

City of Coconut Creek InterOffice Memorandum

To: Administrative Approval File -
PZ-07040016

Date: September 1, 2010

From: Liz Aguiar
Development Review Supervisor

Subject: **Technological University of
Miami Building
Coconut Creek Allstate Site
Plat**

The Development Review Committee has accepted the following to be included within the approved administrative approval file. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required.

This memo shall serve as formal acceptance of the change identified herein and will be archived as follows;

- 1) Planning Department's Administrative Approval file, PZ-07040016.
- 2) Digital archive file;

Z:\GIS\DevServices\Planning\ScannedSitePlans\CoconutCreekAllstateSite\MTF Elevation Change 11-30-09

Requested Change:

An Administrative Approval (AA) application was approved on May 31, 2007 by the City to allow site plan modifications to the former CRS Management Building located at 3700 Coconut Creek Parkway. The site has since been acquired and the current owner, Technological University of Miami (TUM) is making substantial site and building improvements. Adjacent to the TUM site on the east, at the southwest corner of Coconut Creek Parkway and Coconut Creek Boulevard at the Broward College entrance, is a small parcel of vacant land owned by the City. As part of their development obligation, TUM will be improving the City site. Improvements include amenities and design elements consistent with the Education Corridor project which includes a new 8' wide concrete sidewalk with ribbon detail, new irrigation and landscaping. A round focal point is proposed made of brick pavers with a large oak tree at the center and park benches to create a park-like sitting area. A portion of an existing 3' and 4' brick wall will be removed leaving that portion which provides privacy to the existing single family home on the south side of the City site. The new sidewalk will connect to the existing sidewalk along Coconut Creek Boulevard at the Broward County entrance.

Improvements to the City owned site does not remove additional or outstanding obligations from TUM. The proposed change does not conflict with standards set-forth within the City's Land Development Code Section 13-37, Aesthetic Design requirements.

Attached to this memo is a site plan received on Monday, July 12, 2010 from the Architect of record, Jaime Mayo, HNM Architecture, LLC, for TUM. The plan shows improvements to the City site as well as the TUM site plan and it's improvements along Coconut Creek Parkway. Only items identified in this memo for the City owned parcel are applicable. This approval is limited as stated herein and does not preclude the applicant from complying with all other requirements shown within the approved site plan and building and engineering permits.

cc: Heidi Solano, Planner

S:\Data\Development Services\LAguia\Documents\Cases\CC Allstate Plat\MTF City Owned Property 09-01-10.doc

SITE STATS (per Proposed Conditions)

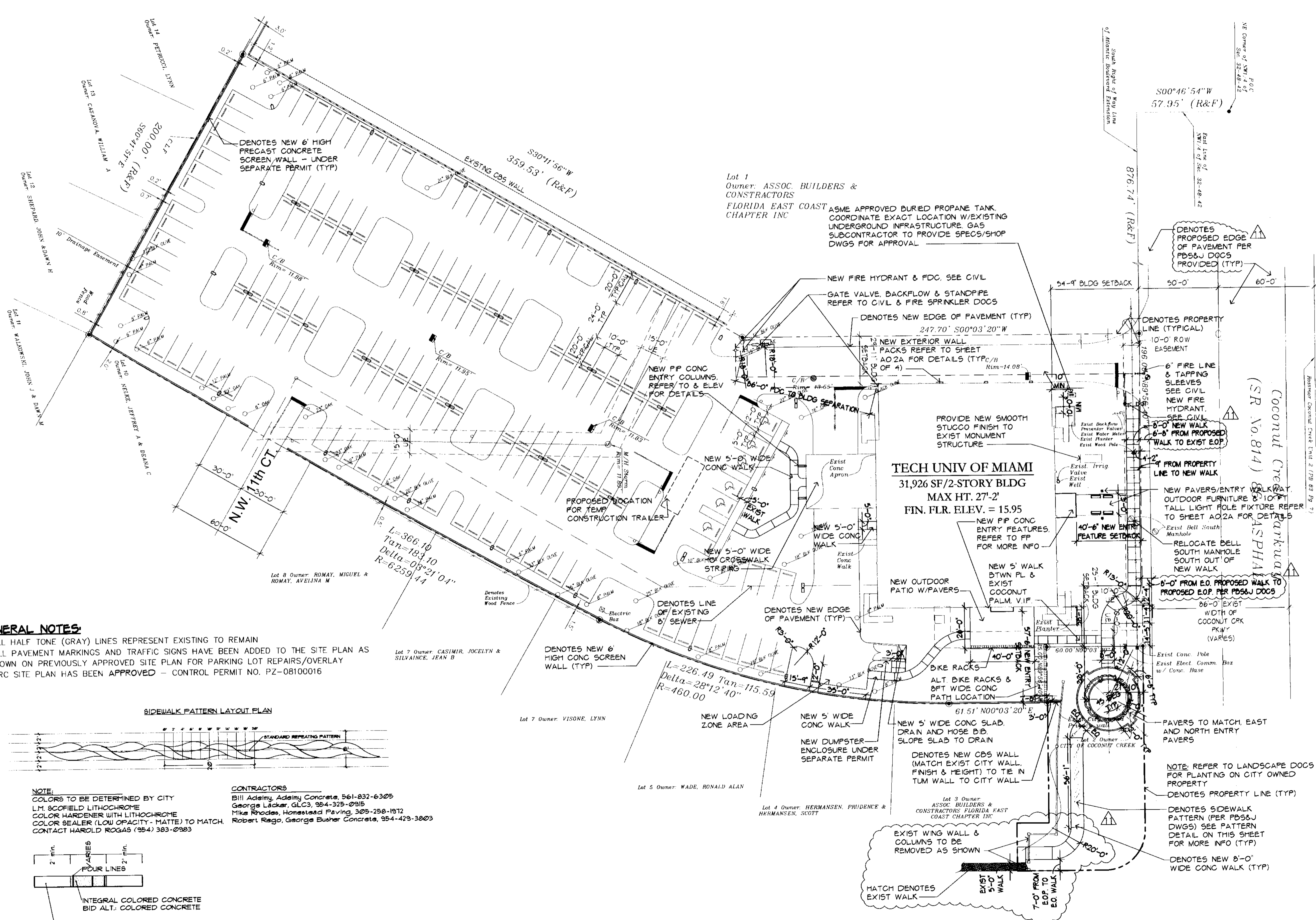
SITE AREA: 137,201 SF = 3.14 Acres

GREEN AREA: 34,554 S.F. = 25.2% of Site Area
IMPERVIOUS AREA: 86,380 S.F. = 62.95% of Site Area
 Asphalt Areas, Conc Walks, Stairs, Stoops, Pads & Screen Walls
BLDG LOT COVERAGE: 18,267 S.F. = 11.85% of Site Area

PARKING STATS (per Proposed Conditions)

TOTAL BUILDING AREA: 31,926 SQ FT
 (Increase of 233 sf for Covered Entries along North and East Elevations)
TOTAL PKING REQD (1/300): 107 Spaces (including 5 HC stalls)
TOTAL PARKING PROVIDED : 178 Spaces (including 6 HC stalls)

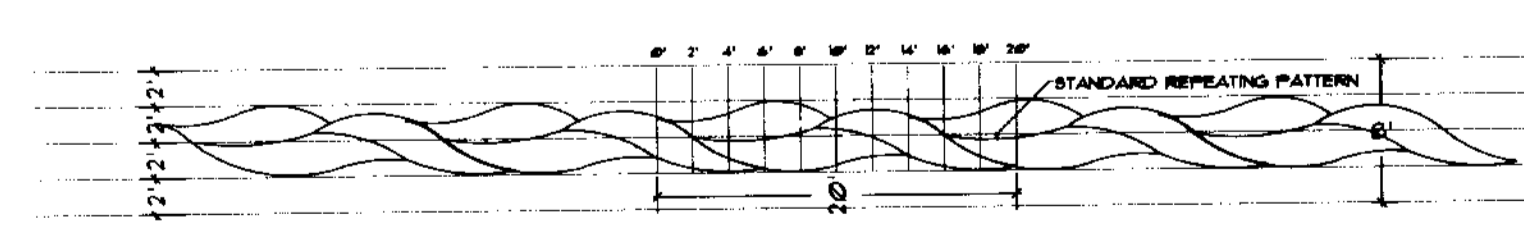
**TECHNOLOGICAL
 UNIVERSITY OF MIAMI**
 3700 COCONUT CREEK PARKWAY
 COCONUT CREEK, FLORIDA



GENERAL NOTES:

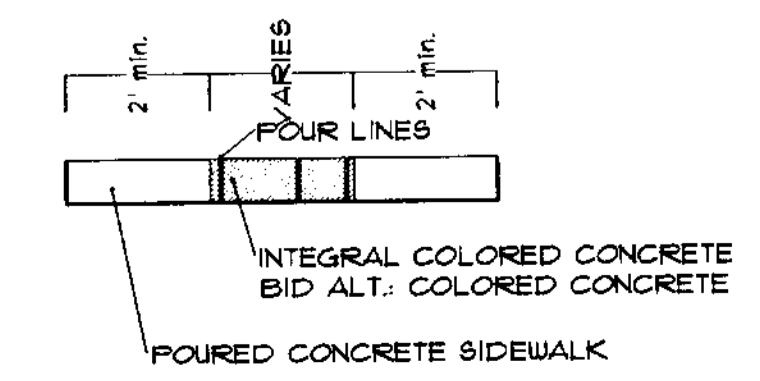
- 1) ALL HALF TONE (GRAY) LINES REPRESENT EXISTING TO REMAIN
- 2) ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS HAVE BEEN ADDED TO THE SITE PLAN AS SHOWN ON PREVIOUSLY APPROVED SITE PLAN FOR PARKING LOT REPAIRS/OVERLAY
- 3) DRC SITE PLAN HAS BEEN APPROVED - CONTROL PERMIT NO. PZ-08100016

SIDEWALK PATTERN LAYOUT PLAN



NOTE:
 COLORS TO BE DETERMINED BY CITY
 L.M. SCOFIELD LITHOCHROME
 COLOR HARDENER WITH LITHOCHROME
 COLOR SEALER (LOW OPAQTY - MATTE) TO MATCH.
 CONTACT HAROLD ROGAS (954) 383-0983

CONTRACTORS
 Bill Adams, Adams Concrete, 561-832-6305
 George Lacker, GLC3, 954-325-0915
 Mike Rhodes, Homestead Paving, 305-298-1912
 Robert Rego, George Euker Concrete, 954-423-3803



2010-07-07-GENERAL REVS
2010-06-04-CLIENT REVS
2010-01-12-GENERAL REVISION
2009-07-20-ENG COMMENT
2009-05-18-BLDG DEPT COMMENT
2009-03-18-BLDG DEPT COMMENT
2009-01-22-GENERAL REVISION

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS

HNM ARCHITECTURE
 3705 NORTH FEDERAL HIGHWAY
 DELRAY BEACH, FLORIDA 33483
 T: 904.753.2445 F: 904.753.2583
 INFO@HNM-ARCHITECTURE.COM

ISSUED DATE: 2009-01-12
 DATE PRINTED: 2010-07-07
 SCALE: 1" = 30'-0"
 TITLE: SITE PLAN
 DRAWING NO: A-0.2

ISSUED DATE: 2009-01-12
 DATE PRINTED: 2010-07-07
 SCALE: 1" = 30'-0"
 TITLE: SITE PLAN
 DRAWING NO: A-0.2

ISSUED DATE: 2009-01-12
 DATE PRINTED: 2010-07-07
 SCALE: 1" = 30'-0"
 TITLE: SITE PLAN
 DRAWING NO: A-0.2