

# City of Coconut Creek InterOffice Memorandum

---

**To:** Site Plan File - PZ-07030008

**Date:** February 25, 2009

**From:** Liz Aguiar  
Development Review Supervisor

**Subject:** Village Shops PCD  
Village Shoppes Site Plan  
Site Changes

---

The Development Review Committee 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) Planning Department's site plan approval file PZ-07030008.
- 2) Digital archive file;

Z:\GIS\DevServices\Planning\ScannedSitePlans\Alexander-YoungPlat\Village Shoppes of Coconut Creek Site Plan 7-19-07

## **Requested Change:**

The applicant is requesting several minor changes to the approved site plan.

1. **Stone base** - Applicant is proposing a veneer to the approved "stone" base at the columns but will maintain a stone appearance and approved light grey color.
2. **Storefront and window frame colors** – Applicant proposes clear anodized aluminum for all storefronts and window frames where the approved plan required dark grey at the single story retail and light grey at the two-story portion of the building. Canopies, awnings and rooftop elements will remain dark grey as approved.
3. **Dumpster enclosures** – Dumpster widths have been increased in accordance with All Service Refuse standards. Pedestrian side accesses have been moved or re-aligned to allow for required landscaping.
4. **Building colors** – Applicant proposes a change to the approved color palette to be "champagne" instead of "off-white" and "Salmon Stream" for the brown-red accent walls. Both selections fall within the original color range and are consistent with the City aesthetic standards pursuant to Section 13-37.
5. **Fence at north property line** – Applicant proposes a design change but will maintain the location, height and bronze color as site plan approved.
6. **Fountain** – The water fountain has been enhanced for accessibility.
7. **Canopies and awnings** – Applicant proposes to reduce the overhang from 6' to 4'-6" to address structural wind concerns. Frame and canvas to remain dark grey as approved.
8. **Service doors** – Applicant proposes to paint rear service doors dark grey as opposed to the approved dark blue color which will make them less visible.

A transmittal letter from the architect of record, ADD Inc., is attached to this memo itemizing the proposed changes and several exhibits reflecting the proposed changes. 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: Jim Hetzel, MainStreet Project Coordinator  
Heidi Solano, Planner

E:\Development Services\LAguiar\Documents\Cases\Alexander Young\Village Shoppes Of CC\MTF Site Changes 2-25-09.doc