

Project Name: 25-00400070

Project Description: special exception 5300 coconut creek parkway

Review Comments List Date: 12/11/2025

Ref. # 10, CRA, Christopher Gratz, 12/2/25 4:47 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. # 11, Engineering, Paula Fonseca, 12/5/25 2:45 PM, 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. # 12, Engineering, Paula Fonseca, 12/5/25 2:45 PM, Cycle 1, Unresolved

Markup: Changemark note #02, 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. # 13, Engineering, Paula Fonseca, 12/5/25 2:45 PM, Cycle 1, Unresolved

Markup: Changemark note #03, CIVIL - C5.0 SITE PLAN.pdf

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

Ref. # 14, Engineering, Paula Fonseca, 12/5/25 2:45 PM, Cycle 1, Unresolved

Markup: Changemark note #04, CIVIL - C5.0 SITE PLAN.pdf

Include ADA detectable warning mats at all ramp landings.

Ref. # 15, Engineering, Paula Fonseca, 12/5/25 2:45 PM, Cycle 1, Unresolved

Markup: Changemark note #05, CIVIL - C5.0 SITE PLAN.pdf

specify chevron line width and outline type, color, width.

Ref. # 16, Engineering, Paula Fonseca, 12/5/25 2:46 PM, Cycle 1, Unresolved

Comment: Photometric plan: Include location of trees, existing and proposed, in the plans.

Ref. # 17, Engineering, Paula Fonseca, 12/5/25 2:46 PM, Cycle 1, Unresolved

Comment:

Photometric Plan: Include light contribution from wood poles adjacent to Coconut Creek Blvd.

Ref. # 18, Engineering, Paula Fonseca, 12/5/25 2:46 PM, Cycle 1, Unresolved

Comment: 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. # 19, Engineering, Paula Fonseca, 12/5/25 2:46 PM, Cycle 1, Question

Comment: 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. # 20, Engineering, Paula Fonseca, 12/5/25 2:47 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. # 21, Engineering, Paula Fonseca, 12/5/25 2:47 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. # 22, Planning, Andrew Pinney, 12/8/25 10:39 AM, Cycle 1, Info Only

Comment:

Unless otherwise specifically provided for in this Code, the applicant or appellee for any conditional use permit, variance, special exception, appeal, waiver, land use plan amendment or other determination shall have the burden of proof, which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the City Commission in any quasi-judicial matter before the City Commission or any Board or Committee of the City.

Sec40.300(D) ULDC

Ref. # 23, Planning, Andrew Pinney, 12/8/25 11:24 AM, Cycle 1, Unresolved

Comment: DRC comments must be resolved or have an agreed resolution to the comment(s) before Staff can indicate satisfaction of Special Exception Criteria described in Sec. 40.306(D)1, 2, 5, 6, and 7 ULDC.

Ref. # 24, Planning, Andrew Pinney, 12/10/25 12:12 PM, Cycle 1, Info Only

Comment:

The subject property does not comply with minimum lot sizes for the Gateway zoning district.

Sec. 40.554(E)13 ULDC

Ref. # 2, Traffic, Lisa Bernstein, 11/12/25 2:56 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. # 3, Traffic, Lisa Bernstein, 11/12/25 2:58 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. # 4, Traffic, Lisa Bernstein, 11/12/25 3:06 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. # 5, Traffic, Lisa Bernstein, 11/12/25 3:11 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. # 6, Traffic, Lisa Bernstein, 11/12/25 3:14 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. # 7, Traffic, Lisa Bernstein, 11/12/25 3:19 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. # 8, Traffic, Lisa Bernstein, 11/12/25 3:20 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. # 9, Traffic, Lisa Bernstein, 11/12/25 3:27 PM, Cycle 1, Unresolved

Comment: Further comments may be generated upon resubmittal.