

City of Coconut Creek InterOffice Memorandum

To: File

Date: February 13, 2013

From: Natacha Josiah
Zoning Officer



Subject: Casa Palma
Building Type III changes

The Development Review Committee has accepted the following to be included within the approved site plan 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 changes identified herein and will be archived as follows:

1) Digital archive file;

Z:\GIS\DevServices\Planning\ScannedSitePlans\NorthwestParkOfCommerce\Casa Palma (formerly Garden Walk)\Site Plan 6-11-12

Requested Change:

The applicant is requesting two (2) modifications to the approved site plan for building Type III only.

The first is the removal of two (2) windows and one (1) door previously proposed on the exterior garage wall, or left elevation. The removal will eliminate a potentially unsightly view into a garage and increase security by eliminating a remote ground floor access.

The second change proposed is a footprint and architectural alteration. During completion of construction documents, it was discovered by the applicant that certain walls required minor shifting in order to accommodate structural loads. Applicant has confirmed that overall building size, unit counts and sizes were not affected by this change.

Attached is a transmittal letter and two architectural drawings from the Developer, Zom Development, itemizing and illustrating the proposed changes. This approval is limited to changes as stated herein and does not preclude the applicant from complying with all other requirements shown within the approved site plan, building and engineering permits.

S:\Data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Memos\m-13023 MTF Casa Palma type III building.doc

cc: Liz Aguiar, Senior Planner
Heidi Solano, Planner

//Attachments:



February 13, 2013

Via Email

Natacha Josiah
Zoning Officer
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

RE: Casa Palma Apartment Development – 6112 SR 7, 33073

Dear Natacha,

On October 24, during our second pre-permit plan review, Heidi Solano commented (Type III, permit # 12001687–12001689) that the “Left building elevation shown on sheet A3.3.1 is inconsistent with previously approved building elevation. Windows have been removed from the plans. Revise to match previously approved elevation”. In response to this comment, I spoke with Heidi on the telephone to discuss our reasoning behind the proposed change, as well as our concerns with the windows as previously drawn.

The windows previously shown in elevation occur on the outside of a vehicular garage. After much deliberation by ownership and management, it was concluded that it would be best to delete these, as they would otherwise be unsightly. We initially considered addressing the unsightliness (looking into a garage) with additional landscaping, but this alone could then present a potential security hazard, by offering a shielded, easy access point to ground floor, unoccupied space.

Following our discussion, Heidi and I were in agreement that the windows did not offer any meaningful value to the residential units, and could in fact become a security hazard, and recommended that I submit a memo for file. As such, we would like to request this amendment, and record it with this memorandum summarizing same.

Additionally, minor changes were also necessary as it relates to structural coordination, and the development of the construction documents. The documents used in the application for site plan and zoning approval were predominantly architectural, and had not yet been coordinated with the balance of the design team. Once we obtained site plan approval, and the building locations had essentially been locked in, we were then able to begin coordination with the balance of the design team. In the evolution from the 25% schematic drawings to the current working drawings that are in for permitting, certain details were discovered that were not constructible as drawn. For example, in the Type III building, the 2nd floor exterior wall of the unit bathroom above did not align with the exterior wall of the garage below. As such, this wall was shifted slightly to align with below, to transfer the structural loads. A similar change was required with the front wall of the garage, to align with the front unit wall above. In these instances, certain elements in elevation may have been slightly altered. Where this was necessary, it was the primary goal of the development team to maintain the theme and essence of the approved site plan as much as possible. It is important to note that the unit mix and unit sizes are unaffected by these revisions.

ZOM Development

200 E Broward Blvd, Suite 1200 • Fort Lauderdale, FL 33301 • 954-779-7950 • BJK@ZOMUSA.com



We appreciate your consideration of this resolution. Should you have any questions, please do not hesitate to contact me.

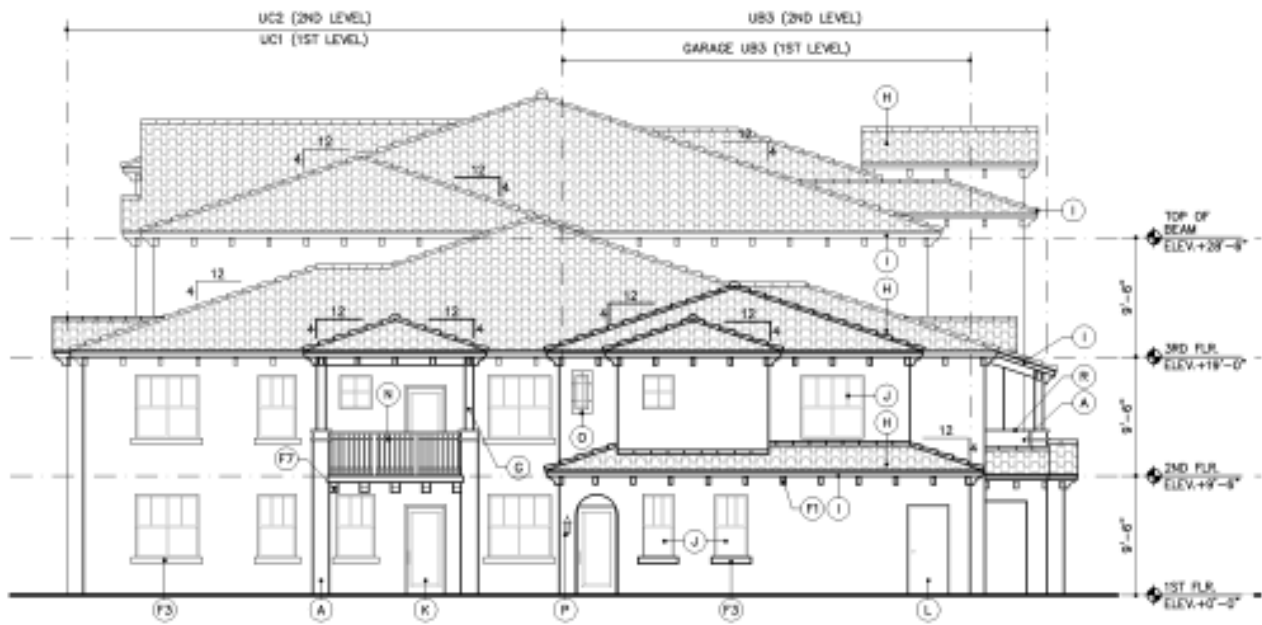
Best,

A handwritten signature in blue ink that reads 'Brett Gelsomino'.

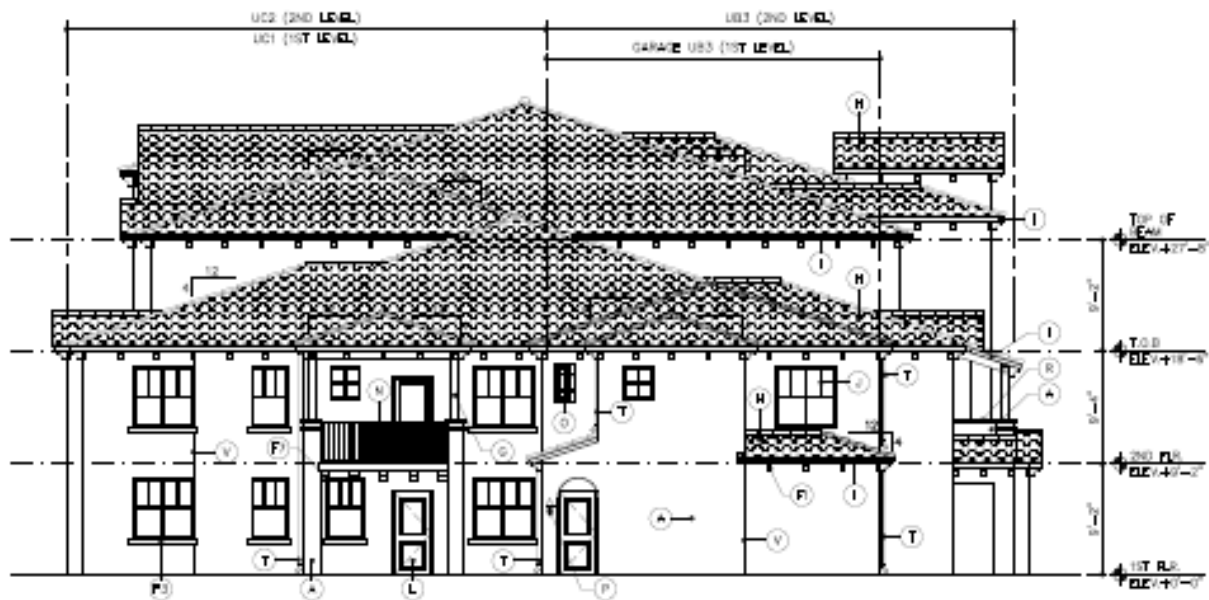
Brett Gelsomino
Development Manager

Cc: Scott Stoudenmire
Cc: Heidi Solano

Attachments:
Previous Type III A3.3.1
Current Type III A3.3.1



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

II

