



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #4 – AUGUST 04, 2025

<b>PROJECT NAME:</b>	Fifth Third Bank		
<b>PROJECT NUMBER:</b>	PZ-24090007		
<b>LOCATION:</b>	4805 Coconut Creek Parkway		
<b>APPLICANT/AGENT:</b>	BDG Architects		
<b>APPLICATION:</b>	Site Plan		
<b>DISCIPLINE</b>	<b>REVIEWER</b>	<b>EMAIL</b>	<b>TELEPHONE</b>
DRC Chair	Liz Aguiar - Assistant Director	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Urban Design & Sustainability, Urban Design & Photometrics	Sustainable Development Manager		
	Linda Whitman - Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njiosiah@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan - Chief Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas - Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-1474
Public Works	Mike Heimbach - Project Manager	<a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>	(954) 956-1453
<b>ALTERNATE REVIEWERS</b>			
Engineering	Thamar Joseph - Engineer I	<a href="mailto:tjoseph@coconutcreek.net">tjoseph@coconutcreek.net</a>	(954) 973-6786
Engineering	Muayad Mohammed- Engineer I	<a href="mailto:sflorezmolina@coconutcreek.net">sflorezmolina@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

This review shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for full review to obtain a building permit.

*Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.*

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



## ENGINEERING

1. Modification of the existing Water and Wastewater Agreement may be required due to the change of use of this building. Additional impact fees may be required at the permitting stage.
2. An engineering permit will be required for all proposed civil/site work.
3. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the engineering permitting stage.
4. Additional comments may be provided and/or required upon review of any revised plans.

## FIRE

No comments at this time.

## LANDSCAPING

No comments at this time.

## PHOTOMETRICS

No comments at this time.

## POLICE

No comments at this time.

## SUSTAINABILITY

No comments at this time.

## TRANSPORTATION

No comments at this time.

## URBAN DESIGN AND DEVELOPMENT

No comments at this time.



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3 – JUNE 10, 2025

<b>PROJECT NAME:</b>	Fifth Third Bank		
<b>PROJECT NUMBER:</b>	PZ-24090007		
<b>LOCATION:</b>	4805 Coconut Creek Parkway		
<b>APPLICANT/AGENT:</b>	BDG Architects		
<b>REVIEW/APPLICATION:</b>	Site Plan		
<b>DISCIPLINE</b>	<b>REVIEWER</b>	<b>EMAIL</b>	<b>TELEPHONE</b>
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director Sustainable Development	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
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Public Works	Mike Heimbach- Project Manager	<a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>	(954) 956-1453
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Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

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Response: Acknowledged.

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## ENGINEERING

1. There is an existing hand hole that appears to be in conflict with the proposed sidewalk and handrail. Please show on the plans.

RESPONSE: Hand hole is shown in all plan views to remain. See all Civil plan views.

2. Modification of the existing Water and Wastewater Agreement may be required due to the change of use of this building. Additional impact fees may be required at the permitting stage.

RESPONSE: Acknowledged

3. Please be aware, Utilities & Engineering standard details have been revised and approved by the City Commission. Engineering staff will provide a copy of the approved edition. Please contact the Utilities and Engineering Department for a copy of the latest edition.

RESPONSE: Acknowledged. Utilities & Engineering standard details have been updated to the latest City's Standard Details.

4. Please be aware, further review of the civil plans will be conducted at the Final Engineering stage. Please contact the Utilities and Engineering Department to commence the Final Engineering Review Stage once the DRC stage is complete.

RESPONSE: Acknowledged

## FIRE

No comments at this time.

## LANDSCAPING

### Landscape:

1. Sheet LP02.01 has a discrepancy for the total canopy removed. It appears that the first shown calculation for total tree canopy remove is correct, at 5,990 sf. However, midway down the list it states that 14,550 sf is being removed. Please confirm that the 5,990 sf is correct and adjust the plans accordingly.

**a. Comment satisfied.**

2. Minimum width of landscape islands is 12', please dimension islands on Landscape Plan to show compliance.

**a. Comment satisfied.**

3. Under "Minimum Landscape Requirements" of the data compliance table on sheet LP01.01, it states that (5) shrubs are required per 1,000 linear feet. This should be corrected to say (5) shrubs required per 1,000 square feet.

**a. Comment satisfied.**

4. Coconut Creek Parkway is a major right-of-way, and therefore requires a Roadway Landscape Buffer as per Sec. 13-443 (13). Roadway landscape buffers require a continuous hedge along with two additional tiers of landscape. Provide additional landscape to create this effect. Trees and sod are not considered tiers. Please update the plans to reflect the minimum buffer width of 20' and include the right-of-way width on the plans.

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- a. Minimum buffer width shall be 20'. The Landscape Requirements table on sheet LP01.01 says minimum buffer width is 10' Please revise. Landscape buffers should also be notated/delineated and dimensioned on the Landscape Plan (similar to what is shown on the Site Plan).**
- i. Comment satisfied.**
5. Under "Street Trees" on the code compliance table, please include the total length of street being calculated.
- a. Comment satisfied.**
6. Provide diversification calculations for all proposed plant material, as per Sec. 13-444 (c). No more than 25% of the same species can be used per category: trees, palms, and shrubs/groundcover.
- a. Comment satisfied.**
7. Suggest substituting smaller trees that are proposed under the canopies of existing, mature Oaks – particularly along the southern property line and in the swale area. Consider using a more suitable tree species that will do well under the existing, large canopy trees.
- a. Comment not satisfied along southern boundary. There are a total of 8 existing Oak trees along Coconut Creek Parkway, and the Landscape Plan proposes an additional 3 Oaks within the driplines of the large, existing Oaks. It is recommended to substitute the proposed Oaks with a smaller tree species. Palms or other smaller tree species would be acceptable in this situation, as per Sec. 13-443(11)(e)(2). Please note that palms can be used at a 3:1 ratio for canopy trees, and please ensure that if you do use palms or smaller trees that the plan is still meeting the Canopy, Intermediate and Small tree percentage requirements for the site.**
- i. Comment satisfied.**
8. Provide a breakdown of the required building foundation plantings for each façade, as per See Sec. 13-443 (5) (f).
- a. Comment Satisfied. Note that the calculations are showing an excess of required minimum shrubs. The shrub requirement is twenty (20) shrubs per each 40 linear feet of building façade, or fraction thereof. For example, the west façade is 54 linear feet, thereby equating as follows:**
- 54 / 40 x 20 = 27 shrubs (not 40)**
- i. Comment satisfied.**
9. Must provide open space calculations as per Sec. 13-345 (c) (13). Minimum requirement is fifteen percent (15%) of total lot area.
- a. Comment satisfied.**
10. Total trees and shrubs listed in the data table is to include all code sections. Each code section is in addition to each other. Trees counted towards one code section cannot be counted towards another section. Specifically, please ensure that your minimum required site trees (Sec. 13-443(3)) do not overlap with your other required trees. It appears that you are currently counting all trees on site towards this requirement, and they are instead required in addition to the other minimum tree requirements.





**a. Comment satisfied.**

11. Provide tree category percentage calculations per Sec. 13-444 (c) (1).

**a. Comment satisfied.**

12. Label and dimension all existing and proposed easements on the plans. It appears there are two different existing easements along the southern perimeter with trees proposed within them. Easements will need to be vacated to allow the planting.

**a. Comment Satisfied. Recommend to note that easement is being vacated on the plans.**

**i. Comment satisfied.**

13. Ensure that all trees are the specified minimum distances from paved surfaces, as per Table 13-444.T1. It appears that some of the proposed trees are closer than the minimum distances permitted.

**a. Comment satisfied, so long as root barrier is used in narrow planters as indicated in response to first round comments.**

**i. Comment satisfied.**

14. Where hedge rows, shrubs and/or trees abut parking, said landscape shall be placed a minimum of three (3) feet from edge of pavement, wheel stop or continuous curb.

**a. Comment satisfied.**

15. Note that trees and palms within 6' of utility lines and hardscape elements will require the use of a root barrier type product. Please show root barrier locations on the Landscape Plan.

- Ensure that the proposed tree located near the water main connection is adequately spaced from the water line and backflow device.

**a. Comment satisfied.**

16. Please show all utility easements in gray scale on the Landscape Plan, as well as all above and below ground utilities and associated equipment (fire hydrants, overhead power lines, FPL pads, water and sewer service lines, etcetera).

**a. Comment satisfied.**

17. Small trees shall be a minimum trunk diameter of one and one-half (1½) inches for at least one (1) of the trunks for a multi-stem tree. Please specify this requirement for the Crape Myrtle.

**a. Comment Satisfied. Recommended to reword the specifications in the Plant List to add the word "for" in place of the comma to ensure clarity.**

**i. Comment satisfied.**

18. Provide FDOT sight lines for the entrance/ exit along Coconut Creek Parkway. Adjust any proposed landscape that may be in conflict.

**a. Comment satisfied.**

19. Label all monument signs and provide required landscape around the base.

**a. Comment satisfied.**

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20. Provide the City standard landscape notes on the plans. A copy of the notes in Word is available upon request.

**a. Comment satisfied.**

21. Revise the shrub and groundcover details to state a minimum of 24" is to be excavated and backfilled with preferred planting soil.

**a. Comment satisfied.**

22. The use of wire and tubing for bracing is prohibited. The City recommends Wellington tape or similar with bio-degradable twine to be used. Only the twine is to be in contact with the trunks. Revise tree planting details accordingly.

**a. Comment satisfied.**

23. Provide condition rating (good, fair, poor) in tree disposition table for all trees and palms.

**a. Must add condition rating to the Tree Disposition list as per previous comment. Arborist report not received in latest submittal. Comment remains.**

**i. Comment satisfied.**

24. Specimen trees (18" or greater DBH and 60% or greater condition) proposed for removal require an ISA trunk formula tree appraisal to be submitted for review.

**a. No ISA trunk formula provided on plans. Arborist report not received in latest submittal. Comment remains.**

**i. Provide copy of ISA trunk formula tree appraisal for tree #24 (23.75" DBH Live Oak).**

RESPONSE: See Arborist Report and Trunk Formula Tree Appraisal within this submittal.

25. As a general note, all trees in good to fair condition are to be assessed to remain or be relocated prior to being reviewed for removal.

**a. Comment not satisfied. Condition rating is required for all trees and palms. Arborist report not received in latest submittal.**

**i. Comment satisfied.**

26. Provide clarification on how the proposed rain garden is intended to function. It appears that there is a proposed drainage structure, and this area is more of a retention area than a rain garden. Please explain its functionality.

**a. Provide a detail for the rain garden, including proposed elevations and cross-sections showing the intended function of the rain garden.**

**i. Comment satisfied.**

27. It appears that the Landscape Plan does not show the drainage structure located within the rain garden, which is shown on the Civil Plans. Please coordinate with the Civil Utility Plan and include all drainage structures on the Landscape Plan.

**a. Comment satisfied.**

28. Please clarify what the striping is that is shown just east of the rain garden.

**a. Comment satisfied.**

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29. Recommend an alternative species for Dahoon Holly. This species has not done well in the City.
- a. Comment satisfied.**
30. Recommend an alternate species for the Red Maple based on their proposed location. The Maples prefer more wet sites and may struggle in the islands.
- a. Comment satisfied, however, it is recommended that an alternative species be used, as Red Maples do not do well in our South Florida climate.**
- i. Comment satisfied.**
31. Irrigation is to be on a non-potable system. Either Reuse or a pump/well. The pump/well is to be screened on three sides with landscape and shown on the landscape plans.
- a. Irrigation plan shows the point of connection to be a 1" meter, which is typically used for City potable water. Why is a meter being proposed if the source is from an off-site surface water and pump source? Please explain or revise irrigation plans accordingly.**
- i. Comment satisfied.**
32. Green Buttonwood near the dumpster enclosure is within 15' of the proposed light pole. Also, please consider relocating or adjusting the proposed light poles along the east and south sides of the property, so they do not conflict with existing Oak canopies.
- a. Comment satisfied. It is recommended to show a 7-1/2' offset from the light poles as well, as per Sec. 13-343(5)(g) for small trees and palms.**
- i. Comment satisfied.**

#### PHOTOMETRICS

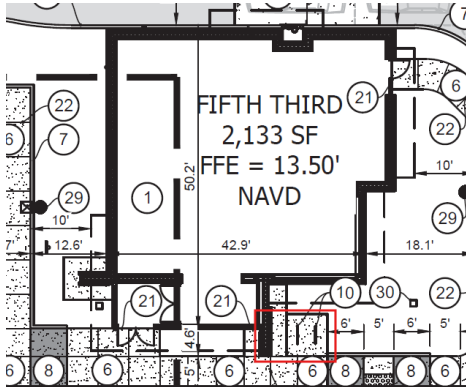
No comments at this time.

#### POLICE

1. The inclusion of a bicycle rack and landscaping on the sides of the protruding walls as noted on the site plan and landscaping plan may ease the concern of the walls being used for concealment. We want to clarify a few items.
- The site plan shows the bicycle rack in close proximity to the southern protruding wall (which would be preferred in order to fill that space). However, the rendering shows the bicycle rack much further away. Can the applicant clarify the location of the bicycle rack?

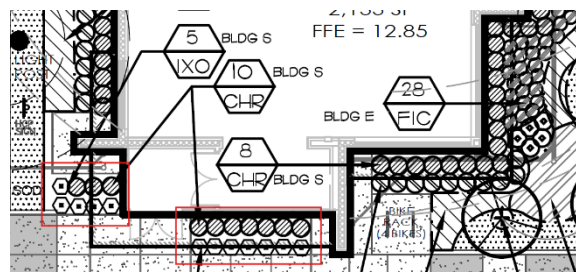
RESPONSE: The bikes racks shown on the site plan civil drawing are correct. Renderings updated according to Civil drawings





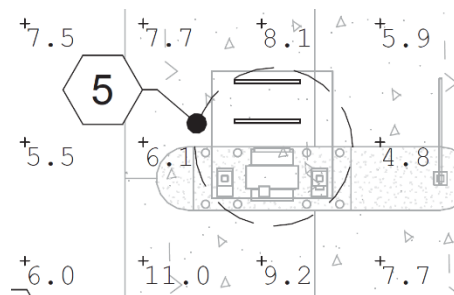
- The inclusion of landscaping increases the standoff distance between the entry door and anyone approaching from near the protruding walls, which is appreciated. We encourage these plants (as with all landscaping on the property) to be maintained to no more than 24" high to allow for natural surveillance when entering/exiting.

RESPONSE: Acknowledged.



2. It appears that the photometric reading inside of the 5 foot zone of the night ATM is missing. Can a proposed reading to be added to ensure compliance with state statute?

RESPONSE: Photometric reading inside 5ft of the ATM is now showing.



## SUSTAINABILITY

No comments at this time.

## TRANSPORTATION

No comments at this time.

## URBAN DESIGN AND DEVELOPMENT

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### **General Comments**

1. Pending receipt of the following prior to the Planning and Zoning Board meeting:
  - a. One (1) complete digital set, and thirteen (13) complete printed sets, individually bound / stapled / 3-hole punched of the following:
    - Site plan – 11"x17" in size.
    - PowerPoint – no larger than 11"x17" in size.
    - Public outreach report.
    - Sustainable (Green) report.
    - Each round of DRC response document, 8.5"x11" in size.

RESPONSE: Acknowledged

2. Pending reimbursement to the City for professional landscape review services prior to building permit issuance.

RESPONSE: Acknowledged

3. Pending payment of applicable impact fees prior to building permit issuance.

RESPONSE: Acknowledged

### **Site Plan**

4. The proposed tree planting within the County right-of-way (ROW) is subject to County approval. Provide approval letter or any related correspondence issued by the County.

RESPONSE: Based on recent correspondence with both City and County Staff, the (3) required 'street' trees proposed within the r.o.w. are to be installed on-site in close proximity to the south property line. Per the landscape reviewer, the species should be revised to reflect trees that would grow more efficiently in the new locations. To that end, (2) Silver Buttonwoods are proposed within the southern hedgerow and (1) Pigeon Plum is proposed in the SE corner of the site. All (3) trees are tagged as 'street' for clarity. The Landscape Requirements table and Plant List have been revised accordingly. Additionally, the irrigation plan has been revised to reflect the change. (See Sheets LP01.01 and IR01.01)

### **Signs**

5. Signs will be reviewed for code compliance prior to building permit issuance.

RESPONSE: Acknowledged



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 –MARCH 27, 2025

<b>PROJECT NAME:</b>	Fifth Third Bank		
<b>PROJECT NUMBER:</b>	PZ-24090007		
<b>LOCATION:</b>	4805 Coconut Creek Parkway		
<b>APPLICANT/AGENT:</b>	BDG Architects		
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Engineering	Muayad Mohammed- Engineer I	<a href="mailto:mmohammed@coconutcreek.net">mmohammed@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

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## ENGINEERING

1. Please note, comments provided are based on a preliminary engineering review. The project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering Review.
  - a. Response: Acknowledged.
2. Additional Comments may be provided and/or required upon review of any revised plans.
  - a. Response: Acknowledged.
3. Existing SWMD license may need to be revised for the proposed project due to the changes to the proposed modifications to the site's drainage.
  - a. Response: Acknowledged, plans are currently under review with AHJ.
4. Demolition note #3 must be modified. Any utilities that are expected to be abandoned, must be fully removed from the site.
  - a. Response: Note is added to Demolition note #3. See Demolition Plan, sheet C01.01
5. Include City's Standard Details for roadway restoration, sidewalks, wheel stops, detectable warning, etc.
  - a. Response: All City's Standard details are on sheet C05.03, sheet C05.04, sheet C05.05, and sheet C05.06
6. Plans show a d curb along proposed loading zone, please clarify if the loading zone will be constructed under a separate permit. If so, please clarify if the existing d curb border the loading zone will need to be demolished.
  - a. Response: The loading area will not be constructed within this site. However, there is a note associated with the loading zone that states: 'FUTURE LOADING ZONE (DO NOT STRIPE).' This loading zone was shown in response to a reviewer's comment requesting the location of a potential future loading area, if applicable.
7. City water meter box and City clean out must be located within a utility easement. Please show existing utility easement on the proposed plan.
  - a. Response: Per conversation with Tamar Joseph, Proposed 12' x 3' Utility Easement is added to plans. See Utility Plan, sheet C04.01 Service Connection Detail

## FIRE

1. This review was for the site plan only.
  - a. Acknowledged.
2. This approval shall not imply full compliance with the Florida Fire Prevention Code. A comprehensive evaluation with a Building Department permit is required.
  - a. Acknowledged.
3. Installation of an Automatic fire sprinkler system is recommended.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



- a. Response: This site been 1900SF – The proposed building type is VB and does not require an automatic fire sprinklered system.
4. Installation of Knox box is recommended.
  - a. Response: Acknowledge we have provided a location of the Knox box on the drawings and the location will be verified with the Fire Marshall before installation.

## LANDSCAPING

### Landscape:

1. Sheet LP02.01 has a discrepancy for the total canopy removed. It appears that the first shown calculation for total tree canopy remove is correct, at 5,990 sf. However, midway down the list it states that 14,550 sf is being removed. Please confirm that the 5,990 sf is correct and adjust the plans accordingly.
  - a. **Comment satisfied.**
2. Minimum width of landscape islands is 12'. Please dimension islands on Landscape Plan to show compliance.
  - a. **Comment satisfied.**
3. Under "Minimum Landscape Requirements" of the data compliance table on sheet LP01.01, it states that (5) shrubs are required per 1,000 linear feet. This should be corrected to say (5) shrubs required per 1,000 square feet.
  - a. **Comment satisfied.**
4. Coconut Creek Parkway is a major right-of-way, and therefore requires a Roadway Landscape Buffer as per Sec.13-443 (13). Roadway landscape buffers require a continuous hedge along with two additional tiers of landscape. Provide additional landscape to create this effect. Trees and sod are not considered tiers. Update plans to reflect the minimum buffer width of 20' and include the right-of-way width on the plans.
  - a. **Minimum buffer width shall be 20'. The Landscape Requirements table on sheet LP01.01 says minimum buffer width is 10'. Please revise. Landscape buffers should also be notated/delineated and dimensioned on the Landscape Plan (similar to what is shown on the Site Plan).**
    - b. Response: The South Buffer is a minimum of 20-ft. Wide. The landscape plan has been revised to indicate this within the call-out box and dimensioned as such on the plan, as well as indicated within the Landscape Requirements Table. All buffers are dimensioned on the plan as requested. (See Sheet LP01.01)
5. Under "Street Trees" on the code compliance table, please include the total length of street being calculated.
  - a. **Comment satisfied.**
6. Provide diversification calculations for all proposed plant material, as per Sec.13-444 (c). No more than 25% of the same species can be used per category: trees, palms, and shrubs/groundcover.
  - a. **Comment satisfied.**

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.





7. Suggest substituting smaller trees that are proposed under the canopies of existing, mature Oaks – particularly along the southern property line and in the swale area. Consider using a more suitable tree species that will do well under the existing, large canopy trees.
  - a. ***Comment not satisfied along southern boundary. There are a total of 8 existing Oak trees along Coconut Creek Parkway, and the Landscape Plan proposes an additional 3 Oaks within the driplines of the large, existing Oaks. It is recommended to substitute the proposed Oaks with a smaller tree species. Palms or other smaller tree species would be acceptable in this situation, as per Sec.13-443(11)(e)(2). Please note that palms can be used at a 3:1 ratio for canopy trees, and please ensure that if you do use palms or smaller trees that the plan is still meeting the Canopy, Intermediate and Small tree percentage requirements for the site.***
    - b. Response: The referenced Oaks have been substituted with (3) Pitch Apple trees. Per the City's recommended tree list, these trees are classified as 'category 2' trees. The percentages have been recalculated and in conformance with the requirements as requested. (See Sheet LP01.01)
8. Provide breakdown of required building foundation plantings for each façade, per Sec.13-443 (5) (f).
  - a. ***Comment Satisfied. Note that the calculations are showing an excess of required minimum shrubs. The shrub requirement is twenty (20) shrubs per each 40 linear feet of building façade, or fraction thereof. For example, the west façade is 54 linear feet, thereby equating as follows:***  
***54 / 40 x 20 = 27 shrubs (not 40)***
    - b. Response: The required shrub counts have been revised accordingly. (See Sheet LP01.01: Landscape Requirements Table)
9. Must provide open space calculations as per Sec.13-345 (c) (13). Minimum requirement is fifteen percent (15%) of total lot area.
  - a. ***Comment satisfied.***
10. Total trees and shrubs listed in the data table is to include all code sections. Each code section is in addition to each other. Trees counted towards one code section cannot be counted towards another section. Specifically, please ensure that your minimum required site trees (Sec.13-443(3)) do not overlap with your other required trees. It appears that you are currently counting all trees on site towards this requirement, and they are instead required in addition to the other minimum tree requirements.
  - a. ***Comment satisfied.***
11. Provide tree category percentage calculations per Sec.13-444 (c) (1).
  - a. ***Comment satisfied.***
12. Label and dimension all existing and proposed easements on the plans. It appears there are two different existing easements along the southern perimeter with trees proposed within them. Easements will need to be vacated to allow the planting.
  - a. ***Comment Satisfied. Recommended to notate that the easement is being vacated on the plans.***

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



- b. Response: Both easements to be vacated have been labeled as such on the revised Landscape Plan. (See Sheet LP01.01)
13. Ensure that all trees specify minimum distances from paved surfaces, as per Table 13-444.T1. It appears that some of the proposed trees are closer than the minimum distances permitted.
- a. **Comment satisfied, so long as root barrier is used in narrow planters as indicated in response to first round comments.**
- b. Response: Proposed root barrier locations are shown and labeled where there are narrow landscape areas on the landscape plan. (See Sheet LP01.01)
14. Where hedge rows, shrubs and/or trees abut parking, said landscape shall be placed a minimum of three (3) feet from edge of pavement, wheel stop or continuous curb.
- a. **Comment satisfied.**
15. Note that trees and palms within 6' of utility lines and hardscape elements will require the use of a root barrier type product. Please show root barrier locations on the Landscape Plan.
- Ensure that the proposed tree located near the water main connection is adequately spaced from the water line and backflow device.
- a. **Comment satisfied.**
16. Please show all utility easements in gray scale on the Landscape Plan, as well as all above and below ground utilities and associated equipment (fire hydrants, overhead power lines, FPL pads, water and sewer service lines, etc).
- a. **Comment satisfied.**
17. Small trees shall be a minimum trunk diameter of one and one-half (1½) inches for at least one (1) of the trunks for a multi-stem tree. Please specify this requirement for the Crape Myrtle.
- a. **Comment Satisfied. Recommended to reword the specifications in the Plant List to add the word "for" in place of the comma to ensure clarity.**
- b. Response: The specifications in the Plant List have been revised as recommended. (See Sheet LP01.01: Plant List)
18. Provide FDOT sight lines for the entrance / exit along Coconut Creek Parkway. Adjust any proposed landscape that may be in conflict.
- a. **Comment satisfied.**
19. Label all monument signs and provide required landscape around the base.
- a. **Comment satisfied.**
20. Provide City standard landscape notes on plans. Copies are py of the notes in Word is available upon request.
- a. **Comment satisfied.**
21. Revise the shrub and groundcover details to state a minimum of 24" is to be excavated and backfilled with preferred planting soil.



a. ***Comment satisfied.***

22. The use of wire and tubing for bracing is prohibited. The City recommends Wellington tape or similar with bio-degradable twine to be used. Only the twine is to be in contact with the trunks. Revise tree planting details accordingly.

a. ***Comment satisfied.***

23. Provide condition rating (good, fair, poor) in tree disposition table for all trees and palms.

a. ***Must add condition rating to the Tree Disposition list as per previous comment. Arborist report not received in latest submittal. Comment remains.***

- b. Response: The Existing Inventory List has been revised to reflect the Arborist Report. This list indicates the condition rating as requested. In addition, the estimated canopy of each tree has been revised per the Arborists report and field verification. (See Sheet LP02.01)

24. Specimen trees (18" or greater DBH and 60% or greater condition) proposed for removal require an ISA trunk formula tree appraisal to be submitted for review.

a. ***No ISA trunk formula provided on plans. Arborist report not received in latest submittal. Comment remains.***

- b. Response: The Arborist report has been provided with this resubmittal and indicates the required information, which is reflected on the Tree Inventory Plan. (See Sheet LP02.01)

25. As a general note, all trees in good to fair condition are to be assessed to remain or be relocated prior to being reviewed for removal.

a. ***Comment not satisfied. Condition rating is required for all trees and palms. Arborist report not received in latest submittal.***

- b. Response: The Arborist report has been provided with this resubmittal and indicates the required information, which is reflected on the Tree Inventory Plan. (See Sheet LP02.01)

26. Provide clarification on how the proposed rain garden is intended to function. It appears that there is a proposed drainage structure, and this area is more of a retention area than a rain garden. Please explain its functionality.

a. ***Provide a detail for the rain garden, including proposed elevations and cross-sections showing the intended function of the rain garden.***

- b. Response: Cross-sections with proposed elevations shown have been added to the Landscape Details sheet. These details show the intended function of the rain garden. In conjunction with reviewing the landscape plan, parking surface flow will enter the rain garden via a flume in the north part of the rain garden. Other indirect flow will enter the garden per the proposed grading to the garden. Water will be filtered through the proposed plant material, river rock feature, and turn along the bottom of garden. Any overflow, will be handled with the drainage structure in the south, the connects to the master drainage system.



27. It appears that the Landscape Plan does not show the drainage structure located within the rain garden, which is shown on the Civil Plans. Please coordinate with the Civil Utility Plan and include all drainage structures on the Landscape Plan.
- a. **Comment satisfied.**
28. Please clarify what the striping is that is shown just east of the rain garden.
- a. **Comment satisfied.**
29. Recommend an alternative species for Dahoon Holly. This species has not done well in the City.
- a. **Comment satisfied.**
30. Recommend an alternate species for the Red Maple based on their proposed location. The Maples prefer more wet sites and may struggle in the islands.
- a. **Comment satisfied, however, it is recommended that an alternative species be used, as Red Maples do not do well in our South Florida climate.**
- b. Response: The Red Maples have been removed and replaced with Pitch Apple Tree. The smaller trees proposed fit within the existing canopy and will thrive better than the maples. Tree canopy area has been recalculated accordingly and comply with the requirements. (See Sheet LP01.01)
31. Irrigation is to be on a non-potable system. Either Reuse or a pump/well. The pump/well is to be screened on three sides with landscape and shown on the landscape plans.
- a. **Irrigation plan shows the point of connection to be a 1" meter, which is typically used for City potable water. Why is a meter being proposed if the source is from an off-site surface water and pump source? Please explain or revise irrigation plans accordingly.**
- b. Response: The irrigation meter has been removed from the plan. (See Sheets LP01.01 and IR01.01)
32. Green Buttonwood near the dumpster enclosure is within 15' of the proposed light pole. Also, please consider relocating or adjusting the proposed light poles along the east and south sides of the property, so they do not conflict with existing Oak canopies.
- a. **Comment satisfied. It is recommended to show a 7-1/2' offset from the light poles as well, as per Sec. 13-343(5)(g) for small trees and palms.**
- b. Response: The landscape plan has been revised to indicate both the 15-ft. and 7.5-ft. offsets from the light poles as requested. (See Sheet LP01.01)

## PHOTOMETRICS

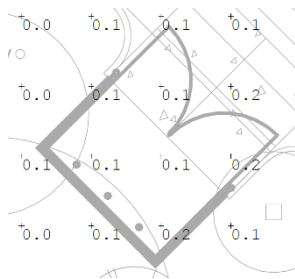
1. Section 13-374 (2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles, measured at three (3) feet above ground. Footcandle values at the entry exceed the allowable levels. Revise the plans accordingly.
- a. Response: The photometric measured at 3 feet above ground plan is revised. Please refer to sheet E-012 for updated. Foot candle values are less than 10FC unless in the state compliance areas. We also reduced the foot candle in the compliance area per the reviewer recommendation.



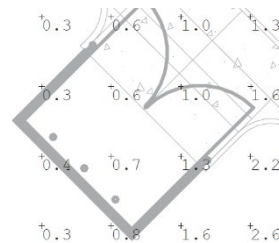
2. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.
  - a. Acknowledged.

## POLICE

1. It is understood that the protruding walls are a signature element of the bank branding. During the previous development review meeting, there was specific conversation about this feature and the concern PD had about the wall creating an area of concealment so close to the entryway. Discussion was had about adding planter boxes on either side of the wall to not allow an abnormal user to conceal themselves against the wall. Please respond.
  - a. Response: We have cameras around the building that do not allow people to be hidden on bush or any wall. We never have this issue on any 5/3 site.
2. We do see where the note was added for convex mirrors and lighting on sheet A-190, but the photometric readings appear to have been lowered as opposed to increasing per the comment in DRC #1 (average of 3 fc with an average to minimum ratio of no more than 4:1). It is understood that code requires lighting to reduce to a maximum of 1fc after hours. We encourage the applicant to explore options such as motion sensors and dimmable lamps. Comparison below:



Submittal #2

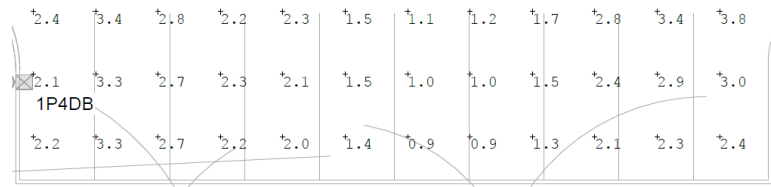


Submittal #1

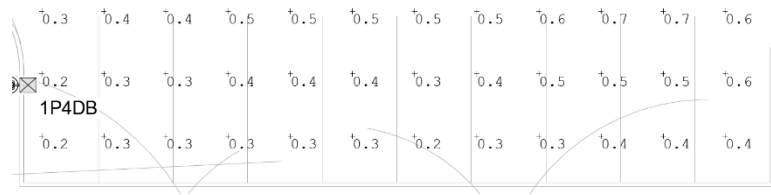
- a. Response: Please refer to "ELECTRICAL PHOTOMETRIC SITE PLAN AT GRADE- OCCUPIED" and schedule on sheet E-011 for update foot candles per requirements. Photometric value measured at 3' is also updated on sheet E-012.
3. The light fixtures on the south parking area have been moved and caused a decrease in illumination. Per IES security lighting guidelines, parking lots where security is a concern should be illuminated to an average of 3.0 fc at grade and up to 5' with an average to minimum ratio of no greater than 4:1. Based on the 36 provided proposed readings, the south parking area is illuminated to an average of 2.2 fc with a ratio of 2.4:1 at 3' and an average of 0.4 fc with a ratio of 2:1 at grade. We recommend increasing the average fc reading in this parking lot at grade (which will in turn increase it at 3'). It is understood that code requires lighting to reduce to a maximum of 1fc after hours. We encourage the applicant to explore options such as motion sensors and dimmable lamps.
  - Submittal #1 had 42 provided proposed readings with an average of 3.0 fc and a ratio of 1.6:1 at grade, which met IES security lighting guidelines and is why this was not discussed during that submittal. Comparison below:

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.

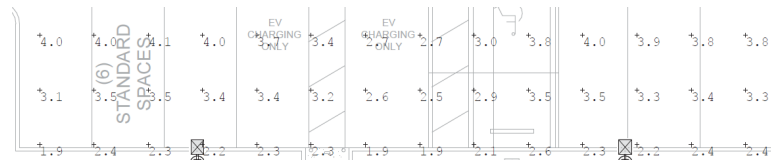




Submittal #2 at 3'



Submittal #2 at grade



Submittal #1 at grade

- a. Response: Please refer to "ELECTRICAL PHOTOMETRIC SITE PLAN AT GRADE- OCCUPIED" and schedule on sheet E-011 for update foot candles per requirements. Photometric value measured at 3' is also updated on sheet E-012.

## SUSTAINABILITY

No comments at this time.

## TRANSPORTATION

No comments at this time.

## URBAN DESIGN AND DEVELOPMENT

### General Comments

- Pending receipt:* Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City.
  - Digital: One (1) complete set of each as follows:
    - Site plan - unlocked and unsigned.
    - PowerPoint presentation.
    - Public outreach report.
    - Sustainable (Green) report.
    - Each round of DRC response document.
  - Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.
    - Site plan – 11"x17" in size.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



- PowerPoint – no larger than 11"x17" in size.
- Public outreach report.
- Sustainable (Green) report.
- Each round of DRC response document, 8.5"x11" in size.

a. Response: Acknowledged.

2. *Pending receipt:* The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. **Please acknowledge and provide contact information of person(s) responsible for payments to the City.**

a. Response: Acknowledged. Contact is Michaela Kegley – permits@bdgllp.com

3. *Pending receipt:* This project is subject to impact fees for Police and Fire, Sec.13-118 through 13-126, Ord.2006-017, and Affordable Housing, Sec.13-110 through 13-117, Ord.2006-005, impact fees. UPDATE: The City has approved a revised impact fees schedule. Staff can provide copies of the new ordinance upon request.

a. Response: Acknowledged

4. Applicant stated that a vacation of easement is in process, however, staff has no record of an application or correspondences relating to that. Please address.

a. Response: The vacation of easements is in review with Adrien Osias, Senior Planner with Broward County Resilient Environment Department (Urban Planning Division - Platting) and pending additional information from him on the next steps moving forward. For proof of email correspondence, please contact Michaela Kegley. Please provide additional information on the how the vacation of easements process with Broward County is incorporated into the approval process with the City of Coconut Creek.

5. Additional comments may be provided upon review of revised application.

a. Response: Acknowledged

#### **Site Plan**

6. *Previous comment not addressed.* For resubmittal purposes, only include sheets or plans related to this specific application. **Remove building construction plans.**

a. Response: Acknowledged, construction plans have been removed and only plans pertaining to the site plan have been included in this submittal

#### **Elevations**

7. *Sec.13-37 - Aesthetic design.* Architectural design still lacks the desired level of architectural character. The City expects a higher-quality design consistent with or surpassing the aesthetic standard of the existing Lighthouse Point location as previously provided. Specifically, we would like to see a tower feature at the entrance to enhance the overall architectural appearance.

a. Response: Changes were incorporated in drawings to reflect the design that was discussed with staff.

8. Provide a color rendering.

a. Response: Updated renderings will be provided.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



9. Ensure that elevation plans are labeled correctly.

a. Response: Acknowledged

### Signs

10. Staff acknowledges that details were not provided for signage. Sign location and number of signs are approved. However, it does not preclude applicant from complying with all other city code regulations.

a. Response: Acknowledged, Fifth Third Signage vendor will comply with all city code regulations at the time of their permit application.

11. *Interior signage.* Be advised, any sign which is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or pedestrian, which shall include but not be limited to bare bulbs and other lighting restrictions as set forth in section 13-374, "outdoor lighting" is prohibited.

a. Response: There is no Interior Signage. Our wallpaper is not brilliant or able to cause any glare or impair the vision of others.



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – NOVEMBER 6, 2024

<b>PROJECT NAME:</b>	Fifth Third Bank		
<b>PROJECT NUMBER:</b>	PZ-24090007		
<b>LOCATION:</b>	4805 Coconut Creek Parkway		
<b>APPLICANT/AGENT:</b>	BDG Architects		
<b>REVIEW/APPLICATION:</b>	Site Plan		
<b>DISCIPLINE</b>	<b>REVIEWER</b>	<b>EMAIL</b>	<b>TELEPHONE</b>
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director Sustainable Development	<a href="mailto:laguiar@coconutcreek.net">laguiar@coconutcreek.net</a>	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	<a href="mailto:lwhitman@coconutcreek.net">lwhitman@coconutcreek.net</a>	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.net">njoshia@coconutcreek.net</a>	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	<a href="mailto:mrighetti@coconutcreek.net">mrighetti@coconutcreek.net</a>	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	<a href="mailto:sflanagan@coconutcreek.net">sflanagan@coconutcreek.net</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.net">ecabrera@coconutcreek.net</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.net">rbanyas@coconutcreek.net</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.net">bhendrickx@coconutcreek.net</a>	(954) 956-6721
Public Works	Mike Heimbach- Project Manager	<a href="mailto:mheimbach@coconutcreek.net">mheimbach@coconutcreek.net</a>	(954) 956-1453
<b>ALTERNATE REVIEWERS</b>			
Engineering	Thamar Joseph - Engineer I	<a href="mailto:tjoseph@coconutcreek.net">tjoseph@coconutcreek.net</a>	(954) 973-6786
Engineering	Muayad Mohammed- Engineer I	<a href="mailto:mmohammed@coconutcreek.net">mmohammed@coconutcreek.net</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.net">gseegobin@coconutcreek.net</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### BUILDING

This review shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for full review to obtain a building permit.

*Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.*

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



## ENGINEERING

### GENERAL COMMENTS

1. Please note, comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.
  - a. Response: Acknowledged
2. Additional comments may be provided and/or required upon review of any revised plans.
  - a. Response: Acknowledged
3. All required approvals from Broward County and Florida Department of Environmental Protection, or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.
  - a. Response: Acknowledged
4. Execution of a Water and Wastewater Agreement/Amendment will be required and payment of additional impact fees may be required at Final Engineering Review, prior to review/approval of related building permits.
  - a. Response: Acknowledged
5. Please ensure that the proposed modular elevation is in NAVD 88.
  - a. Response: Elevations shown are based on North American Vertical Datum-1988.
6. Shop drawings are required for all proposed water, wastewater, and drainage structures during further stages of review and approval.
  - a. Response: Shop drawings will be reviewed when received by the Engineer of Record.
7. Demolition note #3 states that utilities to be plugged will be filled with grout. Clarify which utilities are expected to be plugged.
  - a. Response: Demolition note #3 is revised. See Demolition Plan, sheet C01.01.

### ROADWAY, TRAFFIC, AND PAVEMENT

8. Please provide standard details for the proposed work per City of Coconut Creek Standards.
  - a. Response: City of Coconut Creek standards are added. See Coconut Creek Standard Details, sheet C05.04 and C05.05.
9. Ensure that all proposed sidewalks/walkways are ADA compliant.
  - a. Response: All sidewalk/walkways are ADA compliant. See Grading Plan, sheet C03.01.
10. Provide curb details and curb transition details consistent with site plan package; all curbs must meet Sec.16-142, Coconut Creek Land Development Code (curb must meet FDOT standards).
  - a. Response: Coconut Creek curb details are added. See Coconut Creek Details, sheet C05.05.
11. Please clarify the purpose of the striped area located east of the proposed rain garden due to this region being inaccessible since this area is curbed.

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- a. Response: The purpose of the striped area located east of the proposed rain garden is considered as the "Future Loading Zone" and is not to be striped.

#### **DRAINAGE COLLECTION SYSTEM**

12. Please provide storm water calculations for the new development.

- a. Response: A stormwater report has been included in this resubmittal.

#### **WATER DISTRIBUTION SYSTEM**

13. Per City Code Sec.13-242, Fire Flow Calculations (flow required for sprinkler system and anticipated hose stream or manual fire-fighting requirements) must be submitted at final engineering review as outlined in the I.S.O. (Insurance Services Organization) Fire Suppression Rating Schedule.

- a. Response: Acknowledged

#### **WASTEWATER COLLECTION SYSTEM**

14. Provide elevations between the proposed and existing maintenance access structures (MAS).

- a. Response: Elevations of the existing maintenance access structures are provided. See Storm Piping Plan, sheet C03.02.

15. Sheet C04.01: Please change S4 and S6 from 4" to 6" to match the size of the existing lateral.

- a. Response: Sanitary pipe is revised from 4" to 6". See Utility Plan, sheet C04.01.

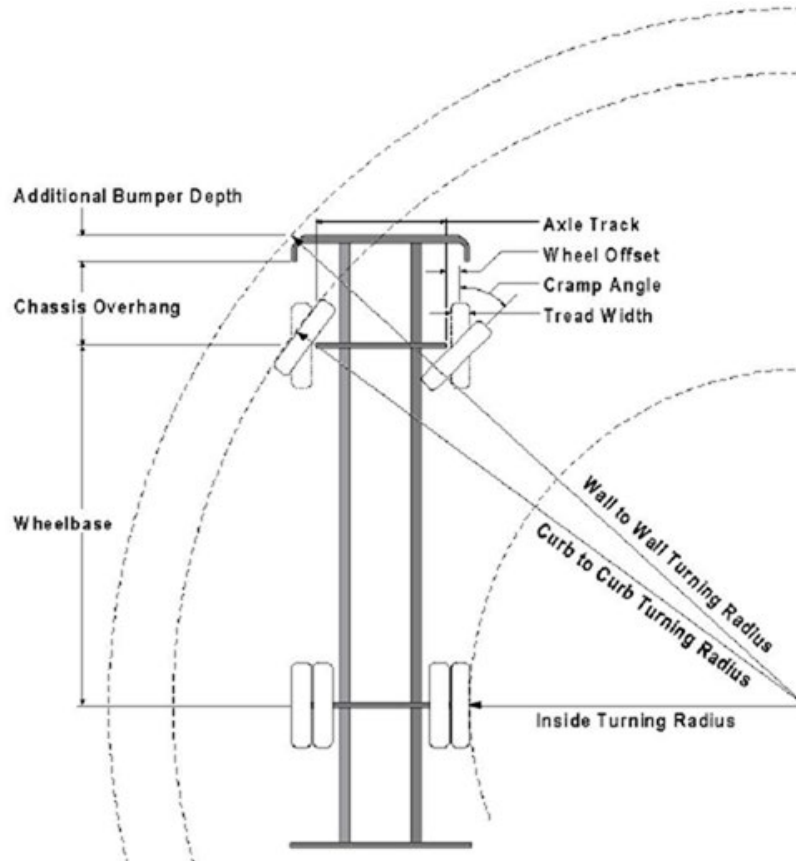
#### **LANDSCAPING, LIGHTING, AND IRRIGATION**

16. Per City Code Sec.13-266, easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Therefore, all trees must be placed outside of any utility easements and not impact any proposed/existing utilities.

- a. Response: There are no structures or trees proposed within the 12' Utility Easement. Refer to Site Plan, sheet C02.01.

#### **FIRE**

1. Provide a Fire Truck Route Plan that can accommodate a two-axle fire truck (B40 Bus template) that is 39 feet long, 9 feet wide. Display turning radius dimensions, front wheel path, rear wheel path, apparatus path, and front chassis overhang (see figure). Use a 50 foot outside 25 foot inside turning radius. Do not overlap the entrance and exit of the truck and provide multiple pages if necessary. (NFPA 1-18.2.3.1.1)
- Use AutoCAD or similar program to generate the fire truck route plan. Please include a depiction of the truck on the plan.
  - The truck shall not traverse through parking spaces and shall not be required to reverse.
  - Driving into multiple lanes and into oncoming traffic shall be minimized as much as possible.



- a. Response: Fire truck is revised to match Coconut Creek Fire Truck specifications. See Site Access Plan (Fire Truck), sheet SA01.01.
2. The maximum distance to a fire hydrant from the closest point on a building shall not exceed 400 feet .The maximum distance between fire hydrants shall not exceed 500 feet (NFPA 1-18.5.3) Please display that these distances are provided. Measurements are taken as the fire truck travels.
  - a. Response: The distance from the building entrance to the fire hydrant is 390 LF and the distance between the fire hydrants is approximately 443.5'. See Site Access Plan (Fire Truck) , sheet SA01.01.
3. Using table 18.4.5.2.1 state the minimum required fire flow for the building with the most total square footage. Include the construction type of the building. Show the minimum number of fire hydrants required per the required fire flow (NFPA 1-18.5.4). The aggregate fire flow capacity of all fire hydrants within 1,000 feet of a building shall not be less than the required fire flow determined with section 18.4. (NFPA 1-18.5.4.2)
  - a. Response: Acknowledged, please see updates added to the Utility Plan, sheet C04.01
4. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (NFPA-1:11.10.1)

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- The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County and Coral Springs standards.
- Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.
- A preliminary initial assessment to determine if a Two-Way Radio Communication Enhancement System is needed refers to a predictive heat map. This will be determined when a rough delivery audio quality test (DAQ) is performed on site by the fire inspector after the building is erected.

a. Response: Acknowledged

5. The demolition shall meet the requirements of NFPA 241 Standard for Safeguarding Construction, Alteration, and Demolition Operations.

a. Response: Note is added to Demolition Plan, sheet C02.01.

## LANDSCAPING

1. Sheet LP02.01 has a discrepancy for the total canopy removed. It appears that the first shown calculation for total tree canopy removed is correct, at 5,990 sf. However, midway down the list it states that 14,550 sf is being removed. Please confirm that the 5,990 sf is correct and adjust the plans accordingly.
  - a. Response: Acknowledged. In the course of the redesign, (3) Palms, originally slated to be removed, are now to remain. This reduces the canopy area to be removed to 5,645 sf. Canopy to remain is 14,895 sf. (See Sheet LP02.01)
2. Minimum width of landscape islands is 12'. Please dimension islands on Landscape Plan to show compliance.
  - a. Response: The proposed landscape islands have been dimensioned to be a minimum of 12' outside to outside curb. (See Sheet LP01.01)
3. Under "Minimum Landscape Requirements" of the data compliance table on sheet LP01.01, it states that (5) shrubs are required per 1,000 linear feet. This should be corrected to say (5) shrubs required per 1,000 square feet.
  - a. Response: The Landscape Requirements table has been revised accordingly. (See Sheet LP01.01)
4. Coconut Creek Parkway is a major right-of-way, and therefore requires a Roadway Landscape Buffer as per Sec.13-443(13). Roadway landscape buffers require a continuous hedge along with two additional tiers of landscape. Provide additional landscape to create this effect. Trees and sod are not considered tiers. Please update the plans to reflect the minimum buffer width of 20' and include the right-of-way width on the plans.
  - a. Response: Acknowledged. The revised site plan and landscape plan indicate the required 20-ft buffer along Coconut Creek Parkway. The landscape buffer treatment has been revised to include a 3-tiered design as required. (See Sheet LP01.01)
5. Under "Street Trees" on the code compliance table, please include the total length of street being calculated.

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- a. Response: The Landscape Requirements table has been revised to indicate the total length for the street tree calculation to be "210 lf." (See Sheet LP01.01)
6. Provide diversification calculations for all proposed plant material, as per Sec.13-444(c). No more than 25% of the same species can be used per category: trees, palms, and shrubs/groundcover.
  - a. Response: The Plant List has been revised to include plant totals for each category "trees, shrubs, and small shrubs/groundcovers." A column has been added to indicate the percentage of the greatest quantity of plants in each category. Each is less than the 25% maximum permitted. (See Sheet LP01.01)
7. Suggest substituting smaller trees that are proposed under the canopies of existing, mature Oaks – particularly along the southern property line and in the swale area. Consider using a more suitable tree species that will do well under the existing, large canopy trees.
  - a. Response: Acknowledged. The Landscape Plan has been revised accordingly. (See Sheet LP01.01)
8. Provide breakdown of required building foundation plantings for each façade, per Sec.13-443(5)(f).
  - a. Response: Acknowledged. The Landscape Requirements table has indicated the required plant material for each facade as requested. (See Sheet LP01.01)
9. Must provide open space calculations per Sec.13-345(c)(13). Minimum requirement is fifteen percent (15%) of total lot area.
  - a. Response: The Landscape Requirements table has been revised to clarify the proposed Open Space for the project. (See Sheet LP01.01)
10. Total trees and shrubs listed in the data table is to include all code sections. Each code section is in addition to each other. Trees counted towards one code section cannot be counted towards another section. Specifically, ensure that your minimum required site trees (Sec.13-443(3)) do not overlap with your other required trees. It appears that you are currently counting all trees on site towards this requirement, and they are instead required in addition to the other minimum tree requirements.
  - a. Response: The Landscape Requirements table has been revised to indicate the specific code sections of each category required. (See Sheet LP01.01)
11. Provide tree category percentage calculations per Sec.13-444(c)(1).
  - a. Response: The Additional Requirements table has been revised to indicate the proposed percentages of each tree category as required. (See Sheet LP01.01)
12. Label and dimension all existing and proposed easements on the plans. It appears there are two different existing easements along the southern perimeter with trees proposed within them. Easements will need to be vacated to allow the planting.
  - a. Response: The vacation of the Right Turn Easement and easement per ORB 8485, page 775 is in process. The revised landscape plan shows the proposed trees outside of the remaining 12-ft. utility easement as required. (See Sheet LP01.01)
13. Ensure all trees are located at the specified minimum distance from paved surfaces, as per Table 13-444.T1. It appears that some proposed trees are closer than the minimum distances permitted.
  - a. Response: The landscape plan has been revised to follow the minimum distances stated by the code; however, (1) silver buttonwood in the island north of the drive through

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does not meet this requirement due to the narrow site conditions. Root barriers have been proposed in all areas with site constraints to protect the paving and underground utilities. (See Sheet LP01.01)

14. Where hedge rows, shrubs and/or trees about parking, said landscape shall be placed a minimum of three (3) feet from edge of pavement, wheel stop or continuous curb.
  - a. Response: The Landscape Plan has been revised to indicate the required 3-ft. distance adjacent to the parking. (See Sheet LP01.01)
15. Note that trees and palms within 6' of utility lines and hardscape elements will require the use of a root barrier type product. Please show root barrier locations on the Landscape Plan.
  - Ensure that the proposed tree located near the water main connection is adequately spaced from the water line and backflow device.
    - a. Response: The landscape plan has been revised to include root barriers in locations where the proposed trees are within 6-ft. of the underground utilities and/or hardscape elements. (See Sheet LP01.01)
16. Please show all utility easements in gray scale on the Landscape Plan, as well as all above and below ground utilities and associated equipment (fire hydrants, overhead power lines, FPL pads, water and sewer service lines, etcetera).
  - a. Response: The landscape plan has been revised to show all utilities in gray scale as requested. The 12-ft. utility easement running through the site has a cross-hatch for clarity. (See Sheet LP01.01)
17. Small trees shall be a minimum trunk diameter of one and one-half (1½) inches for at least one (1) of the trunks for a multi-stem tree. Please specify this requirement for the Crape Myrtle.
  - a. Response: The Plant List has been revised accordingly. (See Sheet LP01.01)
18. Provide FDOT sight lines for the entrance/exit along Coconut Creek Parkway. Adjust any proposed landscape that may be in conflict.
  - a. Response: The FDOT clear sight triangle has been shown on the revised landscape plan and detail sheet. (See Sheet LP01.01, LP03.01)
19. Label all monument signs and provide required landscape around the base.
  - a. Response: There are no proposed monument signs. (2) directional signs in the SW and NE corner of the vehicle use area are labeled accordingly. (See Sheet LP01.01)
20. Provide the City standard landscape notes on the plans. A copy of the notes in Word is available upon request.
  - a. Response: The landscape plan has been revised to include the standard landscape notes as required. The previous "General Notes" have been edited and relocated to Sheet LP03.01 as "Additional Notes." (See Sheet LP01.01, LP03.01)
21. Revise the shrub and groundcover details to state a minimum of 24" is to be excavated and backfilled with preferred planting soil.
  - a. Response: The detail has been revised to include a specific note addressing this requirement. (See Sheet LP03.01)





22. The use of wire and tubing for bracing is prohibited. The City recommends Wellington tape or similar with bio-degradable twine to be used. Only the twine is to be in contact with the trunks. Revise tree planting details accordingly.
  - a. Response: The detail has been revised accordingly. (See Sheet LP03.01)
23. Provide condition rating (good, fair, poor) in tree disposition table for all trees and palms.
  - a. Response: Acknowledged. An arborist report will be provided under separate cover addressing this issue.
24. Specimen trees (18" or greater DBH and 60% or greater condition) proposed for removal require an ISA trunk formula tree appraisal to be submitted for review.
  - a. Response: Acknowledged. An arborist report will be provided under separate cover addressing this issue.
25. As a general note, all trees in good to fair condition are to be assessed to remain or be relocated prior to being reviewed for removal.
  - a. Response: Acknowledged. An arborist report will be provided under separate cover addressing this issue.
26. Provide clarification on how the proposed rain garden is intended to function. It appears that there is a proposed drainage structure, and this area is more of a retention area than a rain garden. Please explain its functionality.
  - a. Response: The bottom of the rain garden is at elevation 10.5 while the drainage inlet is at 11.0. This allows 6" of water to be filtered and retained in the area prior to ground percolation through the river rock and bahia sod. The proposed drainage outlet is to ensure that a significant rain event can be discharged without detrimental impact to the site. Either way, a great portion of the rain entering the garden is filtered through the proposed adjacent plant material (See Sheet LP01.01).
27. It appears that the Landscape Plan does not show the drainage structure located within the rain garden, which is shown on the Civil Plans. Please coordinate with the Civil Utility Plan and include all drainage structures on the Landscape Plan.
  - a. Response: Acknowledged. The drainage elements on the landscape and civil plans have been coordinated as requested (See Sheet LP01.01).
28. Please clarify what the striping is that is shown just east of the rain garden.
  - a. Response: The striping that is shown east of the rain garden is reserved as a "Future Loading Zone" and is called out not to be striped in the field per AHJ comments (See Sheet LP01.01).
29. Recommend an alternative species for Dahoon Holly. This species has not done well in the city.
  - a. Response: The landscape plan has been revised to remove Dahoon Holly trees from the project as requested (See Sheet LP01.01).
30. Recommend an alternate species for the Red Maple based on their proposed location. The Maples prefer more wet sites and may struggle in the islands.
  - a. Response: The landscape plan has been revised to remove Red Maples from the parking islands as requested (See Sheet LP01.01).

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31. Irrigation is to be on a non-potable system. Either Reuse or a pump/well. The pump/well is to be screened on three sides with landscape and shown on the landscape plans.
  - a. Response: The irrigation is designed to be part of the master irrigation system of the development, and act as a stand alone for the project to maintain separately. The source is off-site lake withdrawal, therefore there is no requirement for this project to screen the pump/well as stated.
32. Green Buttonwood near the dumpster enclosure is within 15' of the proposed light pole. Also, consider relocating or adjusting the proposed light poles along the east and south sides of the property, so they do not conflict with existing Oak canopies.
  - a. Response: Based on the site redesign, the landscape and lighting plans have been redesigned accordingly. The conflict with the Green Buttonwood is no longer applicable. Small trees in the north 'buffer' are in close proximity to an adjacent light, but should not have adverse impact on the lighting. (See Sheet LP01.01)

## PHOTOMETRICS

1. Staff understands the state requirements for ATM's and the following comments reflect that understanding.
  - a. Response: Acknowledged
2. The Photometric plan shall provide footcandle readings at 36" above grade as required by code. Revise plans accordingly.
  - a. Response: The photometric plan is updated and shown on sheet E-011.
3. Sec.13-374 - Review the lighting code and provide the table as required (Sec.13-371(5)1) to determine if the proposed lighting design exceeds the acceptable number of lumens.
  - a. Response: The lighting compliance chart is shown on sheet E-011.
4. Sec.13-374(2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles, measured at three (3) feet above ground. Revise the plans accordingly.
  - a. Response: The photometric that is on sheet E-011 is revised to show the value measure at three (3) feet above ground.
5. Sec.13-374(2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours. Staff understands that state requirements supersede local ordinances; however, this section of code shall be met in all areas not addressed by the state.
  - a. Response: The light poles and light fixtures that are outside the compliance areas will be provided with dimming capability to decrease the lumen output to try to achieve a maximum of 1 foot candle after hours. See photometric plan measure at grade on sheet E-011.
6. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.
  - a. Response: Acknowledged

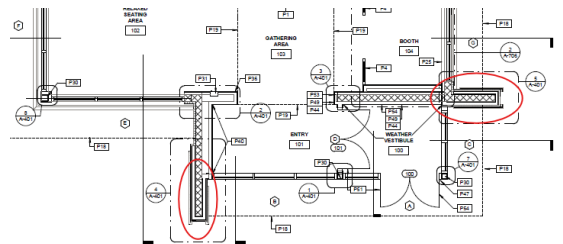
## POLICE

1. Landscaping should comply with CPTED standards of no higher than 2' for bushes/hedges and tree canopies no lower than 6'.

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- a. It is understood that shrub/bushes required for screening by city code cannot comply with the 2' recommendation. In areas where a shrub/bush is not required by city code, it is recommended to utilize plants that will not grow above 2' high in order to maintain this standard with minimal maintenance.
  - a. Response: Acknowledged. The landscape plan has been revised to include the suggested sizes of plant material to the greatest extent possible. (See Sheet LP01.01)
2. Landscaping should be placed in such a way to allow sight lines to be unobstructed for vehicles entering the lot and pedestrians approaching the building.
  - a. Response: Acknowledged. (See Sheet LP01.01)
3. Recommend linking the IP surveillance cameras with the Police Department for immediate monitoring by the CCPD Real Time Crime Center in the event of an emergency.
  - a. Response: Fifth Third Bank does not share their video feeds with law their cameras capture & provide video upon request. This is primarily a reputational/brand risk to the bank & the appetite is not there to link the cameras outside of the Fifth Third organization.
4. Consider installing LPR Camera technology at entrance/exit and/or the drive-thru ATM that can share data with the CCPD Real Time Crime Center.
  - a. Response: Fifth Third Bank does not share their video feeds with law their cameras capture & provide video upon request. This is primarily a reputational/brand risk to the bank & the appetite is not there to link the cameras outside of the Fifth Third organization.
5. All exterior electrical boxes and utilities should be secured to prevent tampering.
  - a. Response: All exterior electrical boxes will be secure to prevent tampering.
6. Consider making the protruding wall sections by the entrance flush with the building. The current design creates an area of concealment very close to the entrance of the bank.

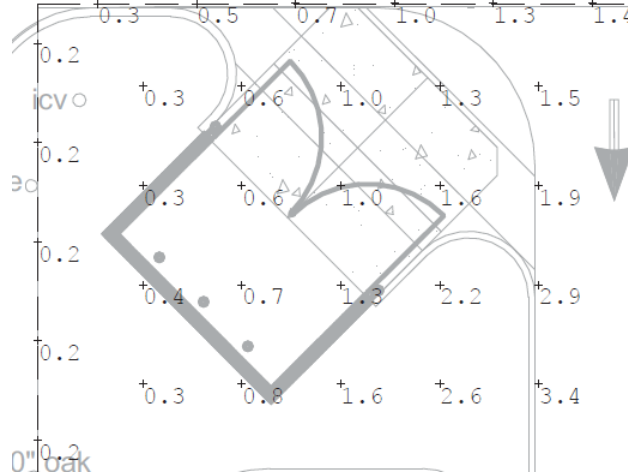


- a. Response: The protruding feature walls are a signature element to the Fifth Third prototype. The branch has been designed to provide visibility from within the branch. In addition, the bank has strict photometric requirements for lighting to ensure good visibility and safety in addition to providing monitored security cameras at all angles of the branch.
7. Trash enclosures by design are obstructed from casual viewing. As such, they do offer the opportunity to be used as an area of concealment by an abnormal user. Measures should be taken to reduce the desirability of the enclosure to be used for this purpose.
    - o Recommend adding convex mirrors to the rear of trash enclosure to allow a view inside of the enclosure prior to opening the swing gate.

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- Per IES security lighting guidelines, recommend that trash enclosures be illuminated to an average of 3 fc with an average to minimum ratio of no more than 4:1. Currently, based on readings below, enclosure has an average of 1.05 fc and an average to minimum ratio of 5.25:1.



- a. Response: Added note to the trash enclosure on sheet A-190

#### ATM/night deposit area:

8. Recommend recessing the drive up ATM into the building attaching the drive up ATM to the building. The current stand-alone design creates an area of concealment directly behind the machine. (If this recommendation is taken, additional review of photometric readings will be needed.)
  - a. Response: The Bank would like to keep the Stand Alone ATM away from the building. The Bank is required to provide 24hr/7days a 50' radius 10 foot candle lighting for security reasons.
9. Recommend the night deposit and after hours ATM be placed inside weather vestibule for security of patrons and machines. In this scenario, recommend the drive-thru ATM be deactivated at night. (If this recommendation is taken, additional review of photometric readings will be needed.)
  - a. Response: The Bank would like to keep the night deposit at the current location as it facilitates drive up accessibility. Placing the night drop inside the branch would necessitate a complete redesign of the interior prototype which is not consistent for the uses within the branch. The Bank is required to provide 24hr/7 days a 50' radius 10 foot candle lighting for security reasons.
10. Consider installing hostile vegetation along the back wall leading to the night deposit and drive up teller to prevent an abnormal users from walking up to a vehicle patronizing the bank. Examples of hostile vegetation are holly, natal plum, pyracantha, silver thorn, rose bush, bougainvillea, etc. Please coordinate with appropriate City staff regarding acceptable vegetation.



- a. Response: Acknowledged. Bougainvillea is proposed adjacent to the drive through entrance and exits as suggested. (See Sheet LP01.01)

11. The illuminance levels at the ATM and night deposit area do comply with state statute requirements. We want to clarify how many light fixtures will service the ATM and night deposit areas. Recommend more than one at each in case of failure of one fixture.

- a. Response: There are 2 light fixtures for ATM and 2 for night deposit.

12. Ensure that light fixtures are adjusted in such as a way as to not create glare for an approaching vehicle/pedestrian.

- a. Response: Acknowledged

13. Recommend utilizing tamper resistant luminaires/coverings at ATM and night deposit areas.

- a. Response: Acknowledged

## SUSTAINABILITY

### LDC Chapter 13-320

1. Provide a copy of the noted site material recycling plan to Staff for review.

- a. Response: Acknowledged, please see recycling plan provided

2. Provide a copy of the carbon footprint lifecycle analysis for Staff review.

- a. Response: Acknowledged, please see life cycle analysis provided

3. Provide information on the proposed photovoltaic roof panels.

- a. Response: Acknowledged, please see individual doc: 094 - SP - 00.001 - Fifth Third Bank - Solar Panel Plan Set

## TRANSPORTATION

1. Provide a Traffic Impact Statement (TIS) prepared by a Registered Professional Engineer who specializes in traffic engineering. The TIS shall provide both Institute Traffic Engineers (ITE) manual for projected AM & PM Peak hour trips along with the net daily trip assignments to the Fifth Third Bank and more specifically, the drive thru service;

- a. Response: Please see the TIS provided

2. The proposed location for the handicap parking spaces may allow an individual who is in a wheel chair to actually be forced to wheel behind a vehicle that is trying to back up. The designated ADA spaces shall be located closest to the building entrance and not be forced to maneuver thru a drive

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isle. Can the design team use the location of the three (3) standard parking spaces as the dedicated handicap parking space? If not, why?;

- a. Response: Handicap parking space is relocated to the west of the building which is now only approximately 25 LF of the building.

3. Provide a narrative on "what would prevent a vehicle from entering the NE Corner driveway (inbound) to access the drive thru lane?" Revisions to the future bank's access management or site circulation to improve the driveways may be required:

- a. Response: The driveway width at the NE corner has been reduced to 13 feet, featuring an 18-inch "DO NOT ENTER" stripe lettering. Additionally, 30-inch R5-1 "DO NOT ENTER" sign is installed at the NE corner to accommodate the driveway. Egress only driveway is required to all for Fire Truck egress.

4. Describe the use and what type of pavement area that is hatched out and is adjacent to the swale/drainage (rain garden?) area along the western limits of the parking lot?;

- a. Response: The hatched out area adjacent to the rain garden is considered as "Future Loading Zone" which is also called out "DO NOT STRIPE"

5. Provide a Typical Standard Parking Detail;

- a. Response: Typical standard parking detail is added. See Details, sheet C05.01.

6. Sheet C05.01 provides a Typical Handicap Parking Detail. It appears that wheel stops are proposed. Illustrate the wheel stops on the Site Plan;

- a. Response: Handicap wheel stop is displayed on Site Plan. See Site Plan, sheet C02.01.

7. Sheet C05.01 provides a Typical Bike Rack Detail. Refer to the City's preferred bike rack detail;

- a. Response: Fifth Third Bank is utilizing the Fifth Third Bank Standard Bicycle Rack, a circular aluminum rack that accommodates four bicycle parking spaces. See Details, sheet C05.01.

8. On the Site Plan, dimension the total length of the drive thru queue of 120 LF from beginning to the end;

- a. Response: Dimension and the total length of the drive thru queue stacking is called out on the Site Plan, sheet C02.01.

9. Does the drive thru bypass lane work if four (4) vehicles are queued in the drive thru lane? Show actual vehicle using the drive thru and their queue;

- a. Response: A full bypass lane is provided. See Site Plan, sheet C02.01.

10. This is an outparcel to a shopping center. Is there an opportunity to provide a pedestrian connection to the other adjacent outparcels?;

- a. Response: A pedestrian connection to the adjacent outparcels cannot be provided because the site is surrounded by obstacles: an access road to the east, a drive-thru lane for CITI Bank to the west, and an access road to the shopping center to the north. As a result, there is no safe route for pedestrian access to the nearby outparcel.

11. Sheet C05.02 provides an Accessible Parking Sign detail. Remove the Van Accessible placard as the space is designed to be van accessible;

- a. Response: Van Accessible placard is removed from the Accessible Parking Sign Detail. Refer to detail sheet C05.05 for City of Coconut Creek Standard Detail 622.

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12. Is an ATM provided at the bank? If so, where?;
- a. Response: Drive Thru ATM is called out. See Site Plan, sheet C02.01.
13. Additional comments may be forthcoming.
- a. Response: Acknowledged

## URBAN DESIGN AND DEVELOPMENT

### General Comments

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.
  - a. Response: Please see waiver attached that was executed and submitted to Amy Edwards on 12/11/2024
2. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, and other helpful information as applicable.
  - a. Response: Acknowledged
3. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City.
  - Digital: One (1) complete set of each as follows:
    - Site plan - unlocked and unsigned.
    - PowerPoint presentation.
    - Public outreach report.
    - Sustainable (Green) report.
    - Each round of DRC response document.
  - Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.
    - Site plan – 11"x17" in size.
    - PowerPoint – no larger than 11"x17" in size.
    - Public outreach report.
    - Sustainable (Green) report.
    - Each round of DRC response document, 8.5"x11" in size.
  - a. Response: Acknowledged
4. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. **Please acknowledge and provide contact information of person(s) responsible for payments to the City.**
  - a. Response: Acknowledged, point of contact for payments to the city is Michaela Kegley ([Michaela.Kegley@bdgllp.com](mailto:Michaela.Kegley@bdgllp.com))

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



5. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.
  - a. Acknowledged
6. Additional comments may be provided at DRC meeting and/or upon review of revised application.
  - a. Acknowledged
7. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections shall be made to plans and digitally re-submitted. Written responses shall identify appropriate sheet(s) or page(s) where corrections have been made.
  - a. Acknowledged
8. Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered void and treated as a new application with applicable fees. See comment #1.
  - a. Acknowledged

#### **Impact Fees**

9. Be advised, the City is currently amending the Impact Fees schedule. This project will be subject to impact fees as amended.
  - a. Response: Acknowledged, applicant will reach out to the city staff to pay impact fees at appropriate time.

#### **Site Plan**

10. For resubmittal purposes, only include sheets or plans related to this specific application. Building construction plans are not required.
  - a. Response: Acknowledged, submitted plans will be updated accordingly and submitted correctly.
11. Be advised, applicant must obtain an approval from Republic Services, waste provider, for any proposed dumpster size and location.
  - a. Response: Acknowledged, applicant will contact Republic Services to meet the proper requirements for dumpster size and location.
12. Identify proposed ATM machine on site plan. Be advised, all plans must be consistent.
  - a. Response: Drive Thru ATM is called out. See Site Plan, sheet C02.01.
13. Staff acknowledges applicant's comment about the loading zone area. Provide dimensions on site plan. A 12'x35' for buildings less than ten thousand (10,000) square feet is required per code. In addition, add keyed notes.
  - a. Response: 12' x 35' Future Loading Zone is called out and not to be stripe. See Site Plan, sheet C02.01.
14. Provide dimension of the exit of two-way drive-aisle on the north side of property.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



- a. Response: Dimensions of the driveways on the north side of the property is provided. See Site Plan, sheet C02.01.

15. Provide a traffic impact statement. Refer to Transportation comment #1.

- a. Response: Acknowledged, team is curating a TIS Report and then submit report to city staff.

### **Construction Trailer**

16. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares, may require screening and will require sign review.

- a. Response: Temporary construction trailer is shown on Erosion Control Plan Phase I, sheet C06.02.

### **Elevations**

17. Sec.13-37 - Aesthetic design. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the relationship to surroundings.

- a. Response: 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.

18. Be advised, downspouts shall not be installed on the exterior façade or be visible. Painting the downspouts does not satisfy this requirement. Downspouts must be installed so that they are not visible from public view. Please address.

- a. Response: All Downspout are going to be concealed within the perimeter walls and tied to the stormwater system underground. No exposed gutters and downspouts are provided.

19. Staff recommends using a softer tone for the exterior walls, such as a beige or white, in place of the color specified as "Dover Sky" on sheet 018-A-202.

- a. Response: Dover sky is the EIFS color name but is a beige color. Refer to the exterior board sample materials provided at the TRC meeting.

20. On sheet 018-A-202, GL-1 is labeled as exterior glazing/clear, however, it appears to be blue. Whereas, on sheet 046-A-180, SB-1 is labeled as distraction vinyl "Etched" on glass. Clarify.

- a. Response: GL-1 will be a clear glass. The elevations are just referring the blue as the clear glass. Refer to the exterior board sample materials provided at the DRC

21. Per Sec.13-37(3)e, mechanical equipment on the roof shall be screened from public view with materials harmonious with the building and shall not be visible from any public views. This information was not found on elevation plans.

- a. Response: We have provided a recess step in the roof to screen the mechanical equipment with the building parapets. All mechanical equipment will not be visible from the public view.

22. Label elevation plans correctly.

- a. Response: Revised labels on elevations.

23. Be advised, Fire Department requires a minimum six (6) inch high address sign on building.





- a. Response: Added note on the front (south) Exterior elevations to provide a 6" address sign on the building.

24. This is an existing location in Lighthouse Point on Federal Hwy. Our City's expectation is for your architecture to be similar or better in terms of quality design.



- a. Response: The Architectural design is in harmony with the surroundings architecture with a quality design.

### Signs

25. Sign details were not provided. Be advised, a separate permit review application will be required if details are not provided and approved during the site plan process.

- a. Response: Acknowledged

26. Clarify "local map wall covering" identified on sheet 046-A-180, keynote "SB-2". Provide details.

- a. Response: Refer to the interior graphics package attached. This is a custom interior graphic designed to use artwork to further enhance ties to the local environment.

27. It appears that wall signs may be displayed on raceway. Be advised, raceway/wireway must be concealed behind the building wall and are prohibited from view on exterior facade.

- a. Response: Acknowledged. This information will be provided to Fifth Third's signage vendor and they will work with the city to comply with all signage approvals.

28. Applicant has not identified if a ground identification sign is proposed. Please indicate the ground sign location on site plan, if applicable.

- a. Response: Has been included on site plan.

29. Be advised, no more than four (4) identification signs on the building are allowed.





- a. Response: Acknowledged, we currently have 3 signs on the building. All signs will be mounted on the face of the building with the concealed raceway on the interior roof side of the parapet.

30. Below are additional sections of the sign code provided for guidance:

- Sec. 13-466.8, Wall identification signs
- Sec. 13-458, Prohibited signs
- Sec. 13-468.9, Window signs
- Sec. 13-466.6, Ground identification signs
- Sec. 13-468.7, Drive-through signs
- Sec. 13-467.4, Directional signs
- Sec. 13-468.2, Automatic teller machines (ATM)

- a. Response: Acknowledged

31. Per Sec.13-331(g), a twenty (20') foot landscape buffer is required along Coconut Creek Parkway. Refer to Landscape comment #4 for additional information.

- a. Response: Acknowledged. The revised site plan and landscape plan indicate the required 20-ft buffer along Coconut Creek Parkway. The landscape buffer treatment has been revised to include a 3-tiered design as required. (See Sheet LP01.01)

32. During the site plan review process, Staff has identified discrepancies between the plat and the survey for utility and right-of-way easements along Coconut Creek Parkway. Applicant shall review these documents and public records and correct discrepancies. Be advised, additional applications, such as a vacation of easement may be required. Further discussion is warranted.

- a. Response: The vacation of the Right Turn Easement and easement per ORB 8485, page 775 is in process.