



CITY OF COCONUT CREEK

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

PROJECT NAME:	Fifth Third Bank		
PROJECT NUMBER:	PZ-24090009		
LOCATION:	4805 Coconut Creek Parkway		
APPLICANT/AGENT:	BDG Architects		
REVIEW/APPLICATION:	Special Land Use		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Planning & Zoning	Liz Aguiar – Assistant Director Sustainable Development	laguiar@coconutcreek.net	(954) 973-6756
Planning, Photometrics & Sustainability	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Planning, Zoning & Signage	Natacha Josiah – Planner	njiosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti – Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera – Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx- Police Department	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Muayad Mohammed- Engineer I	mmohammed@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

No comments at this time.

ENGINEERING

1. Please note that comments provided are based on a preliminary engineering review. The proposed project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual.
2. Additional comments may be provided and/or required upon review of any revised plans.
3. Be advised, an Engineering Permit will be required if any civil/site work is proposed.

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.



FIRE

No comments at this time.

LANDSCAPING

1. Pending responses to the site plan comments.

PHOTOMETRICS

No comments at this time.

POLICE

No comments at this time.

SUSTAINABILITY

1. Pending responses to the site plan comments.

TRANSPORTATION

No comments at this time.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. Additional comments may be provided upon review of revised / resubmitted application.
2. Pending site plan approval.
3. *Pending receipt:* Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital copy, and, thirteen (13) printed sets no larger than 11"x17" unless noted otherwise, individually bound, stapled & 3-hole punched of the following to the City;
 - a. Special Land Use package;
 - Note: Digital copy to be **unlocked and unsigned.**
 - b. PowerPoint presentation
 - c. Public outreach report;
 - d. Each set of DRC comment/response document;
 - Note: Printed copies to be 8.5"x11" in size.
4. *Pending receipt:* Sec.13-27, Applicant is required to obtain and provide a list of all property owners within five hundred (500') radius of the boundary lines of the property. When the property fronts right-of-way greater than one hundred feet (100'), the distance calculation along that property line shall be extended to seven hundred foot (700') radius.
5. *Pending receipt:* Sec.13-26.3, Applicant shall post a four-foot by four-foot (4'x4') sign on the property fourteen (14) days prior to the public hearing. Sign shall face all road frontages and be setback five (5) feet from the property line. A dated photograph of all signs shall be submitted to the Sustainable Development Department by the applicant the day the sign is posted.

Special Land Use

6. Be advised, applicant's verbatim responses to the Special Land Use standards will be included in the Planning and Zoning Board and City Commission agenda as backup.

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.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – NOVEMBER 13, 2024

PROJECT NAME:	Fifth Third Bank		
PROJECT NUMBER:	PZ-24090009		
LOCATION:	4805 Coconut Creek Parkway		
APPLICANT/AGENT:	BDG Architects		
REVIEW/APPLICATION:	Special Land Use		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Planning & Zoning	Liz Aguiar – Assistant Director Sustainable Development	laguiar@coconutcreek.net	(954) 973-6756
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Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

No comments at this time.

ENGINEERING

1. Please note that comments provided are based on a preliminary engineering review. The proposed project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual.
 - a. Response: Acknowledged
2. Additional comments may be provided and/or required upon review of any revised plans.
 - a. Response: Acknowledged

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.



3. Be advised, an Engineering Permit will be required if any civil/site work is proposed.

a. Acknowledged

FIRE

No comments at this time.

LANDSCAPING

1. Pending responses to the site plan comments.

a. Response: Acknowledged

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 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

No comments at this time.

SUSTAINABILITY

1. Pending responses to the site plan comments.

a. Acknowledged

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TRANSPORTATION

No comments at this time.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. Be advised, pursuant to the requirements of Section 166.033, Florida Statutes, 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: Acknowledged
2. 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. This effort is the responsibility of the applicant and in addition to City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and 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. Response: Acknowledged, applicant is prepared to include the public on all pertinent information regarding public meetings
3. Pending Applicant's PowerPoint presentation at the Planning and Zoning Board and City Commission hearings, as applicable.
 - a. Response: Acknowledged
4. Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital copy, and, thirteen (13) printed sets no larger than 11"x17" unless noted otherwise, individually bound, stapled & 3-hole punched of the following to the City;
 - Special Land Use package;
 - Note: Digital copy to be **unlocked and unsigned.**
 - PowerPoint presentation
 - Public outreach report;
 - Each set of DRC comment/response document;
 - Note: Printed copies to be 8.5"x11" in size.
 - a. Response: Acknowledged, applicant will be prepared to address any additional comments provided
5. Sec.13-27, Applicant is required to obtain and provide a list of all property owners within five hundred (500') radius of the boundary lines of the property. When the property fronts right-of-way greater than one hundred feet (100'), the distance calculation along that property line shall be extended to seven hundred foot (700') radius.
 - a. Response: Acknowledged

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6. Be advised, a business tax receipt is required to be issued by the City prior to operation of the business.
 - a. Acknowledged
7. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
 - a. Response: Acknowledged, and appropriate plan revisions/details will be noted for each comment issued by the city staff
8. Additional comments may be provided at DRC meeting and/or upon review of revised application.
 - a. Response: Acknowledged, consultants will be prepared to make additional plan adjustments according to comments
9. Sec.13-81(14)(b) – DRC applications continued or inactive for more than six (6) months may be considered void and treated as new applications with applicable fees. Refer to comment #1.
 - a. Response: Acknowledged, applicant will be prepared to follow project timeline and communicate status of work with city staff
10. DRC comments must be addressed prior to placement on the Planning and Zoning Board agenda.
 - a. Response: Acknowledged, applicant is prepared to answer all comments provided by DRC

Special Land Use

11. Be advised, applicant's verbatim responses to the Special Land Use standards will be included in the Planning and Zoning Board and City Commission agenda as backup. Responses must show compliance with these standards. Applicant is further advised to review for typos and grammatical errors. Applicant will be required to provide the final submittal in both Adobe and WORD formats.
 - a. Response: Acknowledged, applicant will check that verbiage used in design criteria will appropriately reflect the design standards to be in completed during design and construction phase
12. Applicant shall further elaborate responses. Each proposed use shall be included and clearly defined to address each criteria.
 - a. Response: Acknowledged, applicant will check that verbiage used in design criteria will appropriately reflect the design standards to be in completed during design and construction phase
13. Applicant shall update justification statement as applicable. In addition, the following comments are provided as guidance to assist in the application resubmittal.

General Standards (Section 13-35f)

- Clearly explain the special land use request and demonstrate compliance. Articulate how the proposed use may impact the existing tenants and value of the plaza.
 - a. Response: The bank will provide essential financial services to the community and can be an anchor tenant, driving traffic to the plaza and potentially benefiting other businesses. This will be a full-service bank offering services such as personal and business banking, loans, and ATMs. It will be a customer-friendly location, with ample parking and accessibility for individuals, including those with disabilities. Traffic analysis has been conducted to ensure that the bank will not negatively impact traffic flow or create congestion. The plaza already has adequate parking spaces, and the bank's

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operating hours will be designed to complement existing tenant hours, minimizing any overlap of peak customer traffic. Additionally, entrances and exits will be clearly marked and comply with safety standards. The proposed bank represents a mutually beneficial addition to the plaza. It complies with all zoning and building regulations, promises to enhance the plaza's value, and will not disrupt the existing tenants, but instead will support their growth by increasing foot traffic and consumer engagement. The overall effect on the plaza will be positive, with potential for long-term benefits for both the owners and tenants.

- Provide architectural compatibility, while demonstrating that the proposed use aligns well with both the site and the surrounding area.
 - a. Response: We have incorporate the architectural style
- Provide hours of operation. Is this facility a 24-hour facility? Are the operating hours compatible with the surrounding uses? What traffic will be generated by the proposed facility and use?
 - a. Response: Hours will be Mon-Thurs 9am-5pm; Friday 9am-6pm and Saturday 9am-12pm.
- Demonstrate that there is pedestrian circulation and connectivity to adjacent properties.
 - 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.
- In addition to applicant's response, how many long-term jobs will be created when the facility is in operation? Clarify how the proposed use will provide economic stability for the community?
 - a. Response: There will be four full-time employees
- Elaborate further about substantial improvements to the property. What significant impact will the proposed facility have on the existing development compared to a restaurant?
 - a. Response: The raze and rebuild project results in an increase of previous /green area by 5,479 sf
 - b. Additional on-site stormwater retention is provided with proposed rain garden in the amount of 1,175 cubic feet.
 - c. On-site lighting is brought into compliance with the current land development code.
 - d. The demolition of the 4,076sf high turnover (sit down) restaurant and the construction of a 2,133sf bank with two (2) drive thru results in a decrease of 166 average daily trips and decrease of 27 AM peak hour trips.
 - e. Landscaping is brought into compliance with the current LDC requirements.
 - f. Applicants continue to work with staff on the architectural design and material specifications to comply with the vision and goals of the city.
- Applicants have not identified specific goals, objectives, and policies (GOP). Review the City's Comprehensive Plan and list specific GOP's that support this development.
 - a. Response: The specific goals emphasize supporting the growth of financial services or the development of essential community services. A bank may align with



objectives related to economic stability, job creation, or improving commercial infrastructure. The goals of a bank typically reflect the long-term vision of the institution. These goals guide the bank's overall direction and growth strategy. These goals include profitability, financial stability, customer satisfaction, growth and market expansion, social responsibility, compliance and regulation. Fifth Third Bank is characterized by infrastructure elements because the Infrastructure Element typically refers to essential services and structures that support a community, including utilities, roads, and facilities. A bank, as an institution that provides financial services and facilities, can be considered part of a community's infrastructure, providing an essential service that supports economic activities.

- Refer to comment #7 above.
 - a. Response: See response to comment #7

General Standards (Section 13-35g)

- Demonstrate how proposed facility will not have an adverse impact on the area. A traffic analysis may be warranted.
 - a. The proposed facility will not have an adverse impact on the area, as the existing site was previously a restaurant, which likely generated higher traffic than the proposed Fifth Third Bank site.
- The proposed facility may generate more traffic than the existing restaurant. Demonstrate how compliance with this standard will be achieved.
 - a. Response: A bank typically generates less traffic than a restaurant for several reasons-
 - **Visit Frequency:** People usually visit banks for specific transactions, such as deposits, withdrawals, or meetings, which are less frequent compared to the regular visits to a restaurant for meals
 - **Duration of Visit:** Bank visits are typically short in duration, often lasting only a few minutes, while restaurant visits can take much longer, particularly during meals.
 - **Peak Hours:** Banks tend to have more concentrated traffic during certain hours (like lunch breaks or just after work), while restaurants experience higher traffic during longer periods, especially during meal times (lunch and dinner).
 - **Customer Flow:** Restaurants often serve larger groups and cater to more people simultaneously, especially during peak hours, while bank customers are usually individual or small groups for specific transactions.
 - **Parking and Space Usage:** Restaurants often require more parking spaces to accommodate customers who typically arrive by car for longer periods, while bank visitors usually stay for a shorter time, reducing the overall parking demand.

In summary, while both types of establishments generate traffic, a restaurant typically draws more consistent and prolonged customer flow compared to a bank, leading to a higher overall traffic impact.

- Demonstrate there will be no major impact on traffic generation.
 - a. Response:

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- **Visit Frequency:** People usually visit banks for specific transactions, such as deposits, withdrawals, or meetings, which are less frequent compared to the regular visits to a restaurant for meals
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 - **Parking and Space Usage:** Restaurants often require more parking spaces to accommodate customers who typically arrive by car for longer periods, while bank visitors usually stay for a shorter time, reducing the overall parking demand.
- Demonstrate how there will be no adverse impact to the master stormwater system.
 - a. **Response:** The proposed Fifth Third Bank site will have no adverse impact on the master stormwater system, as it has less impervious area compared to the existing restaurant. Additionally, the proposed site includes a rain garden, which will provide enhanced treatment to the master stormwater system.
 - Staff recognizes that the proposed facility is a reduction in size from the existing restaurant. However, that alone does not demonstrate that there will be no greater demand for public safety services. Demonstrate how compliance with this standard will be achieved.
 - a. **Response:** The redevelopment results in a decrease of impervious coverage of 5,479 sf. A 1,175 cubic feet of additional on-site stormwater retention within a proposed rain garden is provided. The combination of the rain garden and the decrease impervious coverage results a reduction in stormwater discharge to the master drainage system of the Coconut Creek Plaza and a reduction of nutrients loading with the addition of the rain garden.
 - b. The proposed bank is significantly smaller, has less employees and requires significantly less potable water, sewer and electrical than a high turn over restaurant. The restaurant had significantly greater occupancy load, greater plumbing fixture counts and a greater overall demand for electric
 - c. The redevelopment results in a decrease of 166 average daily trips and 27 AM peak hour.
 - Elaborate further. Does the site have adequate buffering or what additional measures are proposed to address this issue?
 - a. **Response:** Response: The site plan was modified to provide the required 20-foot landscape buffer adjacent to Coconut Creek Parkway. This allows for all existing mature canopy trees to remain. Any additional ground cover or shrubs will be added as required by the LDC.



- b. A larger 12.2-foot landscape buffer is provided adjacent to the shopping center access drive and eastern property line. The enlarged landscape buffer has been provided to preserve and allow for further growth of four existing canopy trees. The eastern buffer will be supplemented as needed to meet the LDC requirements.
 - c. The existing western landscape buffer increased from 4.7 feet to approximately 37 feet. The rain garden and trash enclosure is located within this buffer. However, the locations of both allowed for the preservation of the single existing mature canopy tree within the existing buffer. F
 - d. There are no existing canopy trees with the existing rear/northern buffer. The proposed buffer will provide hedges and accent trees to screen the property.
- 13. Remove ***“Standards for Nonresidential Uses in Residential Districts” (Sec.13-35h)*** responses in the justification statement, as this property is not within a residential district.
 - a. **Response:** Acknowledged, responses have been removed from the justification statements in this section.
- 14. Provide justification statement and site plan ONLY. Remove sheets not specific to this application.
 - a. **Response:** Acknowledged, submitted plans will be updated accordingly and submitted correctly
- 15. Sec.13-35(d)(7) - Special land use approval shall expire eighteen (18) months following the date of approval unless a building permit for a principal building as required by the applicable Florida Building Code has been issued to the applicant and kept in force.
 - a. **Response:** Acknowledged, applicant is aware that the project approval will expire after the stated duration.
- 16. Sec.13-35(a) - Special land use may be subject to additional restrictions.
 - a. **Response:** Acknowledged, applicants are prepared to meet whatever design requirements put in place by the reviewing department during the review period.
- 17. Special Land Use approval may be subject to additional conditions imposed by the Planning and Zoning Board and/or City Commission.
 - a. **Response:** Acknowledged, applicants are prepared to meet whatever design requirements put in place by the reviewing department during the review period.