

City of Coconut Creek InterOffice Memorandum

To: File

Date: October 15, 2012

From: Heidi Solano
Planner

Subject: Regency Lakes Village Center
- Reduced Parking for KLA
Early Ed. Center

The Development Review Committed 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\Regency Lakes Village\MTF 10-15-12

Requested Change:

Regency Lakes Village Center, LLC has submitted an application for approval of a Special Land Use to allow KLA Schools to own and operate an early childhood education facility within the stand-alone building at the Southeast corner (building E). The Planned Commerce District zoning regulations for the Center permit a 30% reduction in parking for each building subject to specific standards. In order to accommodate the proposed use of Building E as an early childhood education facility, Regency Lakes Village Center is requesting to reduce the parking for Building E by 10 spaces which is in compliance with the permissible 30% reduction. Currently, Building E requires 33 parking spaces and provides 34 spaces. Applying the 30% reduction allows a reduction in required parking by 10 spaces and enables Regency Lakes Village to operate Building E, while using the 10 space reduction to locate and construct a play area to support the proposed use.

Attached is the Parking Reduction Standards along with the conditions that have been met. This approval is limited as stated herein and does not preclude the applicant from complying with all other requirements shown within the approved site plan and building and engineering permits.

cc: Liz Aguiar, Development Review Supervisor
Natasha Josiah, Zoning Officer

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