

City of Coconut Creek InterOffice Memorandum

To: File

Date: September 17, 2013

From: Heidi Solano 
Planner II

Subject: **3850 Coconut Creek Pkwy
Doctor's Health Group**

The Development Review Committee has accepted the following to be included within the approved site plan file for the property located at 3850 Coconut Creek Parkway which is part of the Hi-Riser Realty Plat. 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:
\\TheVault-GIS\GIS\GIS\DevServices\Planning\ScannedSitePlans\Hi-RiserRealtyPlat\3850 Coconut Creek Parkway

Requested Change:

A majority of the existing office building located at 3850 Coconut Creek Parkway is currently being converted into a multi-tenant space designed to accommodate three medical offices, the largest of which is a medical practice called Doctor's Health Group. These three medical tenants join the existing tenant, BB&T Bank, which has occupied the property for some time. In conjunction with the current interior build-out, the property owner is requesting approval for the following modifications to the approved site and landscape plan:

Revised Plant Palette: The property's existing landscape is currently not consistent with the landscape plan of record, which was originally approved in the 1980's. The property owner is proposing to bring the landscape up to code but with some substitutions to the plant palette to provide trees and shrubs that are more appropriate to the site and climate. The updated landscape plan has been reviewed and found to be consistent with code. This plan, with a final review date of January 24, 2013, has been archived as the new plan of record for this property.

Façade Changes: The second change proposed is the installation of a linear aluminum panel on the building's façade. This panel will cover the existing band of tile and update the appearance of the building's architecture. The property owner will also be modifying the exterior colors of the building consistent with the attached plan. New colors will include a base color of silver grey accented by a dark blue consistent with the Doctor's Health Group image and a burgundy red which is consistent with the imaging of BB&T Bank. A new uniform sign plan detailing multiple façade signs as well as a new ground sign has also been approved through a Sign Review application with the Development Review Committee and included as a plan of record for this property.

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.

cc: Liz Aguiar, Senior Planner
Jim Hetzel, Senior Planner
Natacha Josiah, Zoning Officer
Sharon Vollmer, Landscape Coordinator

//Attachments: Bldg Paint Selection Elevations; Landscape Plans 1-24-13; correspondence related to modifications