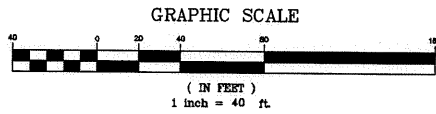


COMMERCE CENTER OF COCONUT CREEK  
TRACT "H"  
PLAT BOOK 131, PAGE 30  
LAND USE: INDUSTRIAL  
ZONING: B-4

SEE "COMMERCE CENTER OF COCONUT CREEK TRACTS G & H PARKING LOT IMPROVEMENTS" PLANS FOR IMPROVEMENTS NORTH OF THE EXIST. RIGHT OF WAY UNDER SEPERATE REVIEW

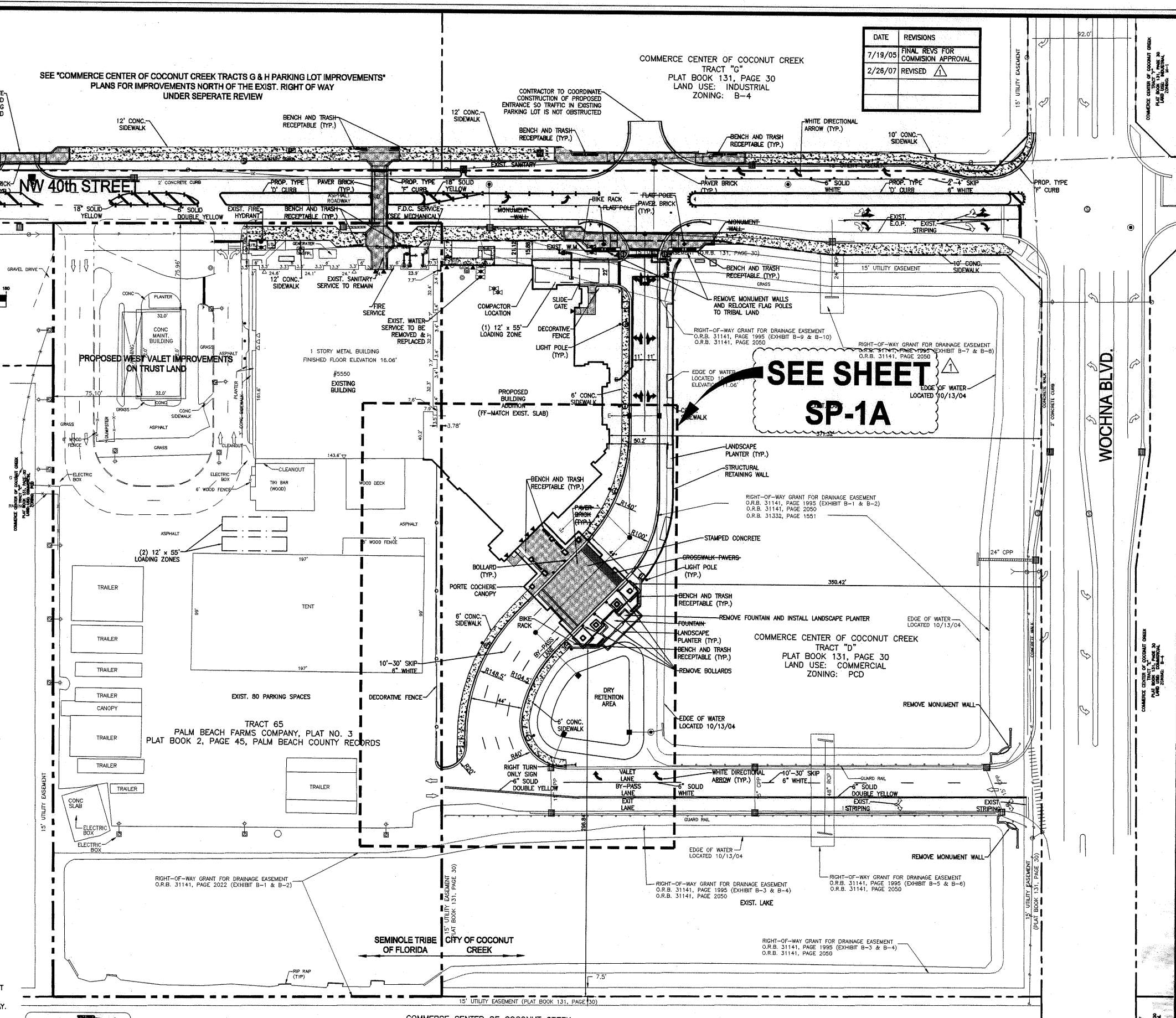
COMMERCE CENTER OF COCONUT CREEK  
TRACT "G"  
PLAT BOOK 131, PAGE 30  
LAND USE: INDUSTRIAL  
ZONING: B-4

DATE	REVISIONS
7/19/05	FINAL REVS FOR COMMISSION APPROVAL
2/26/07	REVISED



**DATA TABLE**

LEGAL: TRACT D OF THE COMMERCE CENTER OF COCONUT CREEK PLAT AS RECORDED IN PLAT BOOK 131, PAGE 30 OF BROWARD COUNTY RECORDS.  
LAND USE: COMMERCIAL  
ZONING: PCD/DRI  
TOTAL ACREAGE: 7.55 ACRES  
PERCENT PAVED: 16% (1.20 ACRES)  
PERCENT OPEN SPACE: MIN. 20%  
PROPOSED 29% (2.17 ACRES)  
PERCENT BUILDING AREA: MAX. 40%  
PROPOSED 7% (0.56 ACRES)  
PROPOSED FLOOR AREA: 34,900 S.F. (CITY OF COCONUT CREEK)  
BUILDING USE: COMMERCIAL  
PARKING  
PROPOSED BUILDING (CITY OF COCONUT CREEK):  
REQUIRED PARKING SPACES: 167 SPACES  
BASED ON: PROPOSED ADDITION (CITY OF COCONUT CREEK)  
CUSTOMER SERVICE AREA=  
7,540 S.F. @ 1 SPACE/100 S.F.=76 SPACES  
NON-CUSTOMER SERVICE AREA=  
18,340 S.F. @ 1 SPACE/300 S.F.=61 SPACES  
OFFICE=  
9,020 S.F. @ 1 SPACE/300 S.F.=30 SPACES  
TOTAL=167 SPACES  
CASINO (ON TRUST LANDS):  
REQUIRED PARKING SPACES: 395 SPACES  
BASED ON: EXISTING CASINO AND ADDITION (ON TRUST LANDS)  
CASINO  
CUSTOMER SERVICE AREA=  
26,590 S.F. @ 1 SPACE/100 S.F.=266 SPACES  
NON-CUSTOMER SERVICE AREA=  
5,070 S.F. @ 1 SPACE/300 S.F.=17 SPACES  
TIKI BAR  
CUSTOMER SERVICE AREA=  
1,040 S.F. @ 1 SPACE/100 S.F.=10 SPACES  
NON-CUSTOMER SERVICE AREA=  
1,040 S.F. @ 1 SPACE/300 S.F.=4 SPACES  
TENT  
19,640 S.F. @ 1 SPACE/200 S.F.=98 SPACES  
TOTAL=395 SPACES  
TOTAL PROVIDED PARKING SPACES: 562 SPACES  
NORTH LOT (TRACTS G&H)=662 SPACES  
TRUST LAND=80 SPACES  
TOTAL=742 SPACES  
NUMBER OF ACCESSIBLE PARKING SPACES:  
REQUIRED=15 SPACES  
PROVIDED=32 SPACES  
LOADING ZONES REQUIRED: 25,000 S.F.+ =3 SPACES  
PROVIDED: 1 SPACES PROVIDED WITH BUILDING  
2 SPACE ON TRUST LAND  
NOTE:  
PARKING PROVIDED ON THE NORTH SIDE OF NW 40TH STREET SUBJECT TO ADMINISTRATIVE APPROVAL WHICH HAS BEEN REQUESTED TO MODIFY THE EXISTING PARKING LOT UNDER A SEPERATE SUBMITTAL (APPLICATION NO. 05040009).  
PCD-REQUIREMENTS  
FRONT SETBACK REQUIRED: 50 FT. WOCHNA BLVD./20 FT. 40TH ST.  
PROVIDED: 372 FT. WOCHNA BLVD./21.12 FT. 40TH ST.  
REAR SETBACK REQUIRED: 15 FT.  
PROVIDED: ABUTS EXIST. STRUCTURE  
HEIGHT RESTRICTION: 72 FT./7 STORIES  
PROPOSED HEIGHT: 59 FT./2 STORY  
MAIN STREET REQUIREMENTS  
A REZONING APPLICATION HAS BEEN SUBMITTED TO DESIGNATE THIS SITE AND ADJACENT SEMINOLE PROPERTY TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD). THE PROPOSED PMDD WOULD REDESIGNATE NW 40TH STREET FROM A TYPE B ROADWAY WIDTH OF 120 FT. RIGHT OF WAY TO A 60 FT. RIGHT OF WAY. THIS PROPOSED PHASE 1 OF THE PROJECT IS CONSISTENT WITH THE PMDD.  
ANTICIPATED STARTING DATE: JULY 2005  
ANTICIPATED COMPLETION DATE: DECEMBER 2005



**SEE SHEET SP-1A**

**KEITH and SCHNARS, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS

6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33309-2132 (954)776-1616

DATE	REVISIONS
1/20/05	DRC REVISIONS
2/3/05	ADDED PARKING
3/23/05	BUILDING REV
7/5/05	DRC REVISIONS
9/28/11	SALLY PORT

DATE: JULY 2005  
SCALE: 1" = 40'  
DESIGNED BY: C.C.  
DRAWN BY: C.C.  
CHECKED BY: T.J.H.

**COCONUT CREEK CASINO MARKETPLACE**  
BROWARD COUNTY, FLORIDA  
CITY OF COCONUT CREEK

**SITE PLAN**

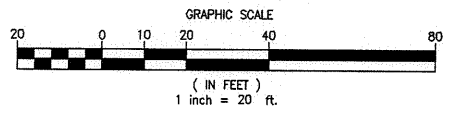
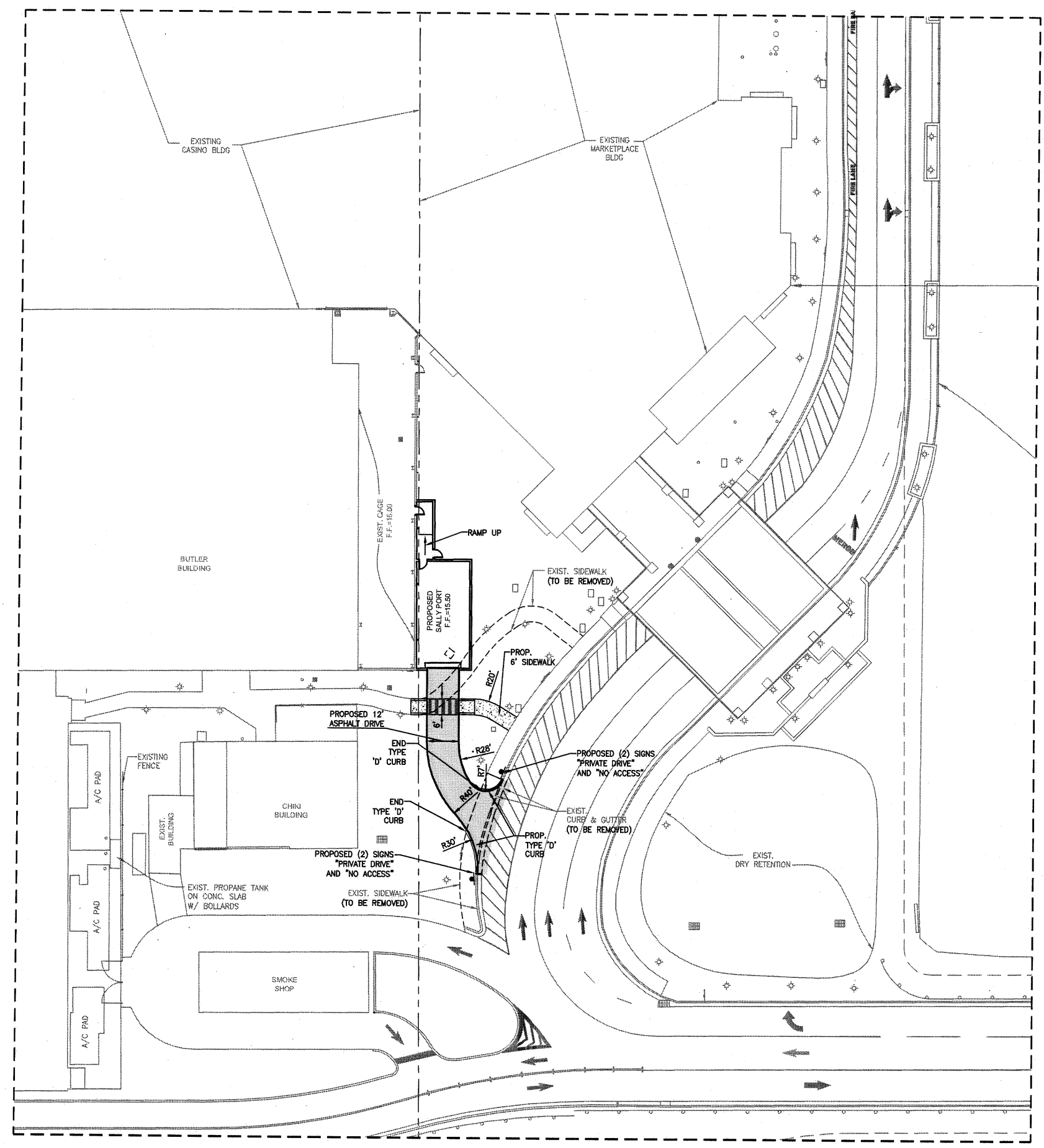
SHEET NO. **SP-1**  
PROJECT NO. **17094.22**  
T.J. HALL, P.E.  
FLORIDA REG. NO. 50588  
(FOR THE FIRM)



NOTE: ALL UTILITIES INCLUDING TELEPHONE AND CABLE SHALL BE PLACED UNDERGROUND TO ENSURE COMPLIANCE WITH CITY OF COCONUT CREEK CODE.

10/3/2011 3:20 PM; Scale: 1:1; Layout: Tab: SP-1; Plan Table: CIVIL/CIB; Plot Created by: FRANCINE LINZER;

10/3/2011 3:20 PM, Scale: 1:1, Layout, Tab: SP-1A, Pen Table: KS-MANUFACTUR, Pld. Created by: FRANKIE LINDER



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FORT LAUDERDALE, FLORIDA 33304  
TEL: (954) 477-1616  
WWW.FRIEDMUTTERGROUP.COM

DATE	REVISIONS
9/29/11	SALLY PORT

DATE	JULY 2005
SCALE	1" = 40'
DESIGNED BY	C.C.
DRAWN BY	C.C.
CHECKED BY	T.J.H.

**COCONUT CREEK CASINO  
MARKETPLACE**  
CITY OF COCONUT CREEK BROWARD COUNTY, FLORIDA

**SITE PLAN**

SHEET NO. **SP-1A**  
PROJECT NO. **17094.22**



TIM J. HALL, P.E.  
FLORIDA REG. NO. 50588  
(FOR THE FIRM)