

**Project Name: 25-00400070**

**Project Description: special exception 5300 coconut creek parkway**

Review Comments List Date: 2/17/2026

Ref. # 31, Engineering, Paula Fonseca, 2/4/26 2:13 PM, Cycle 2, Info Only

Comment: Trees to be removed require DEES tree removal permit after DRC approval. If tree cannot be relocated, tree replacement shall be completed to mitigate for the lost tree canopy. Refer to Sec. 40-704 (N).6.

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, Info Only

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.

Responded by: SPENCER THOMAS - 1/12/26 9:25 AM

*Acknowledged*

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.

Reviewer Response: Lisa Bernstein - 2/3/26 11:28 AM

*Traffic Statement refers to the project as both Delray Donuts and Dunkin. Please pick one.*

Responded by: SPENCER THOMAS - 1/12/26 9:25 AM

*The business is a Dunkin*

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.

Reviewer Response: Lisa Bernstein - 2/3/26 12:03 PM

*The queuing analysis assumes a 40 second service time. If breakfast sandwiches are served this time will be longer. Please provide an accurate service time that accounts for food service. This is usually in the range of 120 to 160 seconds, sometimes more. Queuing Analysis should follow the ITE Transportation and Land Development, 2nd Edition, Chapter 8 queuing formula. Please include the formula, all assumptions and documentation in the analysis.*

Responded by: SPENCER THOMAS - 1/12/26 9:26 AM

*Vehicle queuing has been adjusted*

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.

Reviewer Response: Lisa Bernstein - 2/3/26 11:35 AM

*Comment remains. Figure 3 is not applicable as these should be driveway trips with no deductions.*

Responded by: SPENCER THOMAS - 1/12/26 9:27 AM

*Please see new traffic report provided*

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.

Reviewer Response: Lisa Bernstein - 2/3/26 11:46 AM

*Response states that the ATM and pedestrian drop off has been removed. The space remains for what purpose? The open area will have vehicles parked in it. Please provide "NO PARKING" signing and marking.*

Responded by: SPENCER THOMAS - 1/12/26 9:27 AM

*The ATM and pedestrian area has been removed and no longer applicable*

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.

Reviewer Response: Lisa Bernstein - 2/3/26 11:48 AM

*The last lane is not noted as a by-pass lane and as show will invite parking. Please sign and mark as "NO PARKING":*

Responded by: SPENCER THOMAS - 1/12/26 9:27 AM

*As discussed at DRC, all extra drive thru lanes will be open for extra bypass lanes.*

Ref. # 9, Traffic, Lisa Bernstein, 11/12/25 3:27 PM, Cycle 1, Unresolved

Comment: Further comments may be generated upon resubmittal.

Reviewer Response: Lisa Bernstein - 2/3/26 11:48 AM

*Comment remains.*

Responded by: SPENCER THOMAS - 1/12/26 9:27 AM

*Acknowledged.*

Ref. # 26, Traffic, Lisa Bernstein, 2/3/26 11:49 AM, Cycle 2, Unresolved

Comment: Please provide documentation for the distribution. It does not match the current roadway information.

Ref. # 27, Traffic, Lisa Bernstein, 2/3/26 11:50 AM, Cycle 2, Unresolved

Comment: The distribution does not provide for any outbound vehicles going north or south. Please include the distribution for these directions.

Ref. # 28, Traffic, Lisa Bernstein, 2/3/26 11:55 AM, Cycle 2, Unresolved

Comment: Figure 6, there are no Figures 4 and 5, is confusing as the ins and outs do not match the distribution. In addition, why are there negative numbers? The driveway volumes shall be the total project trips based on the distribution (please see distribution comment).

Ref. # 29, Traffic, Lisa Bernstein, 2/3/26 11:56 AM, Cycle 2, Unresolved

Comment: In the figures the shopping center access to SR 7 connects to the south end of the site, not further away. Please revise.

Ref. # 30, Traffic, Lisa Bernstein, 2/3/26 12:04 PM, Cycle 2, Unresolved

Comment: Queuing Analysis refers to Delray Donuts. Please be consistent with the project name. Please include queue length on the site plan.