



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1- JUNE 15, 2026

PROJECT NAME:	Leder Hillsboro		
PROJECT NUMBER:	PZ-26040007		
LOCATION:	North side of Hillsboro Blvd and East of marketplace at Hillsboro Plaza		
APPLICANT/AGENT:	Greenspoon Marder		
REVIEW/APPLICATION:	PCD Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
Planning and Zoning	Deandrea Moise – Planning Manager I DRC Chair	dmoise@coconutcreek.gov	(954) 973-6677
Resilient Design and Development	Liz Aguiar – Assistant Director	laguiar@coconutcreek.gov	(954) 973-6756
Resiliency & Photometrics	Linda Whitman – Resiliency Manager	lwhitman@coconutcreek.gov	(954) 973-6756
Planning and Zoning	Natacha Josiah - Planner	njosiah@coconutcreek.gov	(954) 973-6756
Planning and Zoning	Aleesha Korth- Planner	akorth@coconutcreek.gov	(954) 973-6756
Transportation	Michael Righetti - Transportation Manager	mrighetti@coconutcreek.gov	(954) 973-6756
Building	Sean Flanagan -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			
Building	Marcelo Almas- Deputy Building Official	malmas@coconutcreek.gov	(954) 973-6750
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 substantive comments or conditions.

B. ENGINEERING

1. The following advisory comment(s) are provided for informational purposes or consideration:

- a. Any deviations to the approved engineering plans must be submitted to the engineering department for approval (if applicable).

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.



C. FIRE

1. Reviewed with no substantive comments or conditions.

D. LANDSCAPING

1. Reviewed with no substantive comments or conditions.

E. PHOTOMETRICS

1. Reviewed with no substantive comments or conditions.

F. POLICE

1. PD requests photometrics for the area where the vehicles will be parked.
2. Also, are there surveillance cameras in the area that will capture the area where the vehicles will be parked as a deterrence or to capture video in the event of a vehicle burglary/theft?

G. RESILIENCY

1. Reviewed with no substantive comments or conditions.

H. TRANSPORTATION

1. Reviewed with no substantive comments or conditions.

I. PLANNING AND ZONING

Application

1. The version of the PCD document submitted does not reflect current conditions. Amendment to the PCD shall also include in strikethrough and underline format updates to the existing conditions of the subject property.
2. An amendment to the Special Land Use for Self-Storage is required as part of this request. Submit the application and required documents for the amendment with resubmittal. Contact Jada Johnson at jjohnson@coconutcreek.gov should you have any questions on how to submit. The Self Storage Special Land Use shall reflect the allowance for outdoor vehicular storage. Ensure that the submittal includes the site plan which illustrates the existing six covered parking spaces designated for vehicular outdoor storage. The existing six covered parking spaces designated for outdoor vehicular storage shall be limited to the parking and storage of approved vehicles only. Activities associated with the approved vehicles including but not limited to servicing, loading, unloading, maintenance, repair, staging, or similar operational activities, shall not be permitted within these spaces.
3. A neighborhood meeting is required. Prior to Planning and Zoning Board consideration, a neighborhood meeting report shall be submitted to Staff. The neighborhood meeting report shall include:
 - a. Copy of mailed or e-mailed notice and a certification that such notice was provided,
 - b. Date, location and copy of sign-in sheets of all neighborhood meetings/ activities,
 - c. Digital copy of all content shown to participants at the neighborhood meeting,
 - d. Summary of all concerns and issues discussed.



If the Applicant is proposing changes to the application as a result of this meeting, then a list of proposed changes shall be provided. If the Applicant is not proposing changes to address the concerns and issues raised at the meeting(s), then the Applicant should provide information as to why the concerns and issues raised at the meeting(s) cannot or will not be addressed. Additional Development Review Committee comments may be provided upon review of any revised document submitted after the neighborhood meeting(s).

The purpose of the neighborhood meeting is to provide information regarding proposed development to the neighboring property owners, associations and businesses located within 700 feet of the subject property. Applicant is responsible for this effort which is separate and in addition to City public meetings. Be advised, outreach presentations shall present most current site plans to match what will be considered by the Planning and Zoning Board and City Commission. See attached memo for more information relating to notice and scheduling requirements.

Zoning

4. Clarify what types of vehicular storage is intended for “personal, commercial and recreational” vehicles.
5. Provide a site plan illustrating the location of the existing six covered parking spaces designated for outdoor vehicular storage.
6. The existing six covered parking spaces designated for outdoor vehicular storage shall be limited to the parking and storage of approved vehicles only. Activities associated with the approved vehicles including but not limited to servicing, loading, unloading, maintenance, repair, staging, or similar operational activities, shall not be permitted within these spaces.

Additional comments

7. 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 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. Additionally, A 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. The City’s waiver form is available upon request.
8. Administrative Approval application inactive for more than 6 months may be considered null and void and any application submitted will be treated as a new application with applicable fees.
9. The City has retained professional services to conduct the 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.



10. Additional comments may be provided at DRC meeting and/or upon review of revised application.
11. Additional comments will be forthcoming based on the responses to staff comments.