



**MEETING AGENDA  
DEVELOPMENT REVIEW COMMITTEE  
CITY OF CORAL SPRINGS  
SAWGRASS CONFERENCE ROOM**

**Monday November 18, 2024, 9:00 a.m.**

- 1. Introductions**
- 2. Review and Accept Comments**
  - a. DRC24-0001 NORTH SPRINGS PRESERVE WELCOME CENTER
- 3. Next Meeting:**
  - a. Monday, November 25, 2024, at 10 a.m. in the Sawgrass Conference Room

**This meeting is open to the public and the public is invited to attend. Should there be any questions, please call 954-344-1015.**

Residents planning to attend the meeting who need special assistance must notify the Office of the City Clerk at (954) 344-1065 no later than 24 hours preceding the meeting.

Persons with disabilities who need an accommodation to participate in this proceeding should contact the City Clerk's Office at 954-344- 1065 at least three (3) days in advance. If you are hearing or speech impaired, you may contact the Office of the City Clerk through the Florida Relay Service, 711.



**Development Review Committee**  
**Staff DRC Meeting: Friday, November 15, 2024**  
**DRC Meeting Scheduled with Applicant:**  
**Monday, November 18, 2024**

**Subject:** NORTH SPRINGS WELCOME CENTER

**Project Manager:** NORTH SPRINGS IMPROVEMENT DISTRICT  
9700 NW 52 ST  
CORAL SPRINGS, FL 33076

**Case Number:** DRC24-0001

**Phone:** 954-752-0400

**Email:** RODC@NSIDFL.GOV

**Legal:** GENERALLY DESCRIBED AS A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 41 EAST

**Location:** 11901 HERON BAY BOULEVARD

**Purpose:** RECREATION/WELCOME CENTER FOR NORTH SPRINGS PRESERVE

**Zoning District:** GOLF COURSE (GC)

**Parcel AC:** 21.26 AC

**Building SF:**  
Proposed Building: 5000 SF  
Existing Building: 0 SF  
Total Building: 5000 SF

**DRC 2ND RESUBMITTAL**

**AESTHETIC REVIEW DRC 2ND RESUBMITTAL: ELIZABETH CHANG, echang@coralsprings.gov**

1. Provide A Table On The Architectural Elevation Sheets Listing All Proposed Color Samples And Materials. (2nd Request)

**BUILDING DRC 2ND RESUBMITTAL: ROBERT RICE, rrice@coralsprings.gov**

1. Provide The Location Of The H/C Signage For Each H/C Parking Stall.
2. Remove The Diagonal Lines Behind The ADA Parking Spaces.
3. Each Accessible Parking Space Must Be Posted With A Permanent Above-Grade Sign. The Sign Must Meet The Requirements Of Color And Design Approved By The Department Of Transportation (FTP-20-04 Or FTP-21-04). Also, An Additional Sign Must Indicate The Penalty For Illegal Use Of The Space (FTP-22-04, 257 Dollar Fine). The Height Of The Fine Sign Shall Be 5 Feet From Grade. (FBC Accessibility 502.6.1)

**ENGINEERING UTILITIES DRC 2ND RESUBMITTAL: NAJLA ZERROUKI, nzerrouki@coralsprings.gov**

1. Are Water And Sewer Services Existing Or Proposed? Plans Are Not Clear. (2nd Request)

**FIRE DRC 2ND RESUBMITTAL: HAROLD ALCALDE, halcalde@coralsprings.gov**

1. Incorrect Fire Truck Was Demonstrated On Plans. Need To Use A Platform With A Length Of 107 Feet Long And 8 Feet Wide.
2. Specify Gate Type- Is It Electronic Or Manual? If, Electronic Provide A Knox Switch And Click 2 Enter And Show On Site Plan.
3. Fire Department Access Road Shall Have An Unobstructed Width Of Not Less Than 20 Feet Wide. Section (18.2.3.5.1.1)

**GENERAL DRC 2ND RESUBMITTAL: JENNA LANE, jlane@coralsprings.gov**

1. Several Comments Were Not Addressed From The Previous Submittal. Therefore, The Comments Include Outstanding Comments And New Comments As A Result Of Scope Clarification And Change To Parking Configuration.
2. The Comment Response Sheet States No Phasing Of Parking Is Proposed. However, No Further Clarification Is Provided Detailing When And How The Parking Lot Will Be Constructed Relative To The Existing Building Located On Both The Property And The Adjacent Property Owned By The City Of Parkland. If The Building Is To Be Demolished, An [Agreement/Documentation] From The City Of Parkland Acknowledging The Demolition And Impact To Their Parking Area Must Be Provided. Further Discussion With Staff Is Advised. (2nd Request)
3. The Location And Access To The Proposed Dumpster Location Will Require Approval From Coastal. Review Is Pending From Coastal And Will Be Provided Once Available.
4. The City Strongly Advises NSID Contact The Falls Community For Outreach On The Project And Proposed Memorial To Identify Any Concerns With Landscaping, Screening, Etc. (2nd Request)

**IRRIGATION DRC 2ND RESUBMITTAL: CASEY LEE, clee@coralsprings.gov**

1. Substantially Compliant.

**LANDSCAPING DRC 2ND RESUBMITTAL: CASEY LEE, clee@coralsprings.gov**

1. Indicate Mitigation Has Been Satisfied With The Additional Trees And Palms Throughout The Parking Lot On The Sheets That Have Mitigation Charts. That No Mitigation Dollars Are Required Due To Mitigating With Additional Plant Material.

**PLATTING AND CONCURRENCY DRC 2ND RESUBMITTAL: TINA JOU, tjou@coralsprings.gov**

1. City Approval Of Plat Exemption Is Required Prior To DRC Sign-Off.

**SIGNS AND LIGHTING DRC 2ND RESUBMITTAL: ELIZABETH CHANG, echang@coralsprings.gov**

1. The Note On The Photometric Plan Is Incomplete. Place The Following Note On The Photometric Plan: A Certified Report From A Licensed Electrical Or Lighting Engineer And Or Contractor To Verify That The Photometric Plan Meets The Approved Plan Shall Be Provided Prior To The Issuance Of Any Certificate Of Completion And Or Occupancy.
2. Provide Light Pole Details. Light Poles Located Within The Sidewalk Shall Not Interfere With The 5-Foot Required Width Of The Sidewalk.
3. Light Measured From Adjacent Property Shall Not Exceed 3.0 Footcandles At The Property Line. There Appears To Be Some Locations Where This Has Been Exceeded. The South Property Line Has Measurements Up To 6.8 Footcandles But It Does Not Appear That This Measurement Is At The Property Line. Provide The Footcandle Measurements At The Property Line.

**SITE PLAN DRC 2ND RESUBMITTAL: JENNA LANE, jlane@coralsprings.gov**

**SITE PLAN**

1. The Following Comments Must Be Addressed For The Proposed Parking Lot (2nd Request):
  - A. Parking Lot Appears To Overlap And Conflict With Existing Structures And Adjacent Parking Lot. Revise Plans To Clarify Scope On Adjacent Sites.
  - B. All Parking Shall Be Double Striped With 18 Inches Between Stripes.
  - C. Provide City Standard Parking Detail On Site Detail Sheet.

- D. Clarify What The Bold Line Between The Proposed Parking Lane And Access Drive Represents. If Proposed As a Separator, Remove From Plans
- 2. Revise Dumpster On Site Plan And Detail On C-202 To Be Consistent With City Approved Standard Detail (Enclosed) As The Detail On C-202 References Plant City. Provide Enclosure Detail On Site Detail Sheet. Indicate On The Site Plan The Gate Swing Opening. (3rd Request)
- 3. Eliminate Horizontal Crosshatching From Properties Included Within Scope From The Site Plan Sheets. The Master Plan Is Acceptable To Remain With Hatching. (2nd Request)
- 4. Indicate Setbacks From MSD Memorial Pad To Property Line. (2nd Request)

SITE DATA

- 5. The Site Data Calculations Were Relocated From The Cover Page To The Site Plan; However, Several Of The Calculations Must Be Corrected To Reflect The Information As Requested Below. A Site Data Table Shall Be Provided In The Site Plan Detailing The Following Information (4th Request):
  - A. Future Land Use
  - B. Folio Number And Physical Address (Only 1 Folio Was Provided)
  - C. Building Height
  - D. Building Setbacks
  - E. Required, Existing And Provided Standard And Handicap Calculations. Note, The Number Of Parking Spaces Required For Public Assembly Requires 1 Space For Each 5 Seats Or 1 Parking Space For 200 Square Feet Of Gross Floor Area, Whichever Is Greater. Based On The 150 Seats Proposed, A Total Of 30 Parking Spaces Are Required.
  - F. Required And Provided Bicycle Rack Spaces. Based On The 156 Parking Spaces Provided, 4 Bicycle Spaces Are Required. (Refer To Transportation Comment 1 Below)

COVER PAGE

- 6. Update The Titles On The Sheet Index As Titles Do Not Match The Cover Page Index. (4th Request)

FLOOR PLAN

- 7. Omit Construction Information (Including But Not Limited To Window/Door Schedule, Wind Load Information, and General Specifications) From The Floor Plan Sheet A-201. (3rd Request)
- 8. Demonstrate The Dimensions Of The Covered Walkway/Patio Areas And The Slab On The Floor Plan A-201. If Proposed, Outdoor Seating Must Be Shown. (3rd Request)

**SUSTAINABILITY DRC 2ND SUBMITTAL REV: ELIZABETH CHANG, [echang@coralsprings.gov](mailto:echang@coralsprings.gov)**

- 1. Substantially Compliant.

**TRANSPORTATION DRC 2ND RESUBMITTAL: TASHEEMA LEWIS, [tlewis@coralsprings.gov](mailto:tlewis@coralsprings.gov)**

- 1. Indicate The Material Of The Drive Path To Memorial On The Site Plan. (3rd Request)
- 2. Show Sharrows Pavement Markings On Drive Isles Of The Parking Area. This Would Indicate A Shared Use For Vehicles And Bicycles And Help Prevent Bicycle Use On The Sidewalks. (2nd Request)
- 3. Indicate The Surface Material Adjacent To The 5 Foot Sidewalk On The West Side Of The Drive Aisle. Ensure It Is Identified On All Applicable Plan Sheets.
- 4. Ensure The Added Crosswalk At The Top Of The Drive Aisle Is Indicated On All Applicable Plan Sheets.

Sincerely,

Tina Jou

Assistant Director of Development Services

Copy: DRC24-0001

**MARKED DRC PLANS ARE AVAILABLE FOR REVIEW  
IN THE COMMUNITY DEVELOPMENT DIVISION**

NOTE: ALL **REVIEWS** SHALL BE VALID FOR A PERIOD OF SIX (6) MONTHS AFTER THE COMMUNITY DEVELOPMENT'S COMMENTS ARE ISSUED. A **SIGN OFF SUBMITTAL** MUST OCCUR WITHIN THIS TIME FRAME OR THE SITE PLAN WILL BECOME NULL AND VOID.

IN ORDER TO OBTAIN **SIGN OFF PLAN REVIEW**, APPLICANT SHALL SUBMIT A COMPLETE SET (ELECTRONICALLY OR PAPER) OF THE SITE PLAN PACKAGE TO THE COMMUNITY DEVELOPMENT DIVISION. THE SUBMITTAL SHALL INCLUDE, BUT NOT BE LIMITED TO, THE SURVEY, SITE PLAN, FLOOR AND ELEVATION PLANS, WATER, SEWER, PAVING AND DRAINAGE PLANS, PUBLIC SAFETY PLAN, AND A LANDSCAPE PLAN, APPLICATION AND ASSOCIATED FEES.

DRC COMMITTEE	ATTENDED
Julie Krolak, Director of Development Services, (954) 344-1158	
Tina Jou, Assistant Director of Development Services, (954) 344-1157	
Elizabeth Chang, Zoning Manager, (954) 344-1177	
Jenna Lane, Planning Manager, (954) 344-1028	
Casey Lee, City Forester, (954) 344-1117	
Najla Zerrouki, City Engineer, (954) 345-2188	
Chad Maraj, Civil Engineer, (954) 344-3463	
Dorian Johnson, Civil Engineer, (945) 345-2196	
Officer Hannah Rincon, Police Department, (954) 344-1835	
Bob Rice, Structural Inspector II, (954) 344-1057	
Harold Alcalde, Division Chief/Fire Marshal, (954) 346-1325	
Alicia Merritt, Fire Inspector Captain, (954) 346-1253	
Bruno Matos, Fire Inspector Captain, (954) 346-1769	
Claudia Alzate, Horticulture Contract Coordinator, (954) 344-1734	
Matthew Jiggins, Environmental Coordinator, (954) 344-1165	
Annie Norris, Senior Economic Development Analyst, (954) 344-1121	
Alex Hernandez, Chief Building Official, (954) 344-1041	
Andrew Dunkiel, Deputy City Attorney, (954) 344-5915	
John Heller, Assistant Building Official, (954) 344-1061	
Tasheema Lewis, Senior Planner Transportation, (954) 344-1159	