



CITY OF COCONUT CREEK

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

Development Review Committee Agenda
Submittal Deadline Date: December 10, 2024
Meeting Date: January 9, 2025

The City of Coconut Creek Development Review Committee will be conducting a meeting on Thursday, January 9, 2025 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.net;
- Go to "Government" tab, select from the dropdown menu "Agendas, Meeting Notices & Minutes;"
- Next select "View Agenda, Meeting Notices and Minutes;"
- Next select "Continue to coconutcreek.legistar.com;"
- Next go to "Departments" tab and select "Development Review Committee;" and
- Last select "Agenda" for the 01/09/25 Meeting for the DRC to view the backup.

New business:

Item

Utilities & Engineering Standards Manual

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 Sustainable 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:

Amy Edwards, Planning and Development Coordinator
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-973-6756
drc@coconutcreek.net

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: 01/02/2025



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – JANUARY 7, 2025

PROJECT NAME:	Utilities and Engineering Standards Manual Review		
PROJECT NUMBER:	N/A		
LOCATION:	The City of Coconut Creek		
APPLICANT/AGENT:	Utilities and Engineering		
REVIEW/APPLICATION:	Manual Review		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director Sustainable Development	laguiar@coconutcreek.net	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-6721
Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Muayad Mohammed- Engineer I	mmohammed@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.

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.



LANDSCAPING

Comments forth coming

PHOTOMETRICS

No comments at this time.

POLICE

No comments at this time.

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

Index Section 13 – Roadway Systems

13.10 Return **Radii** (not Raddi)

Section 1.03 (D) Land Development Code **of** Ordinances;

Section 2.04 Temporary Traffic Control/MOT

A. The approved TTCP ~~must~~ **shall** be on site at all times.

Section 2.04 Temporary Traffic Control/MOT

4. **(New)** All Maintenance of Traffic (MOT) traffic control devices deployed within the City of Coconut Creek shall be removed from the roadways during AM and PM peak travel periods, unless approved by the City Engineer and/or their designee. Peak travel periods are defined as 7AM to 9AM and from 4PM to 6PM. Prior to re-opening of all roadways, bike lanes or sidewalks, it is the contractor's responsibility to ensure all facilities shall be free of grease, oil, debris, loose impediments and any other physical hazards.

Table 13.1 (b) Average Daily Traffic Estimates by Land Use

Comment: This table is not necessary and should be removed, as the Institute of Transportation Engineers (ITE) manual outlines and more importantly, constantly updates their Trip and Parking Generation Data. My suggestion would be to guide the reader to use the latest ITE data to calculate ADT.

Table 13.1 (b) (Continued) Average Daily Traffic Estimates by Land Use

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Comment: Remove table

13.06 SIGNAGE

All **Traffic** signage must be in accordance with the latest edition of the "Manual on Uniform Traffic Control Devices" by the USDOT/FHA and Broward County Standards.

14.05 MAINTENANCE OF TRAFFIC (MOT)/ TEMPORARY TRAFFIC CONTROL PLAN (TTCP)

- A. All work requiring MOT/ TTCP ~~must~~ **shall** be submitted to the City for review **and approval** prior to issuance of engineering permit.

14.06 CONSTRUCTION ACTIVITY

Per the City's Code of Ordinances Sec.14-28, construction hours are permitted between 7:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. to 7:00 p.m. on Saturday and 8:00 a.m. to 6:00 p.m. on Sunday and national holidays. **Unless approved by the City Engineer and/or their designee, all roadways and travel lanes shall be open to receive traffic between AM and PM peak hour traffic (7AM-9AM and 4PM-6PM))**

Section 15

15.01 Sidewalks (C)

Comment: Why is the City providing specifications & recommendations to allow for asphalt sidewalks? Asphalt sidewalks may be cheaper to construct, it often has a shorter lifespan, difficult to compact during installation in areas with corners and curves and requires more regular maintenance. My recommendation is to remove or replace this section with **All Public Sidewalks Shall be Constructed using concrete materials identified in Section 15.01.** Anyone who says asphalt is "softer" on my feet when I walk does not wear proper walking shoes.



E. Multiuse Paths Requirements

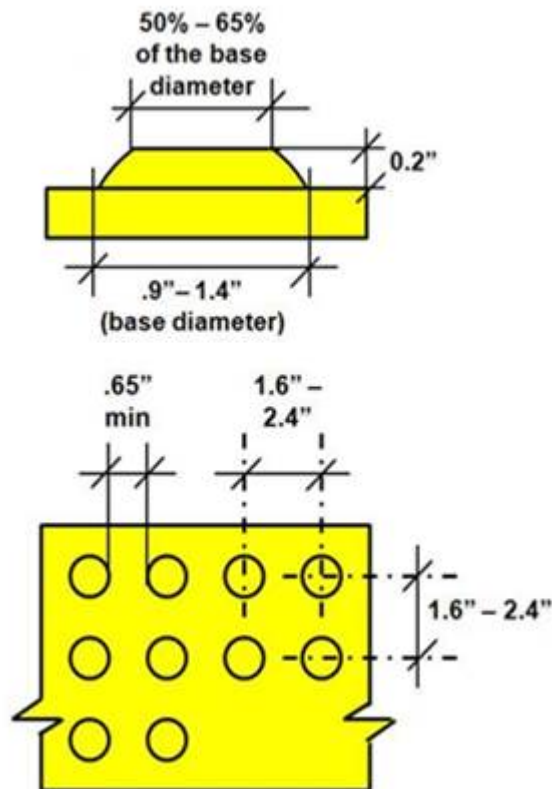
1. Multiuse paths **are recommended to be** a minimum of 10 feet wide with a 1-inch thick asphaltic concrete surface course. **An 8-foot wide shared use pathway shall be reviewed and approved by the City Engineer and/or their designee. Appropriate pavement marking and signage shall be included in the design of multiuse pathway facilities.**

Std Details

Under Transportation and Stormwater

Comment: Detectable warning (623) Include a note on the detail that includes the following: *ADA Standards for public transportation facilities issued by the Department of Transportation (DOT) require detectable warnings on curb ramps. They must extend the full width of the curb ramp (exclusive of flared sides) and extend either the full depth of the curb ramp or 24 inches deep minimum measured from the back of the curb on the ramp surface. This requirement is unique to DOT's ADA Standards (2006), which apply to facilities used by state and local governments to provide public transportation.*

Comment: *Please ensure the City detail provided is representative and consistent with the detail noted below*



Comment: Please consider including additional details of the following:

- City Typical Standard Parking Detail (with or without wheel stops);
- City Typical Handicap Parking Detail;
- Typical Angled Parking Detail with drive isle;
- Typical On-Street Parallel Parking Detail; and
- Typical EV Charging Station Parking Detail

Bus Shelters Please include a Typical Bus Shelter Detail approved by the City of Coconut Creek (attached)

Valet Parking: Valet Parking companies or operations shall apply for and secure a City of Coconut Creek Business Tax Receipt (BTR) as well as receive review & approval from the City's Traffic Management Team for the valet pickup, drop off, circulation, parking, vehicle stacking and/or other elements of a valet operation.

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.



URBAN DESIGN AND DEVELOPMENT

Comments forthcoming.