

City of Coconut Creek InterOffice Memorandum

To: Site Plan File - PZ-07100010

Date: June 16, 2010

From: Liz Aguiar
Development Review Supervisor

Subject: **Regions @ Strada**
Secondary Sign Changes

The Development Review Committee has accepted the following to be included within the approved site plan file for Regions Bank at Strada. 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) Planning Department's site plan approval file PZ-07100010
- 2) Digital archive file;

Z:\GIS\DevServices\Planning\ScannedSitePlans\HalePlat\RegionsBank

Requested Change:

The applicant is requesting the addition of a secondary monument sign to be located within the landscape buffer adjacent to Coconut Creek Parkway. The proposed sign is consistent with the sign criteria as provided in the City's Land Development Code and the aesthetic and sign design standards for the Strada development.

A copy of a site plan depicting the location of the proposed secondary sign, a color graphic showing the sign structure and signage criteria, a letter from the bank explaining the nature of the request and an approval email from the property owner Alan Goldberg, are all attached to this memo. The property owner however, conditionally approved the location of a secondary sign provided that no changes were made to the location of any existing trees.

This approval is limited as stated herein and does not preclude the applicant from complying with all other requirements shown within the approved Education Corridor plans, Hale Plat PCD, approved site plan, sign application and building permits. Also, because the Education Corridor improvements have not been constructed thus far, the applicant shall ensure that the sign maintain a setback distance of 20' to the property line. This considers and accommodates the future construction of the 10'-12' Education Corridor sidewalk while maintaining the 10' distance to the referenced sidewalk and as shown on the site plan provided by the applicant and attached herein.

Further, it is the applicants' responsibility to ensure that no conflicts exist with City of Margate utilities and/or permitting process, as applicable.

cc: Jim Hetzel, MainStreet Project Coordinator
Heidi Solano, Planner
Pamela Stanton, Landscape Architect
Shaina Roth, Engineer



June 4, 2010

City of Coconut Creek
Department of Sustainable Development
C/O Lizet Aguiar, Development Review Supervisor
4800 West Copans Rd
Coconut Creek, FL 33063
954-973-6756

RE: Letter of Need

Ms. Aguiar,

Regions Bank is requesting a secondary sign at the Strada development. Although a monument sign was approved for the development, Regions Bank corporate image consistently uses single signage as part of their image. The bank has approval from the property and a copy of that approval is attached. The Bank is not requesting any variance or relief from the City code. Please accept this as our formal request for the allowance of a secondary sign.

Regards,

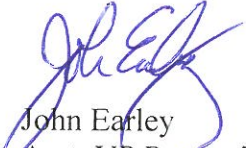

John Earley
Asst. VP Properties

Image Management

7675 Oak Ridge Highway
 Knoxville, Tennessee 37931
 (865) 342-8200 Office
 (865) 539-6311 Fax

Custom Regions Monument Sign.

Regions letters and logo will be the only elements on the sign that will illuminate.

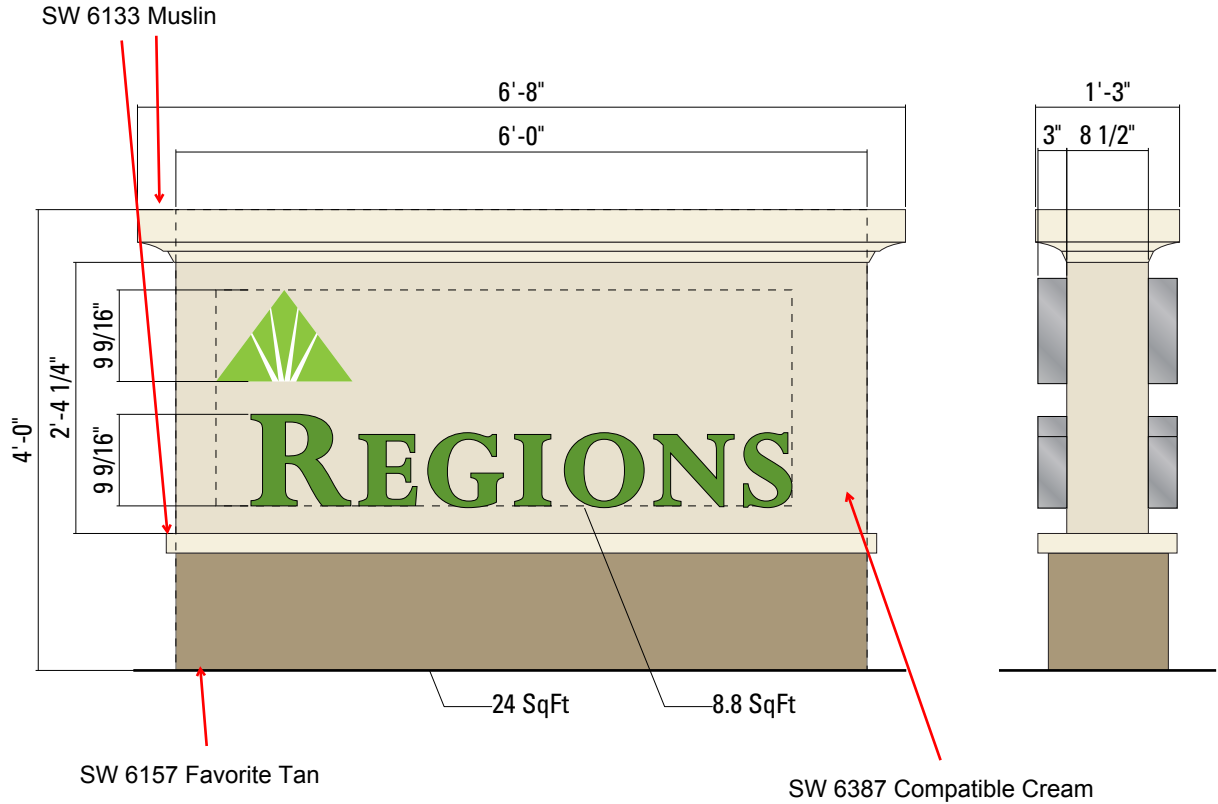
Letters and logo will be illuminated using LED lighting.

Sign will be painted with approved Sherwin-Williams colors.

Base of sign will be completed with a textured finish.

Paint Schedule;

SW 6133 - Muslin ; SW 6157 Favorite Tan ; SW 6387 Compatible Cream



REGIONS

REG11102

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 The InSite Group, not to be
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 permission of The InSite Group.

File Name: REG11102

Drawing No: REG11102_SA_PG10

Scale: 1:20

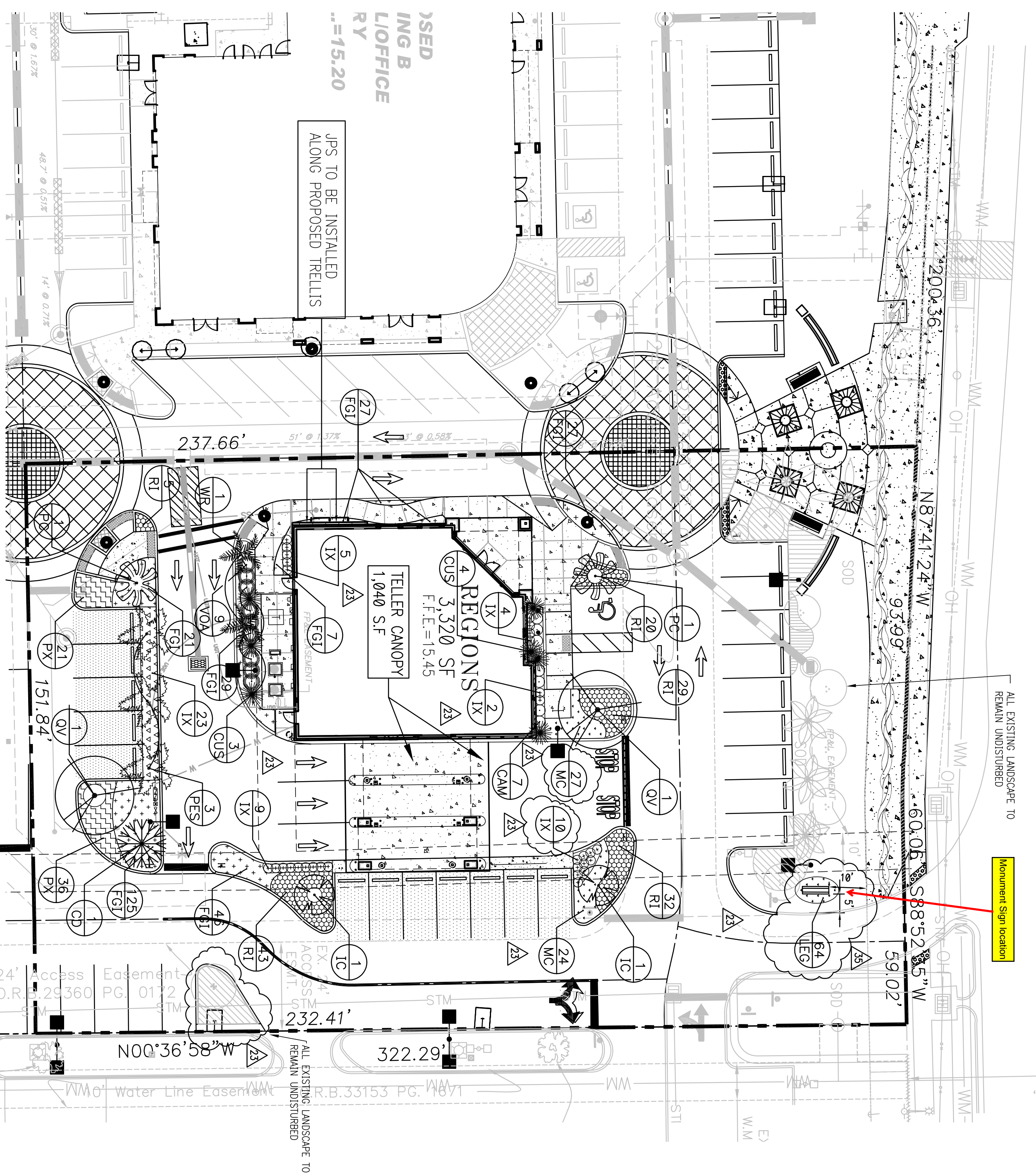
Date: 8JUN10

Approved By:

Site #

S88-52.35"W

COCONUT CREEK P



SITE DATA

SITE AREA	35,742 SF	0.82 AC
PERMITS (PERMITS/STRENGTHS)	26,977 SF	75.6% (84.9%)
OPEN SPACE (GREEN)	5,400 SF	15.1%
ZONING	PLANNED COMMERCIAL DISTRICT (PCD)	
LANDSCAPE BUFFER		
FRONT (NORTH)	30 FT	29 FT
REAR (SOUTH)	30 FT	0 FT
PARKING REQUIRED	5 FT	0 FT
PARKING PROVIDED		12 SPACES
PARKING FORMULA (3,520/300) = 11.06 OR 12		
REGULAR HANDICAP TOTAL		27

LANDSCAPE DATA

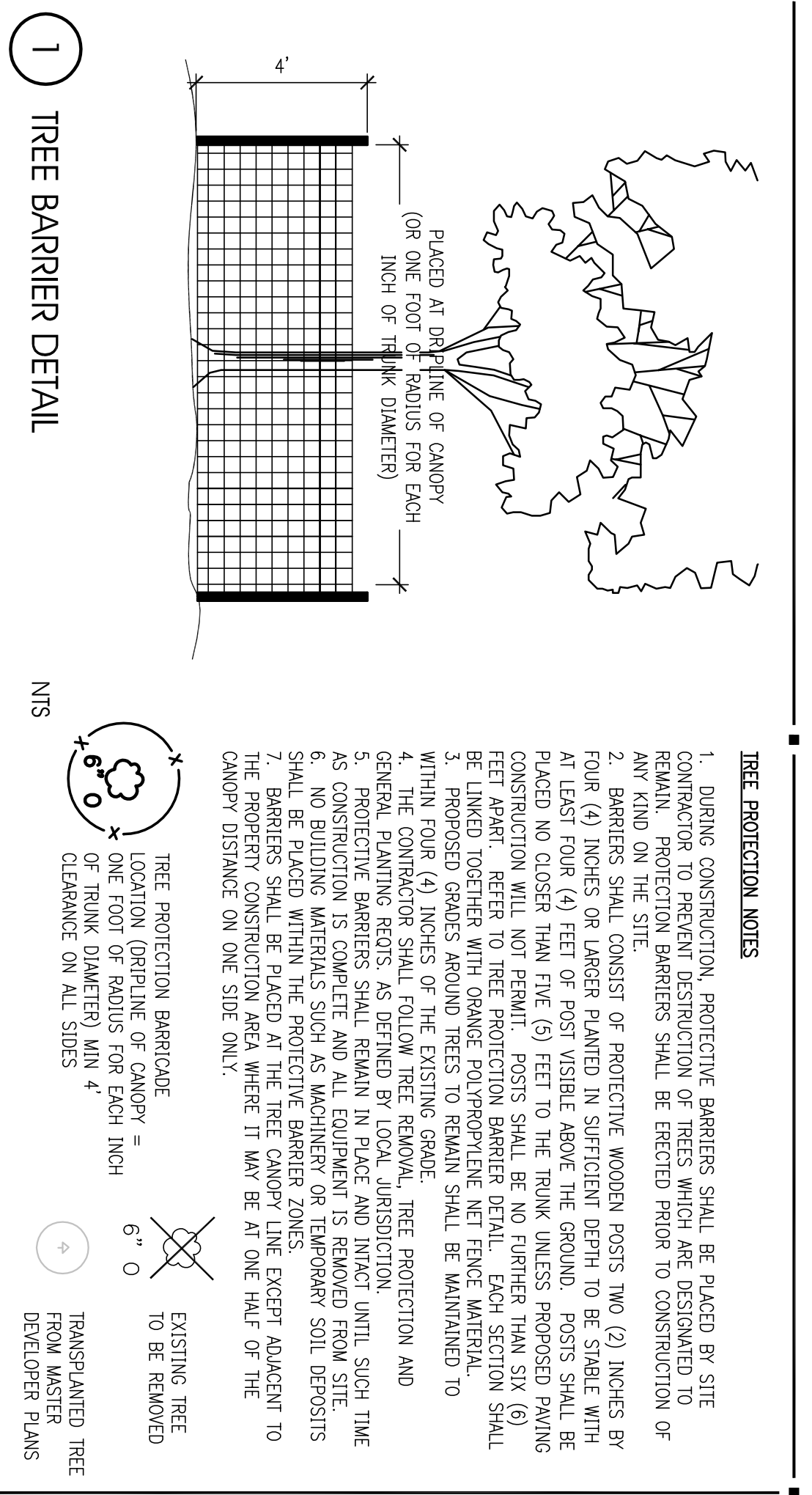
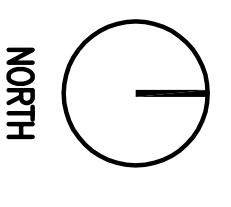
BUILDING	200 SHRUBS AND 30 GROUND COVER PLANTS REQUIRED FOR EACH 4 FT OF BUILDING PERIMETER IN ORDER TO PRESENT TIERED EFFECT
245 LF BUILDING PERIMETER	245 LF BUILDING PERIMETER
245/40 = 7 TREES, 123 SHRUBS AND 184 GROUND COVER PLANTS REQUIRED	9 TREES, 27 SHRUBS AND 63 GROUND COVER PLANTS PROVIDED
TREES	
40% CANOPY TREES REQUIRED	12/27 = 44% PROVIDED
30% INTERMEDIATE TREES REQUIRED	9/27 = 33% PROVIDED
10% SMALL TREE WAK	10% SMALL TREE WAK
2/2 PALMS	2/2 PALMS
12/23 = 4 CANOPY TREES	12/23 = 4 CANOPY TREES
50% PALMS WAK	50% PALMS WAK
12/27 = 44% PROVIDED	12/27 = 44% PROVIDED
29/10 = 3 PARKING SPACES REQUIRED	29/10 = 3 PARKING SPACES REQUIRED
7 PARKING TREES PROVIDED	7 PARKING TREES PROVIDED

REGIONS BANK SITE

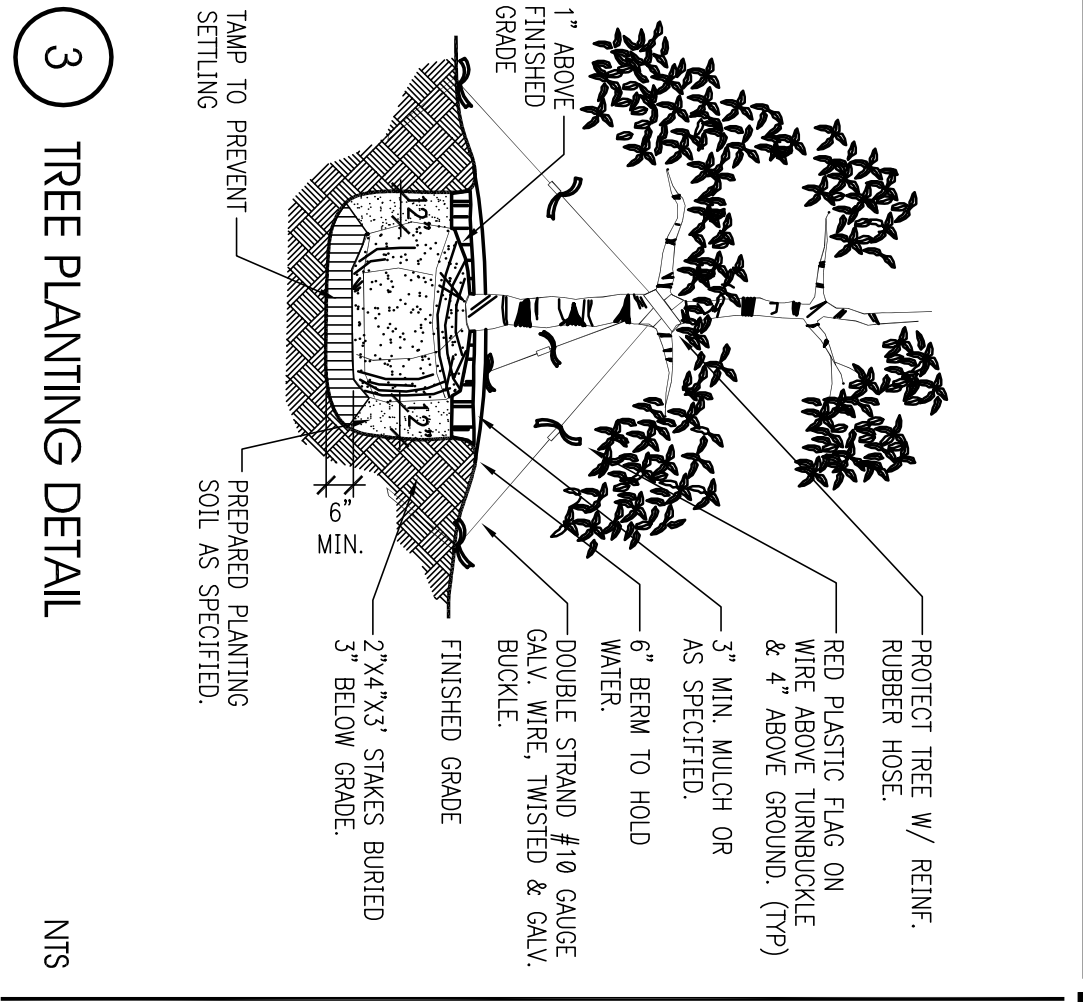
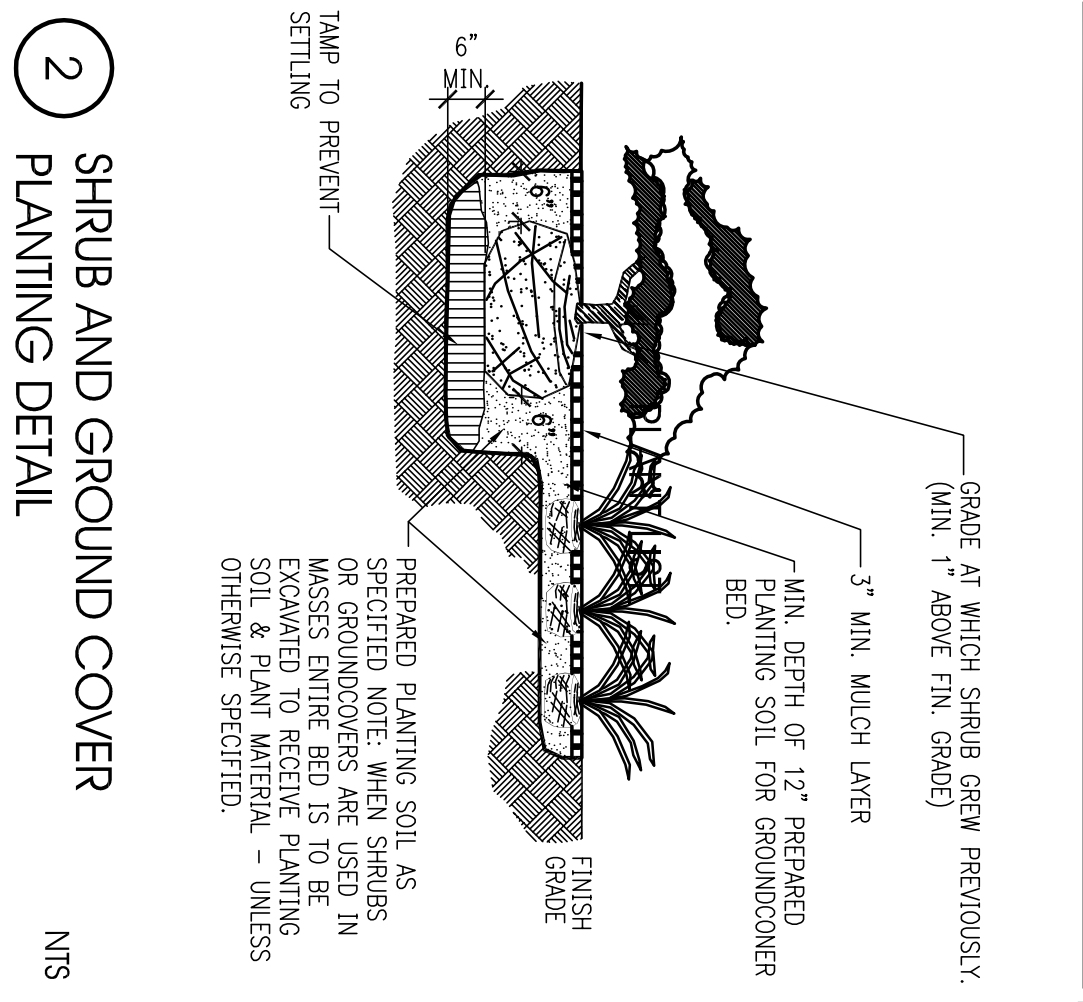
40% NATIVE SPECIES REQUIRED	10/28 TREES		
99/769 SHRUBS AND GROUNDCOVER = 13%			
OVERALL SITE NATIVE REQUIREMENT			
TREES	(112 X 40%)	125	159
SHRUBS & COVER	(3357 X 40%)	1343	1420

LANDSCAPE PLAN

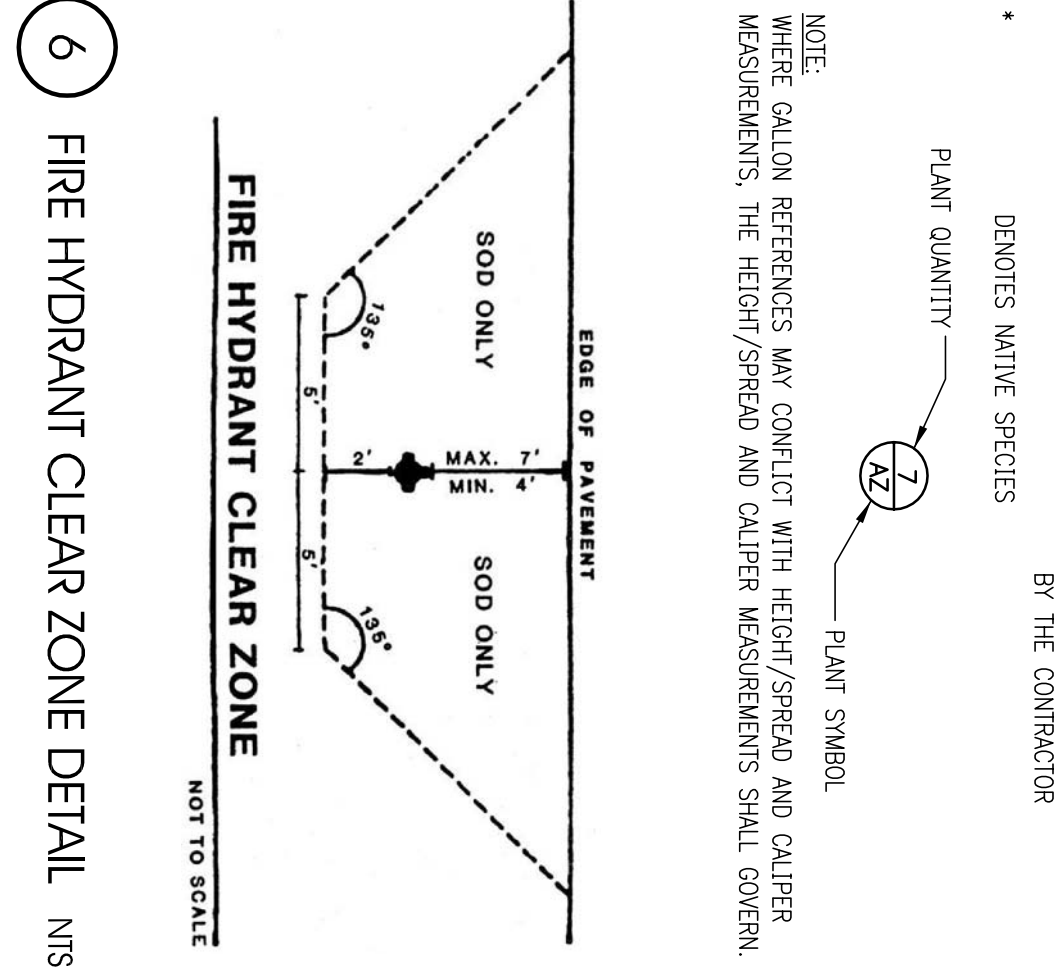
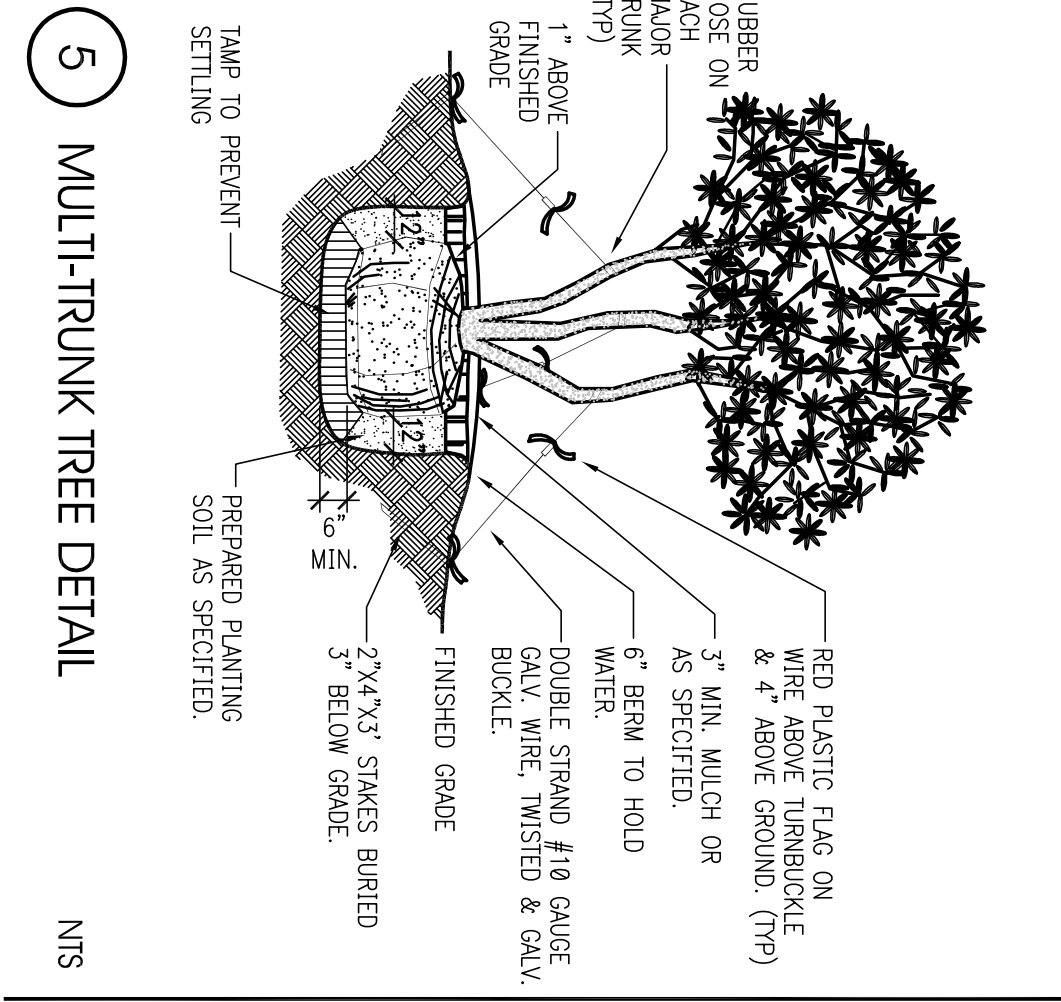
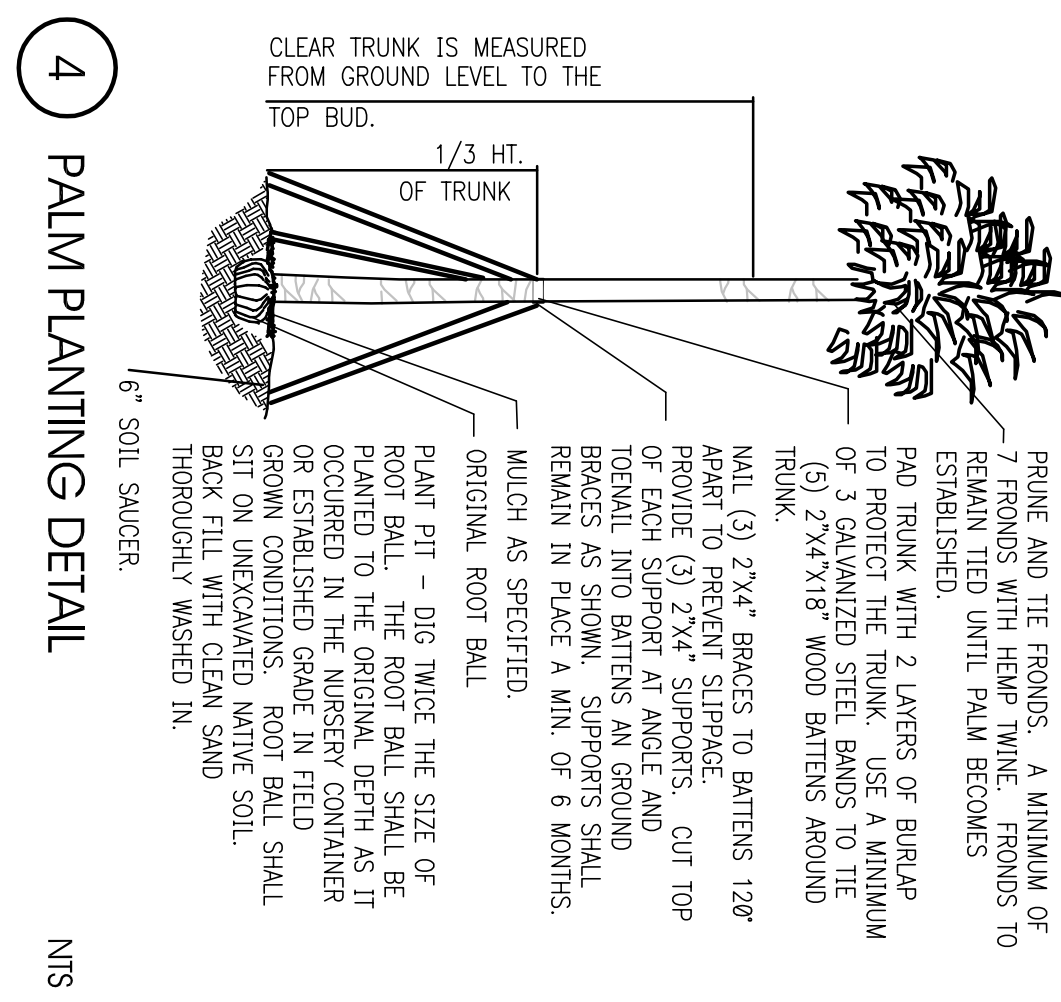
1" = 20'



SYMBOL	QTY	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE / SPACING	NOTE
*0V	2	QUEPUS VIRGINIANA (LIVE OAK)	12" HT. x 5" SPD. 3" CAL. MIN.	Y
*0D	1	COCCOGLA OVEAIFOLIA (PROTON PALM)	12" HT. x 6" SPD.	Y
CUS	1	CUPRESSUS SP. (ITALIAN CYPRESS)	18" OA	N
*1C	2	LEX CASINE (DAPHNOD HOLLY)	12" HT. x 5" SPD. 2" CAL.	Y
WR	2	MESQUITA ROBUSTA (MEXICAN PAN PALM)	VARIABLE 14'-16' CT	N
PES	3	PHYSCOCARPUS ELEGANS (SINGLE SOUTHERN PALM)	8' CT MIN.	N
PC	2	PROBIA CHARITISS (CANNI ISLAND ONE PALM)	8'-10' CT MIN.	N



SYMBOL	QTY	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE / SPACING	NOTE
PX	57	PHILODENDRON XANANOU' (KAWAO PHILODENDRON)	24" x 24" MIN. 24" O.C. FULL	N
*CAW	7	CRINUM AMABILE (PIPPLE LEAF) (QUEEN EMA ORCHID LILY)	30" x 30" MIN. 36" O.C.	N
VOA	9	VIORNIUM WAKARI (SWEET VIBURNUM)	36" x 30" MIN. 36" O.C. FULL	N
RI	129	RAPIHOLEPIS INDICA (INDIAN HAMTHORNE)	18" x 18" MIN. 24" O.C. FULL	N
FGI	282	FOCUS GREEN ISLAND' (GROUNDCOVER FLOCS)	15" x 15" MIN. 18" O.C. FULL	N
1X	53	IXORA 'NOVA GRANT' (IXORA)	24" x 24" MIN. 24" O.C. FULL	N
*PS	20	JACQUEMONTIA PERANTHOS (BLUE JACQUEMONTIA)	3" - 8" VINE 12" O.C. TWINNING	Y
JP	35	JUNIPERUS CHAMISAR (MOUNTAIN JUNIPER)	16'-20" HT. 24" O.C. FULL	Y
*MC	51	MALDENBERGIA CAPILLARIS (MULEY GRASS)	15'-20" HT. 24" O.C. FULL	Y
*LEB	64	LEBBENBERGIA GRAMI LINDLEY (LURPEE)	12" HT. 1 GALLON 12" O.C. FULL	Y



LANDSCAPE NOTES

1. ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE.
2. ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS AND PART 2, PALMS AND TREES, CURRENT EDITION.
3. LANDSCAPE SHALL BE PLACED TO EDGE OF ADJOINING STREETS, CANALS, LAKES OR OTHER LANDS. TRANSPARENCY POOL PUMPS, ETC., MUST BE SCREENED ON THREE (3) SIDES BY LANDSCAPE SHRUBS. IS IN ALL WEATHER EQUIPMENT, AND EQUIPMENT, THE SCREENING SHALL BE PERFORMED BY THE CONTRACTOR. SCREENING SHALL BE PERFORMED BY THE CONTRACTOR. SCREENING SHALL BE PERFORMED BY THE CONTRACTOR.
4. ALL WEATHER EQUIPMENT, AND EQUIPMENT, THE SCREENING SHALL BE PERFORMED BY THE CONTRACTOR. SCREENING SHALL BE PERFORMED BY THE CONTRACTOR. SCREENING SHALL BE PERFORMED BY THE CONTRACTOR.
5. SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM TRAFFY (20) INCHES TO SEVEN-TWO (72) INCHES. TREE TRUNKS EXCLUDED. MAINTENANCE SHALL BE MADE FROM TOP OF ROOT BALL PLANTED AT PROPER ELEVATION.
6. CUTTING/SINKING PRACTICES SHALL NOT PERMIT WALLS, SCORNS, WIRES, ETC., TO PENETRATE OUTER SURFACES OF TREES, PALMS OR OTHER PLANTS MATERIAL. TREES, PALMS, AND PLANT MATERIAL SELECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH THE INSPECTOR ON SITE.
7. BIRAPUR MATERIAL, WIRE CAGES, PLASTIC/CANVAS STRIPS, ETC., MUST BE CUT AND REMOVED FOR THE TOP ONE-HALF (1/2) DEPTH OF THE ROOT BALL. TREES AND SHRUBS GROWN IN GROW BAGS OR GROW BAG THE MATERIAL MUST HAVE SUCH MATERIAL REMOVED ENTIRELY PRIOR TO PLANTING THE TREE OR SHRUB.
8. ALL PLANT MATERIAL SHALL BE FREE FROM PESTS, INSECTS, DISEASE, WEEDS, ETC.
9. ALL PLANT MATERIAL SHALL BE PLANTED IN THE PROPER DEPTH, AS ORIGINALLY GROWN AND/OR SO THE TOP OF THE ROOT BALL IS FLUSH OR SLIGHTLY ABOVE FINISHED GRADE IMMEDIATELY AFTER PLANTING. ALL TREES SHOULD PROVIDE TRUNK TAPER WHEN PLANTED.
10. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
11. UPON COMPLETION OF WORK, THE SITE SHALL BE CLEARED OF ALL DEBRIS, SUPERFLUOUS MATERIALS, AND EQUIPMENT CAUSED BY THIS PERMIT TO THE SATISFACTION OF THE INSPECTOR.
12. REFER TO COCONUT CREEK FIRE HYDRANT CLEAR ZONE DIAGRAM TO MAINTAIN A SAFE ZONE FRONTING FIRE HYDRANTS.
13. DO NOT PLANT TREES, SHRUBS OR GROUND COVER PLANTS WITH ELECTRIC METER CLEAR ZONE. PROVIDE A SAFE ZONE AS DESCRIBED BY THE ELECTRICAL INSPECTOR.
14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 30% OVERLAP (MINIMUM) USING ROSET TREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A PAIR SENSORS DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO INTERVIEWS SPACES AND/OR BE SCREENED TO PREVENT WATER FROM ENTERING INTERVIEWS SPACES AS A SIDEWALK, ETC. HOLES OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 500 P.M. TO 800 P.M. ONLY OR AS MAY BE DETERMINED BY THE INSPECTOR.
15. IRRIGATION PERMITS AND PLANS SHALL BE SUBMITTED FOR APPROVAL AT TIME OF BUILDING PERMITS.
16. THE CITY OF COCONUT CREEK TO OBTAIN A SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER USE PERMIT PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM.
17. ALL SITE AMENITIES TO INCLUDE SITE STREET LIGHTS, LANDSCAPE COMMON OPEN SPACE, IRRIGATION COMMON OPEN SPACE, BUFFER, BENCHES, LANDSCAPE ENTRY FEATURES, ETC. LEADING UP TO AND INCLUDING THE MODEL CENTER AND/OR FIRST CERTIFICATE OF OCCUPANCY MUST BE COMPLETED AND INSTALLED BEANS SHALL BE FROM THE HIGHEST ADJACENT POINT WHETHER IT IS THE SIDEWALK, PARKING AREA, VEHICULAR USE AREA, SURROUNDING GROUND, ETC. WHERE A BERM ABUTS A SIDEWALK/LOC PATH, THERE SHALL BE ONE (1) FOOT LEVEL SOD AREA ADJACENT TO THE SIDEWALK PRIOR TO THE START OF INCLINE FOR THE BERM. 19. ALL NEW LANDSCAPE AREAS SHALL RECEIVE 3" SHROUDED MAQUETUA MULCH. GRADE B. NO COLOR TREATED MULCH WILL BE ACCEPTED.

REGIONS

FLS07345DN	COCONUT CREEK & LYONS RD
COCONUT CREEK FL	

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SEAL:

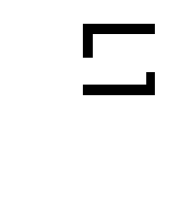
RICHARD T. ART, L.A.
FL REG. NO. 1321

CONSULTANT:

REVISIONS:
NO. DATE
REMARKS
1 08-18-08 CITY COMMENTS
11 12-18-08 CITY COMMENTS
23 08-17-09 DEVELOPER COMMENTS
35 05-12-10 OWNER REVISIONS

PROJECT NO. 2007/0319
DATE: 09-19-07

CHECKED: RIA



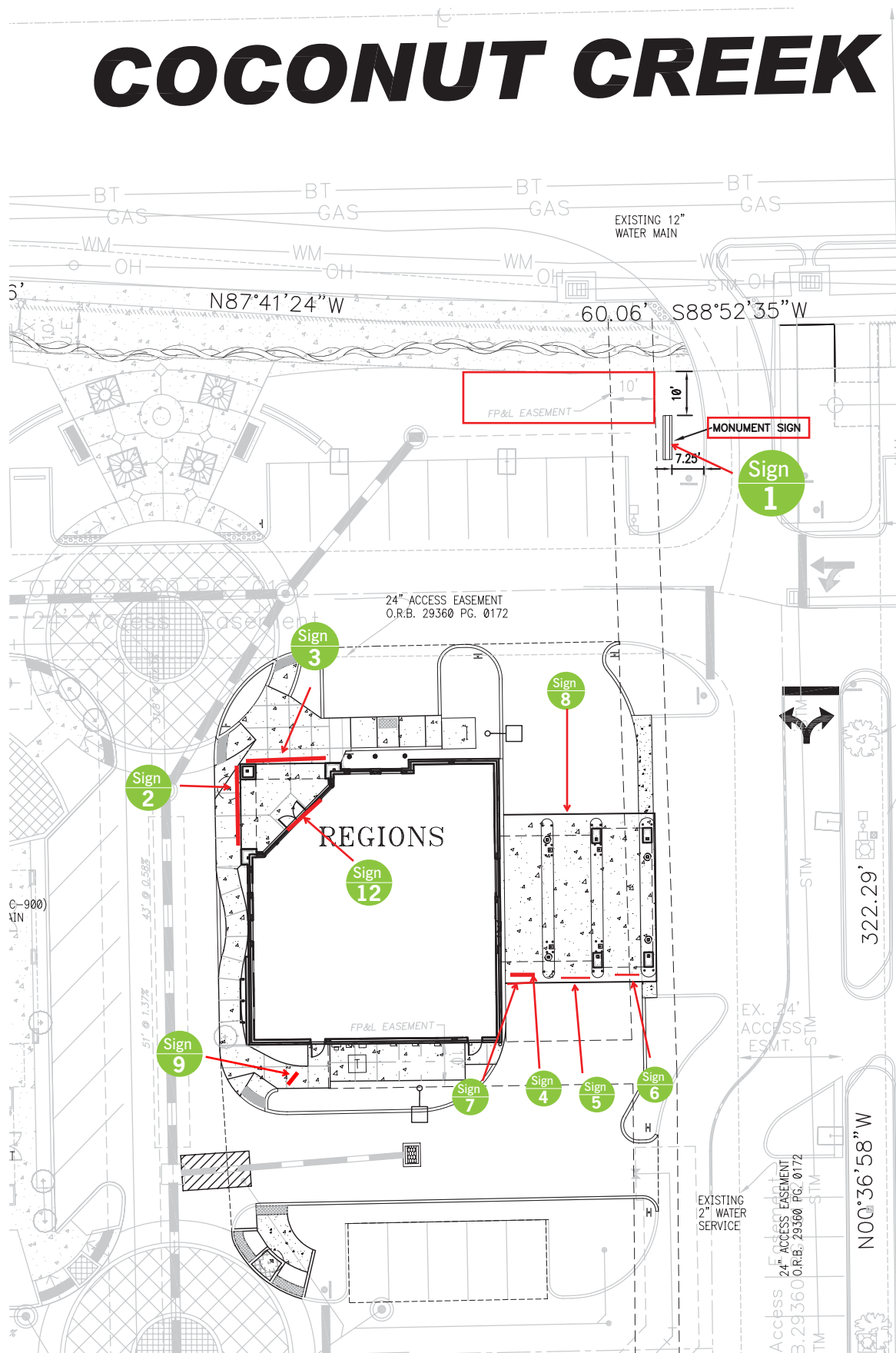


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File Name: _____
Drawing No: _____
Scale: _____
Date: _____
Approved By: _____
Site # _____

Plot Plan

COCONUT CREEK



From: Mike Dublinski [mdublinski@theinsitegroup.com]
Sent: Wednesday, June 16, 2010 9:15 AM
To: Aguiar, Lizet
Subject: FW: Emailing: Aerial Site #3 3-5-09 491779.jpg

Attachments: 070319 C1 (05-12-10).pdf

Hi Liz,

Attached is the email and a copy of the plan supplied to Alan for approval.

Thanks, Mike

From: alan goldberg [mailto:alangoldberg@bellsouth.net]
Sent: Thursday, May 13, 2010 9:19 PM
To: 'Mike Dublinski'
Subject: RE: Emailing: Aerial Site #3 3-5-09 491779.jpg

Mike; I am OK with that location.

From: Mike Dublinski [mailto:mdublinski@theinsitegroup.com]
Sent: Thursday, May 13, 2010 2:33 PM
To: 'Alan Goldberg'
Subject: RE: Emailing: Aerial Site #3 3-5-09 491779.jpg

Hi Alan,

Attached is a revised drawing and location of the Regions monument sign.
At this point we are confident there are no trees within the install area.

Does this location meet with your approval?

Thanks, Mike

From: Alan Goldberg [mailto:alangoldberg@bellsouth.net]
Sent: Monday, May 10, 2010 4:30 PM
To: 'Mike Dublinski'
Subject: RE: Emailing: Aerial Site #3 3-5-09 491779.jpg

Yes, so long it doesn't require the relocation of any trees.

Alan J Goldberg, President
Diversified Realty Development Co

2700 W Cypress Creek Rd C-105
Fort Lauderdale, FL 33309
(954) 935-0820 Of
(954) 935-0822 Fx
(954) 325-7146 Mo

RE: Emailing: Aerial Site #3 3-5-09 491779.jpg

From: Mike Dublinski [mailto:mdublinski@theinsitegroup.com]
Sent: Monday, May 10, 2010 4:27 PM
To: 'Alan Goldberg'
Subject: RE: Emailing: Aerial Site #3 3-5-09 491779.jpg

[So this location will be acceptable to you?](#)

From: Alan Goldberg [mailto:alangoldberg@bellsouth.net]
Sent: Monday, May 10, 2010 4:13 PM
To: 'Mike Dublinski'
Subject: RE: Emailing: Aerial Site #3 3-5-09 491779.jpg

You are correct on all counts.

Alan J Goldberg, President
Diversified Realty Development Co

2700 W Cypress Creek Rd C-105
Fort Lauderdale, FL 33309
(954) 935-0820 Of
(954) 935-0822 Fx
(954) 325-7146 Mo

From: Mike Dublinski [mailto:mdublinski@theinsitegroup.com]
Sent: Monday, May 10, 2010 4:10 PM
To: 'Alan Goldberg'
Subject: RE: Emailing: Aerial Site #3 3-5-09 491779.jpg

I marked this up.
Can you tell me if I am correct.

-----Original Message-----

From: Alan Goldberg [mailto:alangoldberg@bellsouth.net]
Sent: Monday, May 10, 2010 3:37 PM
To: 'Mike Dublinski'
Subject: Emailing: Aerial Site #3 3-5-09 491779.jpg

Take a look

The message is ready to be sent with the following file or link attachments:

Aerial Site #3 3-5-09 491779.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail

security settings to determine how attachments are handled.

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5200 (20100616)

_____ The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>