

City of Coconut Creek

InterOffice Memorandum

To: Electronic Files: Scanned Site Plans
Wiles Butler Tract D: Memos to File

Date: August 3, 2010

From: Jim Hetzel, Sustainable City Coordinator
Planning and Zoning Division

Subject: The Carrington at Coconut Creek
Modification to Site Plan

The following minor adjustment to the approved site plan has been accepted by the Development Review Committee. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required. This memo will be filed electronically on the network along with an attachment as provided by the owner.

Requested Changes:

This memo shall serve as formal acceptance of the following modifications to The Carrington at Coconut Creek site plan:

- Removal of a handicap space under carport
- Replacing the handicap space with 2 guest spaces

Summary of Requested Changes:

The property management company, The Continental Group, Inc., on behalf of the Carrington Condo Association, is requesting to modify the approved site plan by removing a handicap space from under the carport adjacent to building 5 and replacing the handicap space with 2 guest spaces (see letter). For clarification, staff completed a parking analysis of the site based on the approved site plan and requested change. As depicted below, this modification does not reduce the required parking and results in 1 surplus parking space. Required parking has been provided in the form of uncovered spaces, carport spaces, and garage spaces.

- Approved site plan
Required parking = **587 spaces** (574 regular and 13 handicap)
- Existing site
Provided = 587 spaces (572 regular and 15 handicap)
- Proposed modification
Removal = 1 handicap space
Replace = 2 parking spaces
- New site parking
Required parking per site plan = **587 spaces** (574 regular and 13 handicap)
New parking space total = **588 spaces** (574 regular and 14 handicap)

cc via email: Scott Stoudenmire, Deputy Director
Liz Aguiar, Development Review Supervisor
Heidi Solano, Planner
Natacha Josiah, Zoning Officer



July 28, 2010

Jim Hetzel
City of Coconut Creek

RE: Request 1 H/C space to become 2 guest spaces

Dear Mr. Hetzel,

I am writing to request the removal of the 15th handicap space, as each building already has it's own handicap space. I request that this 15th handicap space (listed on exhibit A sheet 1 of 4 as "H/C19") adjacent to building 5, under the carport, be changed to allot 2 guest parking spaces for our community. There is a shortage of guest spaces and I would like to not have residents parking on curbs as the fire department needs to have easy access when responding in our community.

The spaces broken down in our community are as follows including the H/C in question:

near	H/C	guest space	assigned space	garages	carports	total	# of units
bldg 1	1	5	30	0	5	41	20
bldg 2	1	6	23	6	0	36	20
bldg 3	1	4	37	6	0	48	20
bldg 4	1	4	36	0	0	41	20
bldg 5	2	5	48	6	12	73	24
bldg 6	1	7	31	6	0	45	24
bldg 7	1	4	30	6	0	41	20
bldg 8	1	4	19	0	6	30	20
bldg 9	1	6	28	6	0	41	24
bldg 10	1	4	22	6	6	39	20
bldg 11	1	5	20	6	0	32	20
bldg 12	1	6	38	6	6	57	20
bldg 13	1	4	26	6	0	37	20
club	1	5	0	0	0	6	0
total	15	69	388	60	35	567	272

With this change being approved, it will add one parking space (being 1 less handicap space but being 2 additional guest spaces) to our community. This proposed change making 568 parking spaces.

Sincerely,

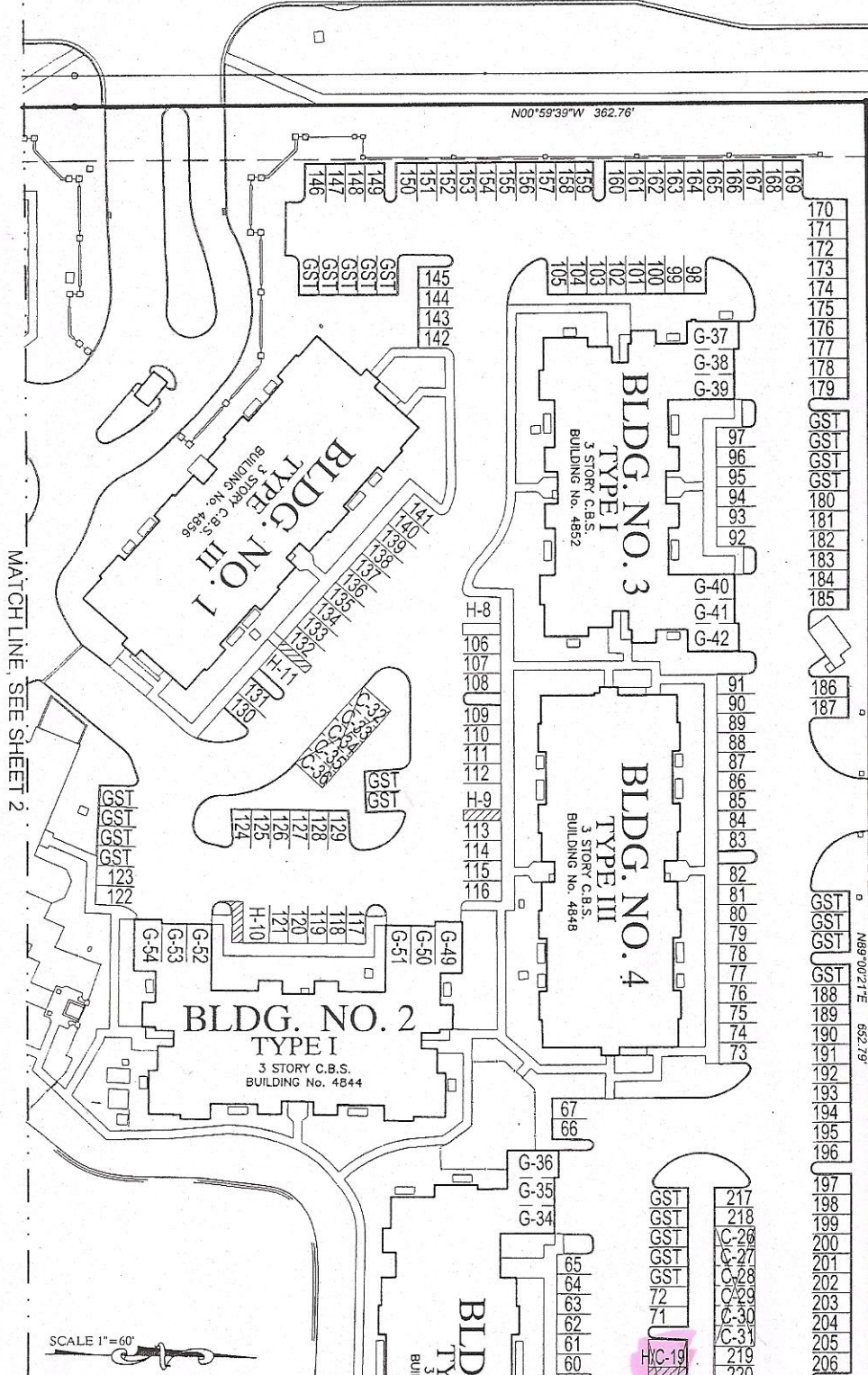
Sally Smith-Caeiro, L.C.A.M
Property Manager
The Continental Group, Inc.
The Carrington at Coconut Creek Condominium Association, Inc.

SSC/ms

4804 North State Road 7
Coconut Creek, FL 33073
Phone: (954) 532-0731 Fax: (954) 532-0734
E-mail: ssmith@thecontinentalgroupinc.com

CARRINGTON AT COCONUT CREEK PARKING PLAN

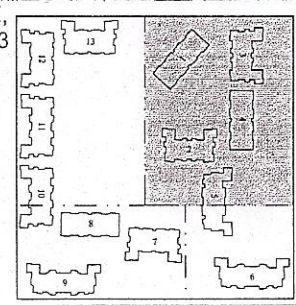
STATE ROAD NO. 7 (U.S. 441)



DATE: 10-07-2005 JOB ORDER: 05-196
 FILE NO.: L-1777-A FILE NAME: parkingplan.dwg
 REVISED:
 CARRINGTON AT COCONUT CREEK CONDOMINIUM
 CONDOMINIUM REAL PROPERTY
 SURVEY AND PLOT PLAN

LEITER, PEREZ & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTANTS
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNERS - ENVIRONMENTAL

160 N.W. 176TH ST., SUITE 403, MIAMI, FLORIDA 33169
 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787



LEGEND:

- C# - INDICATES CARPORT PARKING NUMBER
- H/C# - INDICATES HANDICAP CARPORT PARKING NUMBER
- H# - INDICATES HANDICAP PARKING NUMBER
- G# - INDICATES GARAGE PARKING NUMBER
- GST - INDICATES GUEST PARKING

*LHC
SPACE
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CARPORT
WOULD
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TO MAKE
INTO
2 GUEST
SPACES*