

City of Coconut Creek

InterOffice Memorandum

To: Administrative Approval File -
PZ-07040016

Date: November 30, 2009

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.

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. Since then, the site has been acquired and the current owner, Technological University of Miami (TUM), is requesting approval of minor modifications to the approved elevations. The changes are limited to the reduction of window height for the 2nd floor windows at the south facade. The proposed change is necessary due to the height of the existing porte-cochere located at the south side of the building which is not being removed or remodeled as part of the site and building improvements and which was not shown correctly on the previously approved AA plan. The change is limited to the rear (south) elevation only and does impact any other aspect of the building architecture.

The proposed change does not conflict with standards set-forth within the City's Land Development Code Section 13-37, Aesthetic Design requirements.

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

Attached to this memo is an email received on Monday, November 30, 2009 from the Architect of record, Jaime Mayo, HNM Architecture, LLC, for TUM, itemizing the proposed change and a revised south elevation depicting the shorter windows. Only item #1 in the email transmittal is applicable to this request. 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: Jim Hetzel, MainStreet Project Coordinator
Heidi Solano, Planner

Aguiar, Lizet

From: Jaime Mayo [jmayo@hnm-architecture.com]
Sent: Friday, November 27, 2009 9:55 AM
To: Aguiar, Lizet
Cc: cesarbarrantes@utechmiami.us
Subject: TUM - 3700 Coconut Creek Pkwy
Categories: Cases
Attachments: 2009-11-27-SouthElev.pdf

Dear Liz:

Hope you had a Happy Thanksgiving, purpose of this email is to follow up with our conversation from this past Thursday regarding 1) the revised Southern Elevation and 2) the removal of the knee wall located on the city owned parcel along Coconut Creek Parkway, directly east to the TUM property.

1) As you can see on the attached pdf of the new revised South Elevation, we have shortened the height of the 5 second story windows. The three windows that fall above the covered carport cannot be floor to ceiling height (as previously proposed) due to the fact that they would not allow for the flashing on the carport's roof to be installed/remain. In order to maintain an aesthetically pleasing elevation the two other windows which do NOT fall above the carport structure where shortened as well to be consistent. These (5) new windows are now half the height as previously proposed which we felt was appropriate in order to have the same size of glass, in other words, all glass throughout all elevations is 4 x 4 contained within the mullions. This can be seen on the windows directly below the windows in question. We felt this was the best solution to allow flashing for the carport and at the same time maintain a well designed elevation.

2) We would like to propose to remove the knee wall located on the city owned parcel. The client is providing extensive improvements to this city owned parcel through costly landscaping/irrigation and it seems to be a great opportunity to further improve this parcel by removing the old knee wall that is in serious disrepair and honestly is an eyesore when viewed from Coconut Creek Parkway. You mentioned that this must be approved by Raj Firma, Director of Engineering. By copy of this email we are requesting that Mr. Firma please take a look at this knee wall and provide us with an approval to remove the knee wall in question.

Thanks in advance for your assistance.

Best regards:

Jaime O. Mayo
HNM Architecture, LLC
3330 South Federal Highway
Suite #201
Boynton Beach, Florida 33435
T: (561) 733-2225
F: (561) 733-2383
jmayo@hnm-architecture.com



Please consider the environment before printing this email. Thank you,

12/1/2009

