



CITY OF COCONUT CREEK

DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

October 25, 2002

Mr. Charles Putman
Putman & Associates, Inc.
4722 NW Boca Raton Boulevard
Suite C-106
Boca Raton, FL 33431


Re: Seven Hills Multi-Center Plat/Carl's Furniture
Sign Variance

Dear Mr. Putman:

The above referenced application for a sign variance was reviewed and approved at the October 9, 2002 meeting of the Planning and Zoning Board. The subject application requested approval to allow letter height that exceeds the maximum seventy-two (72) inches required by Code. As approved, the maximum letter height shall be one hundred and twenty-six (126) inches. The application also requested a sign variance from Section 13-461 (1) of the City of Coconut Creek Land Development Code to allow the overall signage length to exceed the seventy-five (75) percent of store frontage or sign panel. As approved, the overall signage shall be ninety-five (95) percent of the sign panel.

If you have any questions, please contact me at (954) 973-6756.

Sincerely,



W. Scott Stoudenmire, AICP
Planning & Zoning Manager

cc: Barbara Price, City Clerk

WSS:nj
E:\Documents\Development Services\Planning & Zoning\Project Coordinator\letters\L-9202 carl's furniture variance appr.doc

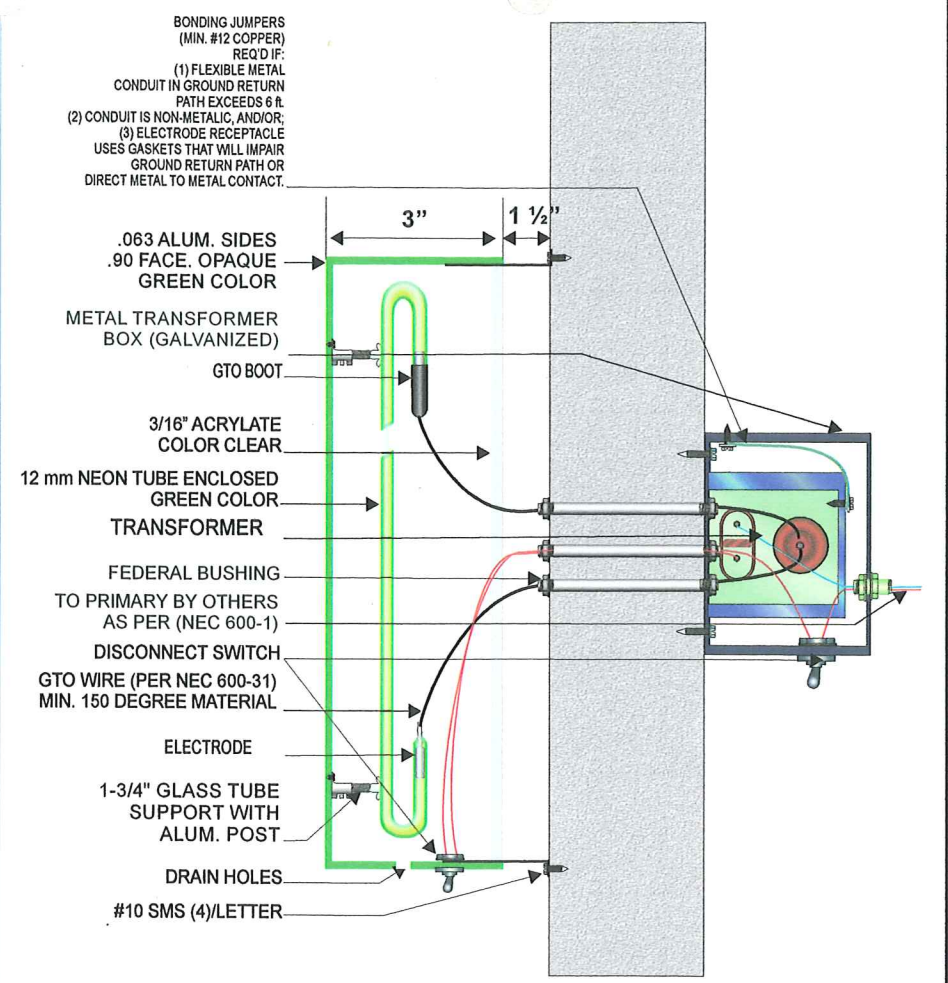
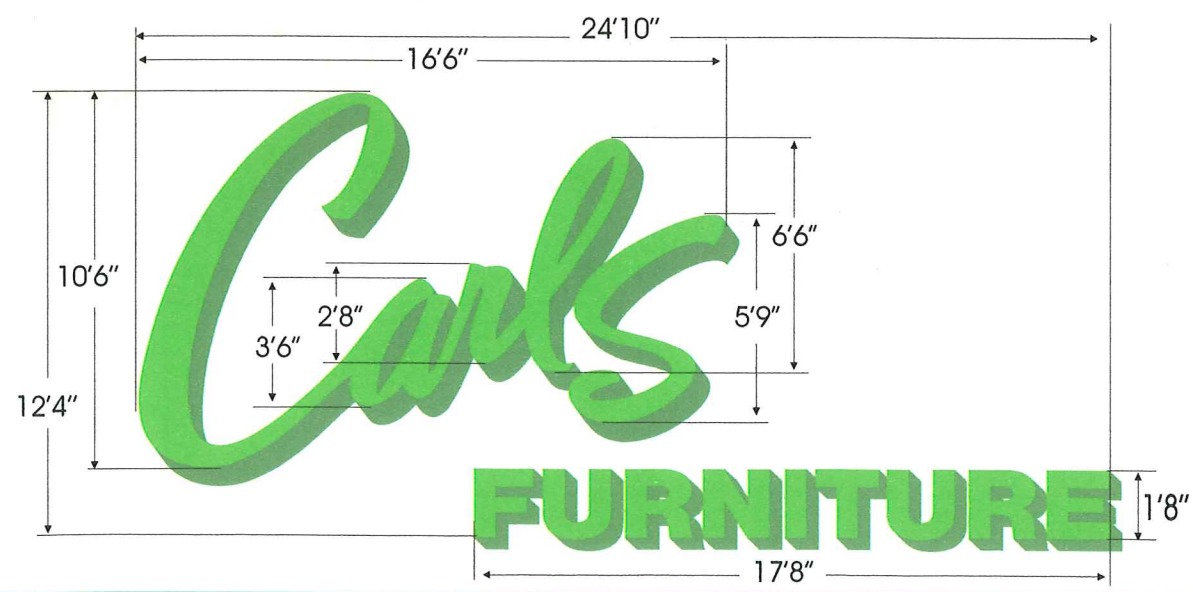


Set Illuminated Reverse Channel Letter. Scale-3/16" = 1'
 Sign Area = 300 SQ-FT

Fascia Panel

Panel Width - 434"
 Sign Width - 298"

Percent of sign coverage - 68.6%



- (1) - 20 AMP. CIRCUIT BREAKER # (19)
- (2) - 20 AMP. DISCONNECT SWITCH @ EACH TRANSFORMER MANUFACTURER OF SECONDARY ELECTRICAL SOURCE = (TRANSCO-TRANSFORMER)
- * PRIMARY BY OTHERS (AS PER NEC 600-21)
- 1/2 CONDUIT W/ # 12 WIRE (THHN, THWN)
- T-101 (INTER MATIC) TIME CLOCK IN ELECTRICAL ROOM CONNECTED TO BREAKER # 19

ALL ELECTRICAL WIRING AND INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE CHAPTERS 42, 43, 44, AND 45 ARTICLE 600 AND ANY AND ALL ARTICLES OF THE CURRENT NATIONAL ELECTRIC CODE.

NOTE: UNLESS OTHERWISE SPECIFIED ALL STEEL TO BE ASTM A-36 ALL BOLTS TO BE A-307 ALL WELDING TO BE 1/8" MIN. AND BE DONE UNDER THE DIRECT SUPERVISION OF CERTIFIED WELDER.

PRIMARY WIRING AS PER NEC 600-21 IN-LINE FUSE REQ'D. AS PER SFBC 4505.4 GROUNDING BONDING OF SIGN AS PER NEC 250 SERVICE DISCONNECT AS PER NEC 600-2 ALL ELEC. COMPONENTS U.L. LISTED PER NEC 600-4

LETTER GREEN COLOR
 NEON 12mm GREEN COLOR

E.C. & ASSOCIATES, INC.
 Consulting Civil / Structural Engineers
 EB-0006576
EMILIO CASTRO, P.E. # 41592
 326 S.W. 62nd AVENUE
 MIAMI, FL - 33144
 305-267-9680 • Fax. 305-262-3958

ALL ELECTRICAL COMPONENTS ARE U.L. LISTED SIGN GROUNDED ACCORDING TO NEC 250

QTY.	SOURCE	TYPE	AMPS	TOTAL
		15,000/30	3.75	
1	TRANSFORMER (S)	12,000/30	3.00	
		9,000/30	2.25	
TOTAL				

CLIENT:
 CARL FURNITURE

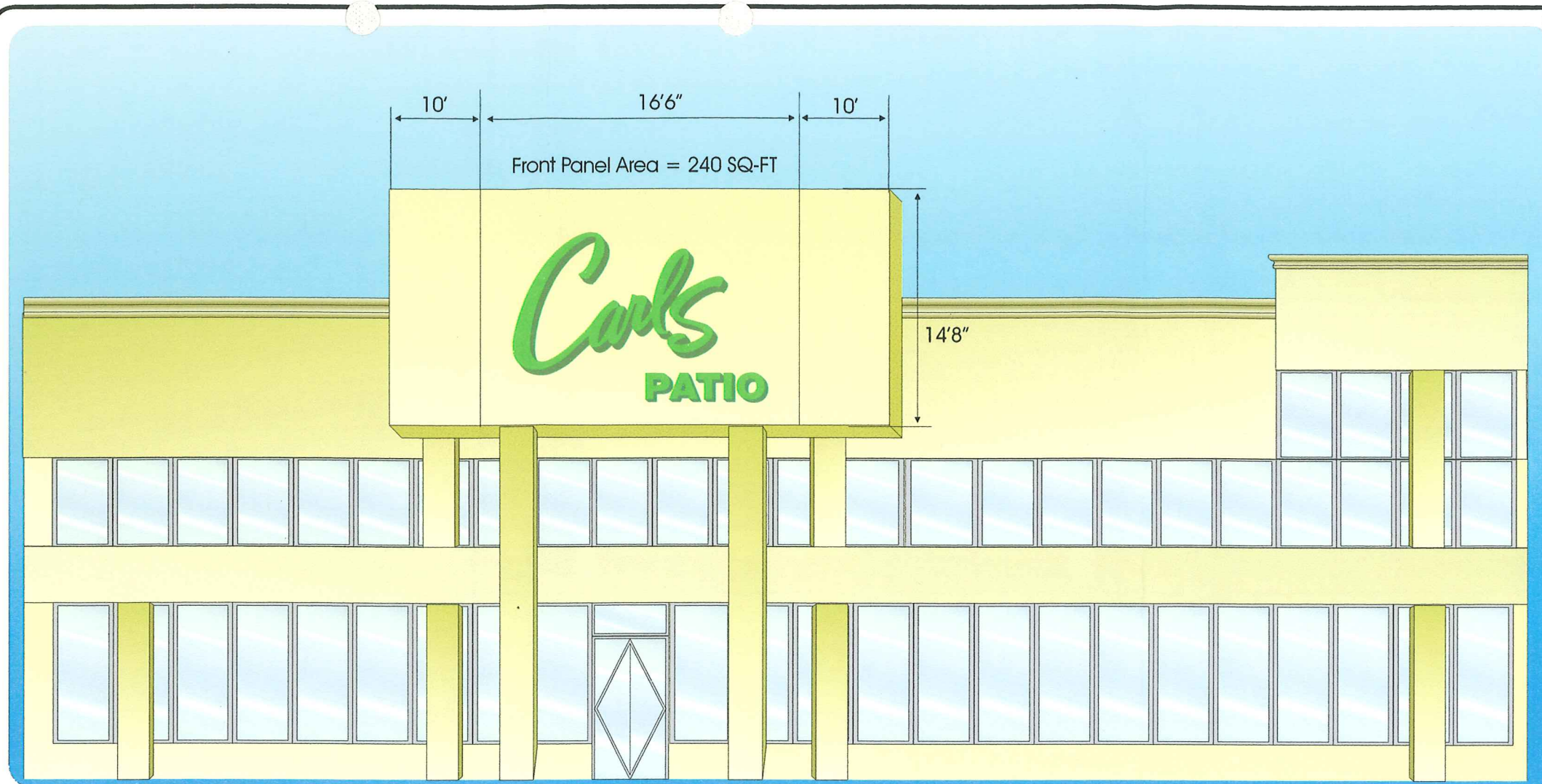
LOCATION:
 COCONUT CREEK BROWARD

SALES:
REVISIONS: [Yellow Box]
DATE: 06/10/2002

DWG #: 153-2
SHEET: 1 OF 2

THIS DESIGN & SKETCH WILL REMAIN THE PROPERTY OF TRANS-LUX SIGNAGE & LIGHTING AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. SKETCH SHALL BE RETURNED PROMPTLY UPON OR BEFORE COMPLETION OF NEGOTIATIONS OR CUSTOMER AGREES TO ACCEPT A REASONABLE CHARGE

Trans-Lux
 Signage & Lighting
 7970 W. 25 AVENUE - HIALEAH, FL. (305) 362-6393

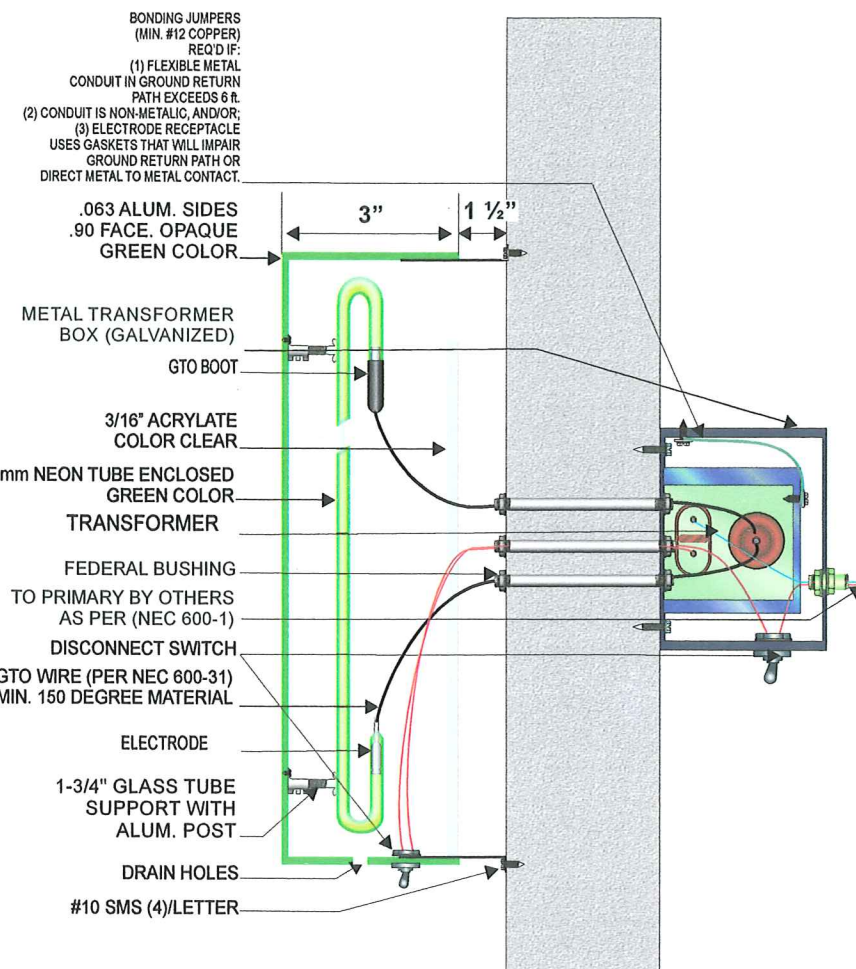
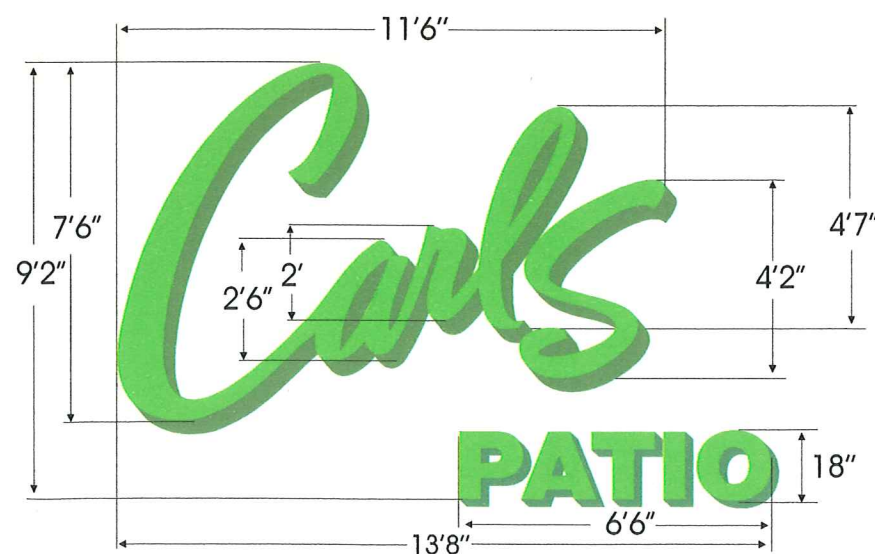


Set Illuminated Reverse Channel Letter. Scale-1/4" = 1'
 Sign Area = 106.72 SQ-FT

Fascia Panel

Panel Width - 198"
 Sign Width - 177"

Percent of sign coverage - 89.3%



- (1) - 20 AMP. CIRCUIT BREAKER # (19)
- (2) - 20 AMP. DISCONNECT SWITCH @ EACH TRANSFORMER
- MANUFACTURER OF SECONDARY ELECTRICAL SOURCE = (TRANSCO-TRANSFORMER)
- * PRIMARY BY OTHERS (AS PER NEC 600-21)
- 1/2 CONDUIT W/ # 12 WIRE (THHN, THWN)
- T-101 (INTER MATIC) TIME CLOCK
- IN ELECTRICAL ROOM CONNECTED TO BREAKER # 19

ALL ELECTRICAL WIRING AND INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF THE FLA. STATE CODE AND ANY AND ALL ARTICLES OF THE CURRENT NATIONAL ELECTRIC CODE.

NOTE: UNLESS OTHERWISE SPECIFIED
 ALL STEEL TO BE ASTM A-36
 ALL BOLTS TO BE A-307
 ALL WELDING TO BE 1/8" MIN. AND BE DONE UNDER THE DIRECT SUPERVISION OF CERTIFIED WELDER.

PRIMARY WIRING AS PER NEC 600-21
 IN-LINE FUSE REQ'D. AS PER SFBC 4505.4
 GROUNDING BONDING OF SIGN AS PER NEC 250
 SERVICE DISCONNECT AS PER NEC 600-2
 ALL ELEC. COMPONENTS U.L. LISTED PER NEC 600-4



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ALL ELECTRICAL COMPONENTS ARE U.L. LISTED
 SIGN GROUNDED ACCORDING TO NEC 250

QTY.	SOURCE	TYPE	AMPS	TOTAL
		15,000/30	3.75	
1	TRANSFORMER (S)	12,000/30	3.00	
		9,000/30	2.25	
TOTAL				

CLIENT: CARL'S FURNITURE	LOCATION: COCONUT CREEK BROWARD	SALES:	DWG #: 153-2
		REVISIONS:	
		DATE: 06/10/2002	
		SHEET: 2 OF 2	

THIS DESIGN & SKETCH WILL REMAIN THE PROPERTY OF TRANS-LUX SIGNAGE & LIGHTING AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
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 Signage & Lighting
 7970 W. 25 AVENUE - HIALEAH, FL. (305) 362-6393

SITE DATA: PARCELS 'A' & 'B'
 PARCEL 'C' RESERVED FOR FUTURE DEVELOPMENT

SITE AREAS	SQ. FT.	ACRES	ZONING
PARCEL 'A'	931,312	21.38	PCD
PARCEL 'B'	243,500	5.59	PCD
TOTAL	1,174,813	26.97	

SITE DATA SUMMARY	SQ. FT.	ACRES	%
TOTAL SITE AREA	1,174,813	26.97	100
GROUND FLOOR BUILDING AREA	371,273	8.52	31
PAVED AREA	460,055	10.56	39
OPEN SPACE	343,485	7.89	30
GREEN AREA	147,465	3.39	
LAKE AREA	196,000	4.50	

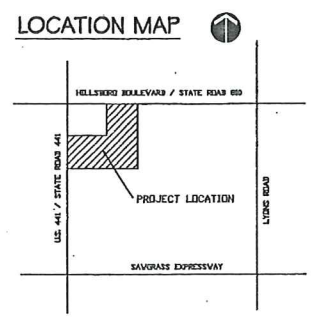
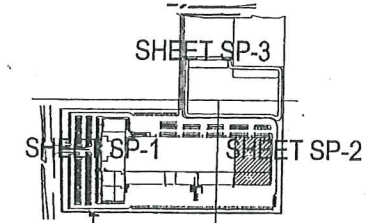
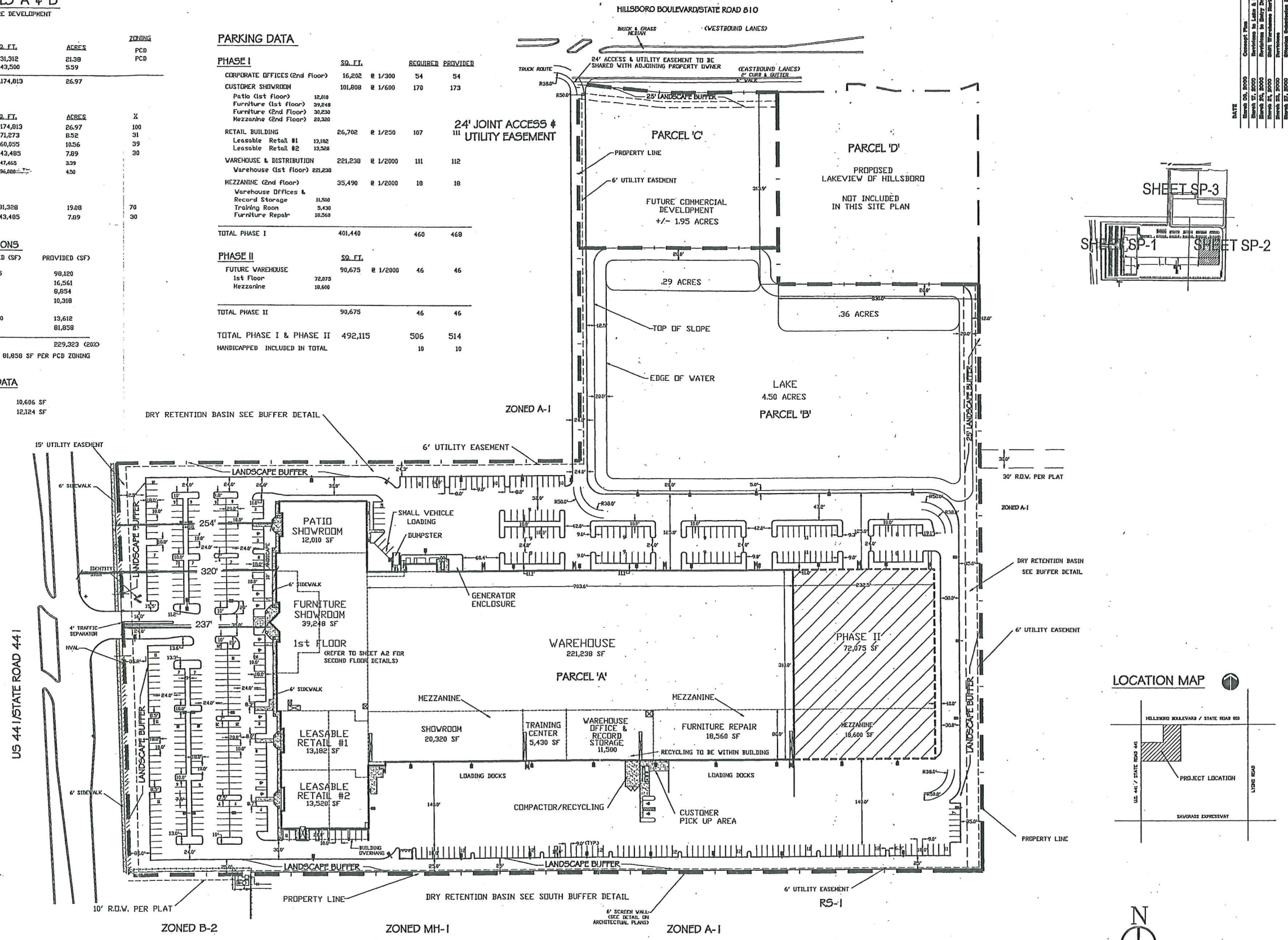
PERVIOUS CALCULATIONS			
TOTAL IMPERVIOUS	831,328	19.08	70
TOTAL PERVIOUS (INCLUDES TOTAL LAKE AREA)	343,485	7.89	30

PCD OPEN SPACE CALCULATIONS	REQUIRED (SF)	PROVIDED (SF)
PERIMETER BUFFERS	91,115	98,120
PARKING ISLANDS	-	16,561
HEAD TO HEAD PARKING	-	8,854
BLDG PERIMETER	-	10,318
PARCEL 'A'		
PERIMETER BUFFERS	18,400	13,612
LAKE AREA CREDIT	-	81,859
TOTAL LANDSCAPED AREA	229,323 (200)	

*WATERBODY CREDIT IS LIMITED TO 81,859 SF PER PCD ZONING

OPEN SPACE COMPARABLE DATA	REQUIRED PER SECTION 13.339 (J)	PROVIDED (CUSTOMER AREA ONLY)
	10,605 SF	12,124 SF

PHASE I	SQ. FT.	REQUIRE	PROVIDED
CORPORATE OFFICES (2nd Floor)	16,202 @ 1/300	54	54
CUSTOMER SHOWROOM	101,808 @ 1/600	170	173
Patio (1st Floor)	12,010		
Furniture (1st Floor)	39,248		
Furniture (2nd Floor)	30,230		
Mezzanine (2nd Floor)	29,320		
RETAIL BUILDING	26,702 @ 1/250	107	
Leasable Retail #1	13,182		
Leasable Retail #2	13,520		
WAREHOUSE & DISTRIBUTION	221,238 @ 1/2000	111	112
Warehouse (1st Floor)	221,238		
MEZZANINE (2nd Floor)	35,490 @ 1/2000	18	18
Warehouse Offices & Record Storage	11,500		
Training Room	5,430		
Furniture Repair	18,560		
TOTAL PHASE I	401,440	460	469
PHASE II	SQ. FT.	REQUIRE	PROVIDED
FUTURE WAREHOUSE	90,675 @ 1/2000	46	46
1st Floor	72,675		
Mezzanine	18,000		
TOTAL PHASE II	90,675	46	46
TOTAL PHASE I & PHASE II	492,115	506	514
HANDICAPPED INCLUDED IN TOTAL		18	18



DATE	DESCRIPTION
March 01, 2000	Concept Plan
March 17, 2000	Revisions to Lot 1 & Public Use
March 21, 2000	Revisions to Lot 2 & Public Use
March 21, 2000	Revisions to Lot 3 & Public Use
March 21, 2000	Revisions to Lot 4 & Public Use
March 21, 2000	Revisions to Lot 5 & Public Use
March 21, 2000	Revisions to Lot 6 & Public Use
March 21, 2000	Revisions to Lot 7 & Public Use
March 21, 2000	Revisions to Lot 8 & Public Use
March 21, 2000	Revisions to Lot 9 & Public Use
March 21, 2000	Revisions to Lot 10 & Public Use
March 21, 2000	Revisions to Lot 11 & Public Use
March 21, 2000	Revisions to Lot 12 & Public Use
March 21, 2000	Revisions to Lot 13 & Public Use
March 21, 2000	Revisions to Lot 14 & Public Use
March 21, 2000	Revisions to Lot 15 & Public Use
March 21, 2000	Revisions to Lot 16 & Public Use
March 21, 2000	Revisions to Lot 17 & Public Use
March 21, 2000	Revisions to Lot 18 & Public Use
March 21, 2000	Revisions to Lot 19 & Public Use
March 21, 2000	Revisions to Lot 20 & Public Use
March 21, 2000	Revisions to Lot 21 & Public Use
March 21, 2000	Revisions to Lot 22 & Public Use
March 21, 2000	Revisions to Lot 23 & Public Use
March 21, 2000	Revisions to Lot 24 & Public Use
March 21, 2000	Revisions to Lot 25 & Public Use
March 21, 2000	Revisions to Lot 26 & Public Use
March 21, 2000	Revisions to Lot 27 & Public Use
March 21, 2000	Revisions to Lot 28 & Public Use
March 21, 2000	Revisions to Lot 29 & Public Use
March 21, 2000	Revisions to Lot 30 & Public Use
March 21, 2000	Revisions to Lot 31 & Public Use
March 21, 2000	Revisions to Lot 32 & Public Use
March 21, 2000	Revisions to Lot 33 & Public Use
March 21, 2000	Revisions to Lot 34 & Public Use
March 21, 2000	Revisions to Lot 35 & Public Use
March 21, 2000	Revisions to Lot 36 & Public Use
March 21, 2000	Revisions to Lot 37 & Public Use
March 21, 2000	Revisions to Lot 38 & Public Use
March 21, 2000	Revisions to Lot 39 & Public Use
March 21, 2000	Revisions to Lot 40 & Public Use
March 21, 2000	Revisions to Lot 41 & Public Use
March 21, 2000	Revisions to Lot 42 & Public Use
March 21, 2000	Revisions to Lot 43 & Public Use
March 21, 2000	Revisions to Lot 44 & Public Use
March 21, 2000	Revisions to Lot 45 & Public Use
March 21, 2000	Revisions to Lot 46 & Public Use
March 21, 2000	Revisions to Lot 47 & Public Use
March 21, 2000	Revisions to Lot 48 & Public Use
March 21, 2000	Revisions to Lot 49 & Public Use
March 21, 2000	Revisions to Lot 50 & Public Use

Charles Putman & Associates, Inc. PLANNING | ZONING | PERMITTING
 4722 NW Boca Raton Boulevard, Suite C106 Boca Raton, Florida 33431
 561/994-6411 Fax 561/994-0447

MASTER PLAN
 masterplan_1-23.0.dwg

Kamm Consultants
 LIGHTING
 947 Citinore Road
 Boca Raton, Florida 33487
 561/995-8638 Fax 561/995-1623

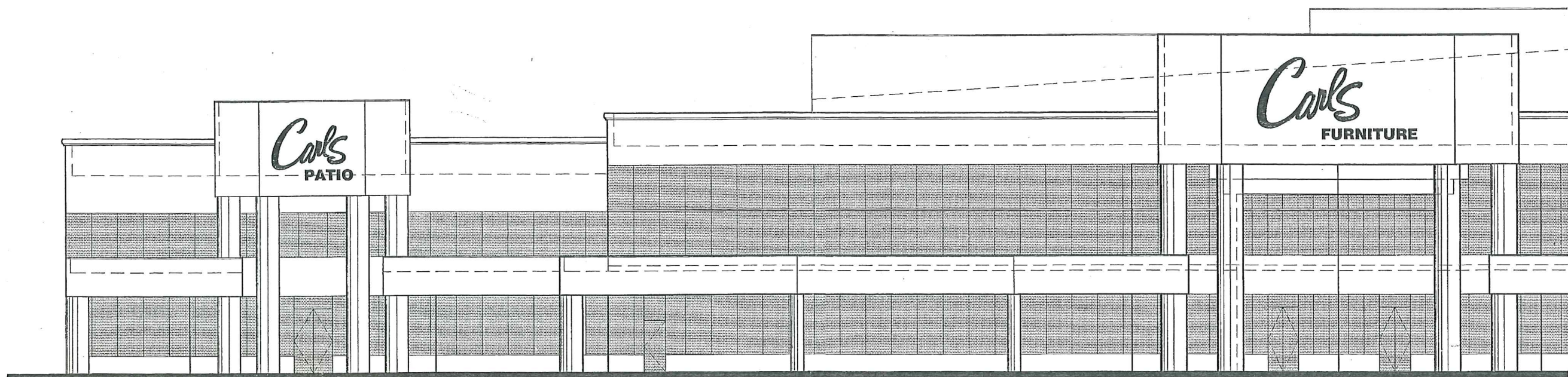
Michael J. Peirce & Associates
 LANDSCAPE ARCHITECT
 11210 NW 41st Street
 Coral Springs, Florida 33065
 954/752-1762 Fax 954/341-6394

Skelly & Associates
 ARCHITECT
 2080 NW Boca Raton Boulevard Suite 2
 Boca Raton, Florida 33431
 561/992-3948 Fax 561/992-5402

Heller-Weaver and Sheremeta, Inc.
 ENGINEERS
 310 SE 1st Street, Suite 4
 Delray Beach, Florida 33483
 561/249-9700

CARL'S FURNITURE
 CITY OF COCONUT CREEK, FLORIDA

MP-1

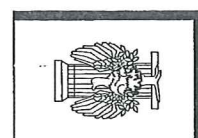


Partial West Elevation (Indicating Proposed Building Signage)

Scale: 1/8" = 1'-0"

REVISIONS	BY

SLATTERY AND ASSOCIATES
 ARCHITECTS • PLANNERS
 2000 N.W. 85th AVE., SUITE 200
 BOCA RATON, FLORIDA 33431
 TEL (561) 392-3948
 FAX (561) 392-5402



**Coconut Creek Retail Center
 and
 Regional Distribution Facility**
 State Road 7 / U.S. Route 441
 Coconut Creek, Florida

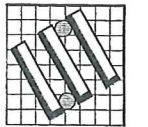
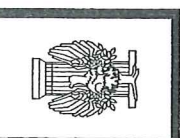
Proposed Signage Elevation

DRAWN	CR
CHECKED	-
DATE	9-18-02
SCALE	AS NOTED
JOB NO.	2000-13
SHEET	SG1


OF SHEETS

REVISIONS	BY

SLATTERY AND ASSOCIATES
 ARCHITECTS • PLANNERS
 2050 N.W. BOCA RATON BLVD.
 BOCA RATON, FLORIDA 33431
 TEL (561) 392-3548
 FAX (561) 392-5402

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 and
 Regional Distribution Facility**
 State Road 7 / U.S. Route 441
 Coconut Creek, Florida

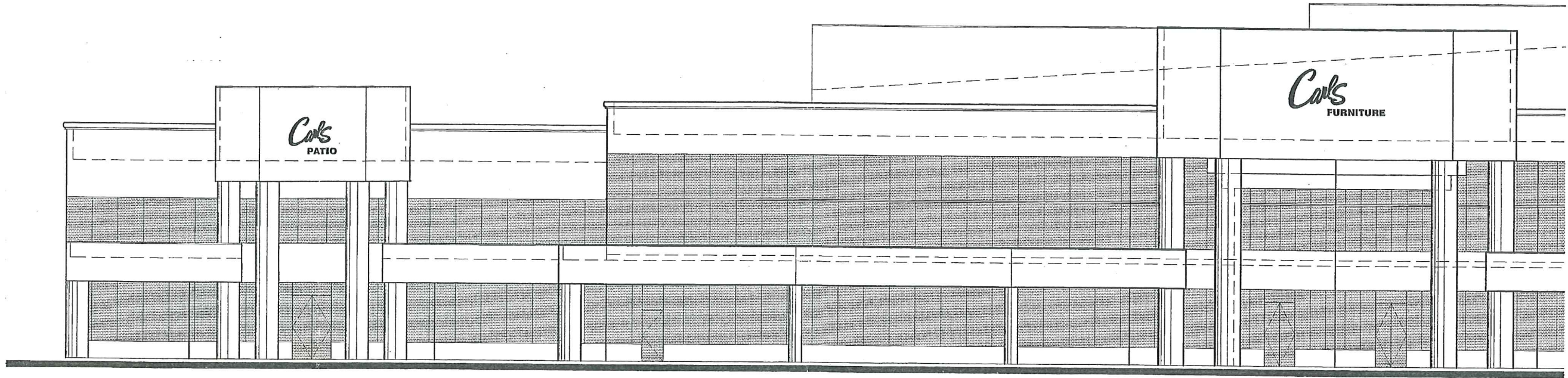


DRAWN
 CR
 CHECKED
 -
 DATE
 9-18-02
 SCALE
 AS NOTED
 JOB NO.
 2000-13
 SHEET

SG2

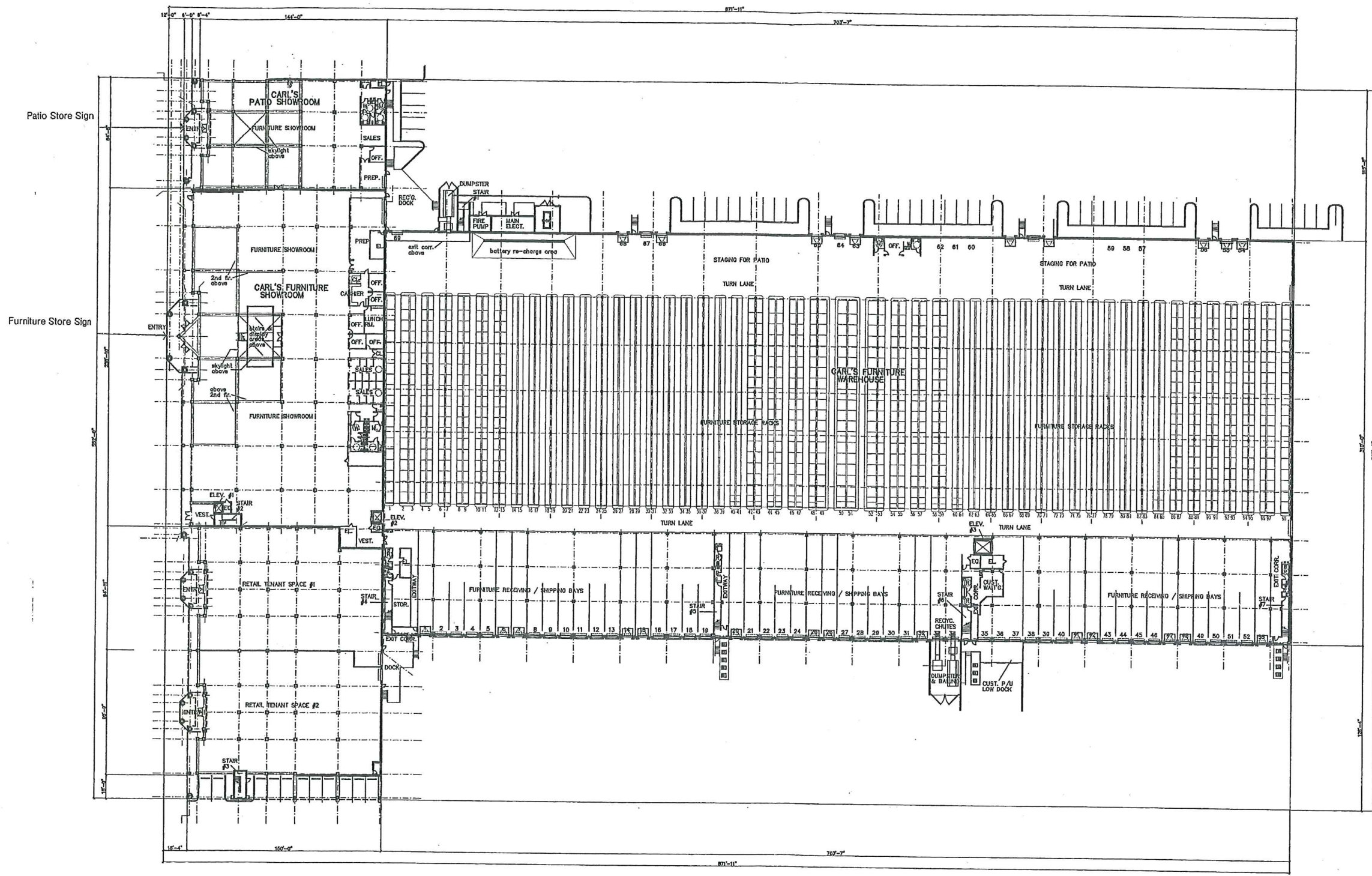
OF SHEETS

Maximum Code Compliant Signage Elevation



Partial West Elevation (Indicating Maximum Code Compliant Building Signage)

Scale: 1/8" = 1'-0"



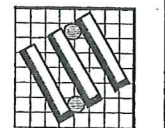
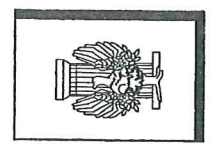
AREA CALCULATIONS:

	1ST FLOOR	2ND FLOOR
CARL'S PATIO STORE	12,010 S.F.	-
CARL'S FURNITURE STORE	39,248 S.F.	30,230 S.F.
LEASABLE NORTH RETAIL SPACE #1	13,182 S.F.	-
LEASABLE SOUTH RETAIL SPACE #2	13,520 S.F.	-
CARL'S CORPORATE OFFICES	-	16,202 S.F.
RETAIL FLOOR TOTALS	77,960 S.F.	46,432 S.F.
WAREHOUSE	221,238 S.F.	55,810 S.F.
OVERALL FLOOR TOTALS	299,198 S.F.	102,242 S.F.
TOTAL BUILDING	401,440 S.F.	



OVERALL LEVEL 1 PLAN
 SCALE: 1" = 40'

REVISIONS	BY
12-00-00 RE-SUBMITTAL REV. W. DRIVE, N. PARKING	CR
1-29-01 RE-SUBMITTAL INC. COMMENTS, CD ADVTS	CR

SLATTERY AND ASSOCIATES
 ARCHITECTS • PLANNERS
 2050 N.W. BOCA RATON BLVD.
 BOCA RATON, FLORIDA 33431
 TEL. (561) 392-3948
 FAX. (561) 392-5402

**Coconut Creek Retail
 Center & Regional
 Distribution Facility**
 State Road 7 / U.S. Route 441
 Coconut Creek, Florida



OVERALL FIRST LEVEL PLAN

DRAWN	CR
CHECKED	-
DATE	11-07-00
SCALE	1" = 40'
JOB NO.	2000-13
SHEET	A1

11/7/00
 SHEETS