

City of Coconut Creek InterOffice Memorandum

To: Administrative Approval
File - PZ-07040016

Date: November 17, 2010

From: Liz Aguiar
Development Review Supervisor

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

The Development Review Committee has accepted the following to be included within the approved Administrative Approval file for the Technological University of Miami. 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 changes 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 Parking 11-17-10

Requested Change:

An Administrative Approval (AA) application was approved on May 31, 2007 to allow site and building façade modifications to the Technological University of Miami (TUM), formerly known as the CRS Management Building located at 3700 Coconut Creek Parkway.

For enhanced safety and in order to bring the site into photometric compliance consistent with the City's Land Development Code (Code), additional light poles were installed throughout the parking lot. Upon completion of new paving and parking striping by the applicant, conflicts with vehicle overhangs and the new pole locations became apparent. Wheel stops were moved accordingly to prevent accidental impact to light poles by vehicles, leaving smaller more "compact" spaces with larger overhangs. City Code states that all *required* non-residential parking spaces be a minimum of 10'-0" x 20'-0". When parking space overhangs are provided, they shall remain unobstructed. Tire stops (or curbing) shall be setback a minimum of two and one half (2 ½) feet from space end for each *required* space.

The applicant is requesting the allowance of surplus parking spaces be considered "compact" in nature for only those spaces where conflicts with light poles exist. City Code does not have design standards for compact parking. However, pursuant to Sec.13-395(47), additional spaces over the *required* number may be utilized to provide parking for similar use vehicles.

The Technological University of Miami building is approximately 31,926 square feet in size consisting of student class rooms, common faculty and student areas and administrative offices. Staff has evaluated each area within the building and applied minimum parking space requirements for each individual use as required by the City's Land Development Code. As required, the TUM site must provide a minimum of one-hundred and twenty two (122) parking spaces including 5 disabled spaces. Currently, one-hundred and fifty five (155) spaces including 6 disabled spaces are provided on the site leaving a surplus of 33 spaces above minimum Code requirements.

Therefore, it has been determined that minimum parking space requirements pursuant to the City's Land Development Code have been provided and additional parking exists. As requested by the applicant, surplus spaces may be designated for use by smaller vehicles. However, the applicant proposes to designate only twenty-three (23) spaces as compact leaving an additional ten (10) spaces consistent with minimum City Code design standards.

Attached to this memo are the following;

- 1) Copy of an email, dated Thursday, November 04, 2010 from the Architect of record, Jaime Mayo, HNM Architecture, LLC, for TUM, itemizing the proposed change.
- 2) Letter from Architect of record, Jaime Mayo, HNM Architecture, LLC, itemizing parking proposed versus provided.
- 3) Site plan with revised parking data consistent with request.

This approval is limited to surplus parking spaces as stated herein and does not preclude the applicant from complying with all other requirements as previously approved.

Further, it is the applicants' responsibility to ensure that all other outstanding conflicts, inspections or permitting as required, be completed accordingly.

cc: Jim Hetzel, Sustainable City Coordinator
Heidi Solano, Planner
Pamela Stanton, Landscape Architect
Shaina Roth, Engineer

S:\Data\Development Services\LAguia\Documents\Cases\CC Allstate Plat\MTF M-11790 Parking 11-17-10.doc

From: Jaime Mayo [jmayo@hnm-architecture.com]
Sent: Thursday, November 04, 2010 3:07 PM
To: Aguiar, Lizet
Cc: cesarbarrantes@utechmiami.us; vrodriguez@tuauniversity.org
Subject: TUA 3700 Coconut Creek Parkway - parking required

Attachments: 2010-11-04-ZoningLetter-PkingReqd.pdf; 2010-11-04-ParkingReqd.pdf

LIZ:

PLEASE FIND ATTACHED LETTER WITH PARKING CALCS AS REQUESTED. ALSO ATTACHED FOR YOUR RECORDS/REFERENCE IS THE REVISED SITE PLAN DEPICTING THE ADDITIONAL 11 STALLS THAT ARE NOT TO BE PARKED IN. PLEASE CALL IF YOU HAVE ANY QUESTIONS OR COMMENTS.

BEST REGARDS:

JAIME O. MAYO
HNM ARCHITECTURE, LLC
625 CASA LOMA BOULEVARD
SUITE #106
BOYNTON BEACH, FLORIDA 33435
T: (561) 733-2225
F: (561) 731-5717
C: (561) 504-4233
[JMAYO@HNM-ARCHITECTURE.COM](mailto:jmayo@hnm-architecture.com)



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

HNM ARCHITECTURE, LLC

625 CASA LOMA BLVD #106

BOYNTON BEACH, FL 33435

TEL: 561.733-2225

FAX: 561.731.5717

NOVEMBER 4, 2010

PROJECT NAME: TECHNOLOGICAL UNIVERSITY OF MIAMI**PROJECT ADDRESS: 3700 COCONUT CREEK PARKWAY, COCONUT CREEK, FL.****PERMIT #: 09000131****TO: ZONING OFFICIAL CITY OF COCONUT CREEK**

PURPOSE OF THIS LETTER IS TO CLARIFY THAT ALTHOUGH 23 OF THE TOTAL PARKING SPACES AT THIS PROPERTY ARE SUB-STANDARD PER CITY REQUIREMENTS AND SHALL NOT BE ALLOWED TO HAVE VEHICLES PARK IN THEM; THIS PROJECT STILL MEETS THE REQUIRED NUMBER OF STANDARD PARKING STALLS. BELOW IS A TABLE EXEMPLIFYING SUCH:

PARKING CALCULATIONSTOTAL BUILDING AREA: 31,926 SQ FT

(Increase of 233 sf for Covered Entries along North and East Elevations)

REQUIRED PARKING CALCS:

BUSINESS/ADMIN AREA: 3,398 SF @ 1/300: 12 Spaces

Required

STUDENT PARKING: 388 Max Student @ 1/5 students: 78

Spaces Required

FACULTY PARKING: 32 Faculty @ 1/Faculty: 32 Spaces

Required

TOTAL PARKING REQUIRED: 122 (including 5 HC stalls)TOTAL PARKING PROVIDED : 155 Spaces (including 6 HC stalls)

Note: 23 Additional Compact/NoParking Spaces provided but NOT included in Total Parking Provided number shown above

SHOULD YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

JAIME O. MAYO

HNM ARCHITECTURE, LLC

TECHNOLOGICAL UNIVERSITY OF MIAMI

3700 COCONUT CREEK PARKWAY, COCONUT CREEK, FLORIDA 33066

STRIPING PERMIT ONLY

LOCATION MAP

SITE STATS (per Proposed Conditions)

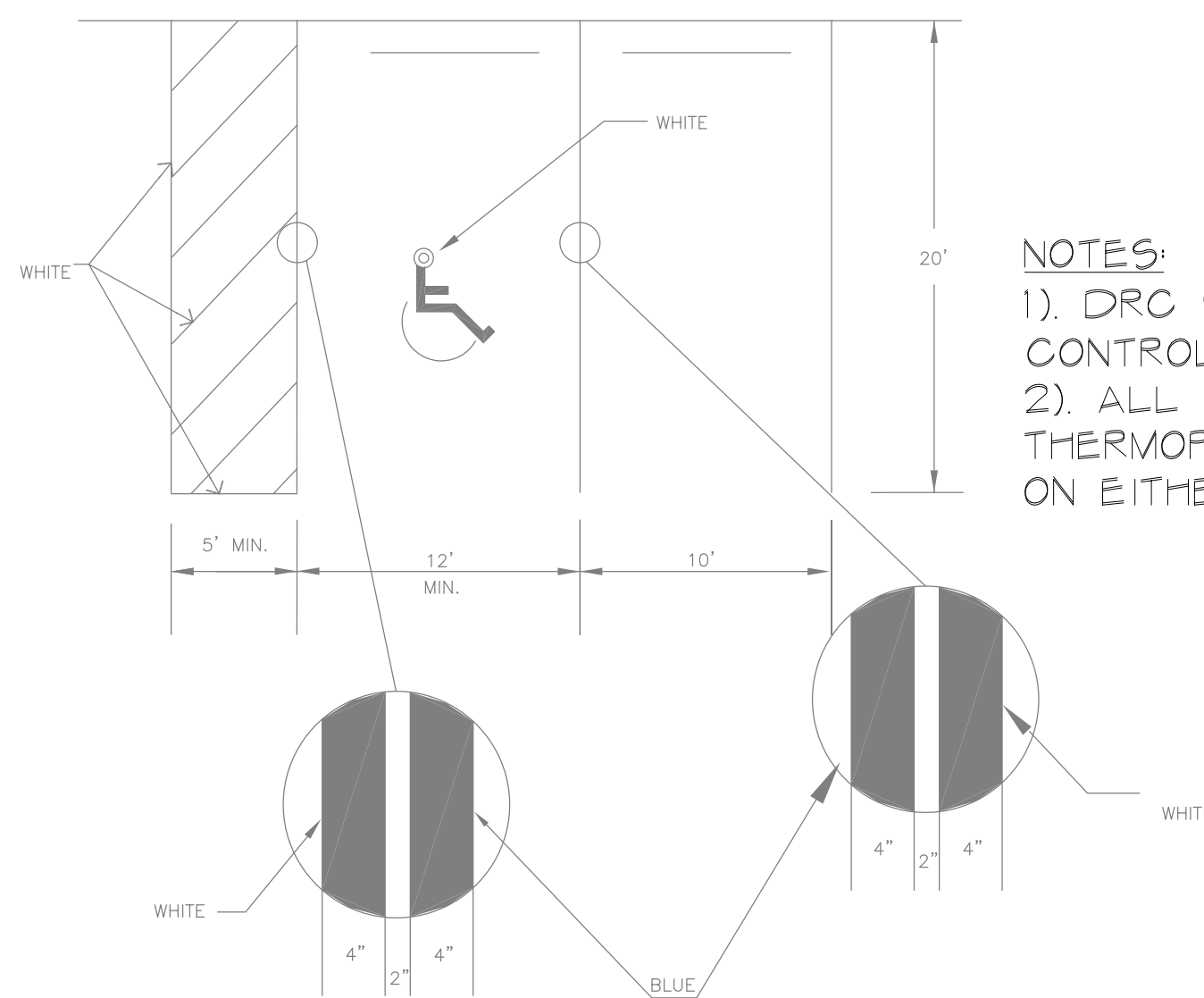
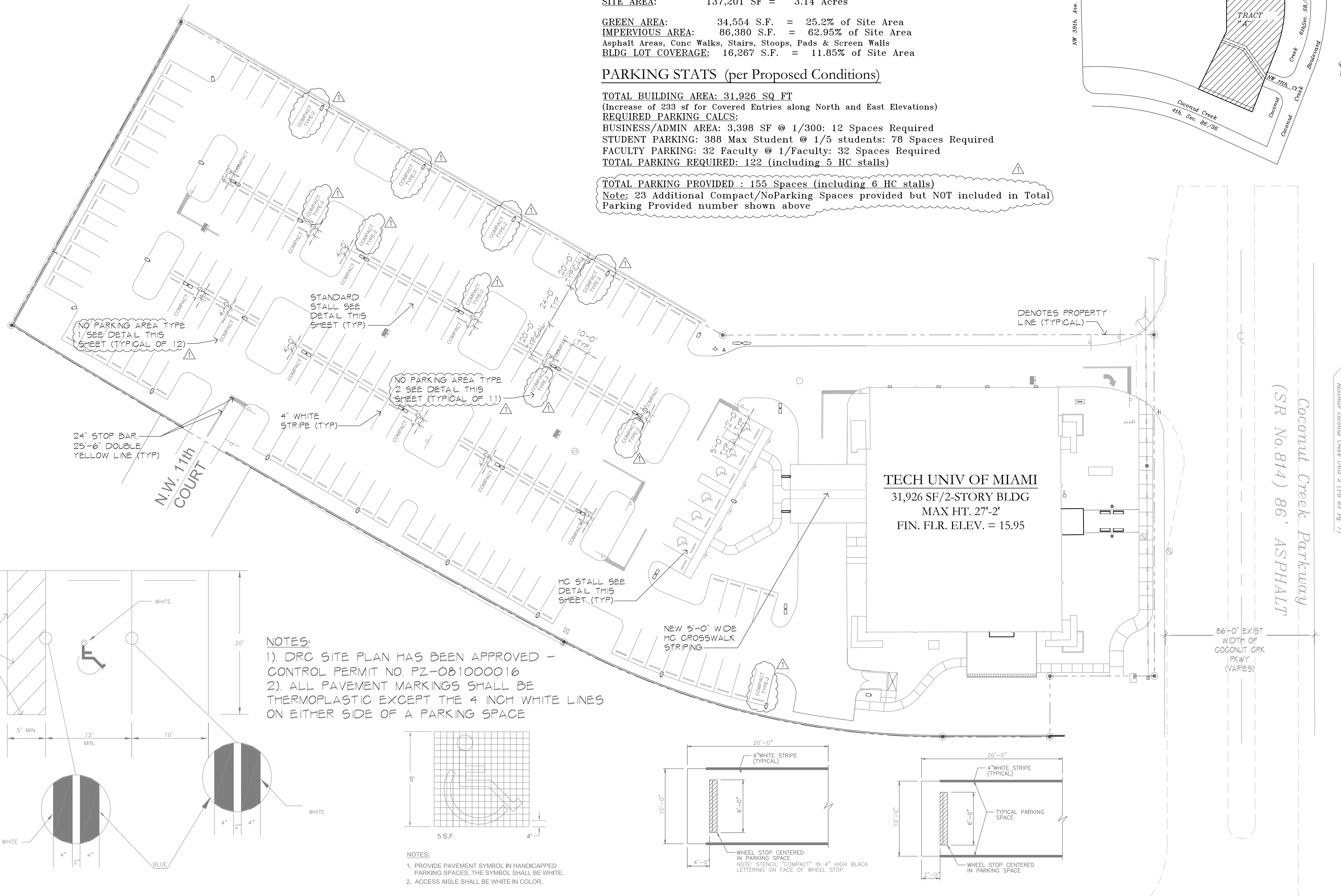
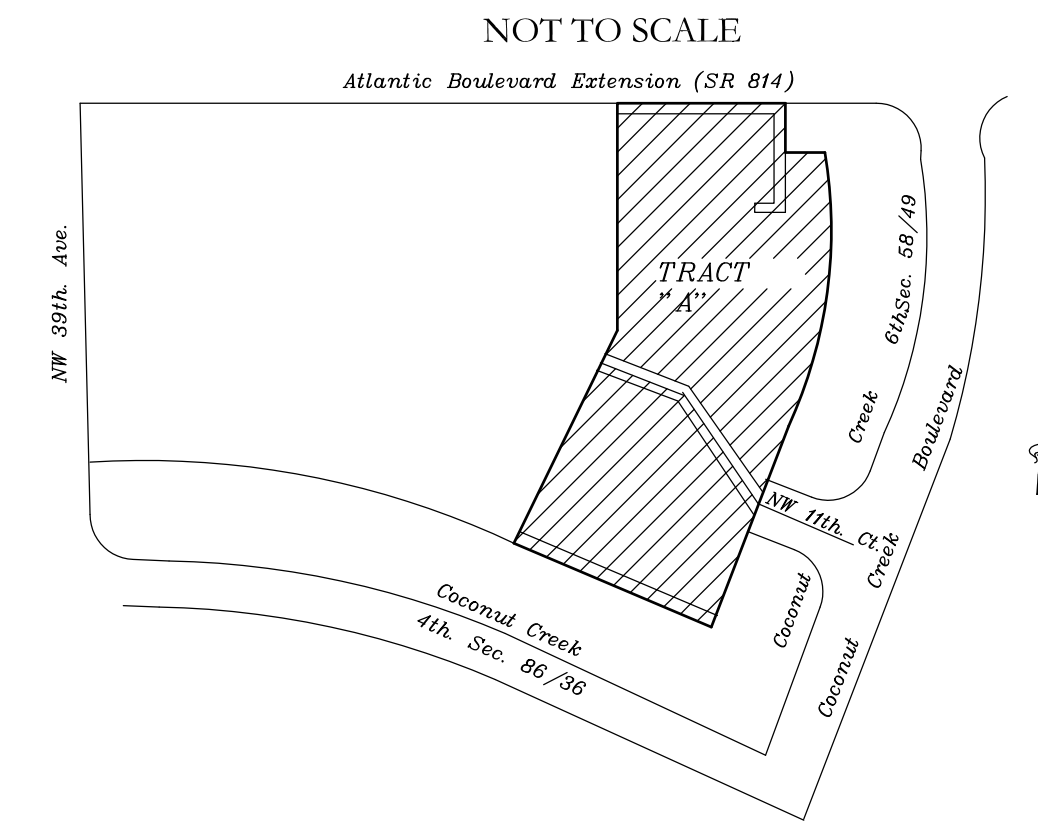
SITE AREA: 137,201 SF = 3.14 Acres

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: 16,267 S.F. = 11.85% of Site Area

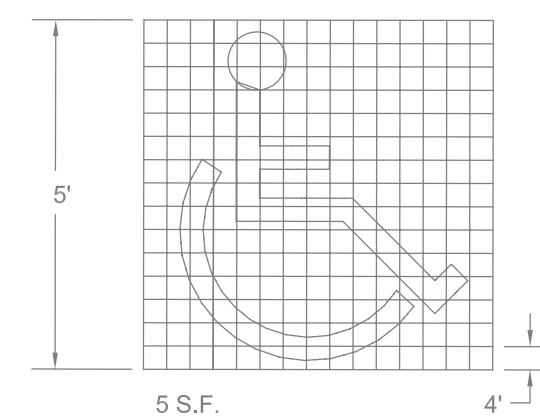
PARKING STATS (per Proposed Conditions)

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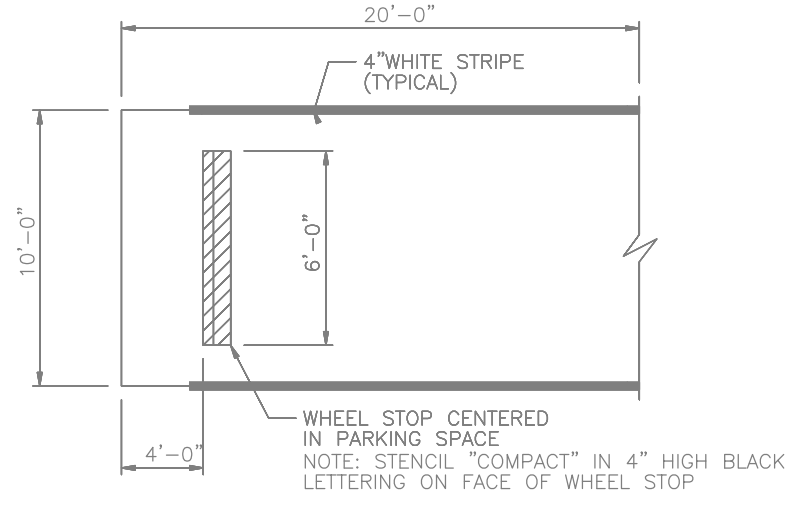


HANDICAP PARKING SPACE & w/WSTD. SPACE ADJACENT

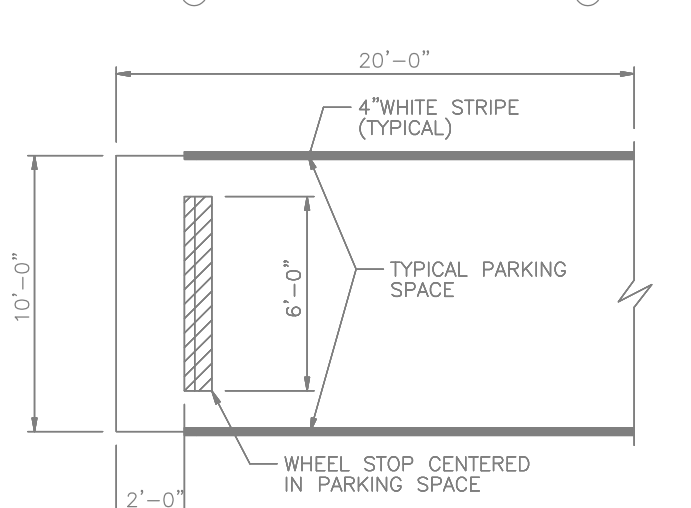


NOTES:
 1. PROVIDE PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES. THE SYMBOL SHALL BE WHITE.
 2. ACCESS AISLE SHALL BE WHITE IN COLOR.

HANDICAP PARKING SPACE SYMBOL



TYPE-1 PARKING SPACE DETAIL



TYPE-2 PARKING SPACE DETAIL

NOTES:
 1). DRC SITE PLAN HAS BEEN APPROVED - CONTROL PERMIT NO. PZ-081000016
 2). ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC EXCEPT THE 4 INCH WHITE LINES ON EITHER SIDE OF A PARKING SPACE

2010-11-04-GENERAL REVISION

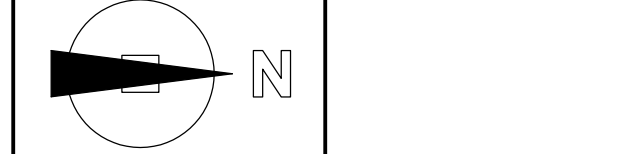
DATE REVISION

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS

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 3705 NORTH FEDERAL HIGHWAY
 DELRAY BEACH, FLORIDA 33483
 T:561.733.2225 F:561.733.2383
 INFO@HNM-ARCHITECTURE.COM

MICHAEL W. HANLON
 FL REGISTERED ARCHITECT
 REGISTRATION NO. AB001270



ISSUED DATE: 2009-01-12

DRAWN BY: MWH

DATE PRINTED: 2010-11-04

CHECKED BY: MWH

SCALE: 1" = 30'-0"

HNM PROJECT NO: 08-012

TITLE:

SITE PLAN STRIPING

DRAWING NO:

A-0.0

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