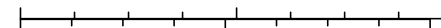


Temporary Fire Station Location



July 31, 2019



SITE DATA

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" MCJAMES PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 147, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE BOUNDARY OF PARCEL "A" FOR THE FOLLOWING (2) COURSES: (1) SOUTH 00°24'36" EAST, 698.36 FEET; (2) SOUTH 89°37'53" WEST, 185.75 FEET; THENCE NORTH 00°22'07" WEST, 613.01 FEET TO THE NORTH BOUNDARY OF SAID PARCEL "A" AND A POINT ON A 3467.00 FOOT RADIUS NON-TANGENT CURVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 02°35'55" EAST; THENCE EASTERLY ALONG SAID BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°58'02" AN ARC DISTANCE OF 179.54 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, NORTH 89°37'53" EAST 5.85 FEET TO THE POINT OF BEGINNING.

CURRENT ZONING:	PLANNED COMMERCE DISTRICT (PCD)
CURRENT LAND USE:	REGIONAL ACTIVITY CENTER (RAC)
PROPOSED USE:	TEMPORARY FIRE STATION

SITE AREAS:	
GROSS SITE AREA	= 113,290 SQ. FT. (100% OF SITE AREA)
TOTAL BUILDING AREA @ GROUND	= 2,651 SQ. FT.
TOTAL SIDEWALK AREA	= 513 SQ. FT.
TOTAL PAVEMENT AREA	= 14,513 SQ. FT. (12.81% OF SITE AREA)
TOTAL GREEN AREA	= 98,777 SQ. FT. (87.19% OF SITE AREA)

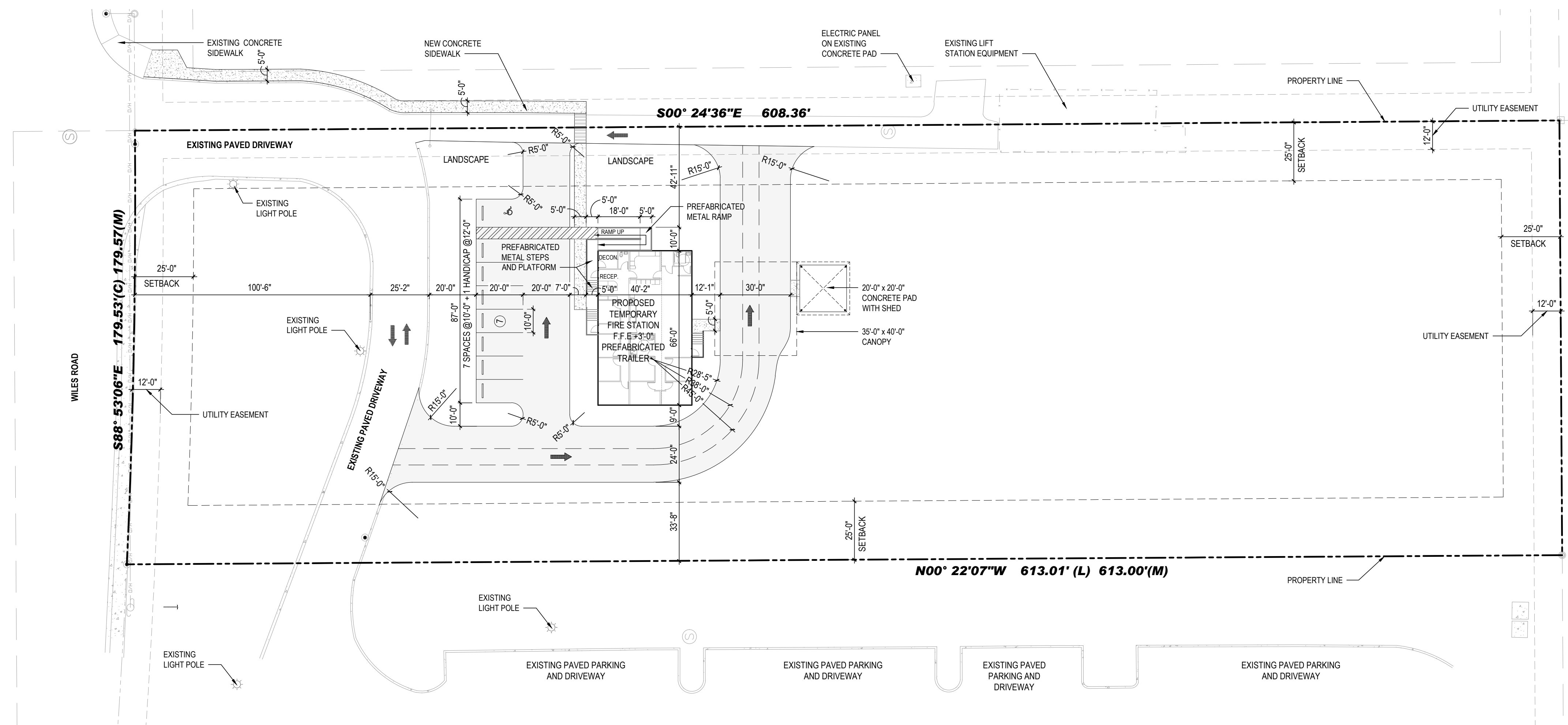
BUILDING DATA:	
TOTAL BUILDING AREA	= 2,651 SQ. FT.
1 - STORY TYPE (1) CONSTRUCTION OCCUPANCY:	GROUP "B" CLASSIFICATION
PROPOSED BUILDING HEIGHT: (TOP OF ROOF)	14'-0"
SETBACKS	SHOWN:
FRONT	25'-0"
SIDE	25'-0"
REAR	25'-0"

AREA / PARKING CALCULATIONS	
TEMPORARY FIRE STATION 1 CAR / 300 SQ. FT.	= 1,797 SQ. FT. = 6 SPACES REQUIRED

	REQUIRED SPACES	PROPOSED SPACES
TYPICAL SPACES	6	7
HANDICAP SPACES	1 FOR 1-25	1
TOTAL SPACES	7	8

LEGEND

	NUMBER OF PARKING SPACES
	DISABLED PARKING
	VEHICULAR TRAFFIC
	STRIPPED CONCRETE
	CONCRETE PAVING
	NEW ASPHALT



SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN REVISION - 06/03/2020

TEMPORARY FIRE STATION
THE CITY OF COCONUT CREEK
 WILES ROAD
 COCONUT CREEK, FLORIDA 33333

DRAWN BY: KE/BH
 CHECKED BY: JJ
 DATE: 06/08/2020
 REVISIONS:

- ▲
- ▲
- ▲
- ▲
- ▲

CARTAYA & ASSOCIATES ARCHITECTS P.A.
 2400 E. COMMERCIAL BLVD. SUITE 415
 FT. LAUDERDALE, FLORIDA 33308
 771-2724 FAX 776-4280

1924
 SHEET
SP-1
 SHEET TITLE
 SITE PLAN

Y:\2019 Projects\1924 - Coconut Creek Temporary Fire Station\ASCH\1924_SP-1_SITE PLAN.dwg, 06/22/2020 11:44:49 AM, DWG TO PDF.plt



JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does **NOT** satisfy code requirements.

GENERAL STANDARDS	
1.	<p>The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.</p> <p>The proposed temporary fire station will be in harmony with permitted uses. As a temporary facility, the City proposes to install modular units which will be constructed off-site, delivered and installed. This will minimize construction activity on site with little disruption and noise to adjacent properties. Once operational, the fire station will respond to calls as required, placing emergency vehicles on the local roads, but not at a level that will create adverse impacts on uses permitted under Article III of the Land Development Code.</p>
2.	<p>The proposed special land use will be in harmony with nearby existing uses.</p> <p>The proposed special land use will be in harmony with existing uses. Community facilities such as this are often located within a predominantly residential area. However, this facility will front on Wiles Road where mostly commercial, office, and other non-residential and vacant property surrounds the site. One existing multi-family community is close proximity but not immediately adjacent to the proposed fire station.</p>
3.	<p>The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.</p> <p>As stated, there will be minimal construction activity. As part of the project, a site plan will be submitted to the City for review and compliance with building setbacks, parking and other land development code requirements. While the temporary fire station will operate 24 hours a day, seven days a week, the facility will only be responding to calls as required. When not in a response mode, there will be no visible ongoing fire station activity at the site.</p>
4.	<p>The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.</p> <p>This is a temporary use for a proposed fire station which is in critical demand for the community. With this facility, emergency response times will be significantly improved, thus providing area businesses and residents increased emergency services which clearly serves the best interests of the City as well as the overall public welfare.</p>
5.	<p>The proposed special land use will contribute to the economic stability of the community.</p> <p>The temporary fire station will not only meet the City's current needs, it gives the City an opportunity to further research and develop plans for a permanent facility in this area. A permanent facility will ultimately meet current needs and the needs of future residential and non-residential uses primarily in the MainStreet area which in turn contributes to the economic stability of the community.</p>
6.	<p>The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.</p> <p>This temporary use will increase the public benefit in the short term by meeting the City's current demands. A permanent facility will ultimately meet current and future needs.</p>
7.	<p>The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.</p>



	The proposed temporary use will not result in more intensive development. As previously stated, the City proposes to create a temporary fire station facility using modular units. The units will be constructed off-site, delivered and installed thereby minimizing impacts to adjacent properties. Once a permanent location is operational, the temporary units can be removed without the need for typical construction demolition.
8.	The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.
	The proposed special land use is consistent with the GOP's of the Comprehensive Plan, with specific reference to GOP's listed in the Public Facilities and Phased Growth section of the Future Land Use Element as well as those listed in the Capital Improvement Element.

SPECIFIC STANDARDS FOR ALL USES

1.	The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.
	The proposed use will not reduce the level of service provided on the adjacent roadways. The temporary fire station will only be responding to calls as required thus not impacting roadways on a continual basis. When not in a response mode, there will be no vehicular activity at the site.
2.	The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.
	The proposed use will increase traffic on local roads. As previously stated, the temporary fire station will only be responding to calls as required thus not impacting roadways on a continual basis. When not in a response mode, there will be no vehicular activity at the site.
3.	The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.
	The temporary fire station will not require offsite or roadway improvements or expansions associated with this development.
4.	The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.
	The site for the temporary fire station is adjacent to Wiles Road. As such, all utility services are available and accessible to the site. No other modifications are proposed.
5.	The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.
	The proposed fire station use will be providing public safety services. There will be no demand associated with this use.
6.	If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.
	As previously stated, the proposed temporary fire station will have no other uses other than responding to emergency calls. This use is appropriate and will not be out of scale with the surrounding community.

STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS

1.	The location of the proposed special land use will not be hazardous or inconvenient to the residential character of the area where it is to be located.
	Other than responding to emergency calls as needed, the proposed use will have no other uses.



2.	<p>The size of the special land use application and nature and intensity of the operations involved will not be hazardous or inconvenient to the residential character of the area or to long range development in accordance with the land use element of the Comprehensive Plan.</p>
	<p>As previously stated, other than responding to emergency calls as needed, the proposed temporary use will have no other uses or visible ongoing activities. The use will not be hazardous or inconvenient to the area but rather, will meet the City's current needs for improved fire services. As a temporary use, any impact will only be for the duration of the approval.</p>
3.	<p>The location of the special land use will not result in isolating an existing or planned residential area from other residential development.</p>
	<p>The proposed temporary use will be located on a non-residential site. Thus, no existing or proposed residential development will be impacted.</p>
4.	<p>The design of buildings for commercial and office space special land uses in residential districts shall be in a manner similar to residential structures in the same general area or neighborhood. Such a finding shall be based on consideration of building mask, height, materials, window arrangements, yards, and other considerations.</p>
	<p>The proposed temporary use is not located in a residential district. However, as part of the project, a site plan will be submitted to the City for review and compliance with building setbacks, parking and other land development code requirements.</p>
5.	<p>The proposed use will have direct access to an arterial or collector street. Ingress and egress shall be designed to minimize traffic congestion on the public roadways.</p>
	<p>Access for the proposed use already exists onto Wiled Road and will require no modifications.</p>
6.	<p>Parking areas for special land uses shall be of adequate size for the particular use and shall be properly located and suitably screened from adjoining residential uses, and that ingress and egress shall be designed for maximum safety for vehicles and pedestrians and minimize traffic congestion in the residential district.</p>
	<p>As previously stated, a site plan will be submitted to the City for review and compliance with land development code requirements including setbacks to adjacent sites, landscape buffers, etc.</p>

