

Temporary Fire Station

Special Land Use
City Commission
August 27, 2020

Temporary Fire Station location



Temporary Fire Station Site Plan

SITE DATA

LEGAL DESCRIPTION:
A PORTION OF PARCELS "M" MCJAMES PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 141, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID PARCELS "M"; THENCE ALONG THE BOUNDARY OF PARCELS "M" FOR THE FOLLOWING (2) COURSES: (1) SOUTH 80°20'00" EAST, 88.36 FEET; (2) SOUTH 80°30'00" WEST, 180.75 FEET; THENCE NORTH 07°00'00" WEST, 81.01 FEET TO THE NORTH BOUNDARY OF SAID PARCELS "M" AND A POINT ON A 3847.00 FOOT RADIUS NON-TANGENT CURVE TO THE NORTH WHOSE RADIIUS POINT BEINGS NORTH 107°00'00" EAST; THENCE EASTERLY ALONG SAID BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07°00'00" AN ARC DISTANCE OF 179.54 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, NORTH 80°30'00" EAST 88 FEET TO THE POINT OF BEGINNING.

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

SITE AREAS:	
PERMISSIBLE AREAS	+ 113,280 SQ. FT. (100% OF SITE AREA)
TOTAL BUILDING AREA @ GROUND	+ 3,881 SQ. FT.
TOTAL SIDEWALK AREA	+ 1,913 SQ. FT.
TOTAL PAVEMENT AREA	+ 843,550 SQ. FT. (12.81% OF SITE AREA)
TOTAL GREEN AREA	+ 58,777 SQ. FT. (87.19% OF SITE AREA)

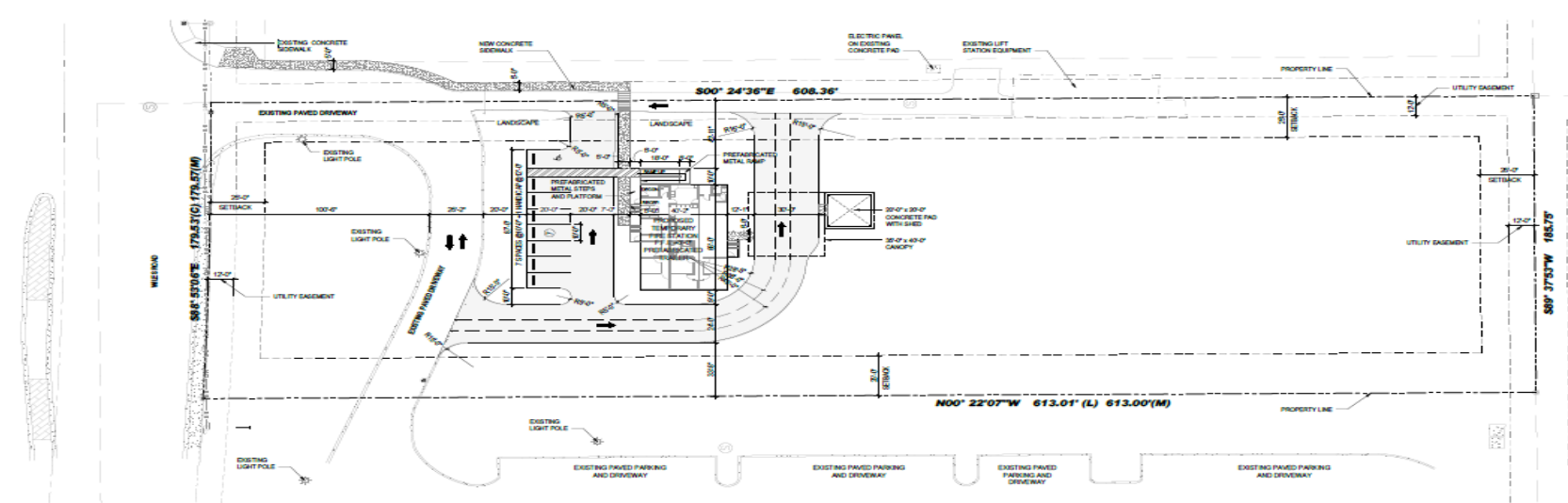
BUILDING DATA:	
TOTAL BUILDING AREA	+ 3,881 SQ. FT.
1-STORY TYPE (1) CONSTRUCTION OCCUPANCY	GROUP "B" CLASSIFICATION
PROPOSED BUILDING HEIGHT (TOP OF ROOF)	14'-0"
SETBACKS	SHOWN:
FRONT	25'-0"
SIDE	25'-0"
REAR	25'-0"

AREA/PARKING CALCULATIONS:	
TEMPORARY FIRE STATION	+ 1,207 SQ. FT. = 8 SPACES REQUIRED
1 GAR / 200 SQ. FT.	

	REQUIRED SPACES	PROPOSED SPACES
TYPICAL SPACES	6	7
HANDICAP SPACES 1 FOR 1-25	1	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 - 06/08/2020

CARTAYA & ASSOCIATES
ARCHITECTS P.A.

1924 SHEET
SP-1

1920 E. COMMERCE BLVD. SUITE 415
FT. LAUDERDALE, FLORIDA 33309
77-2224 Fax: 776-4280

TEMPORARY FIRE STATION
THE CITY OF COCONUT CREEK
WILES ROAD
COCONUT CREEK, FLORIDA 33555

DRAWN BY: KE/BH
CHECKED BY: JJ
DATE: 06/08/2020
REVISIONS:
1924 SHEET
SP-1
SECRET TITLE
SITE PLAN