

# City of Coconut Creek

## InterOffice Memorandum

---

To: File (electronic site plan file)

Date: May 29, 2012

From: Jim Hetzel  
Sustainable City Coordinator

Subject: Seminole Transportation Center  
and Retail Village - Adjust to Solar  
Use

---

The following minor adjustment to the approved Seminole Transportation Center and Retail Village site plan has been accepted by the Development Review Committee.

### **Requested Change: Modification to Solar Use for Retail Village**

This memo shall serve as formal acceptance of the following:

- Removal of the photovoltaic laminate tiles from retail metal awning
- Install 6 Solar Panels on top of retail building

### **Summary of Requested Changes:**

The purpose of this modification was to remove the metal awning with photovoltaic tiles due to the poor solar orientation of the awning. As an alternative, the property owner will install 6 solar panels on top of the retail building resulting in a more efficient solar collection. Attached to this memo is a letter from the architect representing the owner and revised architectural drawing.

This memo will be filed electronically on the network in the site plan folder.



FRIEDMUTTER GROUP  
ARCHITECTURE / INTERIOR DESIGN / BRANDING STUDIOS  
HOTELS • CASINOS • RESTAURANTS • ENTERTAINMENT • HIGH-RISE RESIDENTIAL

25 May 2012

MR. JIM HETZEL  
Main Street Coordinator  
City of Coconut Creek  
4800 W. Copans Road  
Coconut Creek, FL 33063

PROJECT: Seminole Coconut Creek  
Administrative Approval  
City of Coconut Creek Control/Permit No. PZ11080001  
FG Project No. 212B015

Dear Mr. Hetzel:

The following correspondence is intended to clarify and request a modification of the Approved Administrative Approval and Site Plan Application for the Parking Garage and Retail area at Seminole Coconut Creek in Coconut Creek, FL. Specifically, this information is in response to Item 7, of the Design Review Comments #1 dated, 22 August 2011.

As you may recall, throughout the Design and Approval process, the Owner and the Design Team worked with the Sustainable Development Department to identify opportunities for incorporating Green Technology, as well as designing the overall project within the approved PMDD.

To that end, the final Administrative Approval noted that Photovoltaic Laminate Tiles for solar collection were to be incorporated into a "standing seam metal awning" at the exterior elevator core of the new Parking Garage. However, through the final design process, the metal awning was revised to a fabric/vinyl canopy to be more consistent with the overall design intent of the Retail facades and plaza. As a result, installing the photovoltaic tiles to this canopy was not a viable option, and a decision was made to replace the Photovoltaic Tiles, with traditional solar modules/panels on the roof of the new Steakhouse.

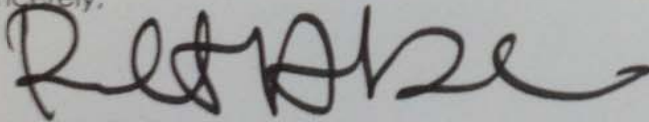
These solar modules/panels, and the revised location, provide a more efficient solar collection system, and was subsequently incorporated to collect this solar energy into the power grid. For reference, the following is a comparison of the originally specified material versus the proposed application:

- Photovoltaic Tiles:
  - Metal Awning with a surface area of 180 square feet
  - PV Tiles provide 5 watts of power per one (1) square foot of tile
  - 180 square feet x 5 watts equals a total output of 900 watts.
  
- Solar Modules/Panels
  - Module/Panel collection provides 142 watts per panel
  - Six (6) panels x 142 watts equals a total output of 852 watts

At this time, we have revised the attached "Sheet A203 Retail Exterior Elevations" to reflect the solar panels, and are requesting that this modified assembly be incorporated into the Site Plan approval. Please note that the panels are located at the Roof of the new Steakhouse, and are structurally connected to the exterior wall framing and parapet to structurally support the panels, as well as, provide screening from pedestrian plaza. The structural connection and assembly has been designed and is currently being reviewed by the design team and will be submitted to the Building Department for permitting.

We formally submit and request your approval of the alternate system identified above and construction of the same. Upon your review of the above, please contact our office with any questions and/or any additional information that may be required.

Sincerely,

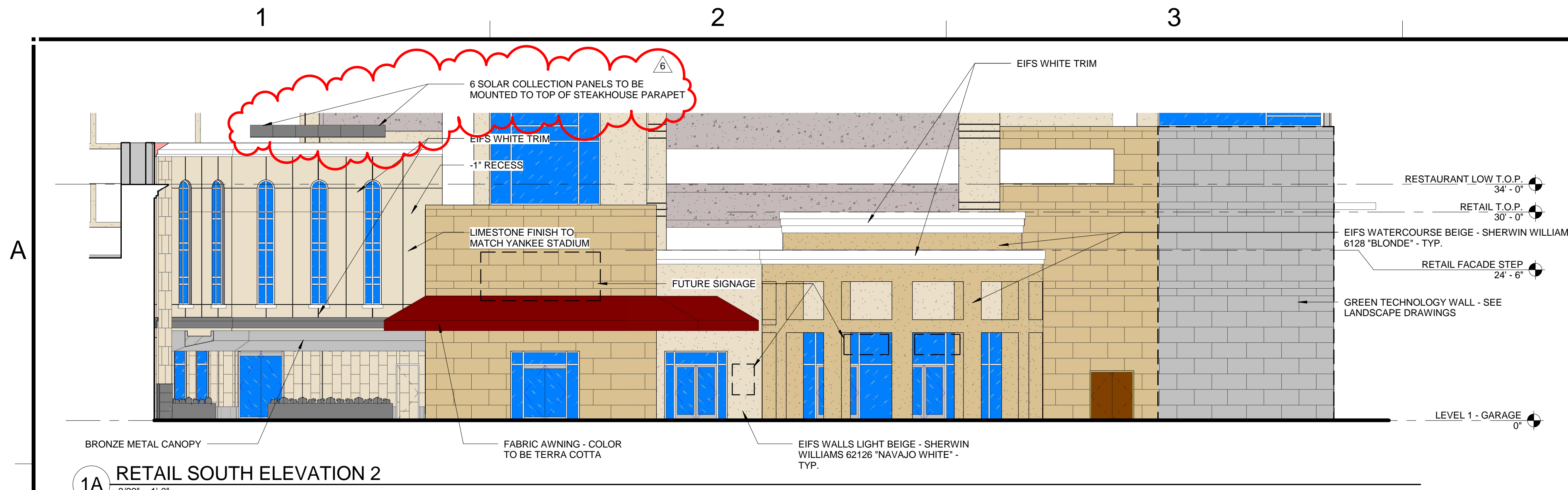


Robert A. Dollar  
Vice President

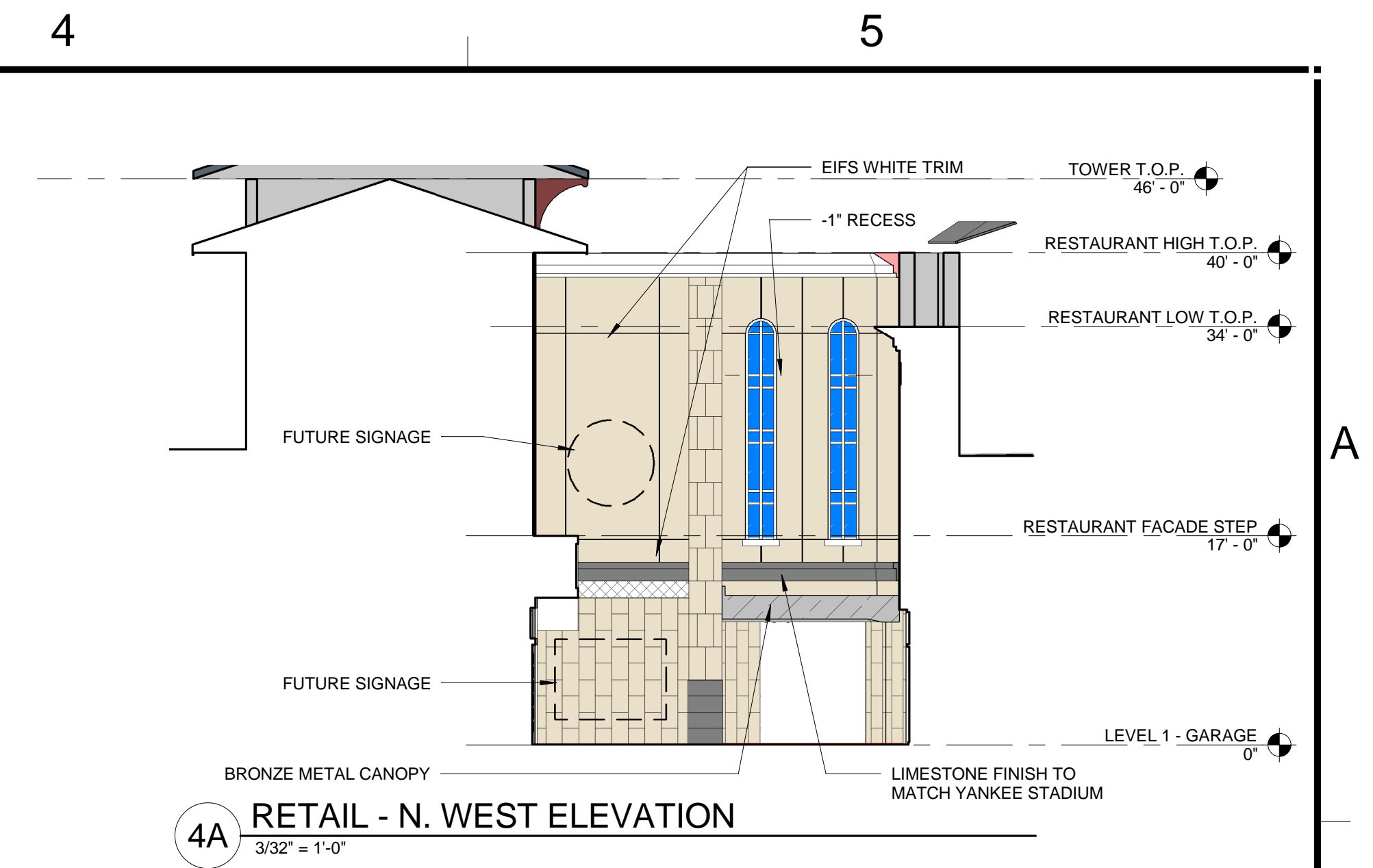
Cc: Deborah Grant, STOF  
Jess Burts, STOF  
Dave Miller, STOF  
James Kahn, Keith and Schnars  
Don Patai, Friedmutter Group  
Files

Attachments:

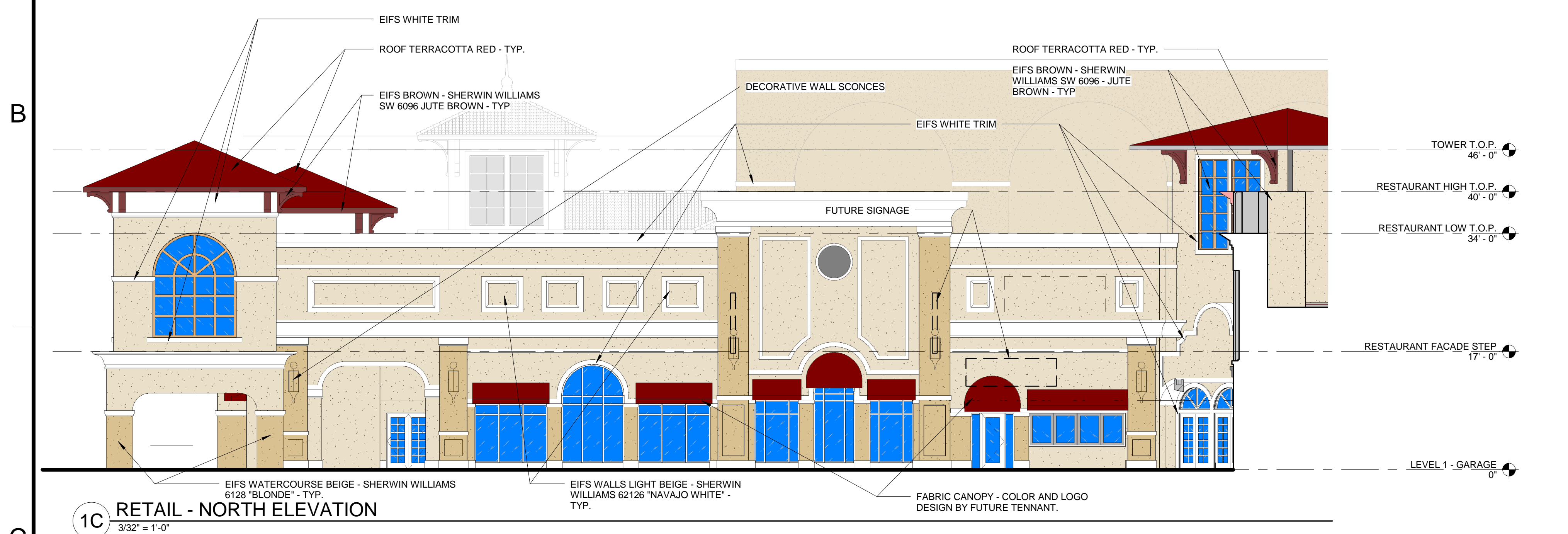
1. Sheet A203 Retail Exterior Elevations



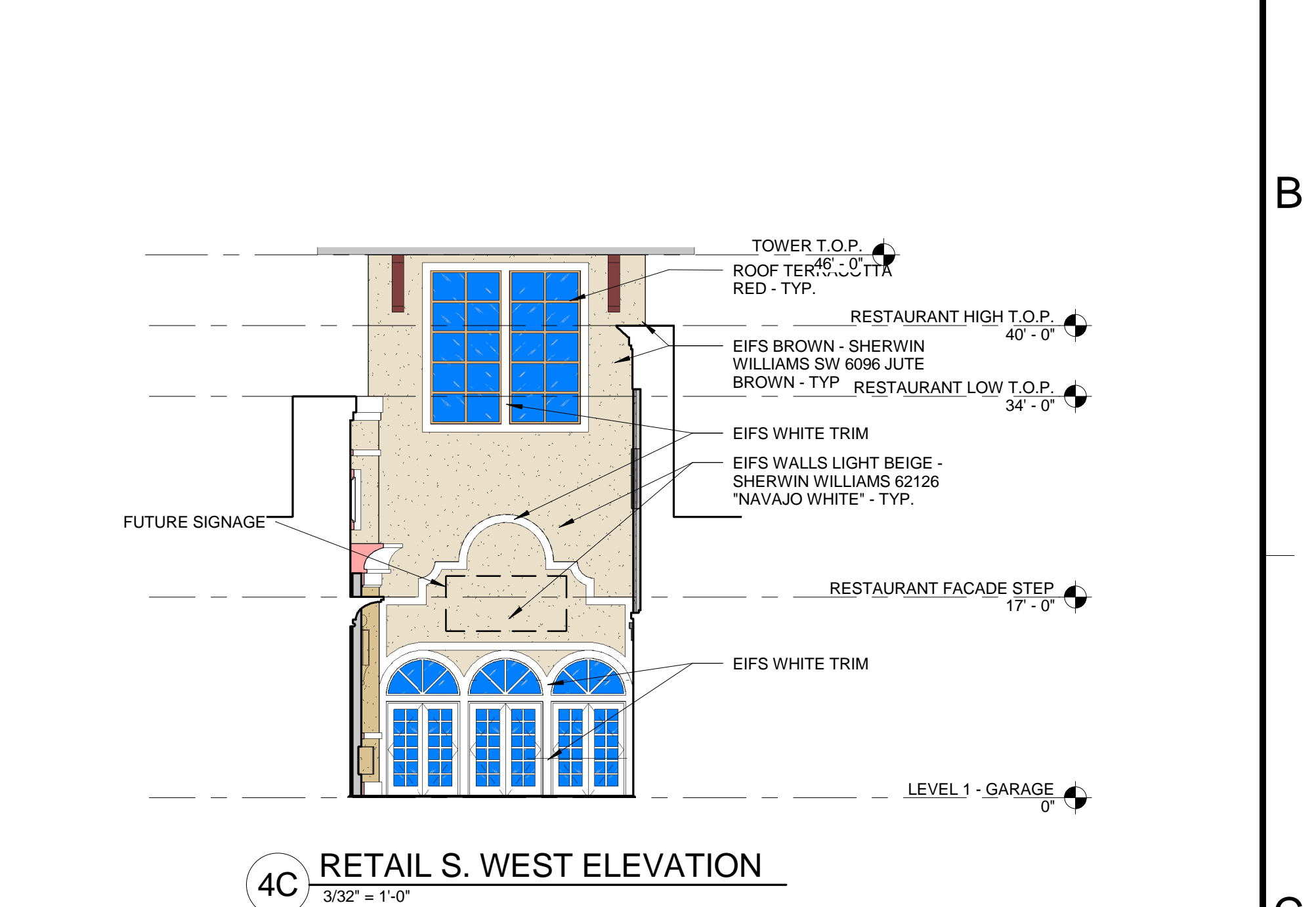
1A RETAIL SOUTH ELEVATION 2  
3/32" = 1'-0"



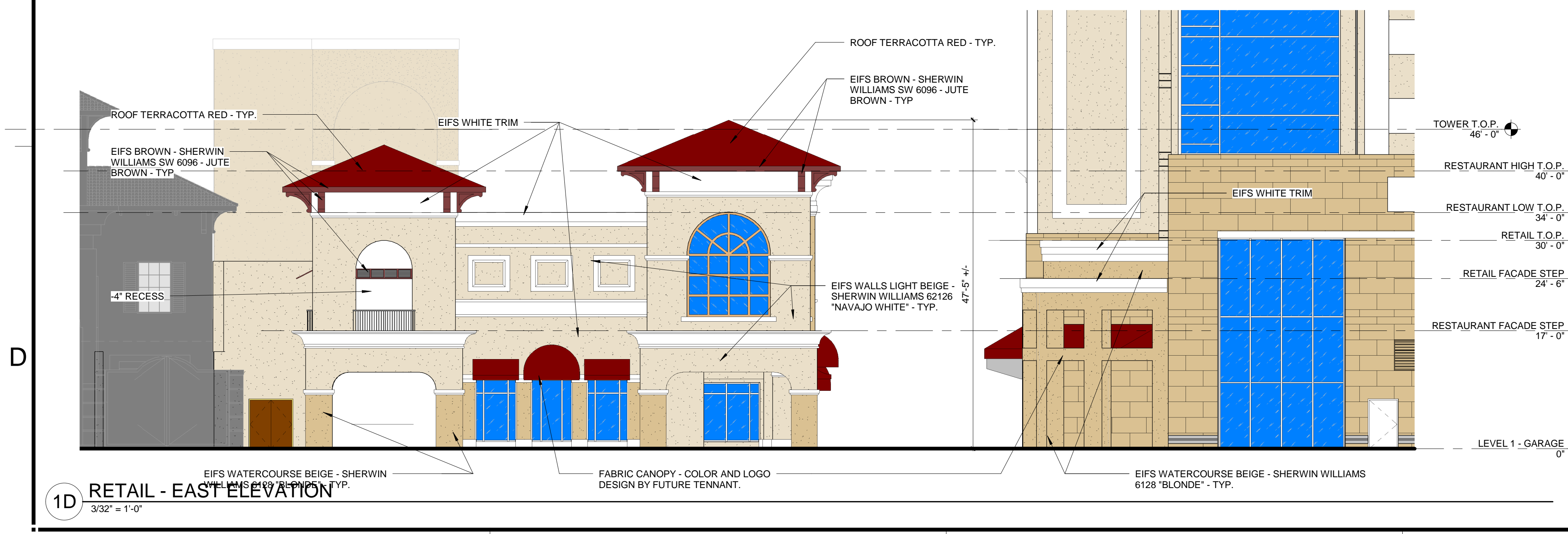
4A RETAIL - N. WEST ELEVATION  
3/32" = 1'-0"



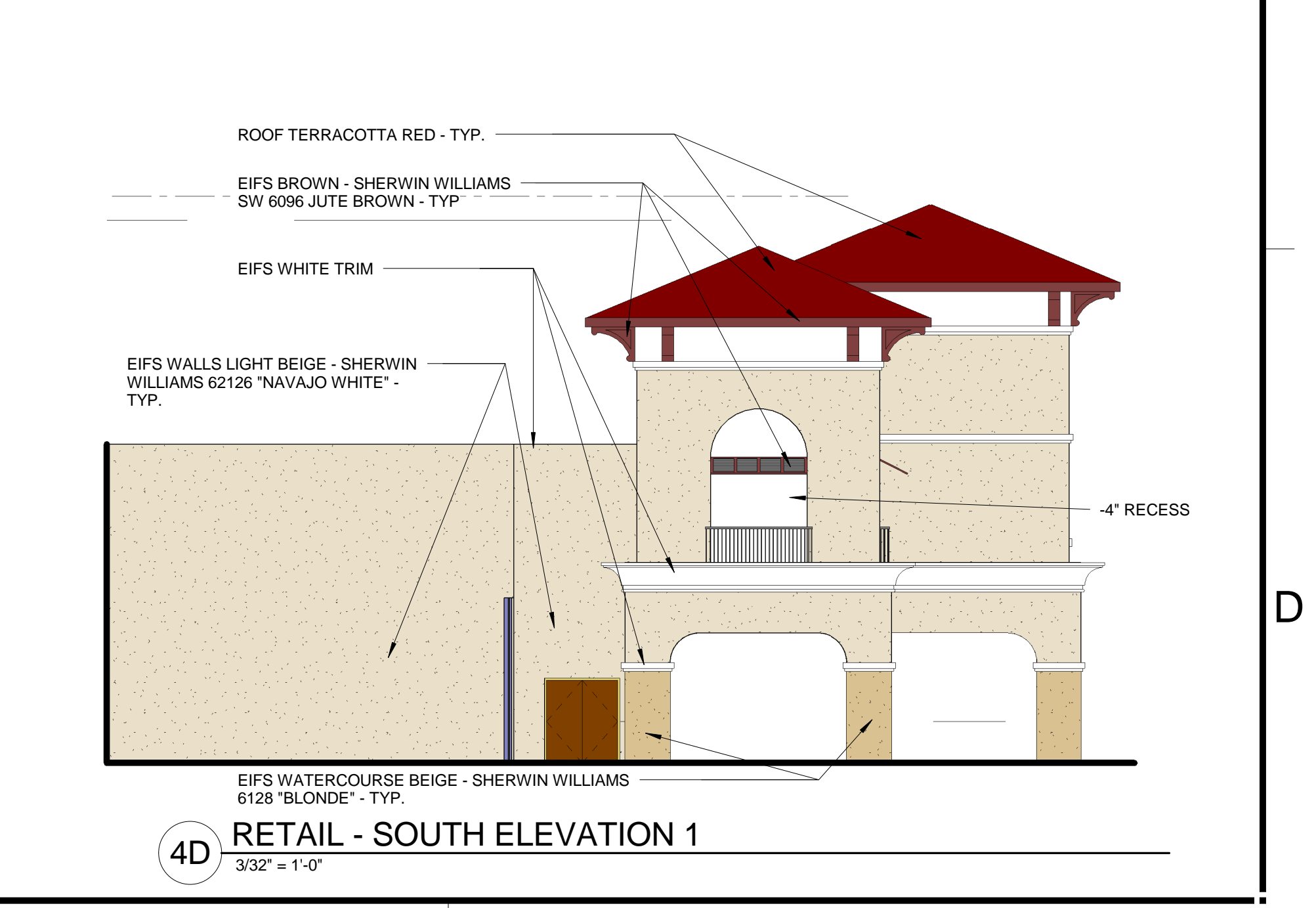
1C RETAIL - NORTH ELEVATION  
3/32" = 1'-0"



4C RETAIL S. WEST ELEVATION  
3/32" = 1'-0"



1D RETAIL - EAST ELEVATION  
3/32" = 1'-0"



4D RETAIL - SOUTH ELEVATION 1  
3/32" = 1'-0"

A	Date	Description
3	8-3-11	Issued for Administrative Approval
4	9-8-11	Resubmital for Administrative Approval
5	4-10-12	Resubmital for Administrative Approval
6	5-25-12	Resubmital for Administrative Approval

EDSA  
ARCHITECTURAL DESIGN STUDIOS  
PLANNING, ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE, INTERIOR DESIGN, GRAPHIC DESIGN

Michael Singer Inc.  
Brian Staudt - Dairy Beach, FL  
001-207-2654  
brian@msinger.com

KEITH and SCHNARS, P.A.  
ENGINEERS, PLANNERS, SURVEYORS

STAMP

PROJECT NAME  
**PHASE I TRANSPORTATION CENTER  
PARKING GARAGE**  
SEMINOLE COCONUT CREEK CASINO  
SEMINOLE TRIBE OF FLORIDA  
5600 NW 40TH STREET  
COCONUT CREEK, FLORIDA 33073

DRAWN BY  
FRIEDMUTTER GROUP

CHECKED BY  
Checker

ISSUE DATE  
07/05/11

JOB NUMBER  
212B015

SHEET NAME  
RETAIL EXTERIOR ELEVATIONS

SHEET NUMBER  
**A203**

C:\Local\Revit\212B015 COCONUT CREEK GARAGE EXPANSION\CENTRAL\_FGL\011589\_Dom.rvt  
5/25/2012 10:35:17 AM