



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
02-14-18

PROJECT NAME:		Johns Farm Plat	
PROJECT NUMBER:		18010003	
LOCATION:		MainStreet	
APPLICANT/AGENT:		Leigh Kerr	
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 II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial, PE – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	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

DEPARTMENTAL 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

HOLD

1. Provide utility easement along Lyons Road for overhead utilities that will be underground.
2. Due to the incomplete submittal, new comments may be provided with re-submittal.

FIRE

APPROVED

GREEN

LANDSCAPE ARCHITECTURE

HOLD

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. Due to the incomplete nature of the submittal, staff was unable to provide a complete and thorough review. Please note that the re-submittal is to adhere to the Mainstreet Design Guidelines and City Land Development Code. Additional comments will be provided at that time.

PLANNING AND ZONING

POLICE

APPROVED



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
03-08-18

PROJECT NAME:		MainStreet @ Coconut Creek DRI	
PROJECT NUMBER:		18020002	
LOCATION:			
APPLICANT/AGENT:			
REVIEW/APPLICATION		DRI	
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 II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial, PE – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	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

DEPARTMENTAL 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

PASSED WITH CONDITIONS

1. Engineering approves proposed changes. Any additional changes must be reviewed by Engineering.

FIRE

APPROVED

PLANNING AND ZONING

HOLD

General Comments

1. The proposed application assumes no reevaluation of traffic, circulation and off-site improvements. Because of the time past, the scale of the change and the mix of uses this cannot be assumed.



2. Applicant shall be prepared to make a presentation at the Planning and Zoning Board and City Commission meetings, which should include a detailed PowerPoint of the proposed project.
3. Applicant is required to provide one (1) digital copy and 12 sets of the DRI Amendment application packages prior to the Planning and Zoning Board meeting. Sets are required only when all revisions have been made and application is in substantial compliance with applicable code requirements.
4. The City has retained professional services to conduct landscape review and review of traffic, circulation and off-site improvements for this Applications. Per Land Development Code Sec.13-80(b), the cost for these services shall be billed to the applicant on a cost recovery basis. Provide contact information of person(s) responsible for payments to the City.
5. Written responses or acknowledgements to DRC comments may not always ensure compliance. Corrections shall be done in a strike-thru and underlined format as applicable. Corrected documents shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) or page(s) where corrections have been made.
6. Please verify that Form DEO-BCP-PROCHANGE-1 is not required for this request. The common name for this form is the Notification of a Proposed Change to a Previously Approved Development of Regional Impact.
7. Additional comments may be provided at DRC meeting and/or upon review of revised application.
8. Sec.13-81(14)b – 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.

DRI Application

9. F.S. 380.06 requires notice to the appropriate regional planning agency and state land planning agency regarding proposed amendments to previously adopted development order. Has the applicant notified these agencies?
10. Describe any other review agency communications related to this application, including Broward County and the Florida Department of Transportation. Include any correspondence, plans and/or analysis that may have been provided. Any responses from these agencies needs to be included as well.
11. The applicant has provided a very brief justification that responds to the criteria outlined in F.S. 380.06(19), however a specific justification and/or narrative discussion for the various amendments is not provided. Please include a separated discussion of each requested amendment, explaining the need, the impact to the project and include any technical analysis that supports the specific changes.
12. With regard to proposed amendments to the development order relating to Leadership in Energy and Environmental Design (LEED), the proposed language is not reflective of the City's proposed revisions to the MainStreet Design Standards. The City is proposing amendments to the LEED requirements by expanding the opportunities for green certification. The following language should be substituted in the development order condition:



"The Developer shall achieve and comply with LEED or similar certification in the DRI development consistent with the City's MainStreet Design Standards.

13. With regard to proposed amendments to the development order relating to Energy, clarify proposed language. The phrase "commercial reasonable" is not clear to City staff.

14. With regard to proposed amendments to the development order relating to Transportation, the applicant has made the assumption that the existing traffic impact analysis which was used to establish the trip generation thresholds for required transportation improvements is sufficient to amend the development order as proposed. Be advised, the City has retained a traffic consultant under the City's cost recovery provisions (see General Comment #3), to provide technical assistance in determining whether or not any additional analysis is required and if so, to what extent.

15. Please verify dates (struck thru) provided for commencement and buildout for the DRI. They do not reflect original dates or any extensions previously issued.

16. The City's records do not indicate that a biennial report has ever been submitted for this DRI, as required in the adopted development order. Please verify, and if required, bring current this required reporting process.

POLICE

APPROVED



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
03-08-18

PROJECT NAME:	MainStreet @ CCK PMDD		
PROJECT NUMBER:	18020003		
LOCATION:			
APPLICANT/AGENT:			
REVIEW/APPLICATION	PMDD		
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 II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial, PE – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	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

DEPARTMENTAL 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

HOLD

1. All comments must be addressed in the PMDD.
2. Master lift station must have the capability of serving the mainstreet area and receiving flow from Lyons Road existing force main to be re-pumped back to Lyons Road and SR 7 via new force main. Comment to be included in PMDD.
3. Water and Wastewater impact fees will be calculated based on the type of use of each parcel using the Equivalent Residential Unit Factors from Broward County at time of construction. Comment to be included in PMDD.
4. Reclaimed water must connect to the corner of Lyons Road and Cullum Road to serve the mainstreet area. Comment to be included in PMDD.

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.



5. All landscape/trees shall conform to the minimum six (6) feet separation from City utilities, shall not be located in utility easements and fire hydrant clear zones, and shall not obstruct drivers' sight at intersections. Comment to be included in PMDD.
6. All proposed access-ways (driveways) of development projects connecting the public right of way shall comply with FDOT Roadway and traffic design standards Index 546. Comment to be included in PMDD.
7. All parking facility design shall comply with City Land Development Code Sec 13-399, including but not limited to applying Sec13-398 and the American Disabilities Act (ADA) for all disabled parking spaces. Comment to be included in PMDD.
8. Approved Broward County Environmental Protection and Growth Management Department (B.C.E.P.G.M.D) permit shall be provide to the engineering division for all surface water drainage prior to approval of building and engineering permit applications. Comment to be included in PMDD.
9. Provide correspondence from Broward County verifying that the projected capacity and demand for potable water due to the proposed amendments will be met.
10. Provide correspondence from Broward County verifying that the projected plant capacity and demand for the proposed amendments will be met.
11. Approved Broward County Health Department / General Permit for construction of water main extension shall be provided to the engineering division prior to approval of building and engineering permits application. Comment to be included in PMDD.
12. Approved B.C.E.P.G.M.D wastewater permit for adjustments and construction of proposed sanitary sewer system shall be provided to the engineering division prior to approval of building and engineering permit applications where applicable. Comment to be included in PMDD.
13. Additional comments may be required depending on the adequacy of each response, responses to site plan comments and required revisions to PMDD and engineering plan set.

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

HOLD

1. Under the Streetscape Requirements paragraph, provide a table listing the requirements for each street type per the Mainstreet Design Guidelines. This table is to include each requirement, what is required, and what is proposed. If any of the requirements are not able to be met, justification is to be provided as to why the requirement cannot be met and an alternative design solution is to be provided. It is noted that the requirements for the Street types may change based on City Staff's review of the Mainstreet Design Guidelines and any changes to the guidelines shall be incorporated into this PMDD document.



2. Per the landscape plans provided, there are concerns with the location of the tree pits within the middle of the sidewalk areas. There may be potential conflicts with future buildings directly adjacent to the sidewalks or clear walking areas along the sidewalk when the development is built out. Also, the use of structural soil or other planting methods used to provide Trees within hardscape areas is to be implemented as per the guidelines.

PLANNING AND ZONING

HOLD

General Comments

1. The City is currently operating under zoning in progress related to the MainStreet Design Standards. All comments and recommendations included in this report are intended to further the process, however it should be noted that the final adoption of the amended standards is several months off. The applicant is urged to stay involved in the public review process.
2. Applicant shall be prepared to make a presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings and street cross sections of the proposed project. Digital copy of the presentation shall be provided.
3. Applicant shall provide one (1) digital copy and 12 sets of application packages prior to the Planning and Zoning Board meeting. Sets are required only when revisions have been made and application is in substantial compliance with applicable requirements.
4. The City has retained professional services to conduct landscape and traffic review analysis. Per Land Development Code Sec.13-80(b), the cost for these services shall be billed to the applicant on a cost recovery basis. Provide contact information of person(s) responsible for payments to the City.
5. Written responses or acknowledgements to DRC comments may not always ensure compliance. Corrections shall be done in a strike-thru and underlined format as applicable. Corrected documents shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s)/page(s) where corrections have been made.
6. Dated photographs, depicting 4'x4' sign, prepared in accordance with code requirements, posted on the property facing all road frontages and setback five (5) feet from the property line, 14 days prior to the public hearing shall be provided.
Staff to provide correct sign format and verbiage.



7. A list and two sets of self-adhesive mailing labels, of property owners within five hundred (500) feet of the perimeter boundary lines of the property, certified by the county property appraiser, a title company or an attorney shall be provided.
8. Additional comments may be provided at DRC meeting and/or upon review of revised application.
9. Sec.13-81(14)b – 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.
10. Page 4 – Characteristics - Revise language related to building heights as applicable.
11. Page 6 - Revise Mirabella to Village of Marbella.
12. Page 7 – Provide update on efforts made with Broward County regarding the “boardwalk” proposed within the wetland area.
13. Page 8 – Public Art shall be subject to the City’s Public Art Ordinance.
14. Page 10 – Design standards table proposed, provides requirements that when adopted, may be inconsistent with proposed City initiated MainStreet Design guidelines modifications. Staff recommends that Table 7 be revised accordingly.
15. Page 10 – Parking standards are currently under review by City staff. See comment #13 above.
16. Page 11 – Fiscal Analysis - Provide additional information related to a projected or anticipated Property Tax analysis.
17. The application provides a section discussing land dedications which only makes reference to the MainStreet @ Coconut Creek DRI Development Order. Include a reference as to consistency with the City of Coconut Creek Land Development Code.
18. Page 12 – Phasing – Provide information related to the Master Developers interest in the project and their role in future construction including infrastructure and other construction efforts.
19. Exhibit A depicts parcel 22 which is not part of this development project. Please clarify and/or revise the exhibit accordingly.



Implementation

20. For large scale, multi phased development projects exceeding 50 acres, a MainStreet Master Plan application is proposed. As a MainStreet Master Plan, the central focus will be infrastructure planning and construction and shall, at a minimum, address the required design criteria listed below. Any required MainStreet Design Standards criteria not included with the MainStreet Master Plan application shall be submitted in conjunction with the MainStreet site plan application as a separate project PMDD application. As part of the MainStreet Master Plan document, for any criteria not included, the application shall include a statement acknowledging and committing to the inclusion of the required criteria in future MainStreet site plan and rezoning applications.

MainStreet Master Plan Minimum Requirements

21. Revise application to reflect a MainStreet Master Plan application. Any reference to PMDD shall be substituted for MainStreet Master Plan, where appropriate.

22. Please include additional language acknowledging compliance with MainStreet Design Standards and City Land Development Code requirements as applicable, during the PMDD Rezoning and PMDD Site Plan application process, as shown but not limited to sections:

(see Implementation comment #20 above)

- Streetscape Requirements (innovative technologies ie: structured soil etc.)
- Right-of-way and Typical Sections
- Plaza and Open Space Requirements (page 7)(clear distinction shall be made between pervious and non-pervious “green” space)
- Utilities
Utility Service Plan including sanitary sewer, storm sewer, water main and any other underground facilities within or adjacent to the site.
- Phase Development Program
Uses, Density and Height including tabular presentation of each development parcel, tract or pod by land use indicating acreage and maximum density and/or intensity.
- Building Design
 - Setbacks (detail how setbacks are measured)
 - Street Orientation
 - Location of permitted uses
 - Pedestrian Access/Connectivity and greenways
 - Solar Orientation
 - Shading
 - Air Movement
 - Materials and Exterior Finishes
 - Fenestration
 - Articulation

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.



- Rooftops
 - Signage (pursuant to City Land Development Code)
 - Lighting (observing dark sky principles)
 - Parking
 - Service areas and refuse
 - Sustainable and Green Components
 - Recycling/Waste Management
 - Storm water Management
 - Reduced Site Disturbance
 - Alternative Transportation
 - Light Pollution
 - Reducing Heat Islands
 - Water Conservation
 - Green Building Commitments and Certifications
 - Solar Power
23. The City initiated proposed amendments to the MainStreet Design Standards address permitted uses within the MainStreet Project Area by providing specific reference to the City's Master Business List of the City of Coconut Creek Code of Ordinances, Chapter 13 Land Development Code. Please revise accordingly.
24. During pre DRC meetings, the applicant presented a master plan with defined parcels and a corresponding density table. It is anticipated that this document will further define development parcels/ for the purpose of establishing phasing, maximum density and intensity of uses, as well as location of uses similar to what was presented during these meetings.
25. There are inconsistencies between the project description included on page 4 and Table 6 and Exhibit C – Master Plan with regard to maximum building height. References to (8) story buildings are described under project characteristics but not listed in Table 6 or the Master Plan.
26. The City initiated proposed amendments to the MainStreet Design Standards include requirements for maximum building height within the MS-P Sub-District at 4 stories or 48', whichever is less. The proposed language in Table 6 states 4 stories or 60', whichever is less. Please revise accordingly.
27. The City initiated proposed amendments to the MainStreet Design Standards include requirements for maximum building height within the MS-R Sub-District at 4 stories or 60', whichever is less. Clarifying language is also included that requires variation to building heights in this sub-district with not more than 50% of the proposed units be in buildings of 4 stories or 60' whichever is greater. The remaining units shall have a maximum building height of 4 stories or 48' whichever



is greater. Not less than 20% of the dwelling units shall be in structures not over 3 stories or 36' feet whichever is greater. The proposed language in Table 6 states 4 stories or 60', whichever is less. Please revise to include additional provisions related to height.

28. Pending approval from Florida Power and Light for use of easement as recreation/open space. MainStreet Master Plan to be revised based on this approval.
29. Should the application not meet all the required standards for a MainStreet Master Plan, Alternate Design Solutions may be proposed. The City initiated proposed amendments to the MainStreet Design Standards include additional requirements for this process as described below:
 - Alternate Design Solutions shall be a clearly identified section in the rezoning application. At a minimum, the application shall include a table listing the required design standard, the proposed alternate design solution and a detailed justification. The justification shall at a minimum address why the standard cannot be achieved and how the alternate design solution accomplishes and maintains the overall concept of the MainStreet Project Area. Where appropriate, concept drawings or other design/technical drawings should be used to communicate the proposed alternate design solution.
30. During the required rezoning public hearings with the Planning and Zoning Board and City Commission, a specific finding of consistency for the Alternate Design Solutions section of the rezoning application shall be required. The finding of consistency shall be based on a determination that the following criteria are met:
 - The alternate design solution must not be contrary to the public interest, and must be in harmony with the general intent and purpose of the MainStreet Design Standards; and
 - Approval of the alternate design solution will not adversely affect the character of the surrounding development within the MainStreet Project Area; and
 - Approval of the alternate design solution will not degrade the area involved or be detrimental to public welfare; and
 - Alternate Design Solutions shall not be as a direct result of the actions of the applicant, but rather something unique about the land, building or site configuration that would cause the required design standard to be ineffective in its intended function.



31. Section VI. Traffic Analysis makes reference to a completed traffic analysis as part of the MainStreet @ Coconut Creek DRI. Be advised that the traffic analysis is an open issue being addressed as part of the applicant's proposed DRI amendments. The language should be revised to reflect an ongoing traffic analysis.

POLICE

APPROVED