



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 – DECEMBER 03, 2024

<b>PROJECT NAME:</b>	Oak Trails Park		
<b>PROJECT NUMBER:</b>	PZ-24070005		
<b>LOCATION:</b>	4100, 4230, 4250 NW 74 <sup>th</sup> Street		
<b>APPLICANT/AGENT:</b>	Miller Legg		
<b>REVIEW/APPLICATION:</b>	Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan – Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-6721
ALTERNATE REVIEWERS			
Engineering	Mohammed Albassam - Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Engineering	Thamar Joseph - Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(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.

**PUBLIC WORKS**

No comments at this time.

**SUSTAINABILITY**

No comments at this time.

**TRANSPORTATION**

No comments at this time.

**URBAN DESIGN AND DEVELOPMENT**

**General Comments**

1. Pending applicant PowerPoint presentation at the Planning and Zoning Board and City Commission meetings.
2. Pending completion of any outstanding DRC comments prior to building permit issuance.



# CITY OF COCONUT CREEK

## DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – JULY 29, 2024

<b>PROJECT NAME:</b>	Oak Trails Park		
<b>PROJECT NUMBER:</b>	PZ-24070005		
<b>LOCATION:</b>	4100, 4230, 4250 NW 74 <sup>th</sup> Street		
<b>APPLICANT/AGENT:</b>	Miller Legg		
<b>REVIEW/APPLICATION:</b>	Rezoning		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar - Principal Planner	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njosiah@coconutcreek.net</a>	(954) 973-6756
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Building	Sean Flanagan – Chief Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
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Engineering	Thamar Joseph - Engineer I	<a href="mailto:malbassam@coconutcreek.net">malbassam@coconutcreek.net</a>	(954) 973-6786
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## 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.

## PUBLIC WORKS

No comments at this time.

## SUSTAINABILITY

No comments at this time.

## TRANSPORTATION

No comments at this time.

## URBAN DESIGN AND DEVELOPMENT

### General Comments

1. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings including renderings, aerials or maps of the proposed project.

**Comment acknowledged. The presentation will be provided once the dates of the meetings are confirmed.**

2. Prior to the Planning and Zoning Board meeting, applicant shall provide rezoning packages of the following to the City:

(a) Digital: One (1) complete set of each.

(b) Printed: Twelve (12) complete sets of each.

Each printed set shall be individually bound / stapled / 3-hole punched.

Each round of DRC response document, 8.5"x11" in size.

**Comment acknowledged. The rezoning packages will be provided once the dates of the meetings are confirmed.**

3. Additional comments may be provided at DRC meeting and/or upon review of revised application.

**Comment acknowledged.**

4. Acknowledgements to DRC comments may not always demonstrate compliance. Revised justification statement shall be re-submitted per digital submittal requirements.

**The justification statement has been revised.**

5. Sec.13-36(c) - Zoning map amendments.

- Applicant shall post a four-foot by four-foot (4'x4') sign on the property proposed for amendment fourteen (14) days prior to the public hearing.
- The sign shall be facing all road frontages and setback five (5) feet from the property line.
- A dated photograph of all signs shall be submitted to the sustainable development department by the applicant the day the sign is posted.
- The applicant shall obtain a list with addresses of all property owners within five hundred (500) feet of the boundary lines of the property under consideration. The list shall be certified by the county property appraiser, an abstract or title company, or an attorney.

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.



Comment acknowledged. As the Owner/Developer, the City of Coconut Creek will be responsible for this. Please contact Brian Rosen for status.

6. Please note, verbatim responses to the Special Land Use standards will be included in the Planning and Zoning Board and City Commission agenda as backup. Responses must show compliance with these standards. Final submittal shall be provided in Adobe and WORD formats.

Comment acknowledged.

7. Responses to criteria shall articulate *how* the project addresses the requirement. Restating criteria does not meet the requirement. Staff is available to discuss further.

Comment acknowledged.