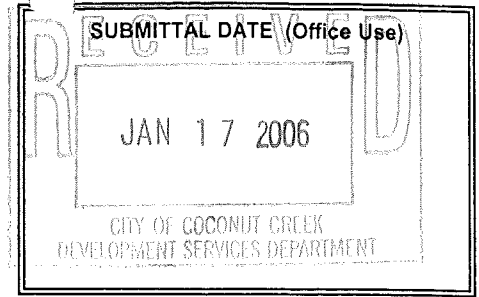




**CITY OF COCONUT CREEK
DEVELOPMENT SERVICES
Administrative Approval
Application
(Modification to Site Plan)**



PROJECT NAME: Royce Gates
PROJECT LOCATION: 4401 West Sample Road
PLAT NAME: Lyons and Sample Road Plat 152-44 B
CURRENT ZONING: _____ ACREAGE: _____ FOLIO NO.: 484217040010
EXISTING USE: Automobile Dealership FUTURE LAND USE DESIGNATION: _____
PLAT RESTRICTION: _____

DESCRIBE IN DETAIL APPLICATION REQUEST

3 areas of work are as follows:

1. Relocating existing tiger teeth and gates located at NW corner of property South to allow for turning radius
2. Rework Existing curb radius to allow for Fire Truck access
3. Installation of 8 break away gate arms at Service Drive Thru for security purposes.

AGENT/CONTACT: Josh Feldman/Roepnack Corp PHONE NO. 954/691-2409 FAX NO. 954/691-2401
ADDRESS: 3195 North Powerline Road #100 Pompano Beach FL 33069
E-MAIL ADDRESS: jfeldman@roepnack.com

NOTE: ATTACH COPY OF AGENT LETTER.

OWNER'S NAME Jovanna Chertoff PHONE NO. 954/935-1670
ADDRESS: 4401 West Sample Road Coconut Creek FL 33073

ADDITIONAL INVOLVED PARTIES: SEE ATTACHED SHEET

DEVELOPMENT ACTION:

SITE PLAN MODIFICATION SITE PLAN-12 MONTH EXTENSION OTHER: _____

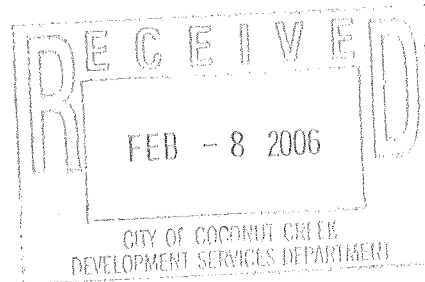
FEES:

RESIDENTIAL: \$750.00 NONRESIDENTIAL : \$1,000.00 12 MONTH EXTENSION: \$750.00
 TELECOMMUNICATION TOWERS & ANTENNAS: \$4,000.00

PLEASE ENSURE THAT ENTIRE APPLICATION IS COMPLETE PRIOR TO SUBMISSION

Tuesday, February 07, 2006

City of Coconut Creek
Development Services
4800 W Copans Road
Coconut Creek, FL 33063



RE: Administrative Approval for Vista BMW
44001 West Sample Road
Coconut Creek, FL 33073

Roepnack Corporation is requesting administrative approval for (4) areas of work for the Vista BMW facility located at the above mentioned address. The (4) areas of work are as follows:

1. Area 1 – Rework the existing entry located at the North West corner of the facility to include the relocation of the existing tiger teeth and gate arms (they will both be relocated to the south to allow a greater turning radius for large vehicles.
2. Area 2 – Rework the existing curb radius to allow fire truck access. No landscaping will be affected as the existing curbs are concrete.
3. Area 3 Install new (8) gate arms in the existing service drive area. The gate arms are for security purposes only. They will be used in conjunction with a porter service to allow Vista to service more cars (which will minimize car stacking) and provide security. There are currently (3) lanes of service:
 - a. The lane to the far west will be used as entry only.
 - b. The lane to the Far East will be used as an exit only.
 - c. The middle lane will be used as both entry and exit depending upon number of vehicles to be serviced. Typically it will be used as an entry in the morning and exit during the afternoon.
4. Area 4 will be the construction of a new 4,148 sq ft building which will be utilized to prep sold cars.

Please feel free to contact me if you have any questions or concerns. You may reach me at my office 954-691-2409 or cell phone 954-444-2995.

Respectfully,



Josh Feldman
Project Engineer

CC: File: G:\RC Jobs\06-114 Vista Misc\Royce Gates\Administrative Approval Site Plan.doc

Jonathan Chariff, Vista Motors
Mike Perrault, Vista Motors

Stanley Arkin, Arkin Consulting, Inc.
Bob Roepnack, Roepnack Corporation

