

**Project Name: 25-00400069**

**Project Description: 5300 coconut creek parkway SITE PLAN**

Review Comments List Date: 12/11/2025

Ref. # 39, Building, Marc Young, 12/2/25 4:04 PM, Cycle 1, Info Only

Comment: The plans and documents for DRC have been deemed acceptable. A full building code and compliance review will occur at the permitting stage.

Ref. # 42, CRA, Christopher Gratz, 12/2/25 4:44 PM, Cycle 1, Unresolved

Comment:

Provide cost of improvements. Comments relating to the CRA Building Design Regulations can only be made if it is known if the improvements represent redevelopment which is 75% of the value of the improvements based on the current value of the property appraiser.

40.201 Substantially redevelop or reconstruct. "Substantially redevelop or reconstruct" shall mean the cost of the proposed improvement, rebuilding, repair or reconstruction will be seventy-five (75) percent of the value of the building(s) or structures(s) as determined by the Broward County Property Appraiser for that calendar year.

Ref. # 4, Engineering, Paula Fonseca, 10/27/25 9:44 AM, Cycle 1, Info Only

Comment: ERC calculation is acceptable. Final ERC quantity to be reviewed during Engineering Permit.

Ref. # 6, Engineering, Paula Fonseca, 10/27/25 10:23 AM, Cycle 1, Info Only

Comment: Tree removal permit required as per Sec 40.704(N)(6)(f) which shall be obtained when completing Engineering Permit

Ref. # 17, Engineering, Paula Fonseca, 12/1/25 10:35 AM, Cycle 1, Unresolved

Comment: Tree Survey: reconcile the tree table shown in survey sheet with the tree table shown in sheet L-1.01. Some information is conflicting as the tree species name and DBH do not match. Include species name in the tree table.

Ref. # 18, Engineering, Paula Fonseca, 12/1/25 10:52 AM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL - C5.0 SITE PLAN.pdf

THERE IS NO RAMP AT THE SIDEWALK FOR THE PROPOSED CROSSWALK FOR PEDESTRIAN DROP OFF/PICKUP ZONE

Ref. # 19, Engineering, Paula Fonseca, 12/1/25 10:59 AM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL - C5.0 SITE PLAN.pdf

Clarify the proposed signs in the site plan. The details on 5.1 indicate an exit directional sign which seems to be behind the existing stop sign. Indicate remaining signs and type vs. proposed signs and type with location to clarify proposed signs in the site plan.

Ref. # 20, Engineering, Paula Fonseca, 12/1/25 1:08 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL - C5.0 SITE PLAN.pdf

Clarify if this is a stop bar and the need of any stop sign at this location.

Ref. # 21, Engineering, Paula Fonseca, 12/1/25 1:17 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL - C5.0 SITE PLAN.pdf

Include ADA detectable warning mats at all ramp landings.

Ref. # 22, Engineering, Paula Fonseca, 12/1/25 1:26 PM, Cycle 1, Unresolved  
Markup: Changemark note #02, CIVIL - C5.0 SITE PLAN.pdf  
specify chevron line width and outline type, color, width.

Ref. # 31, Engineering, Paula Fonseca, 12/2/25 12:53 PM, Cycle 1, Unresolved  
Markup: Changemark note #01, CIVIL - C5.1 SITE DETAILS.pdf  
Specify minimum milling depth, minimum overlay depth (recommend 1" min for parking lots), and asphalt type.

Ref. # 32, Engineering, Paula Fonseca, 12/2/25 1:27 PM, Cycle 1, Unresolved  
Comment: Photometric plan: Include location of trees, existing and proposed, in the plans.

Ref. # 33, Engineering, Paula Fonseca, 12/2/25 1:28 PM, Cycle 1, Unresolved  
Comment: Photometric Plan: Include light contribution from wood poles adjacent to Coconut Creek Blvd.

Ref. # 34, Engineering, Paula Fonseca, 12/2/25 2:49 PM, Cycle 1, Unresolved  
Markup: Changemark note #01, CIVIL - C5.0 SITE PLAN.pdf  
Traffic Statement indicates that "this store will typically be staffed with less than (5) employees..." Reconcile both statements in Sheet C5.0 and Traffic Statement Report.

Ref. # 35, Engineering, Paula Fonseca, 12/2/25 2:58 PM, Cycle 1, Question  
Markup: Changemark note #01, ADOC - Traffic Statement.pdf  
What is the purpose of the pedestrian pick up/drop-off area as proposed? The proposed area does not seem to be adequate as stated here; the location of this drop-off/pick-up area makes pedestrian walk through the middle of the queuing area for service.

Ref. # 36, Engineering, Paula Fonseca, 12/2/25 3:05 PM, Cycle 1, Info Only  
Markup: Changemark note #01, CIVIL - C5.0 SITE PLAN.pdf  
Drainage is private.

Ref. # 37, Engineering, Paula Fonseca, 12/2/25 3:09 PM, Cycle 1, Unresolved  
Comment: Master Parking Plan: show loading zones in the plans. Cargo truck vehicular turning movement plans are shown; however, there is no depiction on where the truck will be parked to unload and how the cargo will be delivered to the building.

Ref. # 38, Engineering, Paula Fonseca, 12/2/25 3:42 PM, Cycle 1, Question  
Comment: Master Parking Plan: clarify if there are any short-term parking areas for online orders and/or pick-up at store.

Ref. # 23, Planning, Andrew Pinney, 12/2/25 11:46 AM, Cycle 1, Unresolved  
Markup: Changemark note #01, CIVIL - C5.0 SITE PLAN.pdf  
Why are pedestrians being dropped off and picked up here? This site plan also shows a dedicated ride share space along Coconut Creek Pkwy.

Ref. # 24, Planning, Andrew Pinney, 12/2/25 11:46 AM, Cycle 1, Unresolved  
Markup: Changemark note #02, CIVIL - C5.0 SITE PLAN.pdf  
Identify all signs on the property.

Sec. 40.301(A)1.b.v. ULDC

Ref. # 25, Planning, Andrew Pinney, 12/2/25 11:46 AM, Cycle 1, Unresolved  
Markup: Changemark note #03, CIVIL - C5.0 SITE PLAN.pdf  
Is the Dunkin proposing to utilize vacuum tubes?

Ref. # 26, Planning, Andrew Pinney, 12/2/25 11:46 AM, Cycle 1, Unresolved  
Markup: Changemark note #04, CIVIL - C5.0 SITE PLAN.pdf  
Is this Dunkin proposing to provide a drive-through ATM?

Ref. # 27, Planning, Andrew Pinney, 12/2/25 11:46 AM, Cycle 1, Unresolved  
Markup: Changemark note #05, CIVIL - C5.0 SITE PLAN.pdf  
How will this space be marked/designated?

#### Sec. 40.705(C) ULDC

Ref. # 28, Planning, Andrew Pinney, 12/2/25 11:53 AM, Cycle 1, Unresolved  
Comment:  
Provide professionally prepared cost estimate for this project.

The Broward County Property Appraiser shows a building value of \$244,220 for the year 2026. If the cost of improvements to the building exceed \$183,165, then additional requirements will apply.

#### Sec. 40.201(C) ULDC

Substantially redevelop or reconstruct. "Substantially redevelop or reconstruct" shall mean the cost of the proposed improvement, rebuilding, repair or reconstruction will be seventy-five (75) per cent of the value of the building(s) or structures(s) as determined by the Broward County Property Appraiser for that calendar year.

Ref. # 29, Planning, Andrew Pinney, 12/2/25 11:54 AM, Cycle 1, Unresolved  
Markup: Changemark note #01, CIVIL - C7.0 VEHICLE MOVEMENT PLAN.pdf  
Is this the only size truck that will make deliveries to Dunkin?

#### Sec. 40.300(C) ULDC

Ref. # 30, Planning, Andrew Pinney, 12/2/25 12:21 PM, Cycle 1, Unresolved  
Markup: Changemark note #06, CIVIL - C5.0 SITE PLAN.pdf  
Landing is no longer required if the door is no longer here. Remove and replace with landscaping.

Ref. # 40, Planning, Andrew Pinney, 12/2/25 4:31 PM, Cycle 1, Unresolved  
Markup: Changemark note #01, LAND-L1.02.pdf  
Overlapping text is illegible.

Ref. # 41, Planning, Andrew Pinney, 12/2/25 4:44 PM, Cycle 1, Unresolved  
Comment:  
Show source of water on irrigation plan.

#### Sec. 40.704(D)2d ULDC

Source of irrigation water shall non-potable water.

Sec. 40.704(E)3f ULDC

Ref. # 43, Planning, Andrew Pinney, 12/2/25 5:24 PM, Cycle 1, Unresolved

Comment:

There are two different menu signs specified on sheet C5.2. The site plan only shows one menu sign location. Sign code allows one menu sign.

Sec. 40.706(H)1biiia ULDC

Ref. # 44, Planning, Andrew Pinney, 12/10/25 12:26 PM, Cycle 1, Unresolved

Comment:

Ensure all plans have a scale.

Sec. 40.302(B)3 ULDC

Ref. # 45, Planning, Andrew Pinney, 12/10/25 12:29 PM, Cycle 1, Unresolved

Markup: Changemark note #01, LAND-L1.01.pdf

Location of light poles in new facilities and substantial rehabilitation of existing facilities shall be such that poles are placed a minimum of twenty (20) feet from the center of the tree.

Sec. 40.705(G)1.a.vii. ULDC

Ref. # 9, Traffic, Lisa Bernstein, 11/12/25 3:43 PM, Cycle 1, Unresolved

Comment:

The Traffic Statement refers to the project as Delray Donuts. Please clarify if that is the business name or if it is a Dunkin Donuts.

Comment to be addressed at technical review.

Ref. # 10, Traffic, Lisa Bernstein, 11/12/25 3:44 PM, Cycle 1, Unresolved

Comment:

The traffic statement says there is only a drive-thru lane, yet there is numerous access for pedestrians. Please confirm if there will be a walk-up window.

Comment to be addressed at technical review.

Ref. # 11, Traffic, Lisa Bernstein, 11/12/25 3:44 PM, Cycle 1, Unresolved

Comment:

A typical Dunkin Donuts gets a large volume of drive-thru traffic. A queuing analysis should be performed to verify there will not be a queue back up. Vehicle length in queuing analyses is 25 feet, not 20 feet to account for the space between bumpers. Please provide a queuing analysis.

Comment to be addressed at technical review.

Ref. # 12, Traffic, Lisa Bernstein, 11/12/25 3:45 PM, Cycle 1, Unresolved

Comment:

The parking section does not mention if there is walk-up service. Similar Dunkin Donuts Drive-Thru only have walk up service. This will need to be included for parking and trip calculations.

Comment to be addressed at technical review.

Ref. # 13, Traffic, Lisa Bernstein, 11/12/25 3:45 PM, Cycle 1, Unresolved

Comment:

For Figure 3, driveway trips shall be shown as the total amount of trips entering and exiting the site with no deductions. As the project is within a shopping center, the shopping center access locations are the project driveways. The figure does not show the correct access locations for the site. There are not two (2) driveway connection from the north side of the site to Coconut Creek Parkway. There is a right-in, right-out on the west side, with access from the rear of the site and a shopping center drive east of the site with a right-in, left-in, right-out connections. Please clarify the driveways with respect to the site. Please revise the figure for the correct volumes. Please omit separate figures for pass-by trips, as driveways include all trips.

Comment to be addressed at technical review.

Ref. # 14, Traffic, Lisa Bernstein, 11/12/25 3:45 PM, Cycle 1, Unresolved

Comment:

The site plan shows the existing ATM as becoming a pedestrian drop-off and pick-up zone, with a pedestrian walkway. Will vehicles park and wait while someone walks up for their food? Please explain this operation in detail.

Comment to be addressed at technical review.

Ref. # 15, Traffic, Lisa Bernstein, 11/12/25 3:46 PM, Cycle 1, Unresolved

Comment:

The single bollard in the unused bank drive-thru lane is not sufficient. Please provide more of a visible deterrent for that lane.

Comment to be addressed at technical review.

Ref. # 16, Traffic, Lisa Bernstein, 11/12/25 3:46 PM, Cycle 1, Unresolved

Comment: Further comments may be generated upon resubmittal.