

# City of Coconut Creek

## InterOffice Memorandum

---

To: File PZ 08080003

Date: October 24, 2008

From: Jim Hetzel  
MainStreet Project Coordinator

Subject: The Promenade at Coconut Creek  
Modification to Site Plan

---

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 two modifications to The Promenade at Coconut Creek site plan:

- Removal of one handicapped parking space
- Modification to pavers for the crosswalk on Lyons Road per Broward County

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

#### Handicapped Parking Space Modification

The applicant is requesting to eliminate one handicap parking space behind Building C1. The slope of the space exceeds the required ADA slope and in order to re-grade the spot to the acceptable slope, the brick pavers and a large amount of asphalt will have to be re-worked. The applicant proposes to convert the space back to a single 9'x18' parking space. The required amount of space for the site at this time is 16 and there are 19 spaces on site. Therefore, there is a surplus of spaces. The conversion of one space is not an issue.

#### Paver Crosswalk Modification

The applicant is requesting a modification to the paver design due to coordination efforts with Broward County Traffic Engineering Division. The crosswalk pavers at the entrances from both Lyons and Wiles road are to be installed with flagstone pavers (Red/Yellow/Charcoal) only. The soldier course at all these locations is also to be installed with flagstone pavers color (Red/Yellow/Charcoal) only. Due to the fact that the original site plan called for pavers in this area and the modification is only a color change, this modification is not 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  
Shania Roth, Engineer  
Ganesh Seegobin, Engineer Field Inspector



Note:

Retail Parking Reg (3 per 100)

$$167,517 \div 1,000 = 167.5$$

$$\times 3 = 502.5$$

Total Retail Parking Reg

≈ 503

Total Retail Provi = 822 spaces

Retail H.C. Reg. (822 x .02%)

≈ 16 spaces

Retail H.C. Prov. 19 spaces

Proposed removal  
of one Handicap  
parking space

Parking Spaces	Ground	2nd	3rd	4th	4.5th	5th	6th	7th	Total
Blgd L	17								17
NW of Bldg K1	43								43
N of Bldg K2	27								27
E of Bldg J	26								26
E of Bldg B2	63								63
E of Bldg A	44								44
S of Bldg A	39								39
E of Bldg F	23								23
NE 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	107	147	91						345
Total This Phase	702	260	191	0	0	0	0	0	1,153

NOTES:  
FIVE PERCENT (5%) OF ALL PARKING SPACES WILL BE ALLOCATED FOR LOW RIDING AND FUEL EFFICIENT VEHICLES. THESE SPACES WILL BE LOCATED IN PREDEFINED 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 OTHER PRIOR TO SIGN INSTALLATION. REFER TO SIGNAGE PLANS (PREPARED BY OTHERS).

Handicap Parking Count	Handicap Parking Count
Retail Parking Reg. (3 per 1,000 SF) 308,521 SF 926 spaces	Handicap Parking Count
Total Retail Parking Provi. 1,153 spaces	Handicap Parking Count

Handicap Parking Count	Handicap Parking Count
Retail H.C. Reg. 1,153 spaces x .02% = 23 spaces	Handicap Parking Count
Total H.C. Provi. 27 spaces	Handicap Parking Count

Bicycle Parking Count	Bicycle Parking Count
Total Retail Bicycle Parking Reg. 21 spaces	Bicycle Parking Count
Total Retail Bicycle Parking Provi. 44 spaces	Bicycle Parking Count

Open Area Calculation	Open Area Calculation
Net Site Area 1,001,053 SF	Open Area Calculation
Perimeter Green Buffer 67,805 SF 6.8%	Open Area Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

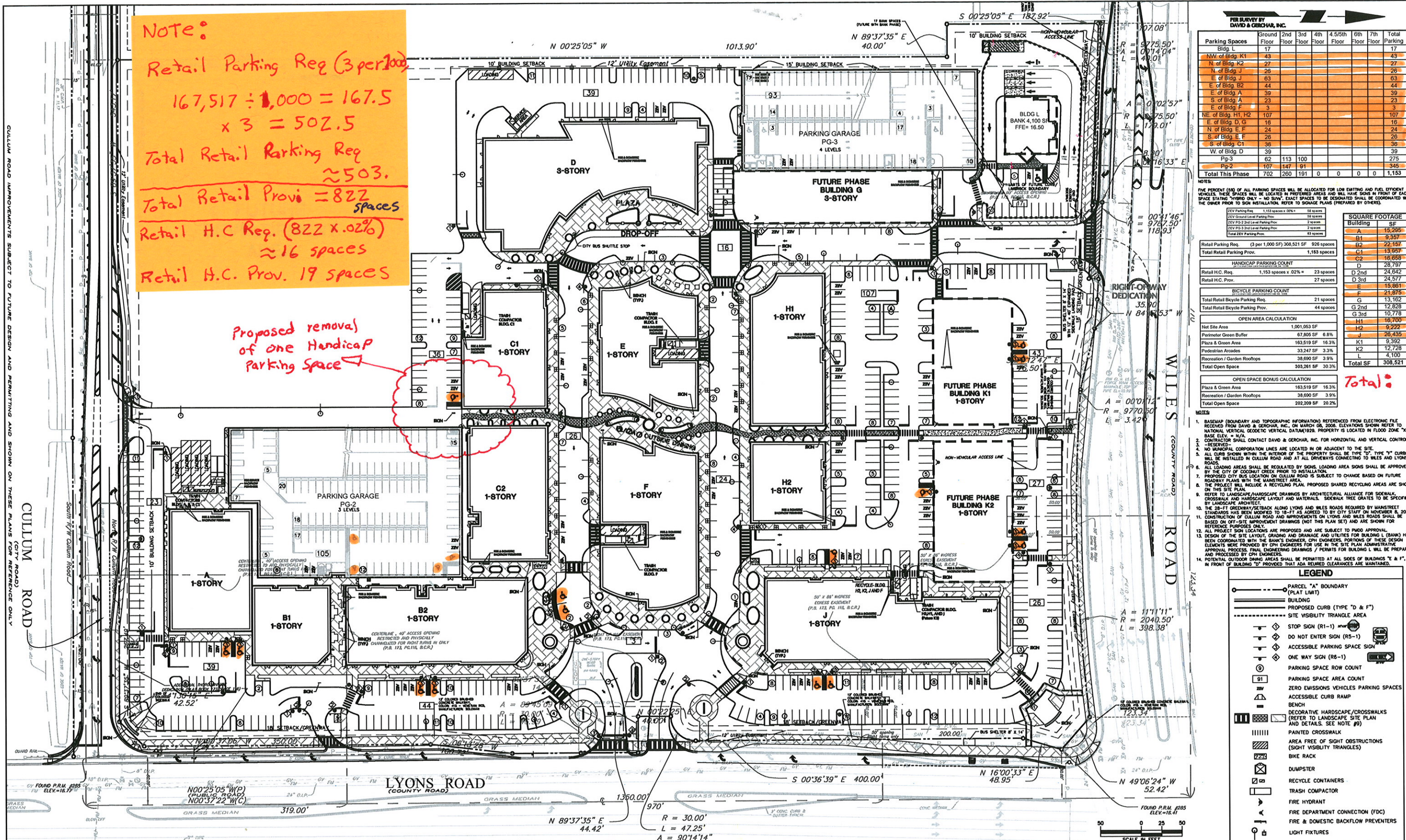
Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

Open Space Bonus Calculation	Open Space Bonus Calculation
Plaza & Green Area 163,519 SF 16.3%	Open Space Bonus Calculation
Recreation / Garden Rooftops 38,690 SF 3.9%	Open Space Bonus Calculation

09/15/08  
ISSUED FOR PERMITTING  
THE PROMENADE AT COCONUT CREEK

Total: 167,517

Total: 822



Date	Description	No.	Date	Description	No.	Date	Description	No.
08/15/08	REVISED FOR ADMINISTRATIVE APPROVAL COMMENTS DATED AUGUST 28, 2008	24	01/21/08	REVISED PER ADMINISTRATIVE APPROVAL COMMENTS DATED DECEMBER 11, 2007	18	08/22/07	REVISED FOR ADMINISTRATIVE APPROVAL - MODIFICATION OF SITE PLAN	10
07/18/08	REVISED FOR MASTER SITE BUILDING PLAN	23	01/04/08	REVISED PER ADMINISTRATIVE APPROVAL COMMENTS DATED DECEMBER 11, 2007	17	08/02/07	REVISED PER COUNTY CDP-SPS AND CITY REVIEW COMMENTS	9
06/19/08	REVISED PARKING TABLE	22	12/18/07	REVISED BLDG G, PG-3, MAIN ENTRANCE CROSSWALK	16	04/27/07	REVISED FOR COORDINATION WITH ARCHITECT	8
04/14/08	REVISED FOR ADMINISTRATIVE APPROVAL COMMENTS DATED APRIL 1, 2008	21	11/20/07	REVISED FOR ADMINISTRATIVE APPROVAL - BLDG L-BANK	15	04/18/07	REVISED BASED ON CITY AND COUNTY COMMENTS	7
03/07/08	REVISED FOR ADMINISTRATIVE APPROVAL SUBMISSION	20	08/14/07	REVISED SQUARE FOOTAGE TABLE	14	02/18/07	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	6
02/12/08	REVISED FOR BUILDING PERMIT	19	06/28/07	REVISED SIGN LOCATION AT MAIN ENTRANCE ON LYONS ROAD AND ADDED BLDG-L	13	01/25/07	REVISED FOR FINAL SITE PLAN APPROVAL	5
			07/07/07	REVISED BASED ON REVIEW COMMENTS AND COORDINATION WITH PROJECT TEAM	12	12/15/06	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	4
			07/02/07	REMOVED BUILDING L FROM PLAN	11	07/28/06	REVISED BASED ON CITY AND CLIENT COMMENTS	3
						07/07/06	REVISED BASED ON CITY REVIEW DATED MAY 17, 2006	2
						04/25/06	REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006	1

ERIC B. SCHWARZ, P.E.  
PROFESSIONAL ENGINEER FL LIC. NO. 62196

**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
Parkside Corporate Center  
15150 NW 79th Court, Suite 200  
Miami Lakes, FL 33016  
P: 786.264.7200 F: 786.264.7201  
www.langan.com  
NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA  
FL Certificate of Authorization No. 00006001

Project

**THE PROMENADE AT COCONUT CREEK**

CITY OF COCONUT CREEK

BROWARD COUNTY FLORIDA

Drawing Title

**SITE PLAN**

Project No. 6110501

Date **MARCH 27, 2006**

Scale **1" = 50'**

Drn. By **TMR**

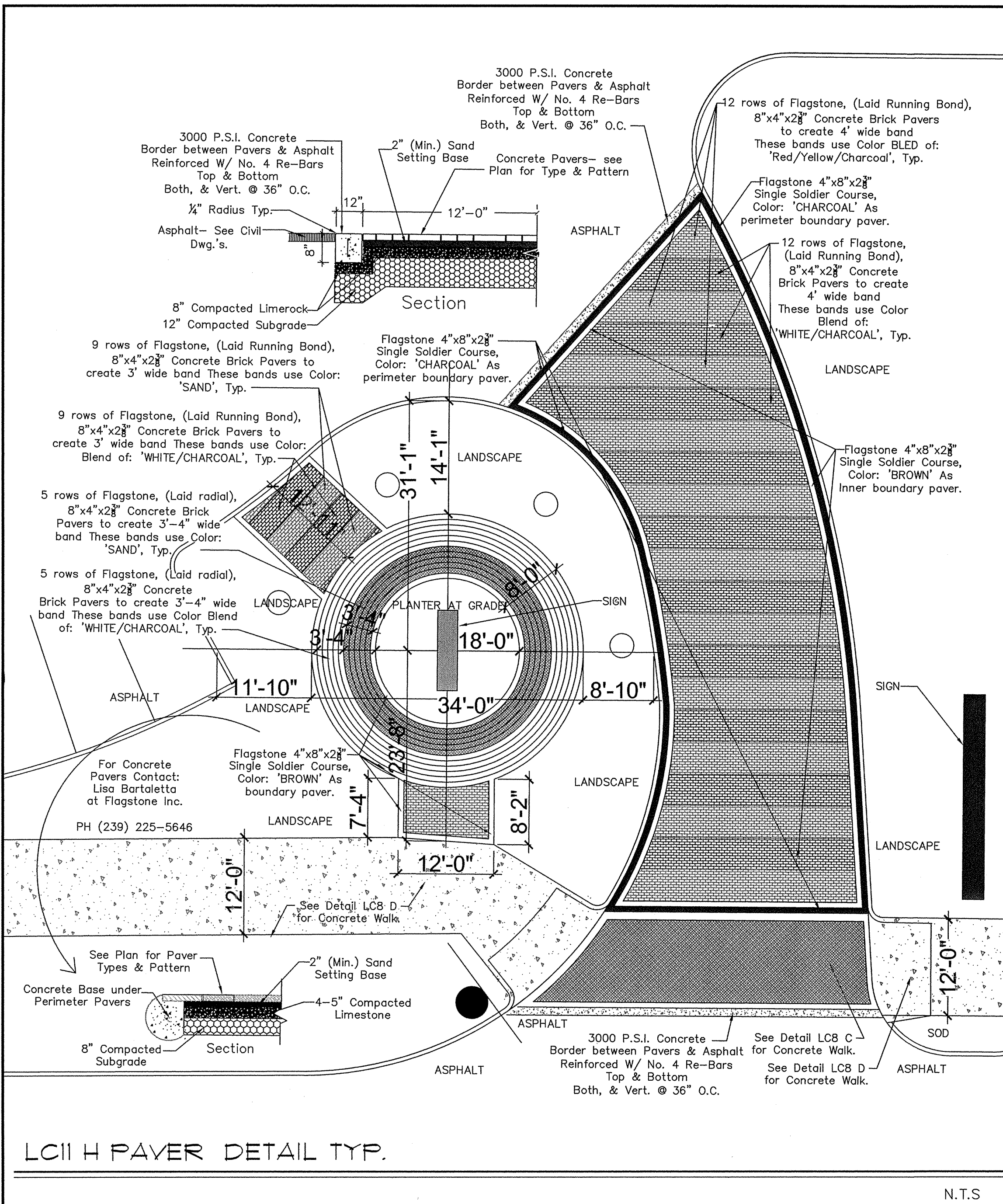
Chkd. By **EBS**

Drawing No.

**C-2**

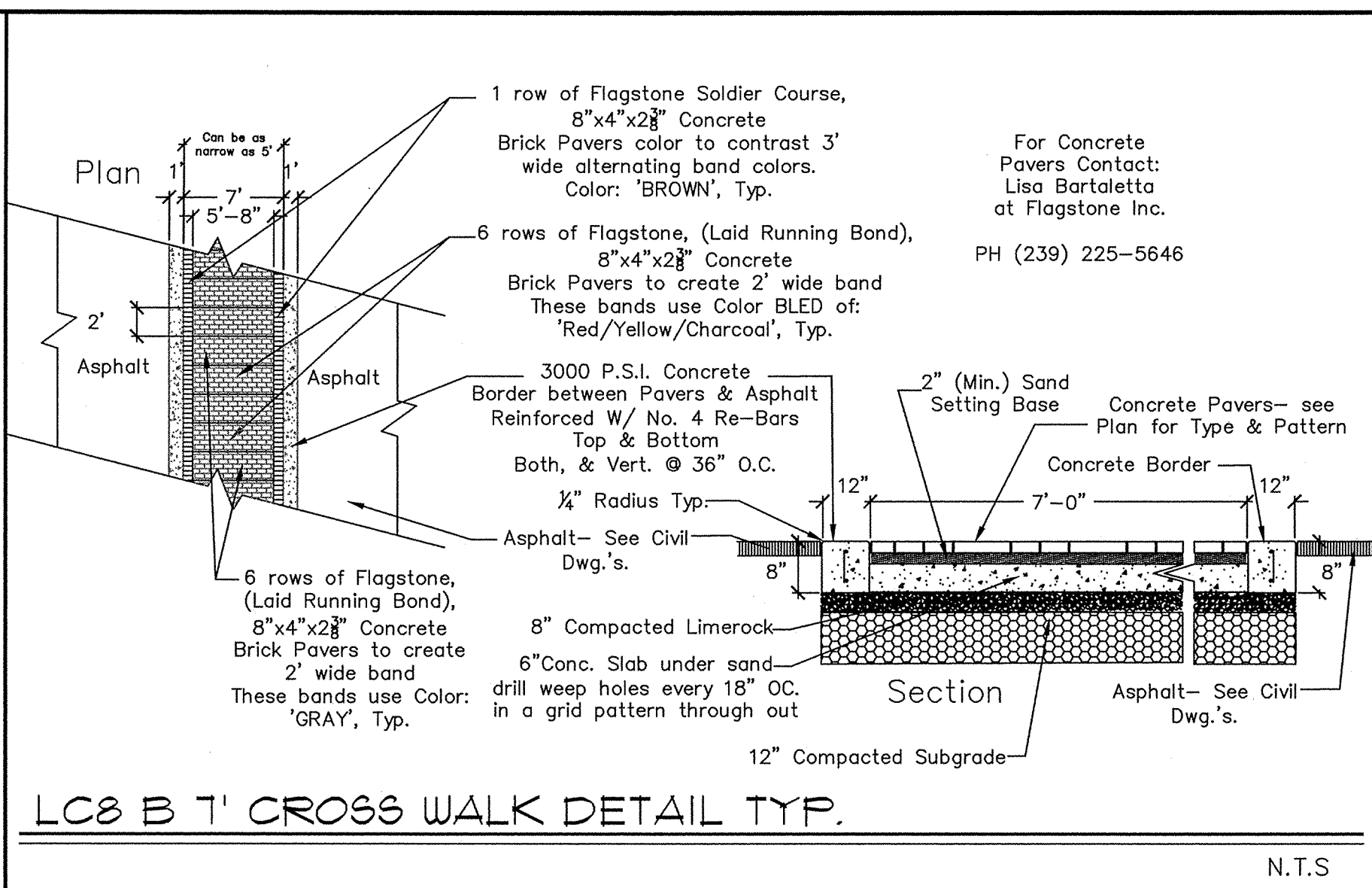
Filename: G:\Data\6110501\Cadd Data - 6110501\DWG\6110501 C-2.dwg Date: 10/22/2008 Time: 15:47 User: trubino Style Table: Langan\_OCE.stb Layout: D Size Sheet (Bottom)





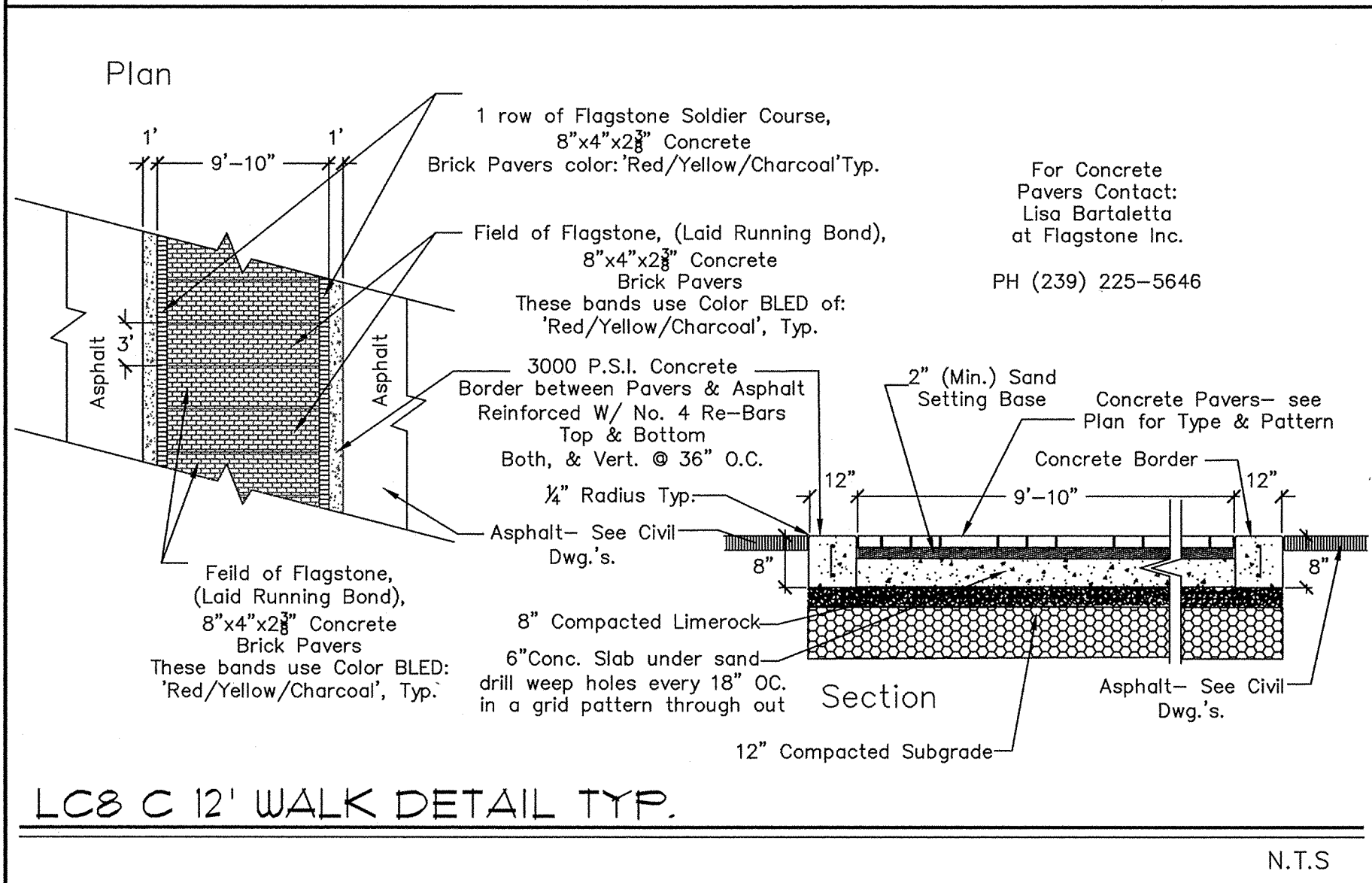
LC11 H PAYER DETAIL TYP.

N.T.S



LC8 B 7' CROSS WALK DETAIL TYP.

N.T.S



LC8 C 12' WALK DETAIL TYP.

N.T.S

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION NOTES:

1. PERMIT SET MUST BE ON JOB SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.
4. NOTICE - INSPECTION REQUIRED 24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RW. CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.
5. BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
  - ☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
  - ☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGEBY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS

NOTE:

DETAILS REFERENCED FROM PLANS PREPARED BY  
ARCHITECTURAL ALLIANCE, SHEETS LC-8 AND LC-11

10/13/08	REVISED BRICK PAVEMENT CROSSWALK PER CITY & COUNTY AGREEMENTS	1
Date	Description	No.
Revisions		

*E. B. Schwarz, P.E.*  
10/14/08  
ERIC B. SCHWARZ, P.E.  
PROFESSIONAL ENGINEER FL LIC. No. 62196

**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
Parkside Corporate Center  
15150 NW 79th Court, Suite 200  
Miami Lakes, FL 33016  
P: 786.264.7200 F: 786.264.7201  
www.langan.com  
NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA  
FL Certificate of Authorization No. 00006601

Project  
**THE PROMENADE AT COCONUT CREEK**  
**PROPOSED IMPROVEMENTS TO WILES ROAD, LYONS ROAD AND CULLUM ROAD**  
CITY OF COCONUT CREEK  
BROWARD COUNTY FLORIDA

Drawing Title  
**CONSTRUCTION DETAILS**

Project No.	6110501	Drawing No.	D-3
Date	SEPTEMBER 29, 2008		
Scale	AS SHOWN		
Drn. By	TMR		
Chkd. By	EBS	28 Of	28