



SPECIAL LAND USE JUSTIFICATION STATEMENT

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

GENERAL STANDARDS (Section 13-35f)	
1.	<p>The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.</p> <p>The same use exists in Phase I of the PCD.</p>
2.	<p>The proposed special land use will be in harmony with nearby existing uses.</p> <p>Phase I and PCD to the west are commercial and use is consistent. Self-storage is a very low impact commercial use and is compatible to the residential use adjacent to the east due to low scale of the building. The main building is located on the opposite side of the parcel and close to Hillsboro Blvd. FDOT has a drainage parcel to the east which is compatible. Properties to the north are buffered by a street and set back a large distance.</p>
3.	<p>The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.</p> <p>Traffic generated by self-storage is extremely low. Hours of operation are limited and controlled by a security gate. The buildings around the perimeter are one story to reduce impact. The main building is located at the furthest point from any residential use. The redevelopment of the site will increase all values in the area.</p>
4.	<p>The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.</p> <p>The self-storage facility will be a needed redevelopment of the site. The existing structure does not meet community standards and will be improvement to the community.</p>
5.	<p>The proposed special land use will contribute to the economic stability of the community.</p> <p>The proposed use will generate substantial tax revenue and stabilize a needed parcel on Hillsboro Blvd.</p>
6.	<p>The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.</p> <p>It is not anticipated that a self-storage facility would generate undesirable impacts. The existing use in Phase I is a example of good management. Other uses on the site were proposed that did impact the area and were withdrawn for this proposed use that would not impact the community.</p>
7.	<p>The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.</p> <p>The proposed self-storage facility is proposing intensity that is permitted under the zoning code regulations.</p>
8.	<p>The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.</p> <p>The proposed expansion of the PCD promotes the intent of quality growth along major corridors. Specifically, the project is consistent with the following portions of the Comprehensive Plan: Urban Sprawl Goal II-8.0 Discourage urban sprawl and encourage infill development, Commercial Uses, Office Uses, Commercial Recreation uses Goal II-2.0 Provide a broad range of convenient,</p>



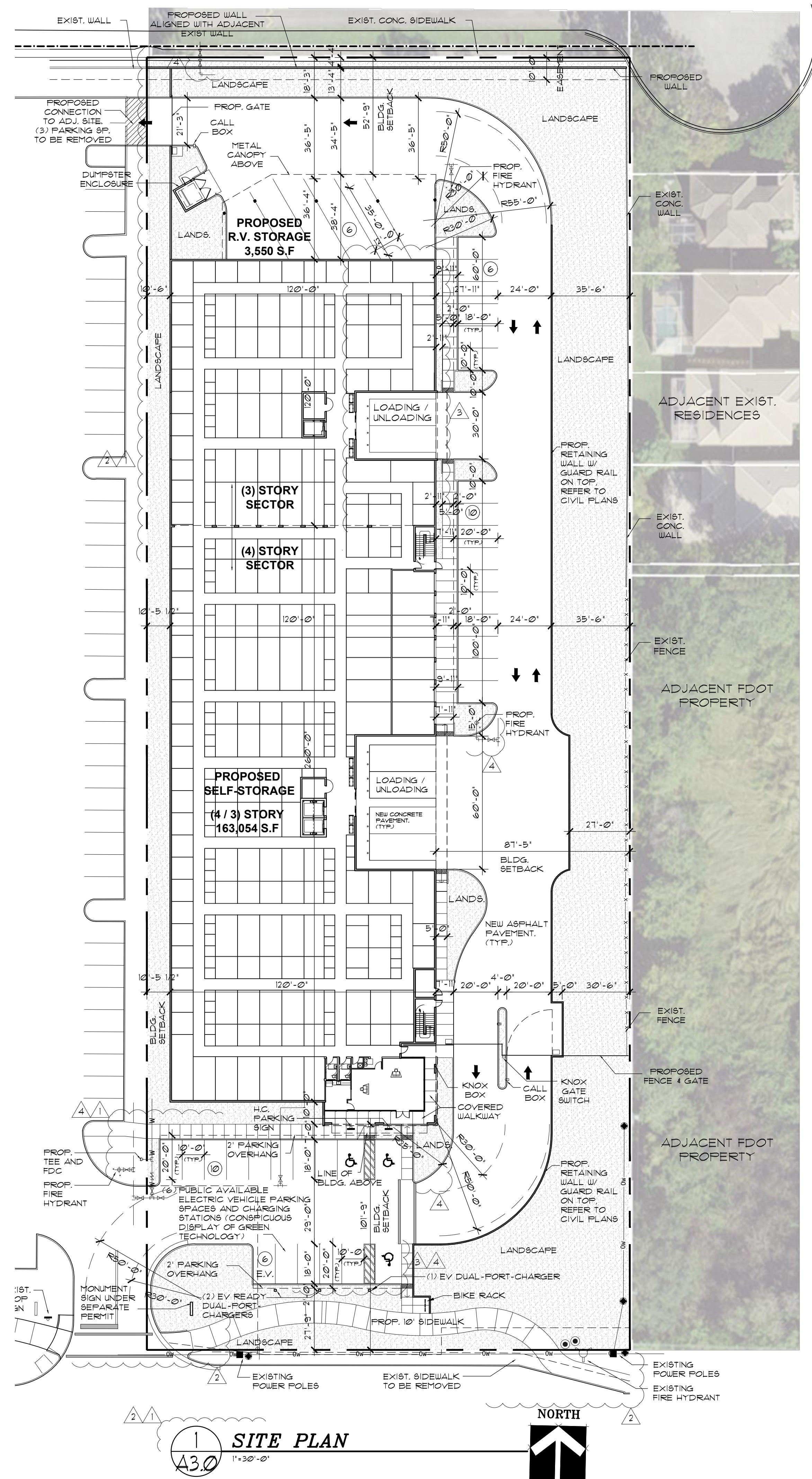
accessible and attractive commercial, office and commercial recreation facilities sufficient to serve permanent and seasonal populations. Mixed Land Use and Innovative and flexible Growth Management Goal II-9.0 Promote the efficient use of public facilities and services through planned communities and mixed land use activity centers to achieve a beautiful and functional community.

SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)

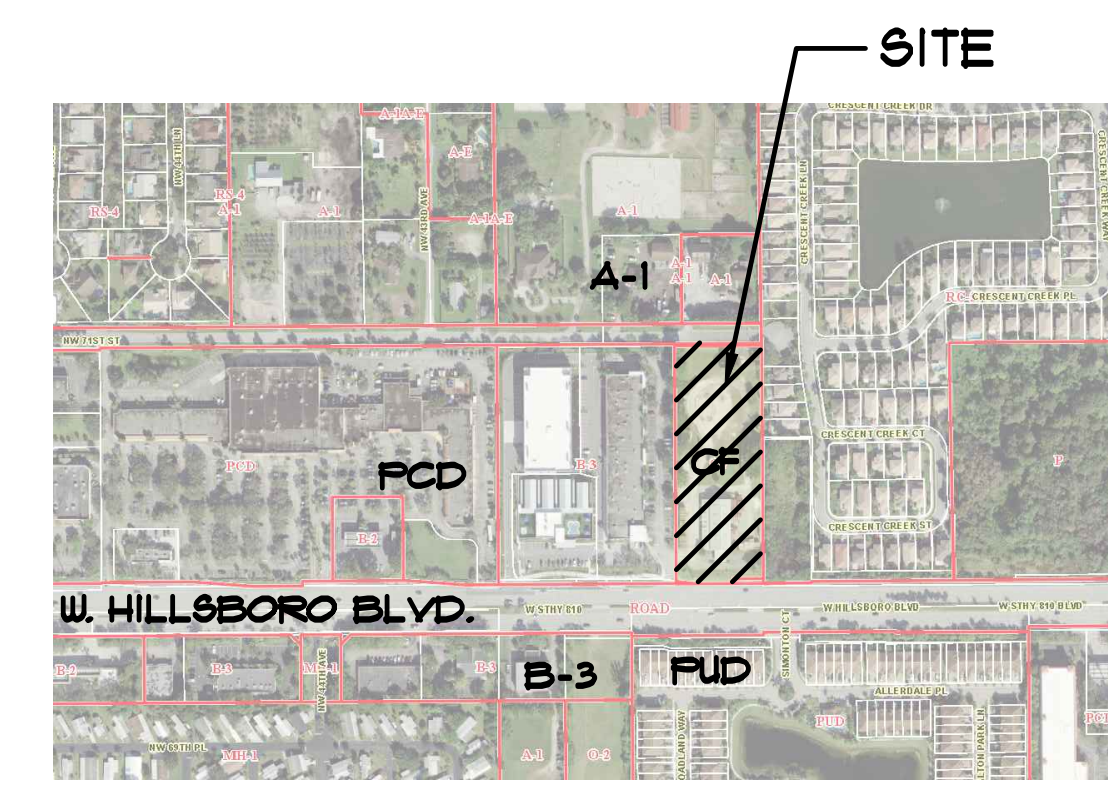
1.	The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.
	The LOS on Hillsboro Blvd. is operating at an acceptable level and this project will not reduce the level of service.
2.	The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.
	There is no access to residential streets from tis development.
3.	The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.
	No improvement to the roadway network will be required and impacts less that by right.
4.	The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.
	Proposed use is low impact and will require less utilities that by right.
5.	The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.
	Self-storage facility will be gated with security cameras reducing any impacts.
6.	If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.
	No other uses proposed.

STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS (Sec. 13-35h)

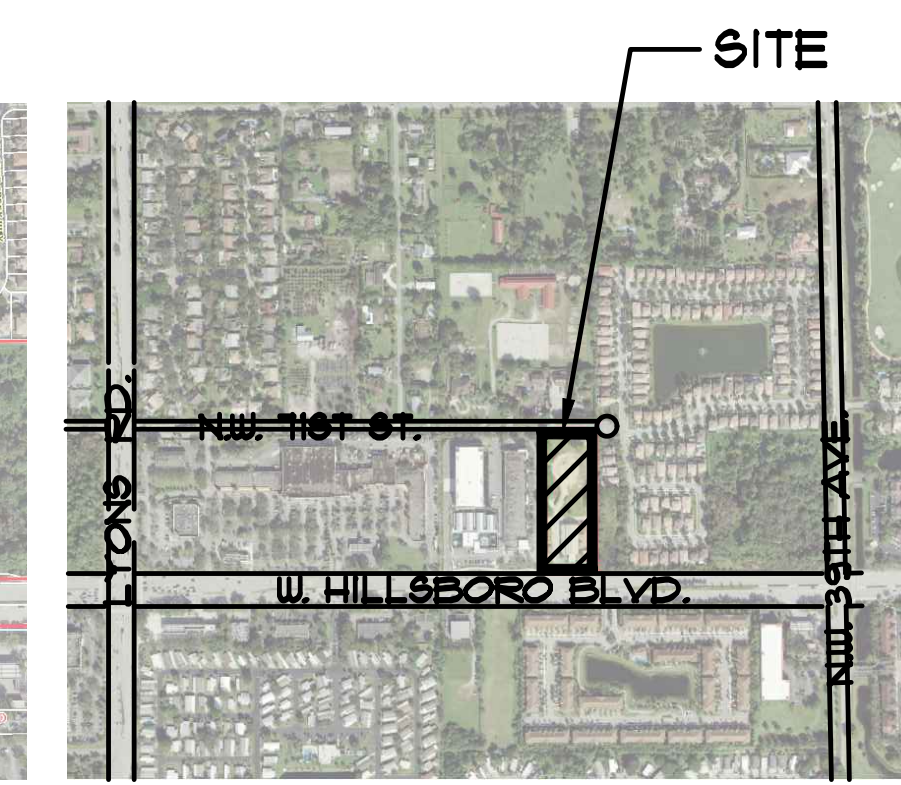
1.	The location of the proposed special land use will not be hazardous or inconvenient to the residential character of the area where it is to be located.
	Click here to enter text
2.	The size of the special land use application and nature and intensity of the operations involved will not be hazardous or inconvenient to the residential character of the area or to long range development in accordance with the land use element of the Comprehensive Plan.
	Click here to enter text
3.	The location of the special land use will not result in isolating an existing or planned residential area from other residential development.
	Click here to enter text
4.	The design of buildings for commercial and office space special land uses in residential districts shall be in a manner similar to residential structures in the same general area or neighborhood. Such a finding shall be based on consideration of building mask, height, materials, window arrangements, yards, and other considerations.



1 SITE PLAN
1" = 30'-0"



3 VICINITY MAP
A3.0



4 LOCATION MAP
A3.0

SITE DATA			
DESCRIPTION	ACRES	S.F. AREA	% COVERAGE
GROSS SITE AREA	2.915	126,976 S.F.	100 %
PROPOSED IMPERVIOUS			70.1 %
SIDEWALKS		6,311 S.F.	4.9 %
BUILDING		42,364 S.F.	33.4 %
VEHICULAR		40,415 S.F.	31.8 %
PROPOSED PERVIOUS			29.9 %
LANDSCAPE OPEN SPACE		37,820 S.F.	29.9 %
CURRENT ZONING:	CF		
FLUM:	L-3		
PROPOSED USE:	SELF-SERVICE STORAGE		
DEVELOPMENT STANDARDS	ALLOWED	PROVIDED	
FAR - TOTAL BUILDING AREA / GROSS SITE	PER FCD	122	
MAX. BUILDING COVERAGE	40%	36.6%	
HEIGHT OF BUILDING (MEASURED BY CODE)	36'	53'	
MIN. OPEN SPACE	20%	29.9%	
MIN. DISTANCE BETWEEN BLDGS. AND PARKING	10'	10'	
SETBACKS	REQUIRED	PROPOSED	
ABUTTING THE ROAD	25'-0"	10'-9"	
NEXT TO THE FCD BOUNDARY (NO PARKING)	25'-0"	10'-6"	
PARKING RATES AND REQUIREMENTS FCD			
SELF-SERVICE STORAGE	1 SPACE / 5,000 S.F.	163,054 / 5,000	32.6
TOTAL SPACES REQUIRED:			33
PARKING PROVIDED			
REGULAR PARKING (10'-0" X 18'-0" + 2' OVERHANG)			30 SPACES
HANDICAPPED PARKING (12'-0" X 18'-0" + 2' OVERHANG)			2 SPACES
LOADING			6 SPACES
TOTAL PARKING SPACES PROVIDED:			38 SPACES
COVERED PARKING			6 SPACES
ELECTRIC VEHICLE PARKING (5 REGULAR + 1 HANDICAPPED SPACE)			6 SPACES
3 CHARGING PEDESTALS TO BE PHASED IN SUBJECT TO DEMAND			
BIKE PARKING			5 SPACES

BUILDING DATA		
GROUND FLOOR		45,914 S.F.
OFFICE:	918 S.F.	
STORAGE:	41386 S.F.	
COVERED RV STORAGE:	3,550 S.F.	
SECOND FLOOR	STORAGE:	42,370 S.F.
THIRD FLOOR	STORAGE:	46,110 S.F.
FOURTH FLOOR	STORAGE:	31,110 S.F.
TOTAL GROSS AREA		166,604 S.F.
NUMBER OF STORAGE UNITS PROP.		1300

2 SITE & BUILDING DATA
A3.0

4161 WEST HILLSBORO STORAGE
4161 WEST HILLSBORO
COCONUT CREEK, BROWARD, FL.

KENNETH R. CARLSON - ARCHITECT, P.A.

1166 W. NEWPORT CENTER DR., SUITE #311
DEERFIELD BEACH, FLORIDA 33442
PH. (954) 421 - 8848 FAX (954) 421 - 9929
e-mail: krc@krcarlson.com

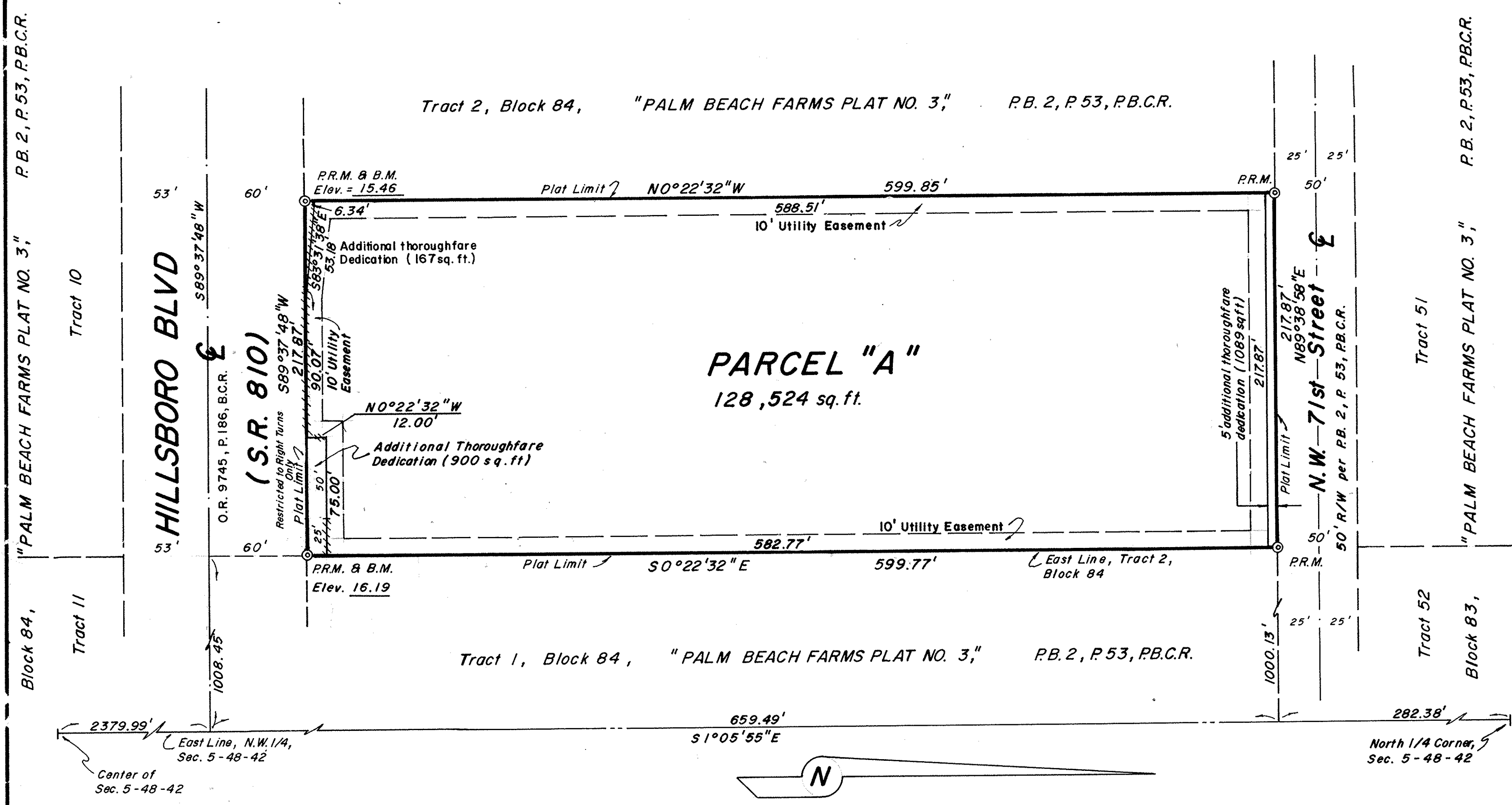
Revisions:

11/1/21	DKC COMMENTS
11/1/21	DKC COMMENTS
03/27/22	DKC COMMENTS
03/27/22	DKC COMMENTS
03/27/22	DKC COMMENTS
03/27/22	DKC COMMENTS

DRAWN BY: FS
CHECKED BY: KRC
DATE: 08/15/2021
SCALE: AS NOTED
PROJECT #: 21047
CAD DWG FILE: A3.0

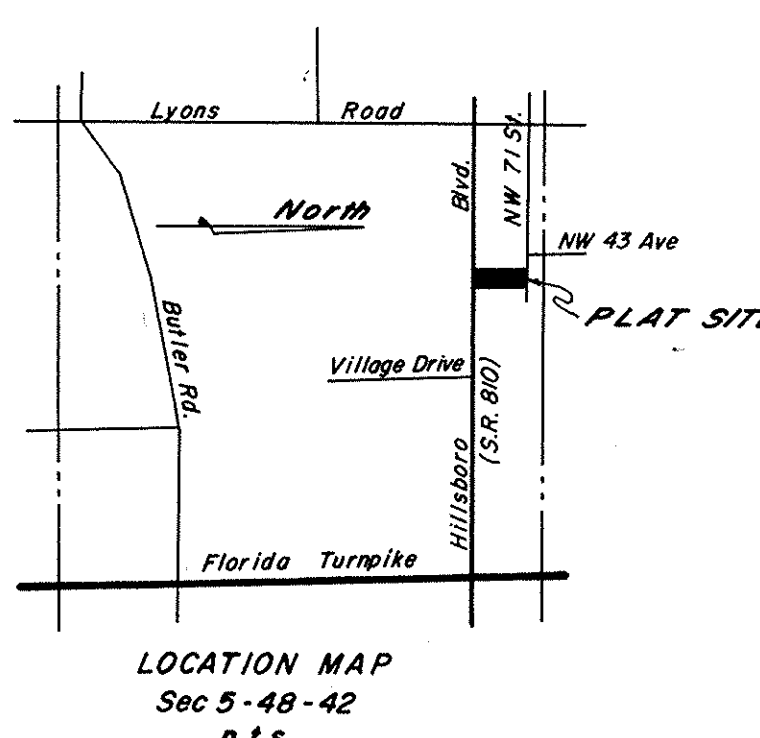
KENNETH R. CARLSON
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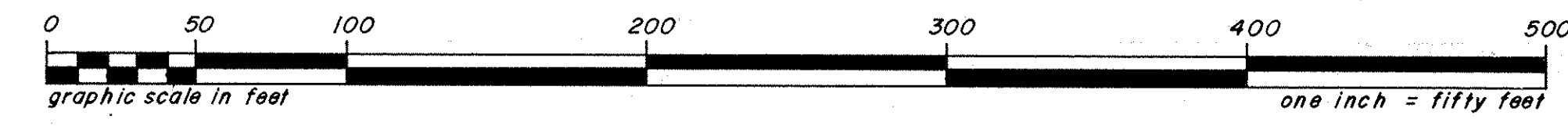
DESCRIPTION
 The East 217.87 feet of Tract 2, Block 84, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, LESS the South 60 feet thereof.

NOTES
 © P.R.M. - indicates Permanent Reference Monument
 B.M. - indicates Bench Mark
 This plat contains 3.0000 acres
 ##### - indicates Non-Vehicular Access Line
 Reference Bench Mark - N.E. Corner GOMBOS PLAT Elev. 16.53
 This plat is restricted to 8750 sq.ft. of Commercial. Convenience stores, fast food restaurants and service stations are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impacts.



WORKINGMAN'S NURSERY

BEING A RESUBDIVISION OF A PORTION OF TRACT 2, BLOCK 84,
 PALM BEACH FARMS COMPANY PLAT NO. 3,
 PLAT BOOK 2, PAGE 53, PALM BEACH COUNTY RECORDS,
 SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



DEDICATION
 STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That ROAD 7 WORKINGMANS NURSERY, INC., a Florida COUNTY OF BROWARD Corporation, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as hereon shown, said plat to be known as, WORKINGMAN'S NURSERY, being a resub-division of a portion of Tract 2, Block 84, PALM BEACH FARMS COMPANY PLAT NO. 3. The additional thoroughfares are hereby dedicated to the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 28th day of May, 1985.

ROAD 7 WORKINGMAN'S NURSERY, INC

Witness Giana McLaughlin as to both Officer: Edward P. Skiff Title: PRESIDENT
 Witness Henry Swann as to both Officer: Henry Swann Title: VICE PRESIDENT

ACKNOWLEDGEMENT
 STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized COUNTY OF BROWARD by law to administer oaths and take acknowledgements, Edward P. Skiff and Henry Swann, President and Vice President, respectively of ROAD 7 WORKINGMANS NURSERY, INC., to me well known to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily, for uses and purposes therein expressed

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 28th day of May, 1985.

My commission expires the 19th day of May, 1986. Notary Public Giana McLaughlin State of Florida

CITY PLANNING AND ZONING BOARD
 THIS IS TO CERTIFY: That this plat has been approved by the Planning and Zoning Board of the City of Coconut Creek, Florida, this 19 day of January, 1986.
 By: Harold J. Nowan Chairman

CITY COUNCIL
 THIS IS TO CERTIFY: That this plat has been approved for record by the City of Coconut Creek, Florida, by Ordinance No. 102-86, adopted this 23rd day of January, 1986, pursuant to Ordinance No. 900.
 By: Raymond G. Bender City Clerk

CITY ENGINEER
 This plat is hereby approved for record, this 28th day of Jan, 1986.
 By: Thomas Lee Thomas Lee, Fla. P.E. Reg No. 33004 35197

BROWARD COUNTY ENGINEERING DIVISION
 This plat has been approved and accepted for record. By: Robert L. Thompson Robert L. Thompson Date 2-20-86 County Surveyor
 By: Darwin W. Townsend DARWIN W. TOWNSEND Date: 2/20/86 Fla. P.E. Reg. No. 23174

BROWARD COUNTY PLANNING COUNCIL
 THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 28th day of March, 1985. By: Marcia Beach, this 25th day of July, 1985.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION
 THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 3rd day of SEPTEMBER, 1985. F.T. JOHNSON - COUNTY ADMINISTRATOR
 By: Phillip J. Flanagan Deputy By: Donald F. Wray Chairperson - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION
 This plat filed for record this 24th day of February, 1986, in BOOK 126 of PLATS, at Page 22, record verified
 F.T. JOHNSON - COUNTY ADMINISTRATOR By: Patricia C. Doyle Deputy

SURVEYOR'S CERTIFICATE
 STATE OF FLORIDA I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 28th day of JANUARY, 1985. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work.

McLAUGHLIN ENGINEERING CO.
 BY: James M. McLaughlin
 Registered Land Surveyor No. 2021 State of Florida

April 11, 2022

Liz Aguiar
Principle Planner
City of Coconut Creek
Sustainable Development Department
4800 W. Copans Rd.
Coconut Creek, FL 33063

RE: Plat Note Amendment
Workingman's Nursery Plat 126/22

Dear Liz,

The plat note for the Workingman's Nursery Plat needs to be revised to accommodate the site plan and PCD currently in process. Broward County requires approval from the city to submit an application to amend the plat note. The letter to Broward County should reflect the following note amendment.

The **existing plat note** is: This plat is restricted to 16,598 square feet of Church use. Day care/preschool uses, elementary school, middle school and high school uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The **proposed note** is: This plat is restricted to 170,000 square feet of self-storage use.

Thanks for your assistance, any questions please do not hesitate to contact me.

Sincerely,

James Kahn

CC: Sean Leder
Dennis Mele, Esq.

