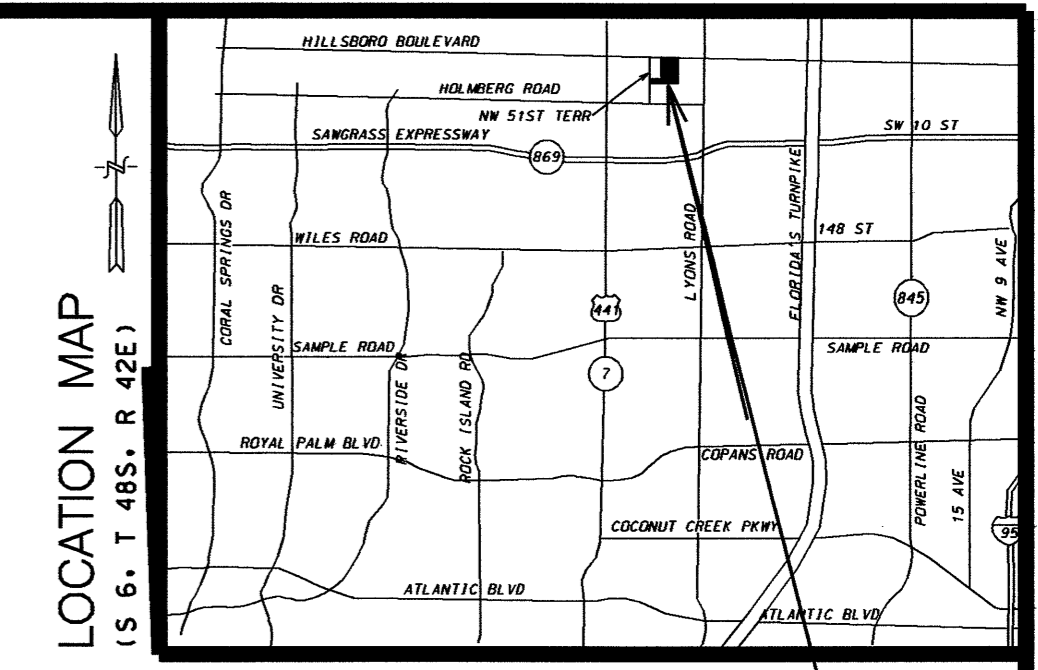


# FBC OF COCONUT CREEK

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA  
MASTER SITE PLAN



SAW PALMETTO NATURAL AREA  
ZONED P  
LAND USE CON

THIS SITE

LONG PINES  
4.35 AC

PROPOSED DIRECTIONAL  
LEFT TURN LANES

IN THE PINES  
4.73 AC

PROPOSED 55 TOWNHOUSES  
CURRENTLY PROCESSING A  
LAND USE AMENDMENT

SITE DISTANCE TRIANGLE.  
590' PER FOOT INDEX 546.  
MULTILANE UNDIVIDED. 45 MPH

LIMIT OF CLEAR  
SITE PER FOOT  
INDEX 546

FBC OF COCONUT CREEK  
PROPOSED CHURCH

BROADSTONE APARTMENTS  
ZONED PUD  
LAND USE LOW-MED 16

50 TOWNHOUSES APPROVED  
AND UNDER CONSTRUCTION

NEED TO LOCATE &  
SURVEY THIS DRIVEWAY

EX. 3 WESTBOUND LANES

HILLSBORO BLVD.  
(STATE ROAD NO. 810)

EX. LEFT TURN LANE

EX. LEFT TURN LANE

EX. LEFT TURN LANE

EX. LEFT TURN LANE

EX. 3 EASTBOUND LANES

EX. RIGHT TURN LANE

NEW RIGHT TURN LANE

NEW BUS PAD

HILLSBORO PROFESSIONAL CENTER  
ZONED D-2  
LAND USE OP

WEST CREEK PINELAND  
ZONED P  
LAND USE CON

PROPOSED TWO STORY  
CHURCH BUILDING

OPEN COURTYARD

SECURE OUTDOOR  
ACTIVITY AREA, 500

UNSECURED OUTDOOR  
ACTIVITY AREA, 500

LIMIT OF CLEAR  
SITE PER FOOT  
INDEX 546

EXISTING GREENWAY

GREENWAY (NW 69TH ST.)

UNDEVELOPED  
ZONED PUD  
LAND USE IND

SITE DISTANCE TRIANGLE.  
390' PER FOOT INDEX 546.  
2 LANE UNDIVIDED. 35 MPH

PROPOSED CHURCH  
ACCESS DRIVE

LYONS CORPORATE CENTER  
ZONED PCD  
LAND USE EC

PROJECT: FBC OF COCONUT CREEK		TITLE: MASTER PLAN	
DATE: 07/15/14	REVISIONS		
SCALE: 1" = 50'	DATE	COMMENTS	
DRAWN BY: HEJ	09-01-14	REVISED PER CITY SITE PLAN DRG #1	
CHECKED BY: JJJ	01-01-15	REVISED STRIPING AT ENTRANCE PER FOOT	
APPROVED BY: HEJ	06-15-15	MINOR REVISIONS PER CITY SP DRG	
	09-01-15	MINOR REVISIONS PER SP DRG	
PROJECT #: 14-0050			

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SHEET NUMBER  
SP1  
OF  
3

HOWARD JABLON, P. E., #47514 DATE