

City of Coconut Creek

InterOffice Memorandum

To: Site Plan File # 04070016

Date: February 20, 2008

From: Liz Aguiar, Development Review
Supervisor

Subject: Paloma Lakes ADA parking
space relocation.
Paloma Lakes Plat.

The Development Review Committee has accepted the following changes 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.

Requested Change:

The applicant is requesting a change to the location of six (6) handicap parking spaces. As per the approved site plan, the six handicap spaces were to be located within the roadside parallel parking spaces. The applicant is requesting to relocate the spaces from the parallel parking to the ninety degree parking spaces adjacent to the each of the three lakes. The request for the modification will accommodate regulations concerning slope on ADA accessible ramps.

The relocation of the six handicap spaces will create loss of three (3) standard parking spaces. However, since the approved site plan provided for additional parking, the site will still provide a surplus of 51 parking standard spaces and no loss of required handicap parking.

No additional changes to the site, paving or decorative pavers are proposed. The request will not alter building footprints or sidewalk connections.

Attached is a transmittal letter from the engineer of record explaining the nature of the request and a site plan identifying the new handicap parking space locations. Signage will comply with ADA requirements and applicable building and land development codes. Only that item specifically addressed herein has been considered and does not preclude the applicant from complying with all other requirements as shown within the approved site plan.

This memo shall serve as formal acceptance of this change and will be included as part of the Planning Department's site plan approval file PZ-04070016.

Cc: Scott Stoudenmire, Deputy Director of Development Services
Jim Hetzel, MainStreet Project Coordinator
Heidi Solano, Planner I
Sharon Vollmer, Landscape Coordinator
Dave Poplawski, Landscape Inspector