



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 – JUNE 10, 2025

|                            |                                    |
|----------------------------|------------------------------------|
| <b>PROJECT NAME:</b>       | Lincoln - Logo                     |
| <b>PROJECT NUMBER:</b>     | PZ-25030005                        |
| <b>LOCATION:</b>           | 5501 W Sample Road                 |
| <b>APPLICANT/AGENT:</b>    | Mark Branchley Planning Consultant |
| <b>REVIEW/APPLICATION:</b> | Sign Deviation                     |

| DISCIPLINE                 | REVIEWER                                                | EMAIL                                                                        | TELEPHONE      |
|----------------------------|---------------------------------------------------------|------------------------------------------------------------------------------|----------------|
| DRC Chair                  | Liz Aguiar – Assistant Director Sustainable Development | <a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>       | (954) 973-6756 |
| Urban Design & Development | 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">njoshia@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 – Chief 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) 956-1474 |
| Public Works               | Mike Heimbach- Project Manager                          | <a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>   | (954) 956-1453 |

### ALTERNATE REVIEWERS

|             |                                          |                                                                            |                |
|-------------|------------------------------------------|----------------------------------------------------------------------------|----------------|
| Engineering | Thamar Joseph - Engineer I               | <a href="mailto:tjoseph@coconutcreek.net">tjoseph@coconutcreek.net</a>     | (954) 973-6786 |
| Engineering | Muayad Mohammed- Engineer I              | <a href="mailto:mmohammed@coconutcreek.net">mmohammed@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

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.





3. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
4. Additional comments may be provided at DRC meeting and/or upon review of revised application.
5. Sec.13-81(14)(b) – DRC applications continued or inactive for more than six (6) months may be considered void and treated as new applications with applicable fees. Refer to comment #1.
6. DRC comments must be addressed prior to placement on the Planning and Zoning Board agenda.

#### **Application**

7. Be advised, only include documents and correspondences pertinent to the specific application within each package. Each application must be separate and stand on its own merit. This would provide a more efficient and accurate review process.
8. The justification statement did not specify the particular section of the code from which a deviation is being requested. The justification statement must include the followings:
  1. Clearly specify the exact section(s) of the code from which you are seeking a deviation.
  2. Provide a comprehensive rational for the deviation, including but not limited to, circumstances necessitating it and any supporting information that justifies the request.
9. As part of the sign review application, applicant must fill out the following in complete detail. Be advised, a restatement does not satisfy code requirements.

#### **Sign Deviation (Section 13-373(c))**

1. The deviation must not be contrary to the public interest, and must be in harmony with the general intent and purpose of this Subdivision.
2. Approval of the deviation will not adversely affect the character of the surrounding development or applicable uniform sign plan.
3. The Literal interpretation and application of the sign regulations will deprive the applicant of sign visibility or effectiveness shared by other property owners.
4. Approval of a deviation will not degrade the area involved or be detrimental to public welfare.
5. One of the following conditions are satisfied:
  - a. Conditions exist that are not the result of the applicant's actions, such that a literal enforcement of the regulations involved would result in unnecessary or undue hardship; or
  - b. There is something unique about the land, building or site configuration that would cause the signage permitted by this sign code of the ineffective in identifying a use or structure that would otherwise be entitled to a sign.

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.





No comments at this time.

**PHOTOMETRICS**

No comments at this time.

**POLICE**

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 receipt of the following prior to the Planning and Zoning Board meeting:
  - a. Digital: One (1) complete set of each as follows:
    - Site plan - unlocked and unsigned.
    - PowerPoint presentation.
    - 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.
    - Each round of DRC response document, 8.5"x11" in size.





## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – MARCH 27, 2025

|                     |                                    |
|---------------------|------------------------------------|
| PROJECT NAME:       | Lincoln- Logo                      |
| PROJECT NUMBER:     | PZ-25030005                        |
| LOCATION:           | 5501 W Sample Road                 |
| APPLICANT/AGENT:    | Mark Brenchley Planning Consultant |
| REVIEW/APPLICATION: | Sign Deviation                     |

| DISCIPLINE                                  | REVIEWER                                  | EMAIL                                                                        | TELEPHONE      |
|---------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------|----------------|
| DRC Chair                                   | Liz Aguiar – Assistant Director           | <a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>       | (954) 973-6756 |
| Urban Design & Development                  | Sustainable Development                   |                                                                              |                |
| 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">njoshia@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 |
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| Engineering                                 | Eileen Cabrera - Senior Engineer          | <a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>     | (954) 973-6786 |
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| Police                                      | Barbara Hendrickx - Police Department     | <a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a> | (954) 956-6721 |
| Public Works                                | Mike Heimbach- Project Manager            | <a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>   | (954) 956-1453 |

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### FIRE

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#### PHOTOMETRICS

No comments at this time.

#### POLICE

No comments at this time.

#### SUSTAINABILITY

No comments at this time.

#### TRANSPORTATION

No comments at this time.

#### URBAN DESIGN AND DEVELOPMENT

##### General Comments

1. Be advised, pursuant to the requirements of Section 166.033, Florida Statutes, 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. Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital copy, and, thirteen (13) printed sets no larger than 11"x17" unless noted otherwise, individually bound, stapled & 3-hole punched of the following to the City;
  - a. Sign Deviation package;
    - Note: Digital copy to be **unlocked and unsigned.**
  - b. PowerPoint presentation
  - c. Each set of DRC comment/response document;
    - Note: Printed copies to be 8.5"x11" in size.
3. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
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##### Application

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