

# City of Coconut Creek

## InterOffice Memorandum

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To: File PZ 08080003

Date: November 24, 2008

From: Jim Hetzel  
MainStreet Project Coordinator

Subject: The Promenade at Coconut Creek  
Modification to Site Plan

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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.

### **Requested Changes:**

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

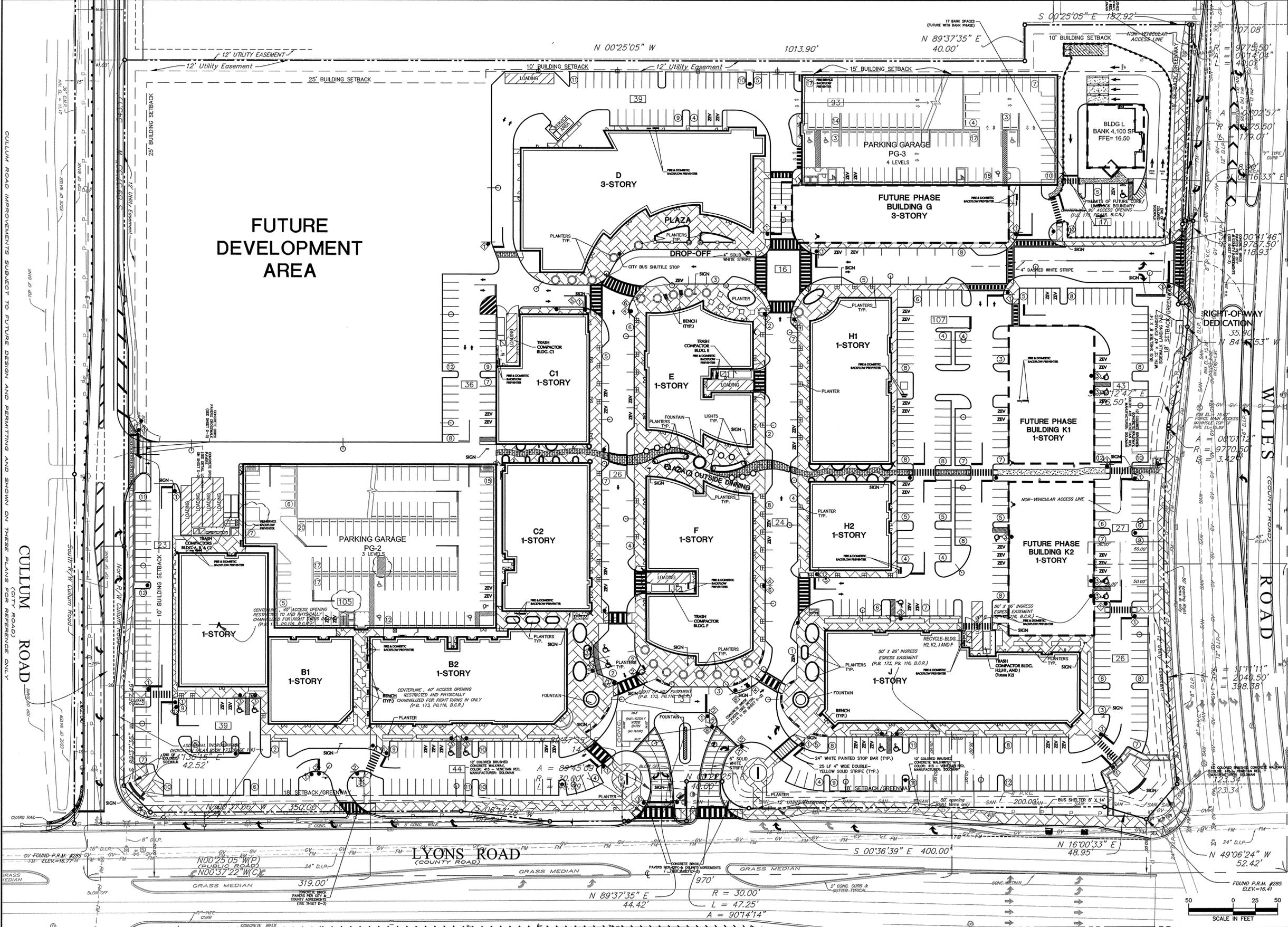
- Elimination of 2 surplus parking spaces in Parking Garage 2
- Installation of fence in Parking Garage 2 for clearance issues

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

The applicant is requesting to eliminate 2 parking spaces in Parking Garage 2. The spaces conflict with conduits and electric panels which were not depicted on the approved site plan. The elimination is to address safety clearance along with the installation of fencing for protection. There is a surplus of parking spaces for the site and therefore, the elimination of the spaces should not be an issue.

This memo will be filed electronically on the network in the site plan folder and a copy will be filed in the most current Administrative Approval Application (PZ08080003).

cc: Scott Stoudenmire, Deputy Director  
Liz Aguiar, Development Review Supervisor  
Heidi Solano, Planner



PER SURVEY BY DAVID & GERCHAR, INC.

Parking Spaces	Ground	2nd	3rd	4th	4.5/5th	6th	7th	Total
Bldg. L	17							17
NW. of Bldg. K1	43							43
N. of Bldg. K2	27							27
N. of Bldg. J	26							26
E. of Bldg. J	63							63
E. of Bldg. B2	44							44
E. of Bldg. A	39							39
S. of Bldg. A	23							23
E. of Bldg. F	3							3
N. of Bldg. H1, H2	107							107
E. of Bldg. D, G	16							16
N. of Bldg. E, F	24							24
S. of Bldg. E, F	26							26
S. of Bldg. C1	36							36
W. of Bldg. D	39							39
Pg-3	62	113	100					275
Pg-2	105	147	91					343
<b>Total This Phase</b>	<b>700</b>	<b>260</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,151</b>

NOTES:

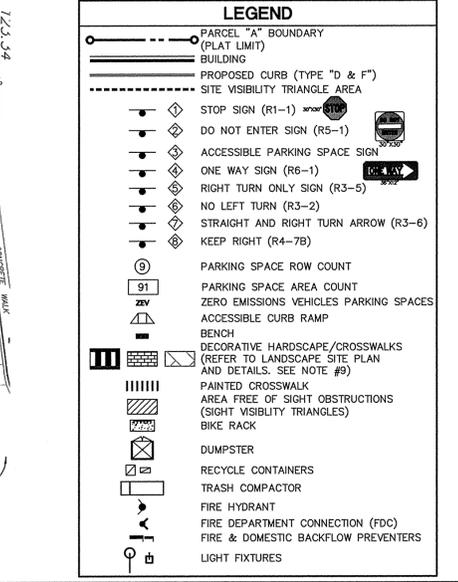
FIVE PERCENT (5%) OF ALL PARKING SPACES WILL BE ALLOCATED FOR LOW EMISSION AND FUEL EFFICIENT VEHICLES. THESE SPACES WILL BE LOCATED IN PREFERRED AREAS AND WILL HAVE SIGNS IN FRONT OF EACH SPACE STATING "HYBRID ONLY - NO SUN". EXACT SPACES TO BE DESIGNATED SHALL BE COORDINATED WITH THE OWNER PRIOR TO SIGN INSTALLATION. REFER TO SIGNAGE PLANS (PREPARED BY OTHERS).

Building	SF
A	15,295
B1	9,357
B2	22,157
C1	13,957
C2	16,658
D	28,797
D 2nd	24,642
D 3rd	24,577
E	15,861
F	21,875
G	13,162
G 2nd	12,828
G 3rd	10,778
H1	16,700
H2	9,222
J	26,435
K1	9,392
K2	12,728
L	4,100
<b>Total SF</b>	<b>308,521</b>

OPEN SPACE BONUS CALCULATION

Plaza & Green Area	163,519 SF	16.3%
Recreation / Garden Rooftops	38,690 SF	3.9%
<b>Total Open Space</b>	<b>202,209 SF</b>	<b>20.2%</b>

- NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC. ON MARCH 08, 2006. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM (1929). PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
  - CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL - RESERVED.
  - NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
  - ALL CURB SHOWS WITH THE INTERIOR OF THE PROPERTY SHALL BE TYPE "D". TYPE "F" CURBING WILL BE INSTALLED IN CULLUM ROAD AND AT ALL DRIVEWAYS CONNECTING TO WILES AND LYONS ROADS.
  - ALL LOADING AREAS SHALL BE REGULATED BY SIGNS. LOADING AREA SIGNS SHALL BE APPROVED BY THE CITY OF COCONUT CREEK PRIOR TO INSTALLATION.
  - PROPOSED CITY BUS LOCATION ON CULLUM ROAD IS SUBJECT TO CHANGE BASED ON FUTURE ROADWAY PLANS WITH THE MAINSTREET AREA.
  - THE PROJECT WILL INCLUDE A RECYCLING PLAN. PROPOSED SHARED RECYCLING AREAS ARE SHOWN ON THIS SITE PLAN.
  - REFER TO LANDSCAPE/HARDSCAPE DRAWINGS BY ARCHITECTURAL ALLIANCE FOR SIDEWALK, CROSSWALK AND HARDSCAPE LAYOUT AND MATERIALS. SIDEWALK TREE GRATES TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
  - THE 28'-FT GREENWAY/SETBACK ALONG LYONS AND WILES ROADS REQUIRED BY MAINSTREET STANDARDS HAS BEEN MODIFIED TO 18'-FT AS AGREED TO BY CITY STAFF ON NOVEMBER 6, 2006.
  - CONSTRUCTION OF CULLUM ROAD AND IMPROVEMENTS ON LYONS AND WILES ROADS SHALL BE BASED ON OFF-SITE IMPROVEMENT DRAWINGS (NOT THIS PLAN SET) AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
  - ALL PROJECT SIGN LOCATIONS ARE PROPOSED AND ARE SUBJECT TO PMDD APPROVAL.
  - THE SITE LAYOUT, GRADING AND DRAINAGE AND UTILITIES FOR BUILDING L (BANK) HAVE BEEN COORDINATED WITH THE BANK'S ENGINEER. CPH ENGINEERS, PORTIONS OF THESE DESIGN ELEMENTS WERE PROVIDED BY CPH ENGINEERS FOR USE IN THE SITE PLAN ADMINISTRATIVE APPROVAL PROCESS. FINAL ENGINEERING DRAWINGS / PERMITS FOR BUILDING L WILL BE PREPARED AND PROCESSED BY CPH ENGINEERS.
  - POTENTIAL OUTDOOR DINING AREAS SHALL BE PERMITTED AT ALL SIDES OF BUILDINGS "E" & "F", AND IN FRONT OF BUILDING "D" PROVIDED THAT ADA REQUIRED CLEARANCES ARE MAINTAINED.



Date	Description	No.
11/10/08	ADDED STORAGE NEAR NW OF BLDG. G1, SW OF BLDG. E, SE OF BLDG. H2 AND AT THE LYONS ROAD MAIN ENTRANCE	28
10/29/08	REVISED PARKING SPACE COUNT FOR BLDG. PG-2 PER COORDINATION WITH ARCHITECT	25
09/15/08	REVISED FOR ADMINISTRATIVE APPROVAL COMMENTS DATED AUGUST 28, 2008	24
07/18/08	REVISED FOR MASTER SITE BUILDING PLAN	23
06/19/08	REVISED PARKING TABLE	22
04/14/08	REVISED PER ADMINISTRATIVE APPROVAL COMMENTS DATED APRIL 1, 2008	21
03/07/08	REVISED FOR ADMINISTRATIVE APPROVAL SUBMISSION	20
02/12/08	REVISED FOR BUILDING PERMIT	19

Date	Description	No.
09/25/07	REVISED FOR ADMINISTRATIVE APPROVAL-MODIFICATION OF SITE PLAN	10
08/06/07	REVISED PER COUNTY EPD-NRD AND CITY REVIEW COMMENTS	9
04/21/07	REVISED PER COORDINATION WITH ARCHITECT	8
04/18/07	REVISED BASED ON CITY AND COUNTY COMMENTS	7
02/16/07	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	6
01/26/07	REVISED FOR FINAL SITE PLAN APPROVAL	5
12/15/06	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	4
07/28/06	REVISED BASED ON CITY AND CLIENT COMMENTS	3
07/07/06	REVISED BASED ON CITY REVIEW DATED MAY 17, 2006	2
04/26/06	REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006	1

ERIC B. SCHWARZ, P.E.  
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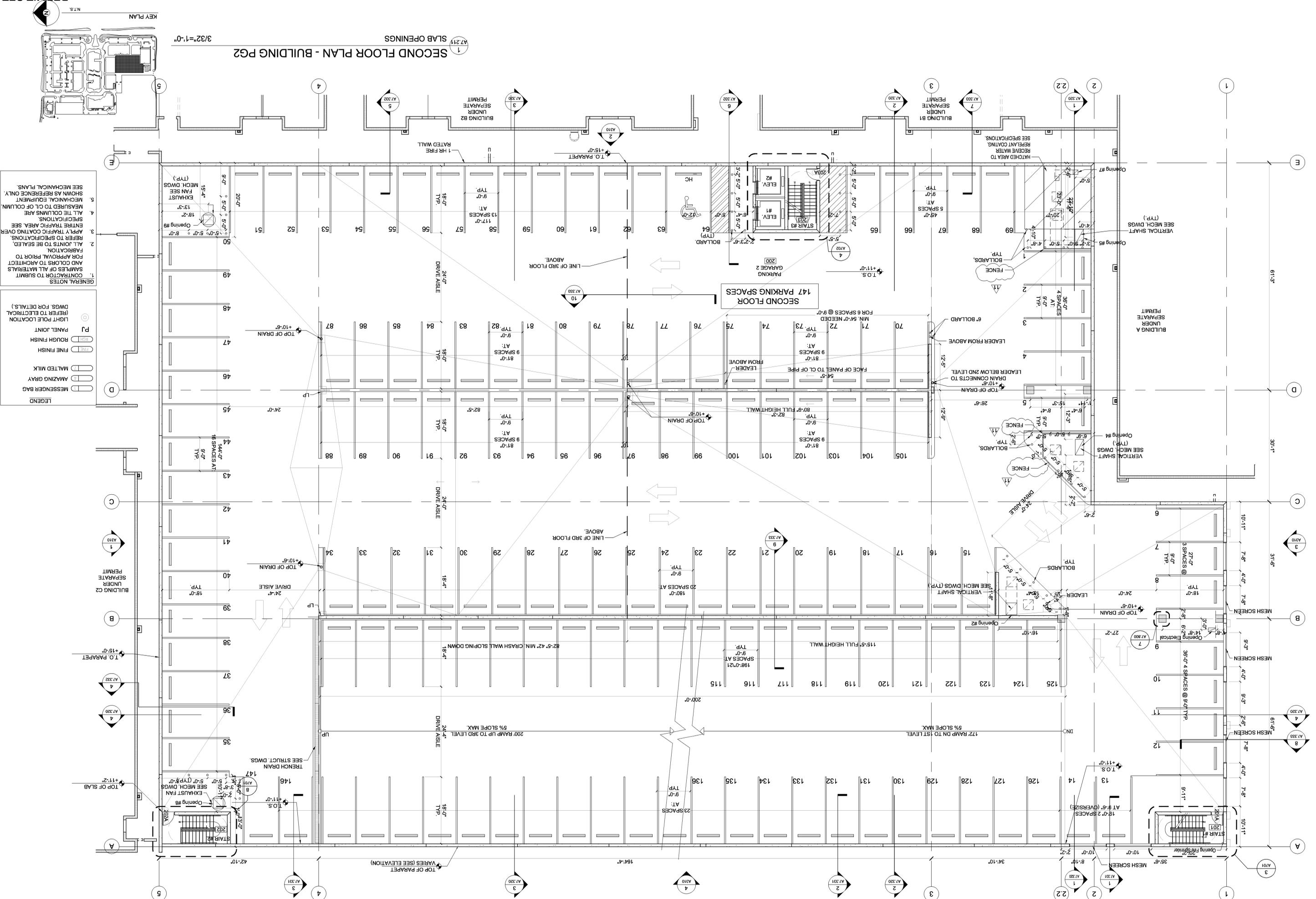
Project: **THE PROMENADE AT COCONUT CREEK**  
 CITY OF COCONUT CREEK

Drawing Title: **SITE PLAN**

Project No. **6110501**  
 Date: **MARCH 27, 2006**  
 Scale: **1" = 50'**  
 Dwn. By: **TMR**  
 Chkd. By: **EBS**

Drawing No. **C-2**



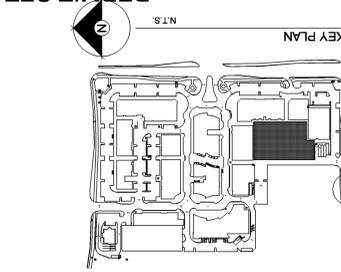


**GENERAL NOTES**

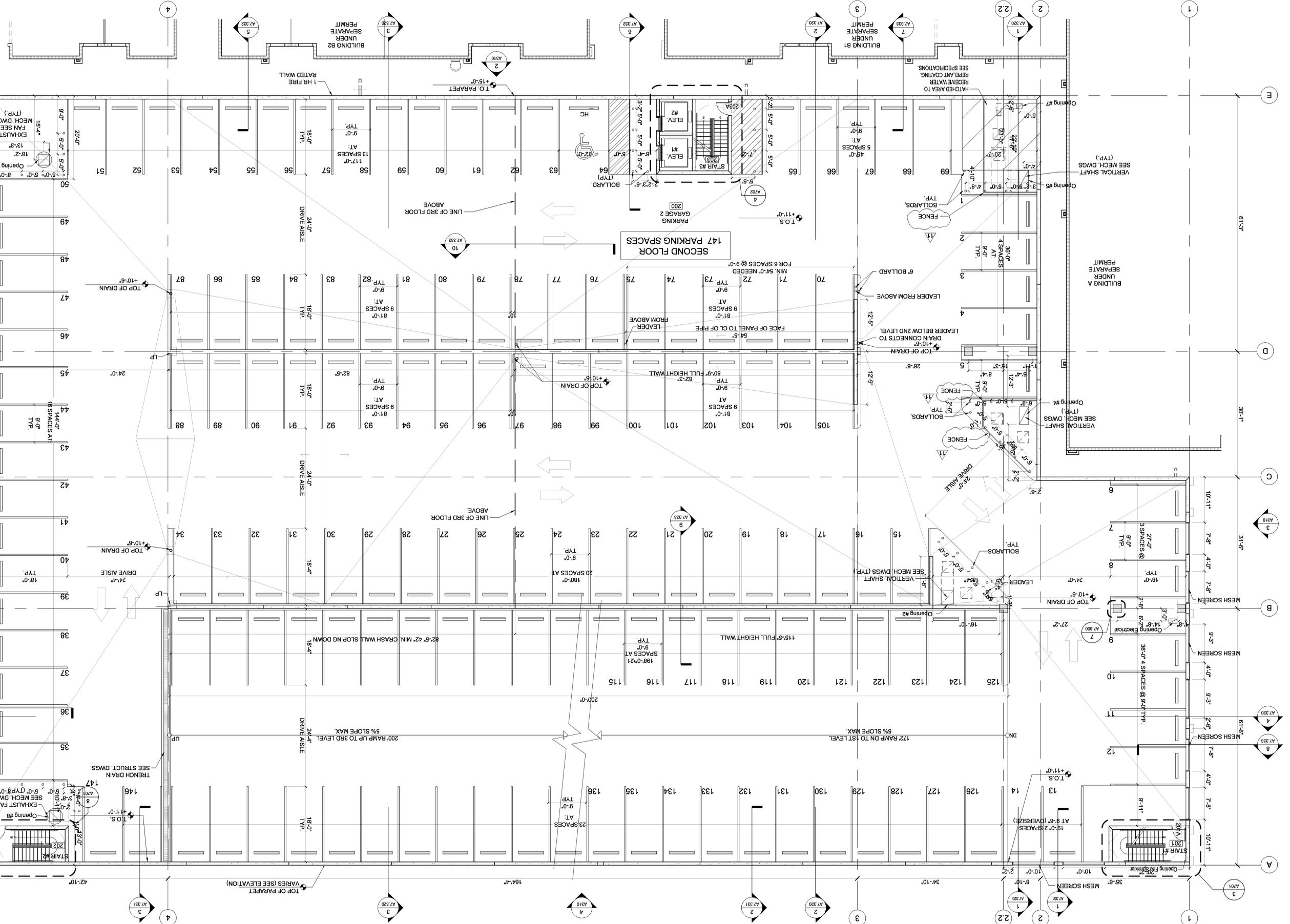
1. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS AND COLORS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
2. ALL JOINTS TO BE SEALED, REFER TO SPECIFICATIONS.
3. APPLY TRAFFIC COATING OVER ENTIRE TRAFFIC AREA. SEE SPECIFICATIONS.
4. ALL THE COLUMNS ARE MEASURED TO C/L OF COLUMN.
5. MECHANICAL EQUIPMENT SHOWN AS REFERENCE ONLY. SEE MECHANICAL PLANS.

**LEGEND**

- MESSENGER BAG
- AMAZING GRAY
- MALTED MILK
- FINE FINISH
- ROUGH FINISH
- PANEL JOINT
- LIGHT POLE LOCATION (REFER TO ELECTRICAL DWGS. FOR DETAILS).



1 SECOND FLOOR PLAN - BUILDING PG2  
3/32"=1'-0"



147 PARKING SPACES  
FOR 6 SPACES @ 9'-0"

MIN. 54'-0" NEEDED

FOR 6 SPACES @ 9'-0"

FACE OF PANEL TO CL OF PIPE

LEADER FROM ABOVE

LEADER TO CL OF PIPE

9 SPACES AT 9'-0"

81'-0" TYP.

9 SPACES AT 9'-0"

81'-0" TYP.