3. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City.
 - a. Digital: One (1) complete set of each as follows:
 - Site plan - unlocked and unsigned.
 - PowerPoint presentation.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document.
 - b. Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.
 - Site plan – 11"x17" in size.
 - PowerPoint – no larger than 11"x17" in size.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document, 8.5"x11" in size.
4. 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. Fees shall be paid to the City no later than prior to the issuance of a building permit. **Please acknowledge and provide contact information of person(s) responsible for payments to the City.**
5. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide correspondence demonstrating these

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efforts including a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.

6. Additional comments may be provided at DRC meeting and/or upon review of revised application.
7. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be made to plans and digitally re-submitted. Written responses shall identify appropriate sheet(s) or page(s) where corrections have been made.
8. Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered void and treated as a new application with applicable fees.

IMPACT FEES

9. This project shall be subject to the following Impact Fees:
 - Fire Rescue and Law Enforcement: Sec.13-118.8, Pursuant to Ord.2025-001. Impact fees shall be imposed and calculated for the alteration, expansion or replacement of a use, building or dwelling unit or the construction of an accessory building if the alteration, expansion, or replacement of the use, building or dwelling unit or the construction of an accessory building results in a land use determined to generate greater impacts on the City's Capital Improvement System than the present use under the applicable Impact Fee Category. Fee, based on use and gross floor area of a building, must be paid prior to building permit issuance. Please acknowledge. A breakdown shall be provided at time of building permit.
 - Affordable Housing: Sec.13-110 through 13-117, Pursuant to Ord.2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior to issuance of a building permit. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. Please acknowledge. A breakdown shall be provided at time of building permit.

JUSTIFICATION STATEMENT

10. Describe how project reflects Hillsboro Boulevard Corridor Design Guidelines, as provided.
11. Staff acknowledges the applicant's justification; however, elaborate further regarding the proposed site redevelopment, such as, details on the hours of operations, anticipated number of employees, anticipated use of valet parking, and whether the project will involve full demolition or other significant changes.
12. The applicant indicated coordination regarding shared access and parking arrangements with adjacent properties. Provide a copy of the relevant documentation.

SITE PLAN

13. Parcels must be clearly shown on the survey. Additionally, clarification is needed regarding the legal descriptions of parcels 2, 3, 4, and 5.
14. Key plan must be consistent with the site plan.
15. Provide a truck circulation plan for the loading and dumpster area, showing how trash roll out from the dumpster enclosure.

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16. The three (3) proposed parking spaces in front of the dumpster may conflict with truck access. Please clarify. Note that these spaces might not count toward parking requirements.
17. A 12'x35' loading area for buildings less than ten thousand (10,000) square feet is required per code. Place dash lines to depict area on site plan. Note that all plans must be consistent.
18. Be advised, applicant must obtain approval from Republic Services, waste provider, for any proposed dumpster size and location.
19. Be advised, dumpsters shall be screened by a masonry wall which exceeds the vertical height of the dumpster by at least six (6) inches. Provide a cross-section demonstrating compliance. Be advised, height may not exceed six (6) feet in height.
20. Staff recommends a pedestrian access and walkway connection from the enclosure to reduce use of dumpster gates as a means a pedestrian access.
21. The site plan shows the dumpster enclosure with rollup doors. Will it be fully enclosed? Please provide details and ensure all plans are consistent.
22. The site plan displays four dots on the west side of the building. Please identify them and provide details.
23. Provide demolition plan sheet, as applicable.
24. Provide material type and color for the proposed fence.
25. Provide design criteria for all outdoor amenity areas including but not limited to pavers, furnishings, dumpster enclosures, etc. Include heights, colors, materials, and other criteria, as applicable.
26. Complete the site data analysis to include both "required" and "provided" information. Confirm the accuracy of the proposed building square footage. All details must be consistent and precise throughout the site data.
27. It appears that EV parking is proposed. Show charging stations on the site plan.
28. Provide parking overhang dimensions on the site plan. Ensure all plans match.
29. Provide dimensions of all proposed sidewalk on site plan.
30. The lake parcel is limited to lake use only. The plan for a deck over the water conflicts with this restriction. Please address.
31. The proposed deck does not comply with the side setback requirement on the east side. Please address.
32. Per the PCD, employees or service vehicles parking spaces may use 9'x18' dimensions. Specify which spaces meet this requirement and explain how they were determined.
33. The proposed building encroaches on the 10-foot utility and FPL easements. A separate application is required for the vacation of easement. In addition, a letter of no objection must also be submitted from those agencies.
34. Show location of temporary construction trailer if proposed.

ELEVATIONS

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35. Be advised, downspouts shall not be installed on the exterior façade or be visible. Painting the downspouts does not satisfy this requirement. They must be installed so that they are not visible from public view. Please address.
36. Per Sec. 13-37(c)(3)e, mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways. This provision does not apply to the installation of electric vehicle charging stations. Ensure that both site and architecture show compliance.
37. Show all exterior light fixtures on elevations and the deck area on the site plan. Ensure all plans are consistent.
38. Provide individual sheets for each elevation without shadows. Add a legend detailing exterior finishes and colors.

SIGNS

39. Be advised, the Fire Department requires a minimum six (6) inches address sign on building.
40. Be advised, no more than four (4) identification signs on the building is allowed. Show location of all proposed wall signs.
41. Below are additional sections of the sign code provided for guidance.
 - Sec. 13-466.8, Wall identification signs
 - Sec. 13-458, Prohibited signs
 - Sec. 13-468.9, Window signs
 - Sec. 13-466.6, Ground identification signs
42. Be advised, any ground sign identification sign must be clear of any utility easement.

ADDITIONAL COMMENTS

43. Acknowledgements to comments may not always demonstrate compliance. Required corrections shall be made to plans and digitally re-submitted. Written responses shall identify the appropriate sheet(s) or page(s) where corrections have been made.
44. Additional comments may be forthcoming based on the resubmittal and responses to comments provided.