

City of Coconut Creek

InterOffice Memorandum

To: Site Plan File - PZ-05030007

Date: January 24, 2011

From: Liz Aguiar
Development Review Supervisor

Subject: San Mellina
Model Home Relocation

The Development Review Committee has accepted the following to be included within the approved site plan file for the San Mellina residential development. 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-05030007
- 2) Digital archive file;
Z:\GIS\DevServices\Planning\ScannedSitePlans\SanMellina

The proposed change does not conflict with standards set-forth within the City's Land Development Code Division 3, Zoning District Regulations and Tables.

Requested Change:

The applicant is requesting the relocation of an approved "model home" site. Consistent with Land Development Code standards, the original site plan approval provided for three (3) model homes to be located on lots 42, 43 and 44 with parking to be temporarily located on lot 45. The current property owner, Standard Pacific Homes, is requesting approval of a new "model home" site on lot 39 as lot 44 will no longer be used as a "model". Access to the existing parking is provided through an existing sidewalk. The new "model home" will not be enclosed by fencing and the site will be developed consistent with the existing approved site plan including minimum landscape requirements.

Attached to this memo are the following;

- 1) Letter dated January 19, 2011, from property owner, Standard Pacific Homes, requesting proposed change.
- 2) Revised 8.5" x 11" site plan depicting location of new "model home" site.

This approval is limited as stated herein and does not preclude the applicant from complying with all other requirements shown within any previously approved site plan, Administrative Approval or the PUD.

Further, it is the applicants' responsibility to ensure that all required permits are received prior to commencement of any work on site.

cc: Jim Hetzel, Sustainable City Coordinator
Heidi Solano, Planner
Pamela Stanton, Landscape Architect
Shaina Roth, Engineer
Dave Poplawski, Landscape Inspector



STANDARD PACIFIC HOMES

January 19, 2011

Lizet Aguiar
City of Coconut Creek
Sustainable Development
4800 West Copans Road
Coconut Creek, Florida 33063

RE: San Mellina

Dear Liz:

In regards to our previous conversations we plan on moving the model from lot 44 to lot 39. A sidewalk will be in place for anyone to access this model. The model is not planned to have a trap fence, it will likely have some enhanced features (like landscaping) and a garage conversion similar to existing model.

If you should have any further questions or comments, please feel free to contact me.

Sincerely,

Michael DeBock
VP Land Division

