From: do-not-reply@coconutcreek.net
To: DRC
Cc: PERMITS@BDGLLP.COM; PERMITS@BDGLLP.COM
Subject: A new Development Review Application has been filled out!
Date: Monday, September 23, 2024 11:22:42 AM

DRC Webform application

APPLICATION INFORMATION
Temporary DRA# = 423
Application Type: Site Plan Site Plan

Base Fee:
Total Acres: 0.80
Total Residential: 0.00
Total Non-Residential: 0.00
Total Fees:

Project Name: FIFTH THIRD BANK, COCONUT CREEK
Project Location: 4805 COCONUT CREEK PARKWAY, COCONUT CREEK, FL 33063
Plat Name: COCONUT CREEK PLAZA
Folio No: 484230130015
Current Zoning: B-4 REGIONAL SHOPpi ng
Future Land Use: UNITED STATES
Summary of Request: DEMOLITION OF EXISTING RESTAURANT AND NEW CONSTRUCTION OF A BANK FACILITY - ONE-LEVEL BUILDING APPROX. 1,900 SQ FT GROSS INCLUDING A DRIVE-THRU WITH TWO LANES EQUIPPED WITH ONE VAT, PNEUMATIC TUBE, AND ONE ATM LANE.

SUBMITTAL COORDINATOR INFORMATION
Contact Name: MICHAELA KEGLEY
Contact Phone: 8135646200
Company Name: BDG ARCHITECTS
Email: PERMITS@BDGLLP.COM
Address: 400 N ASHLEY DRIVE SUITE 600

AGENT/APPLICANT INFORMATION
Contact Name: MICHAELA KEGLEY
Contact Phone: 8135646200
Company Name: BDG ARCHITECTS
Email: PERMITS@BDGLLP.COM
Address: 400 N ASHLEY DRIVE SUITE 600

OWNER INFORMATION
Contact Name: LEIGH PAULL
Contact Phone: 8135646200
Company Name: CENTRO NP COCONUT CREEK OWNER LLC
Email: PERMITS@BDGLLP.COM
Address: 200 E BROWARD BLVD, STE 1410, FORT LAUDERDALE, FL 33301

SIGNATURE: /Michaela Kegley/

Site Address	4805 COCONUT CREEK PARKWAY, COCONUT CREEK FL 33063
Property Owner	CENTRO NP COCONUT CREEK OWNER LLC
Mailing Address	200 RIDGE PIKE #100 CONSHOHOCKEN PA 19428

ID #	4842 30 13 0015
Millage	3212
Use	21-01

Abbr Legal Description	COCONUT CREEK PLAZA 113-12 B PT OF PAR A DESC AS,COMM AT NE COR OF TR 48 BLK 93 OF PALM BCH FARMS CO PL #3,SLY 714.78, WLY 535.9,NLY 4.07 TO POB,CONT NLY 170.36,ELY 210,SLY 161.82, WLY 40.63,SWLY 169.56 TO POB AKA: OUT-PARCEL E

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$487,700	$574,020	$1,061,720	$1,061,720	
2024	$487,700	$574,020	$1,061,720	$1,061,720	$28,081.34
2023	$487,700	$574,020	$1,061,720	$996,050	$26,562.01

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,061,720	$1,061,720	$1,061,720	$1,061,720
Portability	0	0	0	0
Assessed/SOH	$1,061,720	$1,061,720	$1,061,720	$1,061,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,061,720	$1,061,720	$1,061,720	$1,061,720

Sales History

Date	Type	Price	Book/Page or CIN
7/22/2010	WD*-T	$100	47294 / 262
3/1/2002	SW*	$24,822,000	32965 / 797
6/1/1998	SW*	$3,514,286	28601 / 615
11/7/1995	SW*	$13,100,000	24130 / 131

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$14.00	34,836	SF
Adj. Bldg. S.F. (Card, Sketch)		4076
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
C			CM					
4076								

COMMERCIAL REAL ESTATE SERVICES

Heather O'Brien
Director of Transaction Management
CBRE, Inc.
Advisory & Transaction Services

407 341 0377 cell
heather.obrien@cbre.com
www.cbre.com

November 6, 2023

VIA EMAIL TRANSMISSION (katy.welsh@brixmor.com)

Katy Welsh
Senior Leasing Representative, South Florida
Brixmor Property Group
1600 NW 163rd Street
Miami, FL 33169

Re: Non-Binding Letter of Intent to Lease 4805 Coconut Creek Parkway, Coconut Creek, FL 33063 (the "Property")

Katy:

As the exclusive brokerage representative for Fifth Third Bank, we have been authorized to submit to you this letter of intent as the representative of the Property owner.

The purpose of this letter is to set forth the basic terms upon which **Fifth Third Bank** ("Lessee") intends to ground lease the Property and all improvements thereon and that **Centro NP Coconut Creek Owner LLC** ("Lessor") is willing to ground lease the Property to Lessee. This letter will not constitute a binding offer to lease by the Lessee or a binding offer to lease by the Lessor. This non-binding letter of intent is a summary of the proposed ground lease terms that can serve as a basis for discussion. The terms are as follows:

1.	Lessee:	Fifth Third Bank 38 Fountain Square Plaza Cincinnati, OH 45263
2.	Use Clause:	Construction and operation of a retail financial center and any lawful incidental financial uses. NOTE: This language is Copied From the Venetian Isle Lease: *Permitted Use The construction and operation of a retail financial center and any lawful incidental financial uses; however, the use shall be subject to existing use restrictions and exclusives set forth on Exhibit F attached hereto and made a part hereof. 7.1 Use. Tenant shall use the Premises for the Permitted Use, and for no other purpose or purposes. At all times during which Tenant is open and operating at the Premises it shall operate under*

		the Trade Name set forth in Section 1.1 hereof, or that of an Approved Party.
3.	Property:	Broward County Parcel ID #4842-30-13-0015; outparcel on the Coconut Creek Plaza Publix Shopping Center (the "Shopping Center"), shown on Exhibit "A" including easements for ingress and egress, utilities, and storm water drainage and retention, with an existing 3,275sf (approximate) restaurant building. Lessee intends to demolish the existing building, however, Lessee shall have the right to develop the Property as it wants, subject to Lessor's reasonable approval and subject to all local codes.
4.	Base Rent:	Annual Ground Lease Rent shall be $175,000 NNN. Rent shall increase ten percent (10%) every five (5) years.
5.	Term:	20 years
6.	Operating Expenses:	Lessee shall self-maintain the Property. Additionally, if required under an existing recorded document, Lessee shall contribute up to $2,500/year (flat, with no future cost increases) toward common area maintenance on the Shopping Center.
7.	Security Deposit:	Waived based upon the strength of Lessee's financials
8.	Options:	Four (4) options of five (5) years. Rent shall increase at ten (10%) percent per option period.
9.	Taxes:	Lessor affirms to Lessee that the Property is a separate tax parcel and that Lessee may pay all taxes directly to the governing agency.
10.	Turnover of Possession:	Copied from Venetian LOI dated March 10, 2022. Turnover of Possession: Lessor shall deliver possession to Lessee the date after Lessor's Work is completed pursuant to Landlord's work herein; and Lessee's written notice of approval of Due Diligence Conditions; and Property is free and clear of any actionable environmental contamination and any liens, encumbrances, restrictions, tenancies and leases (other than this Lease) thereon including without limitation, any deeds to secure debt or mortgages unless specifically subordinated to this Lease or unless Lessee's interests are protected pursuant to a recordable non-disturbance agreement signed by such mortgagee in form satisfactory to Lessee To conform to the Venetian Isles Lease Environmental report submitted to Fifth Third.

11.	No Covenant to Open / No Duty to Continuously Operate:	Neither a covenant to open nor a covenant to continuously operate shall be imposed on Lessee. Lessee's failure to open or to continuously operate shall not be a default under the Lease.
12.	Rent Commencement:	The earlier of (i) 180 days after the later of (A) the date Lessor completes Lessor's Work or (B) the expiration of the Permit Period, or (ii) the date Lessee opens for business.
13.	Signage:	Lessee may install such signs on the Property as are available within the governmental approval process. Lessee's signs are subject to Lessor's prior written approval which must not be unreasonably withheld.
14.	Subordination:	Lessor agrees that Lessee may place a leasehold mortgage on Lessee's leasehold interest in the Property, and to recognize any mortgagee succeeding to Lessee's leasehold interest as its Lessee under the Lease, however, Lessor shall not be required to subordinate its fee interest to such mortgage. Lessor agrees to provide the leasehold mortgagee notice and opportunity to cure defaults by Lessee under the lease. Lessor and Lessee also agree to provide estoppel certificates if requested by the other party or its lenders from time to time to confirm the status of this Lease and compliance with the terms hereof.
15.	Cross Access/Easements:	Upon execution of this LOI, Lessor shall provide Lessee with the Declaration documents that outline the shared easements, including easements for ingress and egress to Coconut Creek Parkway and Lyons Road and shared master stormwater ponds. Lessor shall provide Lessee with the estimated annual Shopping Center association fee, if any.
16.	Title & Survey Matters:	Lessor shall have fee simple title to the Property, subject only to easements and restrictions of record that are acceptable to Lessee. Lessee may obtain a survey of the Property, which shall reflect no encroachments, boundary line discrepancies, easements or other conditions which, in the Lessee's reasonable discretion, are objectionable. Lessee may obtain a leasehold policy. Lessor shall also provide any due diligence information in its possession within 5 days of LOI execution.
17.	Inspection Period / Contingencies:	Lessee at Lessee's sole expense within 60 days from the date of a fully executed Lease shall undertake an extensive and detailed due diligence investigation of the Property ("Inspection Period") to include but not be limited to:

(a) Determination that the Property is properly zoned under any applicable laws and ordinances as so to permit Lessee's intended use as a location for a full-service retail banking center with drive-through facilities;

(b) Determination that the Property is properly served with sufficient sanitary sewer, storm sewer, water, gas, electricity, telephone and other utilities sufficient for said intended use;

(c) Receipt of an environmental assessment report reasonably satisfactory to Lessee with respect to any recognized environmental conditions (or lack thereof) affecting the Property

(d) Assurances satisfactory to Lessee that it will obtain all necessary or reasonably desirable government approvals and/or permits in connection with the Lessee's intended use of the Property including the construction or renovation of any building and/or site improvements and the erection of reasonably acceptable signage;

(e) Determination that the Property is in a physical condition and/or state of repair acceptable to Lessee. Lessee shall have obtained such inspections and/or testing of the Property as may be desired by Lessee, including geotechnical and such other inspections and/or testing that Lessee deems reasonably necessary or desirable, the results of which shall be reasonably acceptable to Lessee;

(f) Assurances reasonably satisfactory to Lessee that Lessor has or will terminate all existing lease tenancies on the Property, and that Lessor will deliver to Lessee the parcel free and clear of all existing lessee(s).

(g) Appropriate state and federal regulatory approval to operate a branch financial center;

Lessee shall have one (1) 30-day option to extend the Inspection Period. At its sole discretion, Lessee shall have the right to terminate the Lease at any time during the Inspection Period.

18. Permit Period: Lessee shall have 180 days from the expiration of the Inspection Period to obtain all governmental approvals for Lessee's intended use of the Property as a retail banking center ("Permit Period"). Lessee shall have Two (2) 30-day options to extend the Permit Period. In the sole event that Lessee is not able to obtain a permit for its desired use of the Property, Lessee may terminate the Lease. In the sole event that Lessee is not able to obtain a permit for its desired use of the Property, Lessor shall have the option to assist in obtaining Lessee's permits for an additional 90 days after the expiration of the Permit Period. If Lessor declines to assist Lessee or is unable to obtain Lessee's permits, Lessee shall have the option to terminate the Lease.

		Tenant agrees to submit for permits no later than 60 days after expiration of Inspection Period.
19.	Lessor's Ownership:	The parties acknowledge that at the execution of this LOI, the Lessor is the fee simple owner of the Property.
20.	Lessor's Work:	Lessor shall deliver the Property to Lessee in an as-is condition. Lessor shall support Lessee's efforts for approval by the governing agencies for better visibility of the Property by trimming and/or removal of a portion of the trees located on the Property and/or the roadway fronting Coconut Creek Parkway at Lessee's sole cost and expense.
21.	Lessee's Work:	Lessee shall be responsible for all other work required to renovate or construct any building or site improvements that Lessee desires including, but not limited to all site work, improvements to the building, lighting, parking lot, landscaping and all applicable signage.
22.	Tenant Improvement Allowance:	NA
23.	Utilities:	Lessee will be responsible for connecting to all utilities including any and all connection fees and/or tap fees and for payment of all utility services directly to the service provider.
24.	Impact Fees:	Lessee shall be responsible for all applicable impact fees subject to any credits available from the existing improvements, which shall benefit Lessee.
25.	Right of First Refusal:	N/A
26.	Brokerage:	Neither Lessor nor Lessee has utilized another broker with respect to this transaction other than CBRE, Inc., who represents the Lessee in this transaction. Lessor shall pay a commission to CBRE, Inc. per a separate agreement.
27.	Exclusivity:	The business terms and conditions as outlined above are not an offer to lease. These terms and conditions will bind neither party until Lessee's standard Lease form has been fully executed by both parties. When a lease is signed, it will supersede and replace this summary in its entirety. The business terms and conditions outlined above will expire at 5:00 p.m., on the Tenth (10^{th}) day following the date of this letter. This proposal is subject to the final approval of Lessor and Lessee. The Lessor and Lessee reserve the right to change, alter, delete or completely withdraw this proposal at any time without notice.

28.	Lease Form:	Brixmor/Fifth Third template lease Venetian Isle
29.	Landlord Third Party Consent:	Landlord shall have 30 days to determine any 3rd Party consents, if any, after receipt of Tenant's preliminary concept plan. Lessor shall provide Lessee with such consents and notify of any restrictions, including the Publix Lease Out Parcel Restrictions within such timeframe.

Best regards,

Heather O'Brien
Director of Transaction Management

Accepted and Agreed:

Centro NP Coconut Creek Owner LLC,
as Lessor

By: DocuSigned by: Tonya Creekmore 0BE21C44417C422...

Its:_____

Date: November 22, 2023 | 10:30 AM EST, 2023

Fifth Third Bank, as Lessee

By: _____
Dan Bowman
Vice President, Real Estate Manager

Date: November 10, 2023

By: _____
Name: Jeff Wagner
VP-Real Estate Manager
Vice President, Real Estate Manager

Date: November 10, 2023

Exhibit A:

BRIXMOR
Property Group

September 12, 2024

To Whom It May Concern,

As the owner/agent of 4805 Coconut Creek Parkway, Coconut Creek, FL 33063 (parcel #: 484230130015), I authorize Michaela Kegley, BDG Architects to proceed in the process of obtaining the applicable permits for both site and building construction from the City of Coconut, FL for a Fifth Third Bank on this parcel, including all environmental and engineering work to be completed on civil construction plan set.

Project summary: Demolition of existing restaurant and new construction of a Bank facility: one-level building approx. 1,900 sq ft gross including a drive-thru with two lanes equipped with one VAT (pneumatic tube) and one ATM lane.

In the event any other forms of approval or authorization are required, please contact Michaela Kegley at BDG Architects (Michaela.Kegley@bdgllp.com) and she will obtain the additional information from the necessary parties and have them sent to either to the City of Coconut Creek, FL.

(Owner/Agent Signature)

(Permitting Coordinator Signature)

STEPHEN THOMMSDORFF
(Owner/Agent Printed)

Michaela Kegley
(Permitting Coordinator Printed)

Date: 9.12.24

Date: 09/12/2024

BRIXMOR
Property Group

September 12, 2024

To Whom It May Concern,

As the owner/agent of 4805 Coconut Creek Parkway, Coconut Creek, FL 33063 (parcel #: 484230130015), I authorize Michaela Kegley, BDG Architects to proceed in the process of obtaining the applicable permits for both site and building construction from the City of Coconut, FL for a Fifth Third Bank on this parcel, including all environmental and engineering work to be completed on civil construction plan set.

Project summary: Demolition of existing restaurant and new construction of a Bank facility: one-level building approx. 1,900 sq ft gross including a drive-thru with two lanes equipped with one VAT (pneumatic tube) and one ATM lane.

In the event any other forms of approval or authorization are required, please contact Michaela Kegley at BDG Architects (Michaela.Kegley@bdgllp.com) and she will obtain the additional information from the necessary parties and have them sent to either to the City of Coconut Creek, FL.

(Owner/Agent Signature)

(Permitting Coordinator Signature)

STEPHEN THOMMSDORFF
(Owner/Agent Printed)

Michaela Kegley
(Permitting Coordinator Printed)

Date: 9.12.24

Date: 09/12/2024

September 23, 2024

To whom it may concern,

The documents listed below are submitted for the Fifth Third Bank, Coconut Creek (#230649) DRC submittal:

- Signed & Survey
- Proof of Ownership
- Agent Authorization
- Site Plan
- Site Plan Checklist with Design Criteria Information
- Recorded Plat
- Solar Panel Calcs
- Geotech Report

If there are any additional documents that are required for this application submittal, please feel free to contact BDG Architects LLP, Permitting Coordinator, Michaela Kegley (Michaela.Kegley@bdgllp.com or my cell: 832-306-1036) and she will handle processing on any additional documents.

Sincerely,

Michaela Kegley

Michaela Kegley
BDG Architects LLP | Permitting Coordinator

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	***Harmonious and efficient organizations.*** **The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.**
	- The Architectural design is in harmony with the surroundings architecture with a quality design. We have deviated from the prototype materials to introduce a stone in harmony with the local vernacular and added cornices to further add accent to the elevations. We have reduced the signature color of the wall projections at the entry to fall below 10% of the overall elevation square footage.
2.	***Preservation of natural state.*** **Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.**
	Tree and soil removal is kept to a minimum in the design of the Fifth Third Bank project. The proposed landscaping for the site complies with the landscape requirements code by the City of Coconut Creek. See Landscape Plan, sheet LP01.01.
3.	***Enhancement of residential privacy.*** **The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.**
	No residential structures are involved in the modification. The site is located in the Regional Shopping zoning.
4.	***Emergency access.*** **Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.**
	The proposed Fifth Third Bank site is accessible by emergency vehicle on all sides of the building. See Site Access Plan (Fire Truck), sheet SA01.01.
5.	***Access to public ways.*** **Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.**
	The pedestrian connnection of the Fifth Third bank site is designed to connect to the public sidewalk adjacent to the Coconut Creek Parkway. See Site Plan, sheet C02.01.
6.	***Pedestrian circulation.*** **A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.**
	The site is designed to provide a pedestrain circulation to all of the entrance to the proposed Fifth Third Bank Building. See Site Plan, sheet C02.01.
7.	***Design of access and egress drives.*** **The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.**
	The access and agress drives for the proposed Fifth Third Bank site connect directly to the shopping plaza, which means that there is no through traffic.
8.	***Coordination with off-site vehicular and pedestrian circulation systems.*** **The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.**
	There is no off-site circulation issues, exsisiting conditions to remain.
9.	***Stormwater control.*** **Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.**
	Stormwater will be contained onsite, Existing utilites and exsiting storm inlts are adequate for modification. See Grading Plan, sheet C03.01, Storm Piping Plan, sheet C03.02, Erosion Control Plan Phase I, sheet C06.02, Erosion Control Plan Phase II, sheet C06.03.
10.	***Exterior lighting.*** **Location, type, size and direction of exterior lighting shall not glare or**

	direct illumination which interferes with adjacent properties or safety of public rights-of-way.
	The exterior lighting for this site is designed to provide no glare or direct illumination which interferes with the adjacent properties or safety public right of way. See electrical photometric site plan, sheet E-011.
11.	***Protection of property values.*** **Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.**
	The proposed site will be developed into a Fifth Third Bank which is a financial institution. The elements of this site provide no negative impact on values of the adjoining property since the adjacent properties operate as financial institution.

LEED Recycling Plan

Project Information

- **Project Name:** Fifth Third Bank Coconut Creek
- **Project Address:** 4805 Coconut Creek Parkway, Coconut Creek, FL 33063
- **Project Type:** Ground-Up
- **LEED Certification Level:**

Purpose

The purpose of this recycling plan is to comply with the requirements of the U.S. Green Building Council's (USGBC) LEED guidelines by minimizing construction and operational waste, diverting materials from landfills, and promoting sustainable practices.

Plan Objectives

1. Divert a minimum of 50% (by weight or volume) of construction and demolition debris from landfills.
2. Provide clearly labeled recycling containers for all major waste streams during both construction and building operations.
3. Educate the construction team, tenants, and building staff about proper recycling practices.
4. Track and report recycling efforts to meet LEED documentation requirements.

Recyclable Materials

The following materials will be segregated and recycled:

- **Construction Phase:**
    - Concrete
    - Wood
    - Metal
    - Cardboard
    - Plastics
    - Gypsum (drywall)

    - Glass
    - Asphalt
- **Operational Phase:**
    - Paper
    - Plastic bottles
    - Aluminum cans
    - Electronics (e-waste)
    - Batteries

Implementation Plan

1. Construction Phase

- **Site Setup:**
    - Designate a recycling area with labeled bins/containers for each waste stream.
    - Clearly mark signage in multiple languages if necessary.
- **Waste Segregation and Storage:**
    - Require subcontractors to separate materials at the source.
    - Assign a recycling coordinator to oversee the segregation process.
- **Partnerships with Recycling Facilities:**
    - Contract with local recycling facilities to ensure proper material diversion.
    - Obtain weight tickets or reports to verify the quantity of recycled materials.
- **Education and Communication:**
    - Conduct an orientation session with all contractors and workers to explain the recycling plan.
    - Provide updates at weekly site meetings.

2. Operational Phase

- **Infrastructure:**
    - Install centralized recycling stations in high-traffic areas of the building.
    - Provide smaller bins in individual workspaces.
- **Signage and Instructions:**

    - Place clear, easy-to-understand signage on or near bins.
    - Include icons and text to minimize language barriers.
- **Tenant Education:**
    - Distribute recycling guides to tenants upon occupancy.
    - Conduct annual recycling awareness campaigns.

Tracking and Reporting

- **Construction Waste Management Reporting:**
    - Submit monthly waste diversion reports to the project manager and LEED consultant.
    - Provide documentation of recycling rates and volumes for LEED submission.
- **Operational Waste Audits:**
    - Perform quarterly audits of waste streams to ensure compliance.
    - Adjust recycling practices as necessary to maintain high diversion rates.

Roles and Responsibilities

- **Recycling Coordinator:** Oversees all aspects of recycling during construction and operations.
- **Contractors/Subcontractors:** Responsible for following the waste management guidelines outlined in the plan.
- **Building Management Team:** Implements and monitors operational recycling programs.

Compliance and Documentation

- **Construction Documentation:**
    - Weight tickets from recycling facilities.
    - Photographic evidence of segregated waste streams.
- **Operational Documentation:**
    - Recycling logs maintained by building management.
    - Annual diversion rate reports.

This plan will be reviewed and updated as needed to ensure compliance with LEED requirements and the evolving needs of the project.

Approved by:

Let me know if you need further customization or assistance!

FIFTH THIRD BANK

1900 Prototype

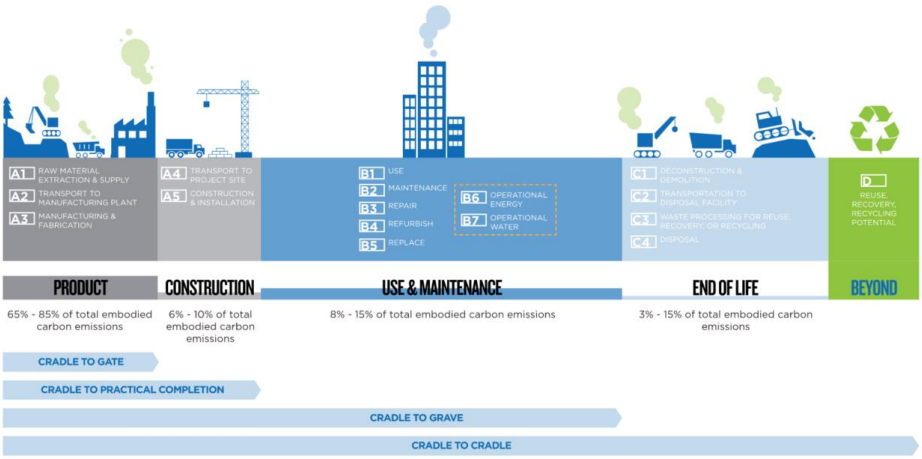
Project Type: Whole-Building Life Cycle Assessment

Location: Valrico, FL

Date: November 9, 2023

REAL Building Consultants, LLC | www.realbuildingconsultants.com
401 E Jackson Street #3300 | Tampa, FL 33602 | T: 813.421.2805

TABLE OF CONTENTS



INTRODUCTION

This Whole Building Life Cycle Assessment (WBLCA) is based on a standardized method for measuring the embodied carbon of a building in line with LEED v4.1 LCA credit guidelines. The method is guided by international standards for quantifying environmental impacts, expressed in the form of potential harm caused by activities (material extraction, manufacturing, transportation, disposal, etc.) to the health of our environment.

The resulting information represents embodied carbon emissions generated as a product of the A1-C4 life cycle stages of the building materials (not including operational carbon). This is expressed as an “equivalent to” normalized unit, for example, one kilogram of carbon dioxide in case of global warming potential.

Due to the building industry’s enormous global carbon footprint, design and construction professionals need to utilize LCAs to help reduce the impact of their decisions. Construction, maintenance, and use of buildings generate approximately 35-40% of the carbon emissions globally, with approximately 11% associated with embodied carbon emissions. The sector is not only requested to reduce the impact of global warming, but also to reduce the raw material depletion, especially for non-renewable materials via circular economy measures.

The most common impact category covered by LCA is the global warming potential, also referred to as the carbon footprint. It quantifies the impact of greenhouse gases heating the planet. Other common impact categories are ozone depletion, acidification, eutrophication, and smog formation.

PROJECT OVERVIEW

This Life Cycle Assessment (LCA) report is centered around the proposed 5/3rd Bank Branch Prototype, a 1,900-square-foot facility located in Florida. The primary objective of this report is to assess the actual embodied carbon footprint of a 5/3 Bank 1900S Prototype design building materials in various scenarios, taking into account factors such as site conditions, construction methods, and finishing options to align with LEED v4.1 LCA credit guidelines. All the embodied carbon stages (A1 to C4) were analyzed, where stages A1-A3 (production stage) represent around 3/4 of the total embodied carbon.

To understand the 1900S model, the REAL team was provided the prototype drawings and specifications by BDG Architects. Our team also requested actual project documents from a 1900S project and obtained project construction document drawings and submittals to help fill in any detail gaps and provide a more realistic analysis of the materials utilized in an actual 1900S branch.

A takeoff was conducted using the Architectural_Set_5Thirds_Bank_Prototype and Lake Nona V2 Example Project drawing sets, to determine the quantities of materials within the project scope, including the structure, architectural envelope, and site components. Following this, the prototype baseline model was established using these quantities and material information provided. Next, the proposed models were created by maintaining consistent quantities and exploring various material alternatives. In the effort to explore the most optimal materials selections, these proposed models compare the material options according to materials specified by the project's suppliers or their closest and similar Environmental Product Declaration (EPD) equivalents.

To continue our research to ensure maximum understanding, our team visited a near-completion 1900S model in Valrico, FL to touch/feel and discuss the materials with BDG Architects, as well as engage with Fifth Third's construction management team. We continued this engagement with the construction teams through multiple phone calls to discuss typical material changes/substitutions and any other challenges/opportunities to understand materials/products that were brand-forward and/or standards that 5/3 did not want to change, as well as challenging/expensive materials that 5/3 may be interested in evaluating alternative options.

It is through this extensive research, engagement, thinking, and application that the REAL team developed ideas for actionable improvements to the 1900S Prototype in terms of the embodied carbon and overall environmental footprint of the building.

FIFTH THIRD ENVIRONMENTAL SUSTAINABILITY GOALS

Fifth Third Bank is committed to environmental leadership and to leading the transition to a sustainable future. Fifth Third is committed to helping their customers and communities move to a low carbon, sustainable future and achieve positive social outcomes.

Traditionally, the bank has focused on Operational Carbon, and operational-based performance – with targeted goals to reduce energy use and location-based GHG emissions by 25%, reduce water consumption and waste sent to a landfill by 20%, and purchase 100% renewable power.

These goals all align with the goal of better preparing the organization for future changes by reducing exposure and risk to climate change, energy market volatility, and potential carbon pricing scenarios.

Project Goals

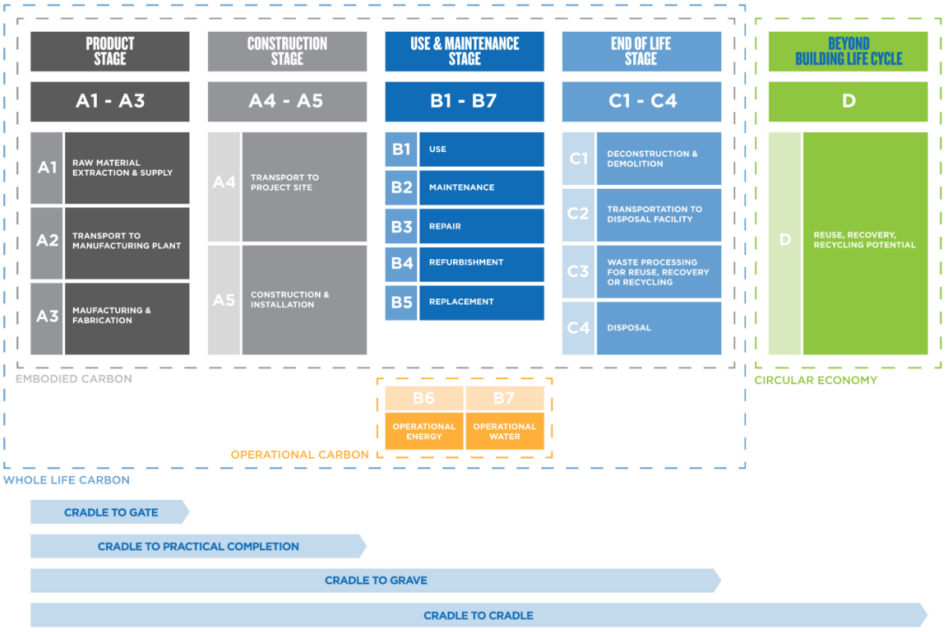
The goals of this project scope are to develop an accurate* baseline of embodied carbon for the Fifth Third Bank 1900S prototype and analyze opportunities for actionable adjustments to material specified in the prototype to reduce the environmental footprint of the prototype design.

**Carbon emissions data is continuously improving, but there are several limitations and challenges that can affect the accuracy of LCAs. Data quality and availability are key to developing accurate LCAs, however, correct and up-to-date information (especially for complex and global supply chains) simply isn't available for all products. Other factors that influence LCA accuracy include but are not limited to the definition of system boundaries, allocation methods where necessary, geographic variations, and simplifications and assumptions.*

Despite these limitations, LCA remains a valuable tool for identifying and comparing the environmental impacts of different products and processes.

LIFE CYCLE ASSESSMENT SCOPE

The system boundary of this analysis accounts for cradle-to-grave environmental impacts associated with all the life-cycle stages for not only the building structure and enclosure (per LEEDv4), but also the finish materials and site impacts for the building for a 60-year duration, as defined in ISO 21930 for stages A1-A4, B3-B5 and C1-C4. This scope excludes operational energy and water use.



COMPARISON RESULTS

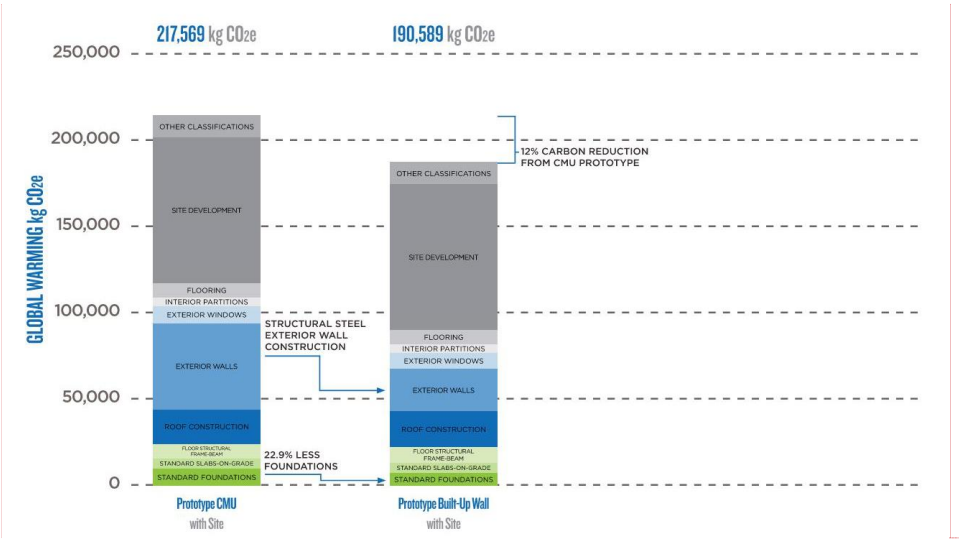
To best understand the findings from the iterations of the LCA conducted, various elements of the study have been grouped for comparison's sake. This allows for an organized and granular view of the impact of multiple elements in the 1900S Prototype design. Additionally, "better" and "best" scenarios have been created to offer opportunities to improve on the current prototype design.

Table 1 summarizes the models created by altering construction systems, incorporating site elements, and using different suppliers. Each model is assessed based on its global warming potential, measured in kilograms of carbon dioxide equivalent (kg CO2e).

Scenario	GWP (kgCO2e)	Description
CMU prototype with site elements	217,569.67	Includes structure and enclosure of the CMU construction 1900 S prototypical design, as well as other construction and finish materials and site asphalt and concrete.
Built-up wall prototype with site elements	190,589.13	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials and site asphalt and concrete.
Built-up wall prototype with site elements: Scenario A	182,909.88	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials and site asphalt and concrete. In this scenario, the best site materials were studied (compared to the current prototype design).
Built-up wall prototype without site elements	105,874.63	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials. This study excludes site elements
Built-up wall prototype: Scenario D	77,618.0	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials. In this scenario, upgraded construction materials were studied (compared to the current prototype design).
Built-up wall prototype: Scenario C	71,569.07	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials. In this scenario, the best construction materials were studied (compared to the current prototype design).
Built-up wall prototype: Scenario F	101,200.44	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials. In this scenario, upgraded finish materials were studied (compared to the current prototype design).
Built-up wall prototype: Scenario E	98,996.77	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials. In this scenario, the best finish materials were studied (compared to the current prototype design).
Built-up wall prototype: Best Case (Scenarios C+E)	64,421.0	Includes structure and enclosure of the built-up wall construction 1900 S prototypical design, as well as other construction and finish materials. In this scenario, the best construction and finish materials were studied (compared to the current prototype design).

Table 1. Current expected embodied carbon with different models for stages A1-C4

Comparison 1

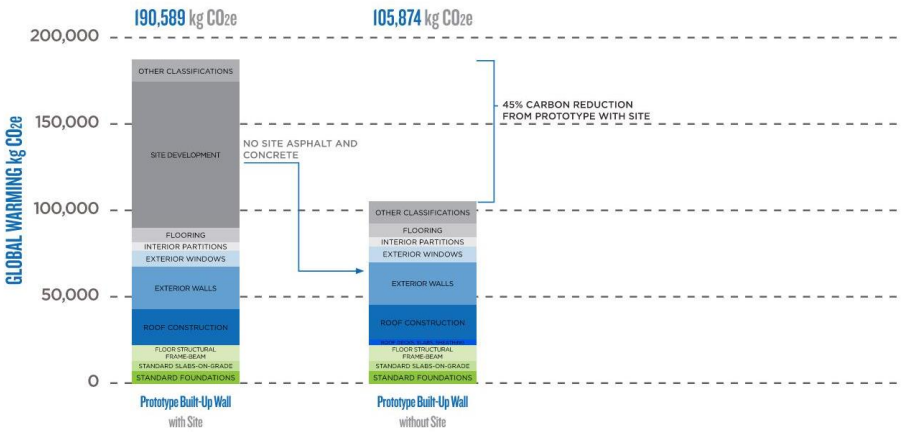


Prototype CMU with Site	Prototype Built-up Wall with Site
Foundation Rebar : 1470.67 kg	Foundation Rebar : 762.63 kg
Concrete Footings: 28.74 m3	Concrete Footings: 20.89 m3
Structural Steel : 992.02 kg	Structural Steel : 4486.23 kg
CMU: 50.23 m3	-
CMU Mortar: 6422.95 kg	-

The first comparison evaluated as a part of this 5/3 - 1900S prototype LCA, is the embodied carbon impact of the structural systems. In this graph, the CMU and Built-up wall systems have been compared. The analysis shows a 12% reduction in total embodied carbon of the Built-up Wall construction (217,569 kgCO2e) compared to the CMU wall construction (190,589 kgCO2e).

The results also showed a 50% reduction in embodied carbon associated with the exterior walls of the Built-up wall construction versus the CMU wall construction. In addition to the different wall construction materials, the foundations of the Built-up Wall system are less robust than the CMU construction resulting in approximately 23% less embodied carbon.

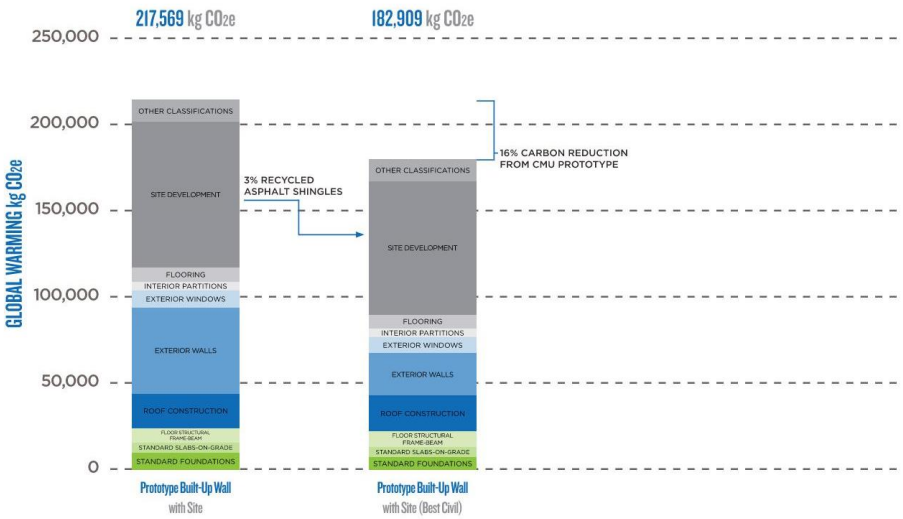
Comparison 2



Prototype Built-up Wall with Site	Prototype Built-up Wall without Site
Site Concrete 4000 PSI Industry Standard	-
Asphalt hot mix – 20% RAP	-

As shown in the second graph, site asphalt and concrete make up ~45% of the embodied carbon of the total 1900S prototype, when included - a total of 90,563 kgCO2e. This finding provides an opportunity to substantially reduce embodied carbon by using better hardscape materials. Select hardscape material options are described more in Comparison 3.

Comparison 3

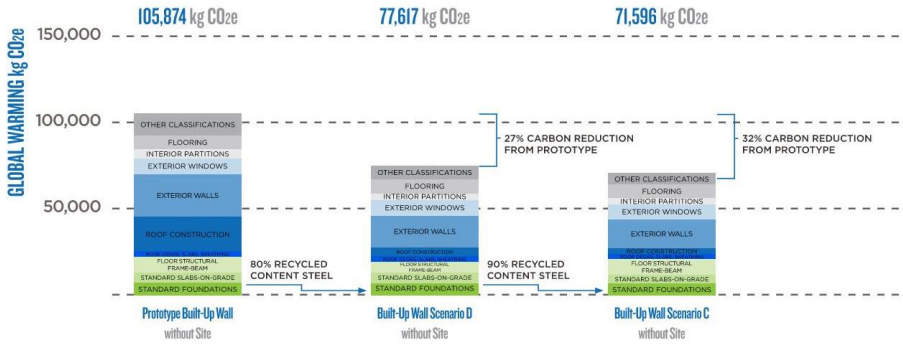


Prototype Built-up Wall with Site	Prototype Built-up Wall with Site: Scenario A
Site Concrete 4000 PSI Industry Standard	Maschmeyer Concrete Company of Florida Inc
Asphalt hot mix – 20% RAP	Asphalt hot mix – 15% RAP, 3% RAS

The impact of the concrete will vary site to site. Ultimately, this analysis shows the concrete is significant and, therefore, mix designs that include higher amounts of SCMs like limestone, slag, and/or fly ash, and the most locally sourced option will contribute to substantially lowering the impact of site concrete.

Additionally, utilizing recycled content in asphalt can help reduce the materials impact. The asphalt mix with 15% RAP (Reclaimed Asphalt Pavement) and 3% RAS (Recycled Asphalt Shingles), contributes to reducing site hardscape embodied carbon by 5.8%.

Comparison 4



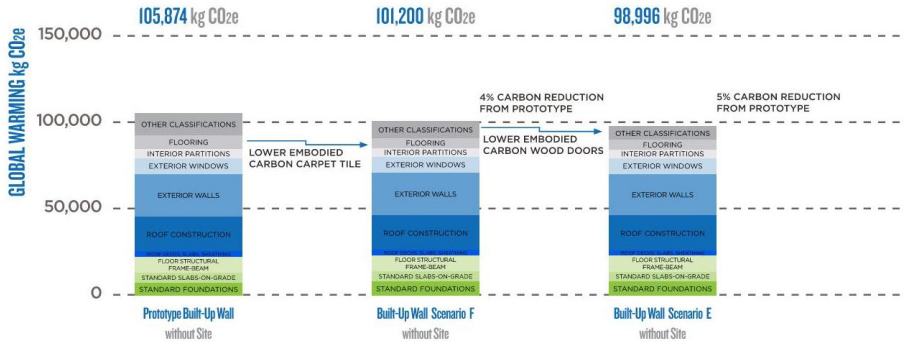
Prototype Built-up Wall without Site	Prototype Built-up Wall with Site: Scenario D	Prototype Built-up Wall with Site: Scenario C
Industry Standard Rebar	97% recycled content rebar	100% recycled content rebar
Industry Standard Wall Framing	Wall Framing: Clark Dietrich Cold-formed steel framing products	Wall Framing: MBA Building Supplies Galvanized sheet steel studs
Facade Gypsum Board: USG Glass-mat	Facade Gypsum Board: 90% recycled gypsum	Facade Gypsum Board: 90% recycled gypsum
Metal Cladding (Aluminum)	Roll formed steel cladding	MCA Roll formed steel cladding
Glass Fiber Blanket Insulation: Owens Corning EcoTouch Utility Blanket	Glass Fiber Blanket Insulation: Certainteed unfaced sustainable glass wool insulation	Glass Fiber Blanket Insulation: Knauf EcoBatt Unfaced glass wool insulation
Curtain Wall: Kawneer 1600 Wall System	Curtain Wall: EFCO Traditional Curtain Wall System	Curtain Wall: EFCO Unitized Curtain Wall System
Metal Deck: Galvanized steel roof deck using BOF	Metal Deck: Nucor Steel roof deck using BF	Metal Deck: Nucor Steel roof deck using EAF
Plywood - generic	Roseburg Hardwood Plywood	Softwood Plywood
PIR: Polyiso Insulation	PIR: Dupont Thermax	PIR: Carlisle Polyiso
Structural Steel: generic 60% recycled content	Structural Steel: generic 80% recycled content	Structural Steel: generic 90% recycled content

This comparison explores “better” and “best” materials associated with the structure and enclosure of the building. The first bar represents the current prototype design. Scenario D and C looks at the effects of using “better” and “best” alternatives for these high-impact construction materials.

The “Roof Construction” category shows considerable improvement by modeling the LCA with less impactful material – an almost 25% reduction in embodied carbon between the Prototype and Scenario C.

The roof deck material, specifically the process in which it is made, has a significant impact on reducing embodied carbon. Using material created by an Electric Arc Furnace has a substantially lower impact than that made in a Basic Oxygen Furnace process. The PIR insulation also has a substantial impact. The use of the Carlisle Polyiso in Scenario C provided an approximately 80% reduction in embodied carbon as compared to the standard PIR insulation modeled in the prototype.

Comparison 5



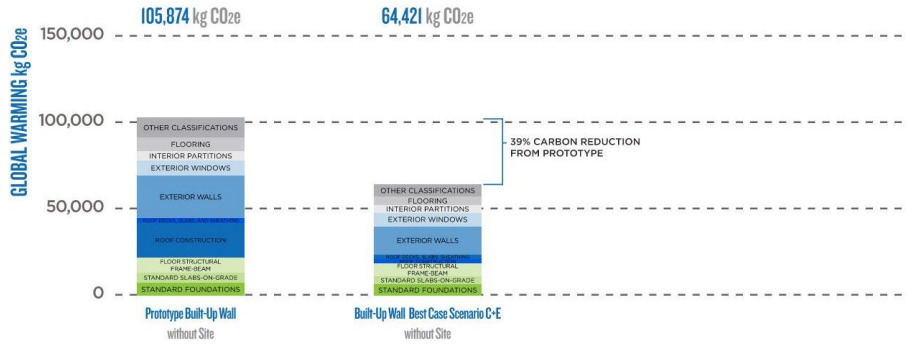
Prototype Built-up Wall without Site	Prototype Built-up Wall with Site: Scenario F	Prototype Built-up Wall with Site: Scenario E
Exterior Brick: Acme Clay Brick	Thin facing bricks- Interstate (*worse than prototype*)	Acme Clay Brick
Wood Doors: Oshkosh Interior Flush Door	Oregon Interior Flush Particleboard Core	Assa Abloy Maiman Thermal Fused Door
Ceramic wall tile: Fireclay Wall Tile (best match to prototype tile)	Daltile Quarry Tile (Fayette, AL manufacturing)	Daltile Wall Tile (El Paso, TX manufacturing)
Modular Carpet: Mohawk EcoFlex	Interface GlasBacRE	Interface Cquest GB
Interior Storefront: Kawneer Trifab 45	EFCO Storefront (*worse than prototype*)	Kawneer Trifab 45

Scenario F and E looks at the impacts of using “better” and “best” finish materials. As with “Analysis 4”, the bar farthest to the left shows the current prototype design. Although less impactful than the construction material alternatives, these materials are more visible in the space and therefore could tell the “reduction of embodied carbon” story a bit more tangibly.

In this study, we interestingly found that the current prototype spec for the exterior brick is the “best” option, in terms of its embodied carbon. Scenario F included a thin brick for comparison purposes, but because of a more intensive manufacturing process, the thin brick proved to be a worse material. Similar findings were presented when we analyzed options for the interior storefront system. The current Kawneer Trifab product is the best, in terms of embodied carbon.

However, by improving material selections for carpet, tile, and wood doors, a 5% reduction in kgCO2e is achieved.

Comparison 6



Prototype Built-up Wall	Prototype Built-up Wall with Site: Scenario C + E
Industry Standard Rebar	100% recycled content rebar
Industry Standard Wall Framing	MBA Building Supplies Galvanized sheet steel studs
Facade Gypsum Board: USG Glass-mat	Facade Gypsum Board: 90% recycled gypsum
Metal Cladding (Aluminum)	MCA Roll formed steel cladding
Glass Fiber Blanket Insulation: Owens Corning EcoTouch Utility Blanket	Knauf EcoBatt Unfaced glass wool insulation
Curtain Wall: Kawneer 1600 Wall System	EFCO Unitized Curtain Wall System
Metal Deck: Galvanized steel roof deck using BOF	Metal Deck: Nucor Steel roof deck using EAF
Plywood - generic	Softwood Plywood
Polyiso Insulation	Carlisle Polyiso
Structual Steel: generic 60% recycled content	Structual Steel: generic 90% recycled content
Exterior Brick: Acme Clay Brick	Exterior Brick: Acme Clay Brick
Wood Doors: Oshkosh Interior Flush Door	Wood Doors: Assa Abloy Maiman Thermal Fused Door
Ceramic wall tile: Fireclay Wall Tile (best match to prototype tile)	Ceramic wall tile: Daltile Wall Tile (El Paso, TX manufacturing)
Modular Carpet: Mohawk EcoFlex	Modular Carpet: Interface Cquest GB
Interior Storefront: Kawneer Trifab 45	Interior Storefront: Kawneer Trifab 45

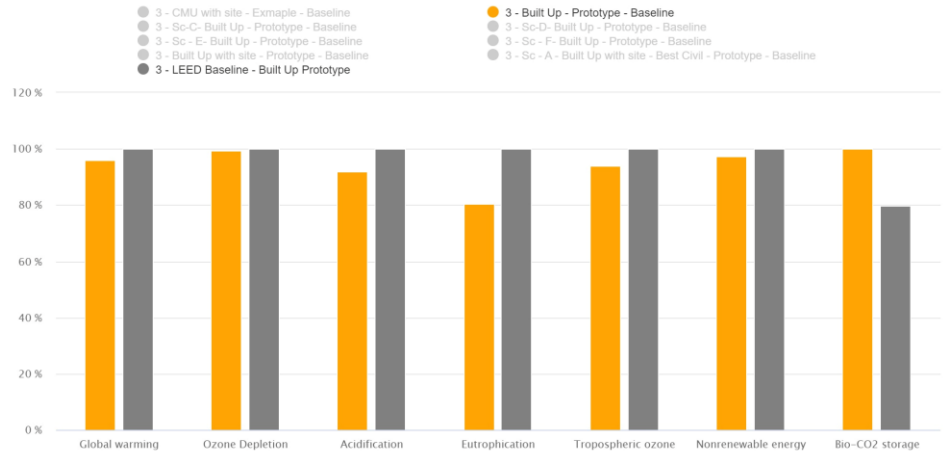
This graph shows a comparison of the 1900S Current Prototype Built-up Wall and the best-case scenario where the materials modeled in both Scenarios C and E are utilized, resulting in a 39% reduction in total embodied carbon.

Comparison to Industry Average

At this point, industry averages are hard to define. Although benchmarking efforts are being formalized, the amount of data to create industry averages is still developing. Additionally, the methodologies and scope of measuring embodied carbon through LCAs can vary immensely from one project and space type to the next.

Therefore, a LEED baseline model has been created, as a part of this study, to provide a point of comparison to an "industry average". The graph below shows the difference between the 1900s 5/3 Prototype with a built-up wall construction and an equivalent LEED Baseline. The LEED Baseline model reports 110,161.28 kg CO2e, whereas the 1900s Prototype model reports 105,874.63 kg CO2e, a 3.9% difference.

This prototype serves as the starting point, providing a standardized reference point for subsequent exploration and refinement. The overarching objective of this model is to not only establish a benchmark but also to pave the way for the development of diverse scenarios through material variations.



CONCLUSION

Fifth Third Bank has the potential to be a leader in the banking industry in looking at their carbon emissions holistically. As our electricity grids continue to get cleaner with a higher percentage of renewable energy, the carbon emissions attached to operational carbon will continue to decrease – making the life cycle carbon emissions of building materials an even larger percentage of the overall environmental footprint of the organization.

Through intense, hands-on engagement with the relevant design and construction team members, as well as Fifth Third's sustainability team, thoughtful suggestions have been developed to find opportunities to improve the carbon emissions of typical materials, finish materials, and major prototype design decisions to help the team continue to consider embodied carbon when updating prototypical design of future bank branches.

This has the potential to be a game-changing process, assuming that some of these recommendations can be put into action both on the prototype drawings and specifications, as well as on actual project sites throughout the Fifth Third network.

APPENDIX

About the Assessment Software

The assessment has been carried out with One Click LCA software. The software holds 11 third-party certifications and complies with over 30 certifications and standards for Life Cycle Assessment and Life Cycle Costing, including all versions of LEED and BREEAM. The software and related datasets are fully compliant with ISO 14044. The impact assessment method used is TRACI 2.1. This LCA methodology follows LEED requirements and this software is third-party verified.

One Click LCA has been third party verified by ITB for compliancy with the following LCA standards: EN 15978, ISO 21931–1, and ISO 21929, and data requirements of ISO 14040 and EN 15804. The full compliancy documentation is available at https://www.oneclicklca.com/support/faq-and-guidance/documentation/compliancy-and-certifications/.

Data Sources

The analysis has been performed relying on the following data sources for building information:

Data type	Data source
Material quantities (A1-A3)	Construction drawings, bills of quantities, and BIM models as delivered by the client and the designers acting on the client's behalf.
Material transport distances (A4)	Regionally applicable transportation scenarios from One Click LCA. Those represent regionally typical transportation distances and methods for product types, which are relevant when no decisions on suppliers are made.
Construction and installation (A5)	Impacts are omitted from this analysis.
Material impacts in use (B1-B5)	Material service lives are based on the typical values for the materials in question, which have been reviewed for relevance for the project. The values have been adjusted where necessary. Material maintenance and repair activities have not been included in the scope, materials have been assumed to be replaced in their entirety at the end of their service life.
Use phase energy consumption (B6)	Impacts are omitted from this analysis.
Use phase water consumption (B7)	Impacts are omitted from this analysis.
End of life impacts (C1-C4)	End-of-life impacts are based on One Click LCA's scenarios which represent the typical end-of-life processing for material types in compliance with the requirements of the EN 15804+A1.

Environmental Product Declarations: All EPDs utilized as a part of this study can be found here.

09/09/2024

RE: Structural Certification for Installation of Residential Solar
5/3 COCONUT CREEK:4805 COCONUT CREEK PKWY, COCONUT CREEK, FL 33063, USA

Attn: To Whom It May Concern

This Letter is for the existing roof framing which supports the new PV modules as well as the attachment of the PV system to existing roof framing. From the field observation report, the roof is made of Rolling Composition roofing. The roof is relatively level and the slope of SolarStack is approximated to be 10 degrees.

After review of the field observation data and based on our structural capacity calculation, **the existing roof framing has been determined to be adequate to support the imposed loads without structural upgrades. Note that 3 psf of solar will occupy an area designed for 20 psf Roof Live Load.** Contractor shall verify that existing framing is consistent with the described above before install. Should they find any discrepancies, a written approval from SEOR is mandatory before proceeding with install. Capacity calculations were done in accordance with applicable building codes.

Code	2023 Florida Building Code (ASCE 7-22)				
Risk category		II	Wind Load	(component and Cladding)	
Roof Dead Load	Dr	10 psf		V	170 mph
PV Dead Load	DPV	3 psf		Exposure	C
Roof Live Load	Lr	20 psf			
Ground Snow	S	0 psf			

If you have any questions on the above, please do not hesitate to call.

Sincerely,

Vincent Mwumvaneza, P.E
EV Engineering LLC

Exp:02/28/2025
STRUCTURAL ONLY

This item has been digitally signed and sealed by Vincent Mwumvaneza on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

projects@evengineersnet.com
http://www.evengineersnet.com

Structural Letter for PV Installation

Date: 09/09/2024

Job Address: **4805 COCONUT CREEK PKWY**
COCONUT CREEK, FL 33063, USA

Job Name: **5/3 COCONUT CREEK**

Job Number: **240905CC**

Scope of Work

This Letter is for the existing roof framing which supports the new PV modules as well as the attachment of the PV system to existing roof framing. All PV mounting equipment shall be designed and installed per manufacturer's approved installation specifications.

Table of Content

Engineering Calculations Summary

Code	2023 Florida Building Code (ASCE 7-22)		
Risk category		II	
Roof Dead Load	Dr	10	psf
PV Dead Load	DPV	3	psf
Roof Live Load	Lr	20	psf
Ground Snow	S	0	psf
Wind Load	(component and Cladding)		
	V	170	mph
	Exposure	C	

References

NDS for Wood Construction

Sincerely,

Vincent Mwumvaneza, P.E
EV Engineering LLC

Exp:02/28/2025
STRUCTURAL ONLY

This item has been digitally signed and sealed by Vincent Mwumvaneza on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Wind Load Cont.

Risk Category =	II		
V=	**170**	**mph**	**ASCE 7-22 Figure 26.5-1B**
Exposure =	**C**		
K_{zt} =	1.0		ASCE 7-22 Sec 26.8.2
K_Z =	0.85		ASCE 7-22 Table 26.10-1
K_d =	0.85		ASCE 7-22 Table 26.6-1
K_e =	1.00		ASCE 7-22 Table 26.9-1
$q_h = 0.00256K_zK_{zt}K_eV^2$ =	53.43	psf	
Pitch =	10.0	Degrees	
γ_E =	1.0	(1.5 for Exposed Modules)	
γ_a =	0.6	considering 1 module	

	Uplift (W)	**Zone(1)**	**Zone(2)**	**Zone(2)**	**Zone(3)**
Fig. 30-3-2	GC_p=	-1.7	-2.3	-2.3	-3
Eq. 29.4-7	$P=q_hKd(GC_p)(\gamma_E)(\gamma_a)$=	-54.50	-73.73	-73.73	-96.17

	Downpressure (W)	All Zones	
	GC_p=	0.55	Figure 30.3-2
	$P=q_hKd(GC_p)(\gamma_E)(\gamma_a)$=	17.63	Equation 29.4-7

Rafter Attachments: 0.6D+0.6W (CD=1.6)

Connection Check

Attachement max. spacing=	3	ft	(Max)
Solar Stack 12" GEN3=	833	lbs	Manufacturer Test
Safety Factor	2		
Allowable Capacity=	250	lbs	(conservatively)

Zone	**Average Trib Width**	**Area (ft)**	**Uplift (lbs)**	**Down (lbs)**	
Zone(1)	3	5.1	176.5	105.5	
Zone(2)	3	5.1	235.5	105.5	
Zone(2)	3	5.1	235.5	105.5	
Zone(3)	2	3.4	202.9	105.5	
	Conservative Max=		235.5	<	250
			CONNECTION IS OK		

1. Pv seismic dead weight is negligible to result in significant seismic uplift, therefore the wind uplift governs

Gravity Load Check

Roof Dead Load

Roof Dead Load - Sum	10.0	psf
PV Dead Load	3.00	psf
Roof Live Load	20	psf
PV Roof Live Load	0	psf
Ground Snow Load	0	psf
Roof Snow Load	0	psf

	Existing	With PV	
Roof Dead Load (D)	10.00	13.0	psf
Roof Live Load (Lr)	20.00	0.00	psf
Roof Snow Load (S)	0.00	0.00	psf

	Existing	With PV	
(D + Lr) =	30.0	13.0	psf
(D + S) =	10.0	13.0	psf

Maximum Gravity Load	30.0	13.0 psf
Load Increase (%)	-56.7%	OK
IBC Provision	2021	

*The requirements IEBC are met and the structure is permitted to remain unaltered.

projects@evengineersnet.com
http://www.evengineersnet.com

Siesmic Loads Check

Roof Dead Load	10	psf
% or Roof with Pv	21.0%	
Dpv and Racking	3	psf
Average Total Dead Load	10.6	psf
Increase in Dead Load	2.5%	**OK**

The increase in seismic Dead weight as a result of the solar system is less than 10% of the existing structure and therefore no further seismic analysis is required.

Limits of Scope of Work and Liability

We have based our structural capacity determination on information in pictures and a drawing set titled PV plans - 5/3 COCONUT CREEK. The analysis was according to applicable building codes, professional engineering and design experience, opinions and judgments. The calculations produced for this structure's assessment are only for the proposed solar panel installation referenced in the stamped plan set and were made according to generally recognized structural analysis standards and procedures.

Traffic Impact Statement

Fifth Third Bank

Coconut Creek Plaza

PREPARED FOR

Asa Santa Cruz
BDG Architects
550 South Caldwell Street, Suite 1800
Charlotte, NC 28202
904.981.8951

PREPARED BY

Vanasse Hangen Brustlin, Inc.
(3932)
121 West Trade St, Suite 1030
Charlotte, NC 28202
919.829.0328

December 10, 2024

PROFESSIONAL ENGINEER CERTIFICATE

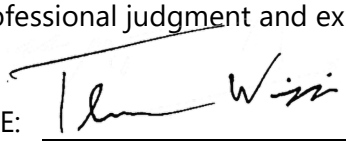
I hereby certify that I am a registered professional engineer in the State of Florida, practicing with VHB/Vanasse Hangen Brustlin, Inc., a corporation authorized to operate as a Professional Engineering business by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have approved the Fifth Third Bank Coconut Creek Plaza Traffic Impact Statement in Coconut Creek, Florida, dated December 10, 2024.

PROJECT: Fifth Third Bank Coconut Creek Plaza

LOCATION: Coconut Creek, FL

CLIENT: Asa Santa Cruz, BDG Architects

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

SIGNATURE: 

NAME: Thomas K Wiggins

P.E. NUMBER: 98792

DATE: December 10, 2024

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Contents

List of Figures

List of Tables

Appendices

Introduction

Vanasse Hangen Brustlin, Inc. has conducted a traffic impact analysis in accordance with the Town of Coconut Creek's requirements to secure Development Order approval from the Town of Coconut Creek. The proposed Fifth Third Bank development will be placed at 4805 Coconut Creek Parkway, located at the northwest corner of Coconut Creek Parkway and Lyons Road in Coconut Creek, Florida. The proposed development will replace an approximately 4,076 square-foot (SF) sit-down restaurant and will consist of a 2,133 SF building with two drive-in lanes and is expected to be fully built in 2025.

Per the concept site plan shown in Figure 1, the site will be accessed via internal roadways serving Coconut Creek Plaza. The proposed Fifth Third Bank development property has two accesses:

- Access #1, full movement access on Private Road, approximately 235 feet east of Private Road entrance into Coconut Creek Plaza from Coconut Creek Parkway.
- Access #2, exit only access on Private Road, approximately 360 feet east of Private Road entrance into Coconut Creek Plaza from Coconut Creek Parkway This report summarizes the impact of the development on the surrounding roadways

Existing Conditions

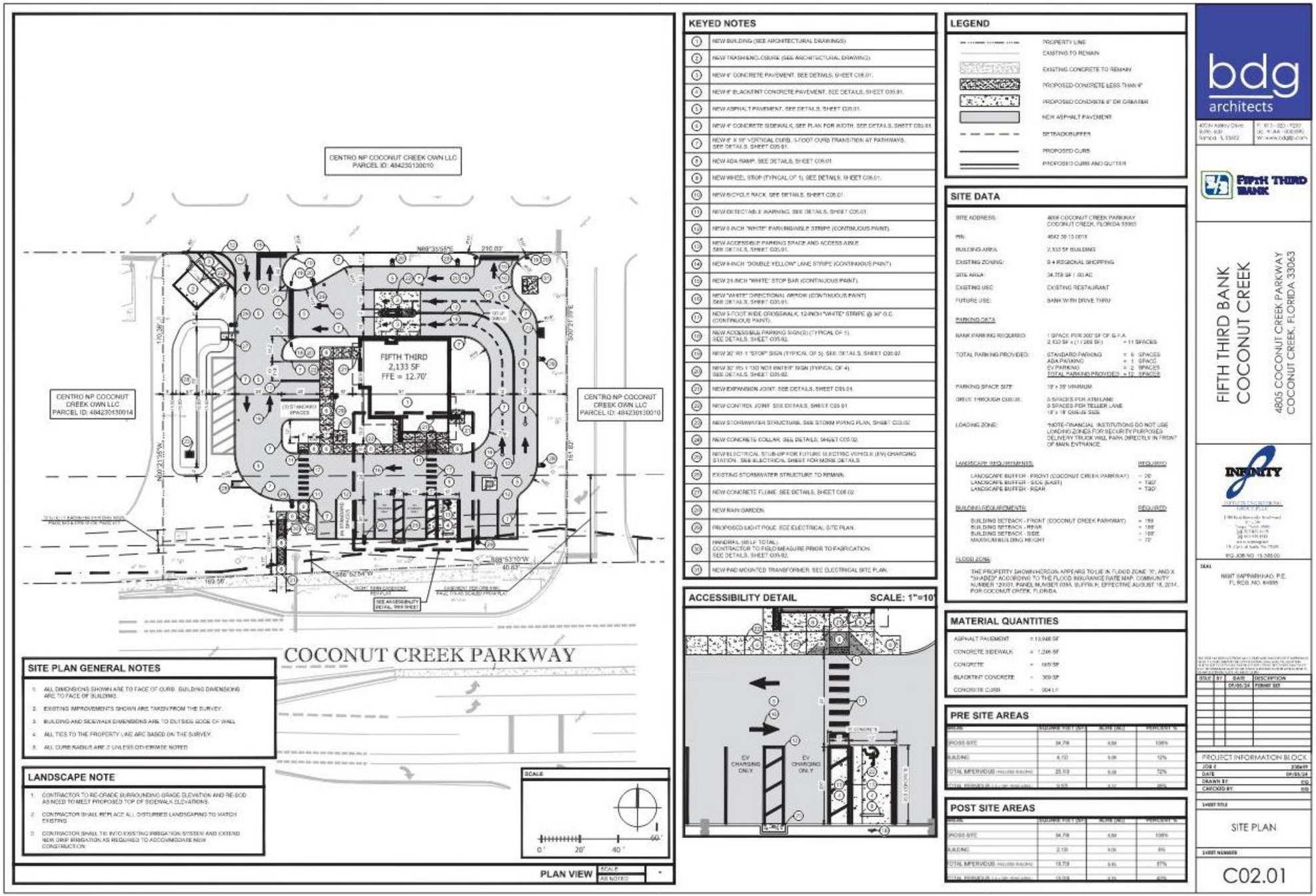
The proposed development is located within the Coconut Creek Plaza and is bordered by Coconut Creek Parkway to the south, a Bank of America to the east, Citi Bank to the west, and Publix Liquors at Coconut Creek Plaza to the north. Figure 2 shows the concept site plan.

Coconut Creek Parkway is a divided four-lane minor arterial with a posted speed limit of 35 mph that borders the site to the south and had a 2023 AADT of 19,042 vehicles per day (vpd), (Appendix A)

Lyons Road is a divided four-lane minor arterial with a posted speed limit of 40 mph that borders the site to the east and had a 2023 AADT of 28,403 vehicles per day (vpd), (Appendix A)

Figure 1: Study Area Map

Figure 2: Concept Site Plan



Trip Generation

As shown in Figure 2, the proposed development will be a 2,133 square-foot (SF) drive-in bank with two (2) drive-in lanes. The existing land use is approximately a 4,076 SF sit-down restaurant (refer to Appendix B for approximate square footage). Table 1 describes the ITE land use and independent variable used to calculate site trips.

Table 1: ITE Land Use

Land Use Code	Land Use	Independent Variable
932	High-Turnover (Sit-Down) Restaurant	1000 Sq. FT. GTA
912	Drive-In Bank	Drive-In Lanes

The trip generation for the restaurant and proposed development were calculated using the ITE Trip Generation Manual, 11th Edition. Land Use Code (LUC) 932 (High-Turnover Sit-Down Restaurant) was applied for the existing land use and LUC 912 (Drive-In Bank) was applied for the proposed development. The Drive-In Lanes was used as the independent variable for LUC 912 since it yielded higher PM peak hour trips. Table 2 and 3 displays the trip generation for the existing land use and proposed development. ITE Trip Generation graphs are provided in Appendix C.

Table 2: ITE Restaurant Trip Generation

Land Use Code	Land Use	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips									
932	High-Turnover (Sit-down) Restaurant	4,076 sf	437	21	18	39	23	14	37
Development Total			437	21	18	39	23	14	37
Pass-by Site Trips[1]									
932	High-Turnover (Sit-down) Restaurant	4,076 sf		0	0	0	8	8	16
Development Total				0	0	0	8	8	16
Non-Pass-by Site Trips									
932	High-Turnover (Sit-down) Restaurant	4,076 sf		21	18	39	15	6	21
Development Total				21	18	39	15	6	21

1. Unconstrained pass-by trips are calculated based on ITE Trip Generation Handbook, 3rd Edition. (0% pass-by trips in AM peak hour, 43% pass-by trips in PM peak hour)

Table 2 shows the trip generation for the restaurant, detailing both pass-by and non-pass-by trips. The data indicates that the restaurant generates a total of 437 trips daily. During the AM peak hour, there are 39 trips, all of which are non-pass-by trips. In the PM peak hour, a total of 37 trips are generated, including 16 pass-by trips and 21 non-pass-by trips. Vehicle Pass-by rate for LUC 932 shown in Appendix C.

Table 3: ITE Proposed Development Trip Generation with Pass-by Trips

Land Use Code	Land Use	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips									
912	Drive-In Bank	2 drive-in lanes	271	10	7	17	27	27	54
Development Total			271	10	7	17	27	27	54
Pass-by Site Trips[1]									
912	Drive-In Bank	2 drive-in lanes		2	3	5	9	10	19
Development Total				2	3	5	9	10	19
Non-Pass-by Site Trips									
912	Drive-In Bank	2 drive-in lanes		8	4	12	18	17	35
Development Total				8	4	12	18	17	35

1. Unconstrained pass-by trips are calculated based on ITE Trip Generation Handbook, 3rd Edition. (29% pas-by trips in AM peak hour, 35% pass-by trips in PM peak hour)

Table 3 shows the proposed development's trip generation, again distinguishing between pass-by and non-pass-by trips. The development is projected to generate a total of 250 trips daily. During the AM peak hour, it will generate 17 trips, including 5 pass-by and 12 non-pass-by trips. The PM peak hour is expected to generate 54 trips in total, consisting of 19 pass-by and 35 non-pass-by trips. Vehicle Pass-by rate for LUC 912 shown in Appendix C.

Table 4: Trip Generation Net New Trips

Land Use Code	Land Use	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Net New Trips									
932	High-Turnover (Sit-down) Restaurant	4,100 sf		21	18	39	15	6	21
912	Drive-In Bank	2 drive-in lanes		8	4	12	18	17	35
Net Total				-13	-14	-27	3	11	14

Overall, the proposed development is anticipated to generate less traffic than the existing restaurant, specifically regarding daily traffic and morning peak traffic. The net change in trip generation indicates a decrease of 166 in daily trips, a decrease of 27 trips during the AM peak hour, and an increase of 14 trips in the PM peak hour.

Trip Distribution and Assignment

The generated site trips were distributed in accordance with the existing traffic patterns and land uses in the vicinity of the study area as follows:

- Coconut Creek Parkway from/to the east – 20%
- Coconut Creek Parkway Road from/to the west – 15%
- Lyons Road from/to the north – 35%
- Lyons Road from/to the south – 30%

Figures 3 and 4 display the trip distribution and peak hour site trips, respectively.

Figure 3: Peak Hour Site Trip Non-Pass-By Distribution

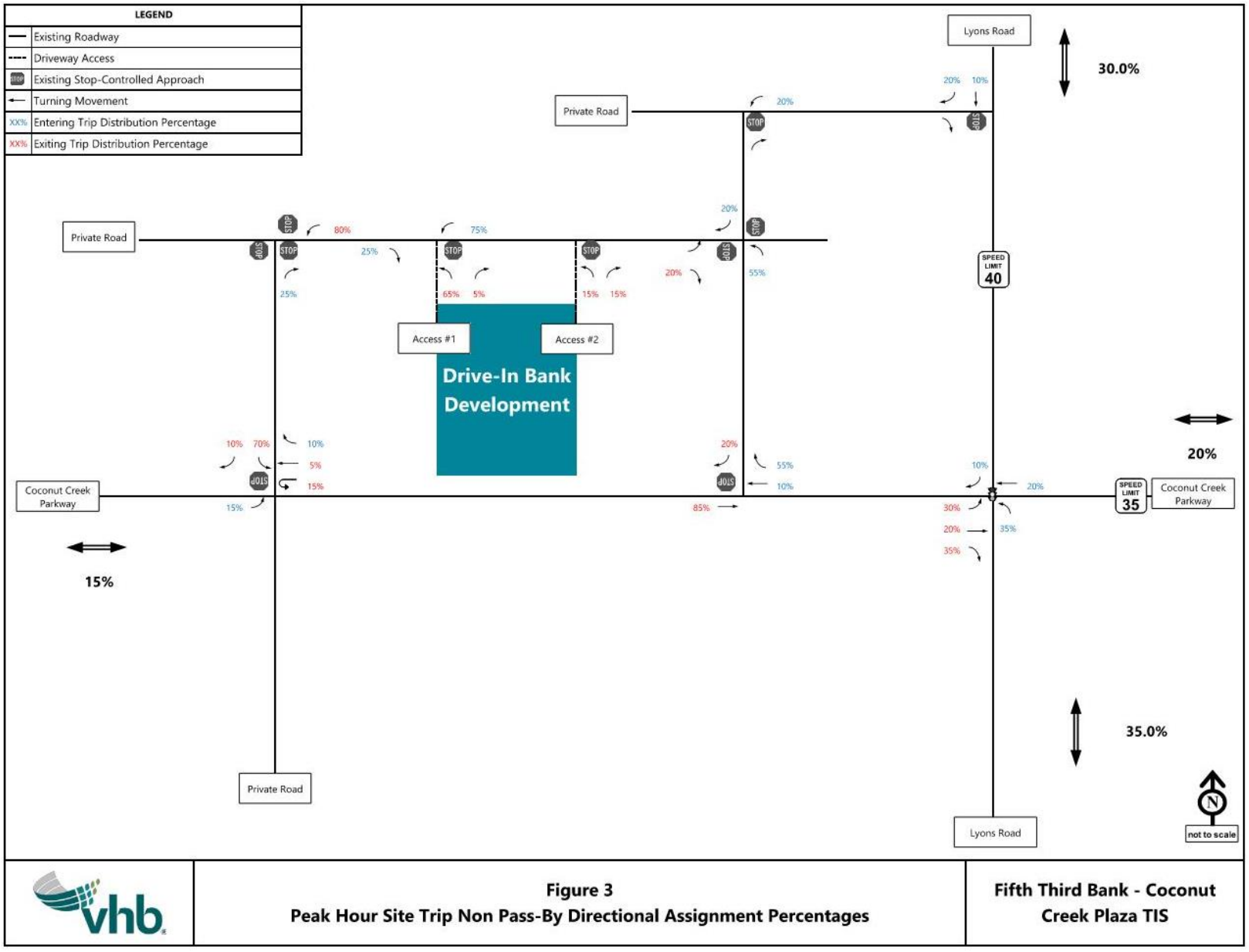


Figure 4: Peak Hour Site Trip Pass-By Distribution

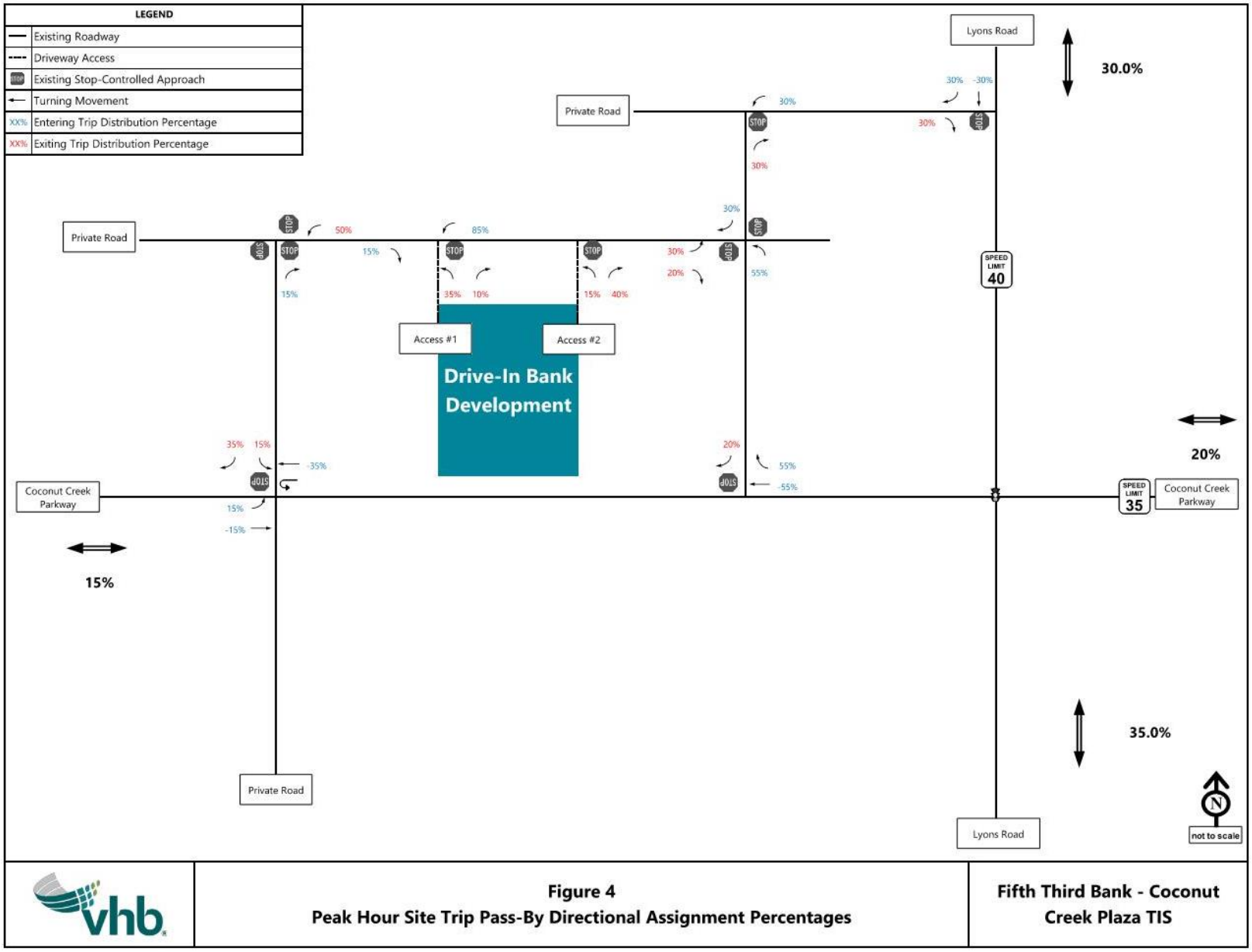
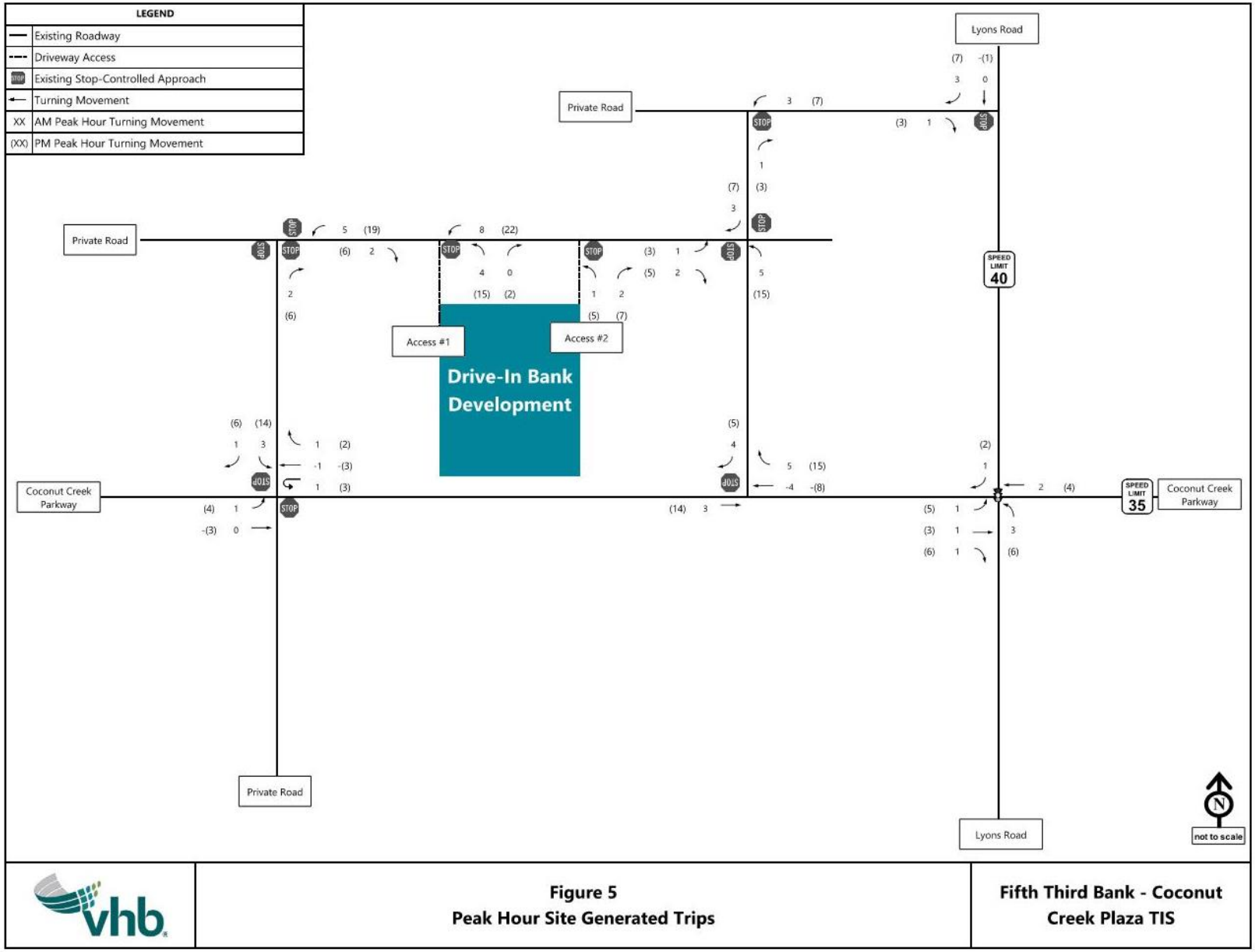


Figure 5: Peak Hour Site Trip



Appendix A

Traffic Data – FDOT Traffic Online

COUNTY: 86
STATION: 9253
DESCRIPTION: COCONUT CREEK PARKWAY, E OF LYONS ROAD (HPMS)
START DATE: 10/24/2023
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	22	22	10	14	68	21	18	17	13	69	137
0100	11	9	10	13	43	14	12	13	10	49	92
0200	4	4	6	5	19	15	9	10	10	44	63
0300	10	3	8	4	25	7	10	3	3	23	48
0400	4	7	14	19	44	9	7	7	15	38	82
0500	19	18	28	48	113	13	15	13	27	68	181
0600	40	65	72	114	291	34	30	39	65	168	459
0700	114	132	139	192	577	88	86	121	122	417	994
0800	165	150	177	128	620	147	135	129	142	553	1173
0900	163	141	134	110	548	131	108	132	148	519	1067
1000	133	116	147	146	542	118	118	125	134	495	1037
1100	136	152	127	150	565	130	149	170	164	613	1178
1200	146	138	169	150	603	164	173	165	172	674	1277
1300	162	147	147	133	589	150	146	154	162	612	1201
1400	154	133	140	163	590	150	169	161	182	662	1252
1500	131	164	162	161	618	192	207	240	203	842	1460
1600	148	143	198	131	620	189	235	229	207	860	1480
1700	151	162	166	164	643	254	285	250	260	1049	1692
1800	156	128	140	123	547	210	207	173	186	776	1323
1900	101	108	89	99	397	153	145	110	114	522	919
2000	80	106	86	88	360	94	123	94	94	405	765
2100	73	93	80	60	306	73	72	63	54	262	568
2200	43	60	61	45	209	41	49	45	38	173	382
2300	37	25	25	11	98	39	25	28	22	114	212
24-HOUR TOTALS:					9035					10007	19042

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	684	800	553	745	1217
P.M.	1545	650	1700	1049	1700	1692
DAILY	745	684	1700	1049	1700	1692

GENERATED BY SPS 5.0.0.61

COUNTY: 86
STATION: 7428
DESCRIPTION: LYONS RD, N OF HAMMONDVILLE RD
START DATE: 10/24/2023
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	38	34	28	19	119	35	22	25	26	108	227
0100	28	17	15	20	80	35	30	14	19	98	178
0200	20	14	14	20	68	12	13	14	8	47	115
0300	15	10	6	16	47	22	12	13	19	66	113
0400	12	16	29	28	85	16	31	33	46	126	211
0500	16	25	46	65	152	35	32	92	81	240	392
0600	39	43	86	136	304	93	104	150	203	550	854
0700	116	122	159	179	576	253	277	295	320	1145	1721
0800	214	212	183	177	786	274	312	311	291	1188	1974
0900	146	149	181	143	619	236	242	194	173	845	1464
1000	146	152	147	140	585	239	215	214	237	905	1490
1100	160	117	178	155	610	209	203	241	238	891	1501
1200	207	215	213	214	849	241	288	283	246	1058	1907
1300	178	180	205	185	748	208	287	204	236	935	1683
1400	185	235	202	245	867	250	242	202	271	965	1832
1500	209	245	313	270	1037	315	283	266	333	1197	2234
1600	251	258	272	324	1105	255	327	292	302	1176	2281
1700	293	346	322	269	1230	240	280	285	235	1040	2270
1800	267	268	256	201	992	233	286	200	173	892	1884
1900	199	182	181	169	731	132	184	193	170	679	1410
2000	143	123	121	120	507	129	154	112	131	526	1033
2100	123	119	102	82	426	95	83	68	61	307	733
2200	61	64	55	49	229	87	59	61	56	263	492
2300	62	50	58	42	212	45	59	37	51	192	404
24-HOUR TOTALS:					12964					15439	28403

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	788	745	1217	745	2005
P.M.	1645	1285	1545	1207	1645	2392
DAILY	1645	1285	745	1217	1645	2392

GENERATED BY SPS 5.0.0.61

Appendix B

Restaurant Square Footage

Property Summary

Property ID:	**484230130015**
Property Owner(s):	CENTRO NP COCONUT CREEK OWNER LLC
Mailing Address:	200 RIDGE PIKE #100 CONSHOHOCKEN, PA 19428 click here to update mailing address
Physical Address:	4805 COCONUT CREEK PARKWAY COCONUT CREEK, 33063
Neighborhood:	
Property Use:	21-01 Restaurants - non franchise
Millage Code:	3212
Adj. Bldg. S.F.:	4076 Card/Permits
Bldg Under Air S.F.:	
Effective Year:	1984
Year Built:	1983
Units/Beds/Baths:	0 / /

Previous Next

Deputy Appraiser:	Commercial Department
Property Appraiser Number:	954-357-6835
Property Appraiser Email:	commercialtrim@bcpa.net

Abbr. Legal Des.:	COCONUT CREEK PLAZA 113-12 B PT OF PAR A DESC AS,COMM AT NE COR OF TR 48 BLK 93 OF PALM BCHFARMS CO PL #3,SLY 714.78, WLY 535.9,NLY 4.07 TO POB,CONT NLY 170.36,ELY 210,SLY 161.82, WLY 40.63,SWLY 169.56 TO POB AKA: OUT-PARCEL E

If you see a factual error on this page, please click here to notify us.

Appendix C

Trip Generation

High-Turnover (Sit-Down) Restaurant (932)

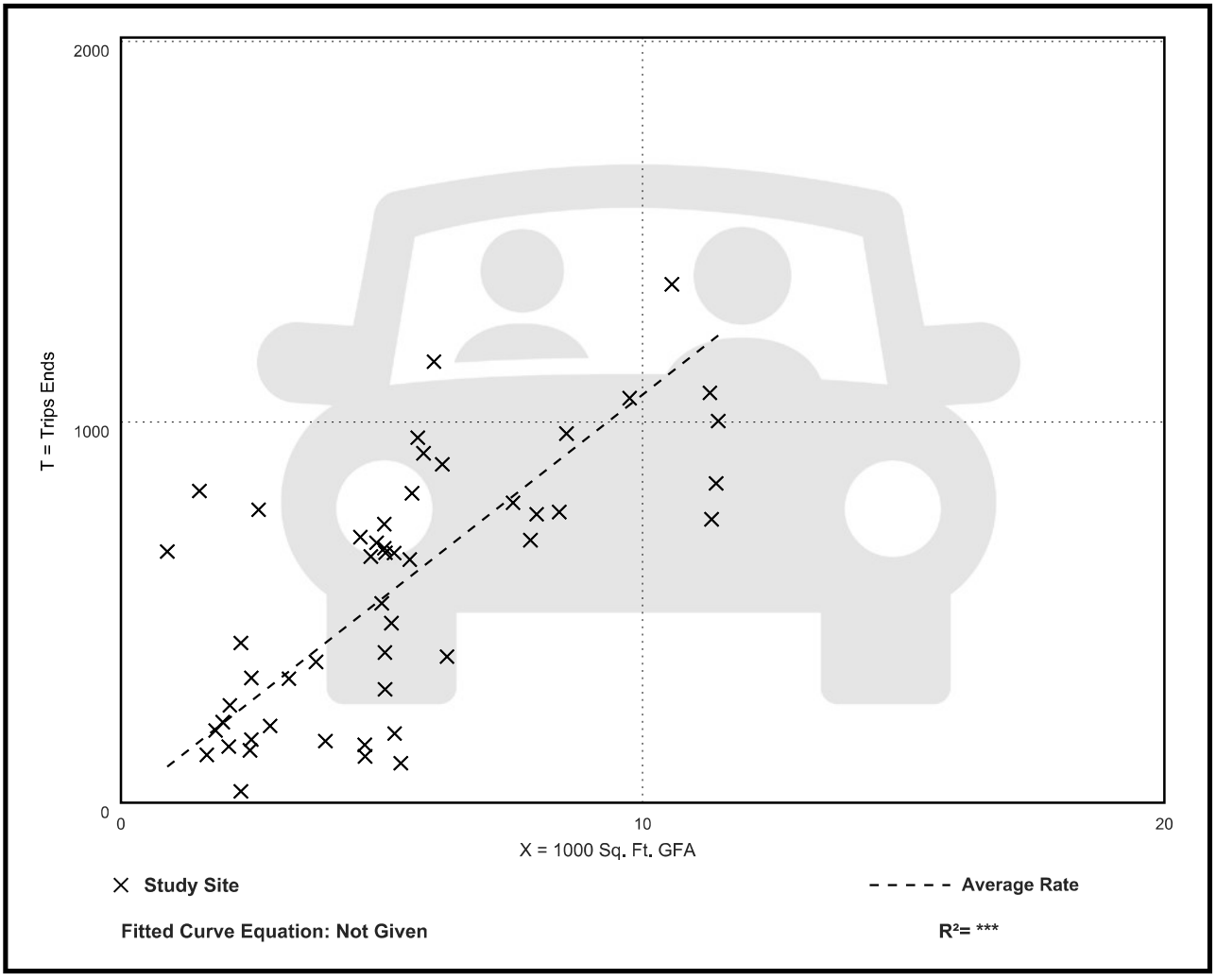
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



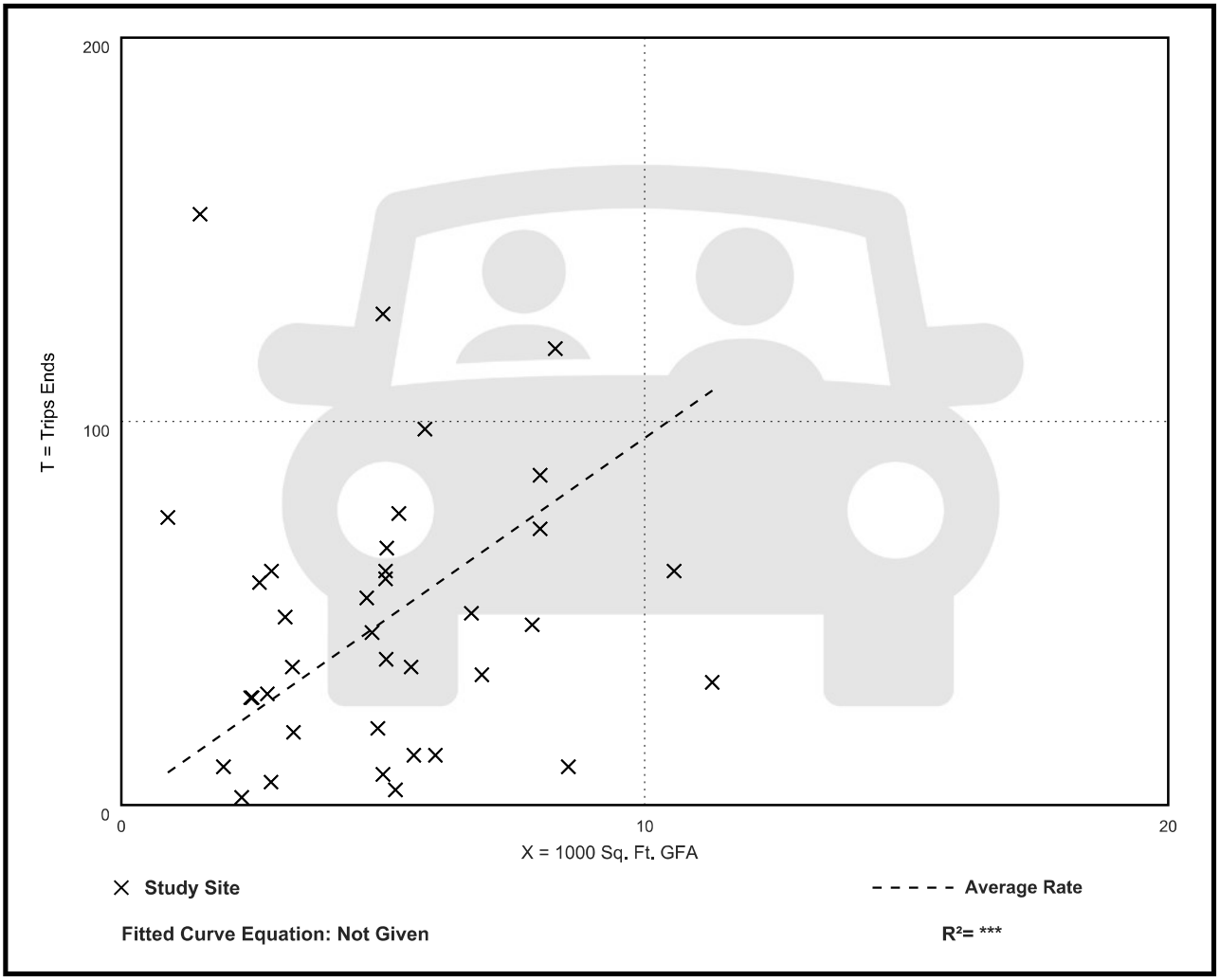
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



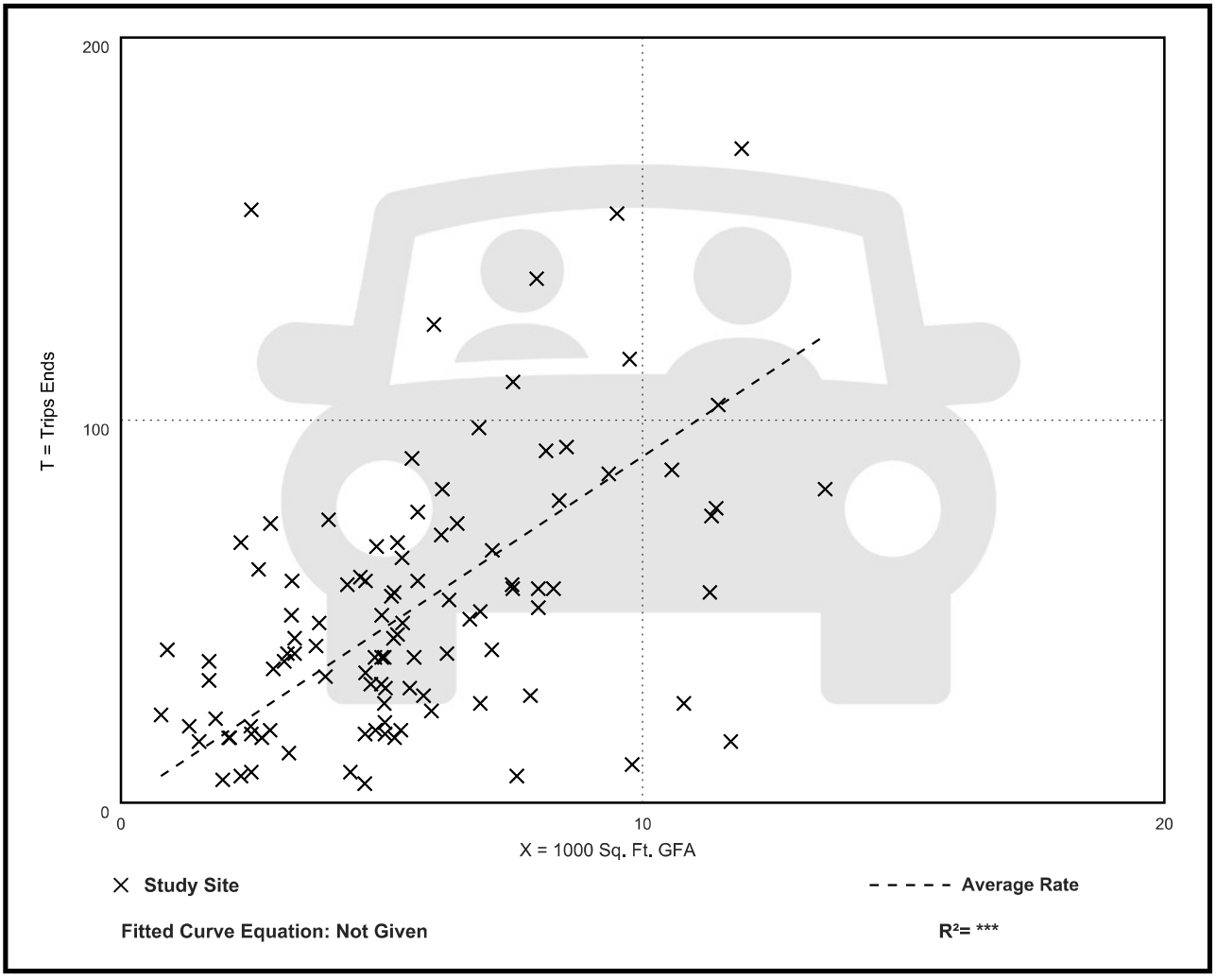
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	932
Land Use	High-Turnover (Sit-Down) Restaurant
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	12
Average Pass-By Rate	43%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
2.9	Kentucky	1993	41	37	27	36	63	3935	2
3.1	Kentucky	1993	21	38	29	33	62	2580	2
4.6	Florida	1992	276	63	—	—	37	—	30
5	Florida	1992	65	58	—	—	42	—	30
5.3	Kentucky	1993	24	50	37	13	50	1615	2
5.7	Florida	1994	308	57	—	—	43	—	30
5.8	Florida	1992	150	32	—	—	68	—	30
6.2	Florida	1995	521	46	43	11	54	—	30
7.1	Indiana	1993	—	23	23	54	77	1565	2
8	Florida	1995	664	40	39	21	60	—	30
11	Florida	1996	267	38	43	19	62	—	30
12	Florida	1996	317	29	51	20	71	—	30

Drive-in Bank
(912)

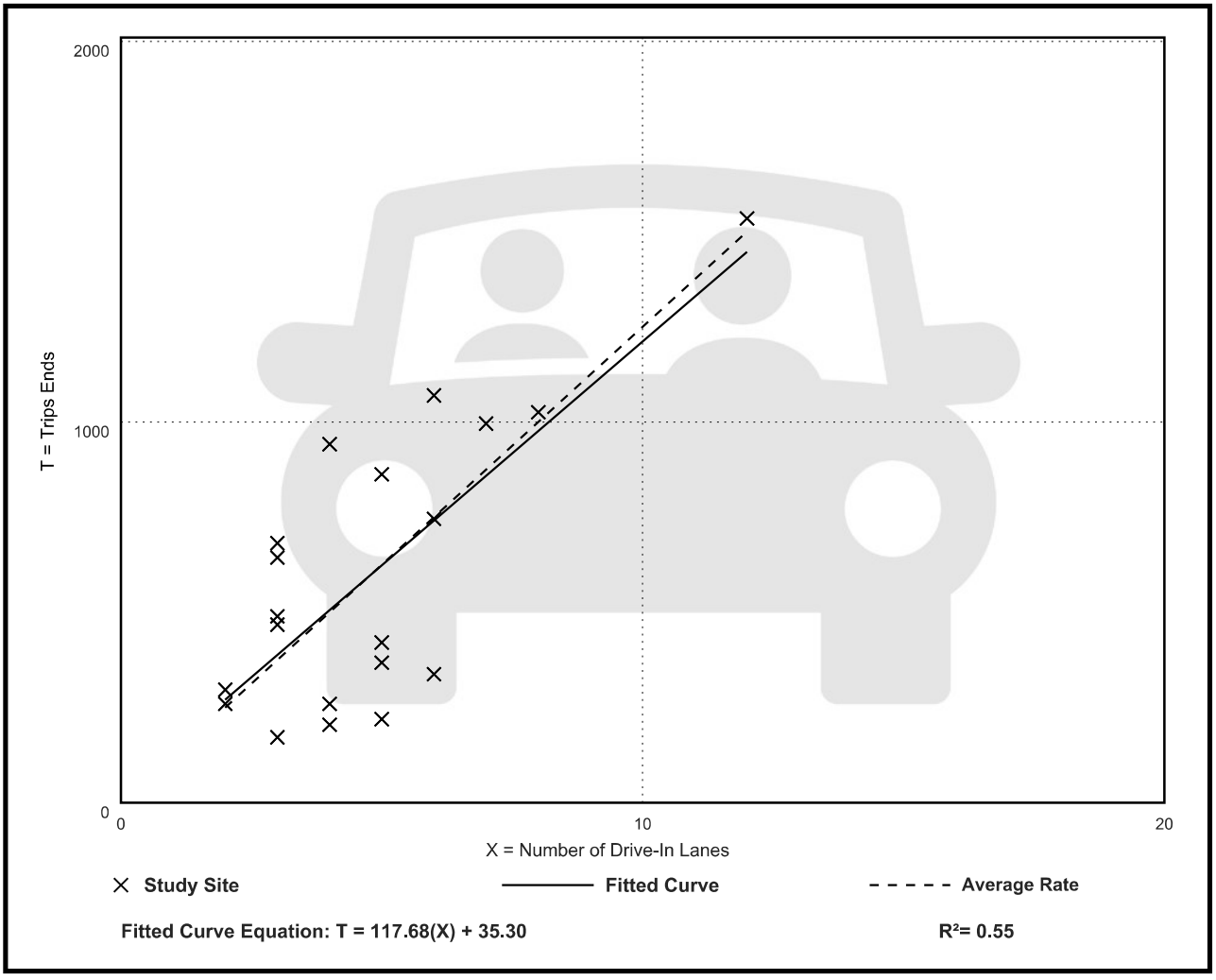
Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. Num. of Drive-In Lanes: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
125.03	44.00 - 235.50	55.01

Data Plot and Equation



Fitted Curve Equation: T = 117.68(X) + 35.30

R^2= 0.55

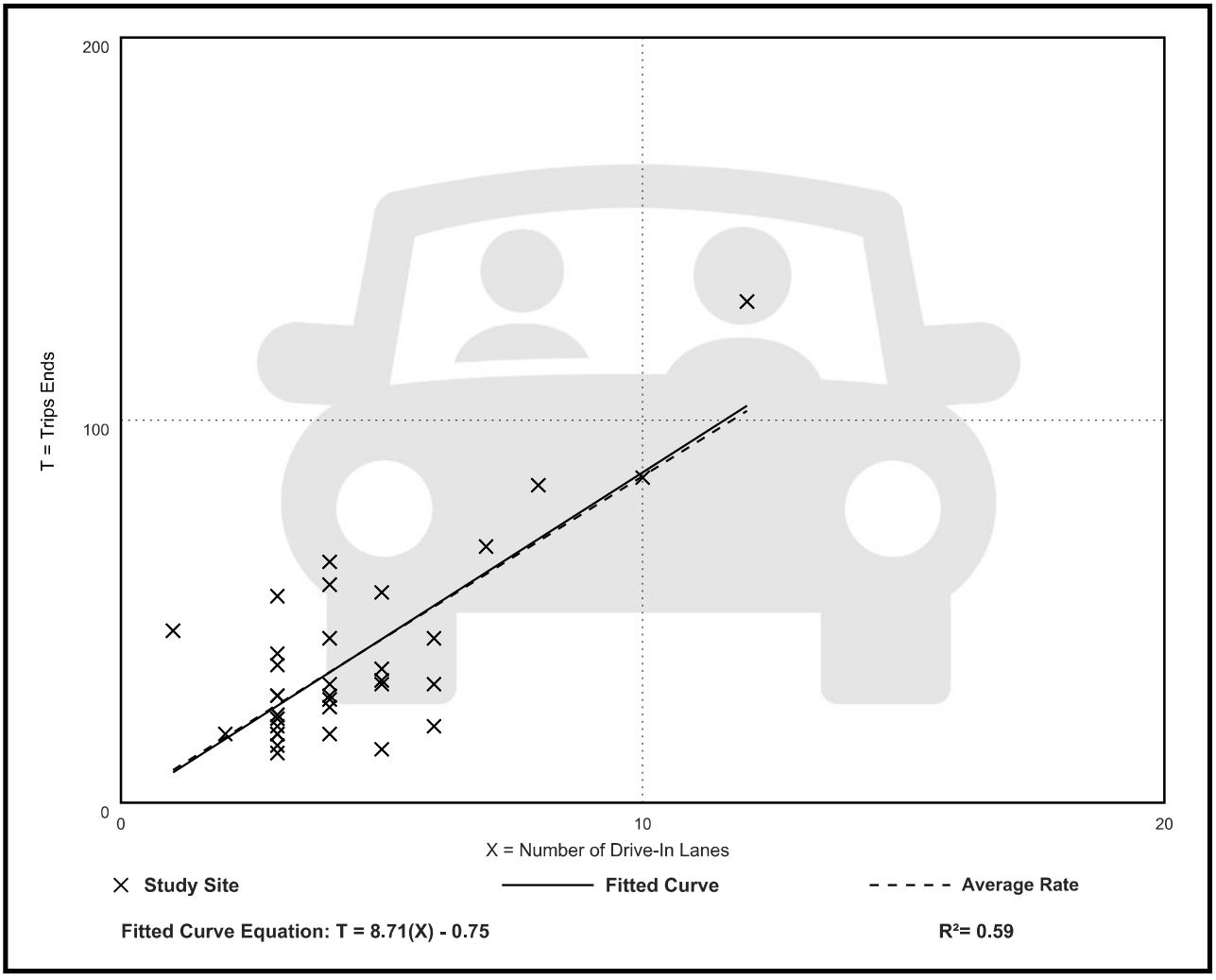
Drive-in Bank
(912)

Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 36
Avg. Num. of Drive-In Lanes: 4
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
8.54	2.80 - 45.00	4.37

Data Plot and Equation



Fitted Curve Equation: T = 8.71(X) - 0.75

R^2= 0.59

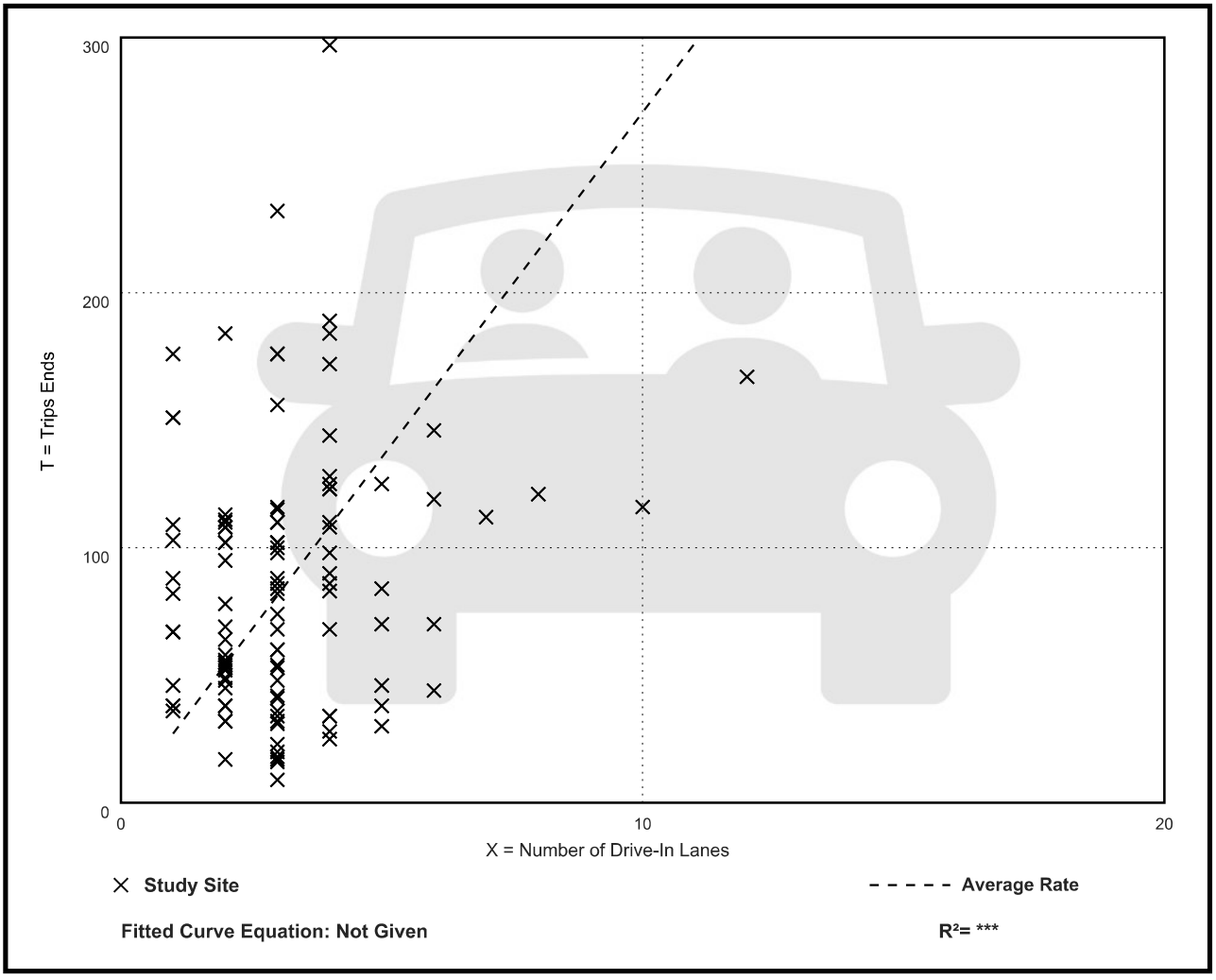
Drive-in Bank
(912)

Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 109
Avg. Num. of Drive-In Lanes: 3
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
27.07	3.00 - 176.00	22.13

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	912
Land Use	Drive-In Bank
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	8
Average Pass-By Rate	29%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
3.8	Pennsylvania	2005	11	27	—	—	73	—	19
3.8	Pennsylvania	2005	9	24	—	—	76	—	19
3.8	Pennsylvania	2005	22	34	—	—	66	—	19
3.8	Pennsylvania	2005	30	27	—	—	73	—	19
3.8	Pennsylvania	2005	34	40	—	—	60	—	19
3.8	Pennsylvania	2005	7	27	—	—	73	—	19
3.8	Pennsylvania	2005	15	16	—	—	84	—	19
3.8	Pennsylvania	2005	27	36	—	—	64	—	19

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	912
Land Use	Drive-In Bank
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	19
Average Pass-By Rate	35%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
2.7	Washington	2007	—	26	66	8	74	—	11
2.8	Washington	2007	—	21	55	24	79	—	11
3.3	Kentucky	1993	—	48	22	30	52	2570	34
3.4	Kentucky	1993	—	64	22	14	36	2266	34
3.4	Kentucky	1993	75	57	11	32	43	1955	34
3.5	Kentucky	1993	53	47	32	21	53	2785	2
3.6	Washington	2007	—	42	50	8	58	—	11
3.6	Washington	2007	—	29	—	—	71	—	11
3.8	Pennsylvania	2005	56	43	—	—	57	—	19
3.8	Pennsylvania	2005	38	41	—	—	59	—	19
3.8	Pennsylvania	2005	14	24	—	—	76	—	19
3.8	Pennsylvania	2005	63	29	—	—	71	—	19
3.8	Pennsylvania	2005	70	29	—	—	71	—	19
3.8	Pennsylvania	2005	29	27	—	—	73	—	19
3.8	Pennsylvania	2005	41	25	—	—	75	—	19
3.8	Pennsylvania	2005	37	31	—	—	69	—	19
3.8	Pennsylvania	2005	19	29	—	—	71	—	19
3.8	Pennsylvania	2005	34	21	—	—	79	—	19
3.8	Pennsylvania	2005	36	29	—	—	71	—	19

The School Board of Broward County, Florida

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

NON - RESIDENTIAL SITE PLAN
SBBC-3948-2024
Folio #: 484230130015
Fifth Third Bank, Coconut Creek

January 17, 2025

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
NON - RESIDENTIAL SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: January 17, 2025	**Single-Family:**	Fifth Third Bank (commerical financial institution) with a drive thru)	Elementary:
Name: Fifth Third Bank, Coconut Creek	**Townhouse:**		Middle:
SBBC Project Number: SBBC-3948-2024	**Garden Apartments:**		
County Project Number:	**Mid-Rise:**		High:
Municipality Project Number: PZ-24090007	**High-Rise:**		
Owner/Developer: Centro NP Coconut Creek Owner LLC	**Mobile Home:**		
Jurisdiction: Coconut Creek	**Total:**		Total:

Comments

This site plan does not include residential use and is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located immediately adjacent to existing public schools or currently vacant school sites owned by the School Board, and as proposed, will not have a direct physical impact on Broward County Public Schools.

Therefore, this application is determined to be exempt from public school concurrency on the basis that no residential development is currently proposed in the site plan.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

SBBC-3948-2024 Project is Exempt from Public School Concurrency ☒ **Yes** ☐ **No**

1/17/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title