



## SITE DATA:

**TOTAL SITE AREA** = 40, 233 SF (0.92 AC.) **BUILDING AREA** 5,643 SF **BUILDING FLOOR AREA (GROSS)** = 15,660 SF **BUILDING LEASEABLE AREA** 13,842 SF **ZONING OF PROPERTY** = B2 LAND USE DESIGNATION = COMMERCIAL **OPEN SPACE REQUIRED:** 15% OF TOTAL AREA = 0.15 \* 0.92 AC = 0.14 AC

#### **PARKING CALCULATIONS:**

**REQUIRED PARKING** 13,842 SF/OFFICE AT 1/300 SF **47 SPACES TOTAL REQUIRED PARKING 47 SPACES TOTAL PARKING PROVIDED** PARKING PROVIDED: REGULAR (10' X 20') **46 SPACES** 2 SPACES

## **DEVELOPMENT REGULATIONS:**

(1) MAXIMUM BUILDING HEIGHT: TWENTY-FOUR (24) FEET OR TWO (2) STORIES; (2) MAXIMUM FLOOR AREA RATIO: FIVE TENTHS (0.5) SQUARE FOOT FLOOR AREA TO ONE (1) SQUARE FOOT NET SITE AREA:

(3) MAXIMUM BUILDING COVERAGE: THIRTY-FIVE (35) PERCENT OF TOTAL LOB AREA; (4) MAXIMUM ZONING LOT AREA: FIVE (5) ACRES;

(5) MINIMUM ZONING LOT AREA: TWO (2) ACRES; (6) MINIMUM ZONING LOT WIDTH: TWO HUNDRED FIFTY (250) FEET; (7) MINIMUM ZONING LOT DEPTH: TWO HUNDRED FIFTY (250) FEET;

(8) MINIMUM FRONT SETBACK: ONE HUNDRED (100) FEET; (9) MINIMUM SIDE SETBACK: SEVENTY-FIVE (75) FEET; (10) MINIMUM REAR SETBACK: SEVENTY (70) FEET;

### **LEGAL DESCRIPTION:**

A PORTION OF TRACT 58, BLOCK 82, "PALM BEACH FARMS PLAT NO. 3", ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 58; THENCE NORTH 01°26'35" WEST, ALONG THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 179.98 FEET; THENCE EAST, ALONG A LINE PARALLEL WITH AND 179.92 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH, A DISTANCE DISTANCE OF 179.92 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 58; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 221.06 TO THE POINTOF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA,

NOTE: ALL UTILITIES WITHIN HTE SITE SHALL BE PLACED UNDERGROUND TO ENSURE COMPLIANCE WITH CITY CODE.

<b>REGULATION</b>	CITY CODE	PROVIDED
BUILDING HEIGHT	24' OR (2) STORIES'	44' (TOP OF PARAPET)* 36' (ROOF)*
MAX. F.A.R.	(0.5) S.F. FLOOR AREA / S.F. NET SITE AREA	0.387
MAX BLDG. COVERAGE	35% TOTAL LOT AREA	14%
FRONT SETBACK	100 FEET	25' *
SIDE SETBACK	75 FEET	19.2' *
REAR SETBACK	70 FEET	135.74'
		* = VARIANCE REQUIRED

**48 SPACES** 

SCALE: 1" = 20' DATE: 09-27-05 DRAWN BY: AIS CHECKED BY: DMA DESIGNED BY: DMA 03-22-04 AIS DMA WALL ADDITION ON EAST SIDE CK'D REVISIONS Website: www.carnahan-proctor.com



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FILE NO. 040314

CERT. OF AUTH. # LB2936

SITE PLAN SR 7, COCONUT CREEK

