



## 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** The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.

The establishment of the special land use for this medical marijuana dispensary would not impede the development or improvement of any surrounding properties. Green Dragon will comply with all parameters set by the City's code or established through the City's special land use process, allowing an equal playing field for similar or other businesses.

**2** The proposed special land use will be in harmony with nearby existing uses.

Green Dragon is committed to complying with all current codes, statutes, and stipulations set forth by the City of Coconut Creek. This ensures that the proposed special land use shall not diminish the use or enjoyment of other property in the immediate neighborhood. The operation of our business does nothing to stop or impede the operation of any other permitted or special land uses in the surrounding area.

**3** 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.

The proposed special land use is compatible with surrounding and adjacent uses in function. Green Dragon Dispensaries, and dispensaries more broadly, are akin to other retail stores or pharmacies established through permitted or special land uses processes.

The state sets boundaries on the hours of operations for all medical marijuana dispensaries from 7am to 9pm. As a matter of internal policy, Green Dragon stores generally operate from 9am-9pm Monday through Saturday, with reduced hours on Sunday from 10am-6pm.

Green Dragon dispensaries do not generate traffic that exceeds that produced by comparable permitted or special land uses. Because the goal is to help patients as efficiently as possible, we avoid long transaction times and move patients in and out as quickly as possible, allowing parking to be freed up for other patients or patrons of surrounding businesses.

The proposed special land use is a change of use to existing development and does not require any new development. As such, it would be compatible with the existing building size and setbacks. The proposed special land use would not impact land values through new development as existing development would be utilized. However, as discussed below in section five (5), the special land use would positively impact land values by virtue of enriching the existing development.



**4 . 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.**

The proposed special land use will be in the best interests of the City, the community, and the public welfare, in addition to substantially improving the property in the immediate vicinity. There is nothing about the proposed special use that would adversely affect the public health, safety, comfort, appearance, morals, or general welfare of the immediate vicinity or surrounding community. For example, because state regulations are so strict, there is a very narrow range of things we can do to advertise. We are only allowed to display one main logo on the building, and our front doors can only contain our name and basic store info. Our windows are either frosted, tinted, or covered with some other material to reduce visibility from the outside. We cannot go around posting flyers in public places, using sign spinners, etc.

To the east and west, we are immediately surrounded by residential neighborhoods, and these neighborhoods likely have patients who would benefit from direct access to our products. To the north and south, there are office buildings, banks, and several other retail establishments, all of whom benefit by their proximity to the proposed use by way of increased access to goods/medicine and spillover from patients shopping at our store. The proposed use would occupy an existing building that is already part of a larger shopping center. The effect on all the businesses near our own is synergy. Many of the nearby tenants provide goods or services that an average individual might utilize on a common errand run, allowing us (or the other businesses) to be another convenient stop on the list. Even in the case of the pharmacy, we are complementary rather than competitive. We cannot sell other types of medicine outside of cannabis, nor can we carry the types of general goods that most other pharmacies do. While there is no doubt some stigma surrounding the use of cannabis, even critics can still acknowledge the medical utility and that some of their friends, family, and neighbors could be patients. The proposed special land use would simply add to the myriad goods and services provided within the city limits of Coconut Creek, allowing residents to stay and shop locally.

**5 . The proposed special land use will contribute to the economic stability of the community.**

The proposed special land use is a new business, in a newly renovated building, surrounded by other complimentary businesses. Given these factors, and our intent to stay in the location indefinitely, property values in the immediate area should increase rather than experience any sort of diminishment, and the business should positively contribute to the economic stability of the area. Beyond our business itself contributing to commerce and the growth of the area, patients who come to the store will often have other errands to run in the immediate area or might even discover new places and areas they had not patronized previously. Additionally, because access to other dispensaries in the surrounding areas is limited, it would make the area more attractive to those who need access to medical marijuana.

Each location Green Dragon opens generates around a dozen jobs, and we currently have well over 200 employees across the state of Florida. Many Green Dragon employees live in the cities they work in. The business would not only draw economic activity from surrounding areas, but also recirculate those resources within the city by virtue of having employees who work, live, and play there.



<b>6</b> .	<b>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.</b>
	<p>Although there is often suspicion or the presumption that dispensaries cause issues such as negative secondary effects, the operation and regulation of such business is such that those types of problems are avoided or possibly even improved with the presence of a dispensary. As outlined elsewhere, we are required to have camera surveillance, have limited potential operating hours set by the state (7am-9pm), and internal operating procedures ensure we keep the insides and outsides of our stores tidy. We are committed to maintaining a positive relationship with law enforcement and will work with local law enforcement to the extent they see fit. Overall, the goal for Green Dragon and this special land use is to be as operationally mundane as possible. Although there is no doubt a mystique surrounding cannabis, the day-to-day operation of Green Dragon dispensaries is like other retail uses, albeit with higher regulatory hurdles. Additionally, many of the municipalities surrounding Coconut Creek ban dispensaries outright or have rules that create a de facto ban. This leaves many residents, many of whom likely reside in Coconut Creek, without access to medicine. Depending on which products a patient might need from a given company, delivery can be costly, take too much time, or might be unavailable altogether. This makes direct access and the availability of safe, secure, local retail locations important.</p>
<b>7</b> .	<b>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.</b>
	<p>The proposed special land use is a change of use to existing development. It would not require any further development that could result in more intensive use or development than what is approved by the land use element of the Comprehensive Plan or what currently exists.</p>
<b>8</b> .	<b>The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.</b>
	<p>The Future Land Use for this property is Commercial, allowing for a variety of commercial uses. The current land use for this property is B-2, the purpose of which, "is to provide commercial uses which serve the everyday shopping needs of business and residential populations" (i). Based on the zoning letter Green Dragon received, the wording of the ordinance relating to the B-2 district, and language relating to the Comprehensive Plan, we believe a medical marijuana dispensary would be an appropriate and consistent use. It would be a privilege to operate a medical marijuana dispensary and do business in Coconut Creek, and it is a responsibility Green Dragon takes seriously. We would contribute to novel and unique commerce, increase business diversity in the area, and become a complimentary facet of Coconut Creek as a growing, diverse, and forward-looking city.</p> <p>As evidenced by initiatives such as the Vision 2030, Coconut Creek is a reflexive city working toward a progressive, diverse, and sustainable future. As noted on the City's website, "Our effort is to attract business, industry, and employment that are forward thinking and match the City's identity as a "green" city" (ii). Although this sentiment was stated in the context of sustainability (something we also champion as a special use backed by cultivators and farmers) we hope to expand the "green" identity of Coconut Creek in a novel way, which aligns with the Comprehensive Plan and enriches the community more broadly.</p>



- (i) [https://library.municode.com/fl/coconut\\_creek/codes/code\\_of\\_ordinances?nodeId=PTIICOR\\_CH13LADECO\\_ARTIIIIZORE\\_DIV3ZODIRETA\\_S13-343COSHDI](https://library.municode.com/fl/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOR_CH13LADECO_ARTIIIIZORE_DIV3ZODIRETA_S13-343COSHDI)
- (ii) <https://www.coconutcreek.net/sustainable-development/open-for-business>

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

<b>1.</b>	<p><b>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.</b></p> <p>The proposed special land use is a change of use to already existing development. From a development standpoint, the level of service provided by any street should remain precisely the same. From an operational standpoint, the proposed special land use is based on a model of efficiency and would not diminish the level of service provided on any street to a lower level. Because the goal is to help patients as efficiently as possible, we avoid long transaction times and move patients in and out as quickly. We do not operate a drive through, so the movement of patients in and out of the building and on and off the site should be straightforward.</p>
<b>2.</b>	<p><b>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.</b></p> <p>The proposed special land use is a change of use to already existing development. From a development standpoint, the amount of through traffic on local streets should remain precisely the same.</p>
<b>3.</b>	<p><b>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.</b></p> <p>The proposed special land use is a change of use to already existing development. There would be no required extension or enlargement of the thoroughfare system, and no additional costs created.</p>
<b>4.</b>	<p><b>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.</b></p> <p>The proposed use would utilize the existing infrastructure and would require neither new development nor any enlargement or alteration of utility facilities, drainage systems, or any other utility systems.</p>

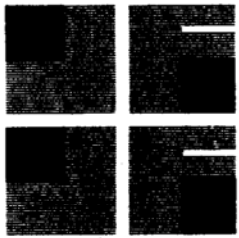


5.	<p><b>The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.</b></p> <p>(Portions of this response have been redacted pursuant to Section 119.071(3)(a), Fla. Stat.)</p> <p>The proposed special land use would not cause a greater demand for municipal public safety services than those permitted by right. Green Dragon is committed to complying with all applicable health, safety, and fire codes. There is nothing unique about the proposed special land use that makes it susceptible to health or fire issues beyond those experienced by other permitted or special uses.</p> <p>While dispensaries are often associated with negative secondary effects such as crime, these are incredibly rare instances for Green Dragon, and we take several security measures (both state-mandated and as a matter of internal policy) to ensure our stores are secure and safe for patients, surrounding businesses and their patrons, and the communities we operate in more broadly. These measures include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- [REDACTED]</li> <li>- [REDACTED]</li> <li>- Secure storage areas that meet state regulations and internal standards.</li> <li>- Background checks for all employees.</li> <li>- [REDACTED]</li> </ul> <p>Green Dragon is committed to maintaining a positive relationship with local law enforcement and will meet to discuss any concerns at law enforcement's request. Green Dragon can also provide a copy of the store's security plan to local law enforcement at their request. Green Dragon will also comply with the City of Coconut Creek's Trespass Program.</p>
6.	<p><b>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.</b></p> <p>The proposed special land use would not be combined with other special land used or permitted uses on the site.</p>

<b>STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS (Sec. 13-35h)</b>	
1.	<p><b>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.</b></p> <p>NA – Proposed special land use is not in a residential district.</p>
2.	<p><b>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.</b></p> <p>NA – Proposed special land use is not in a residential district.</p>



3.	<b>The location of the special land use will not result in isolating an existing or planned residential area from other residential development.</b>
	NA – Proposed special land use is not in a residential district.
4.	<b>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.</b>
	NA – Proposed special land use is not in a residential district.
5.	<b>The proposed use will have direct access to an arterial or collector street. Ingress and egress shall be designed to minimize traffic congestion on the public roadways.</b>
	NA – Proposed special land use is not in a residential district.
6.	<b>Parking areas for special land uses shall be of adequate size for the particular use and shall be properly located and suitably screened from adjoining residential uses, and that ingress and egress shall be designed for maximum safety for vehicles and pedestrians and minimize traffic congestion in the residential district.</b>
	NA – Proposed special land use is not in a residential district.



**ARCHITECT**  
**JEFF**  
**FALKANGER &**  
**ASSOCIATES**  
**INCORPORATED**

614 SOUTH FEDERAL HWY.  
 FT. LAUDERDALE, FL 33301  
 (305)764-6575

DESIGNED  
 WDS  
 DRAWN  
 KL  
 CHECKED

*[Handwritten signature]*

REVISIONS

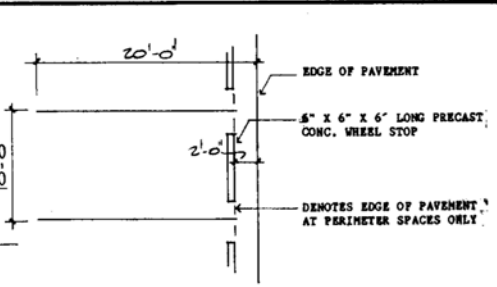
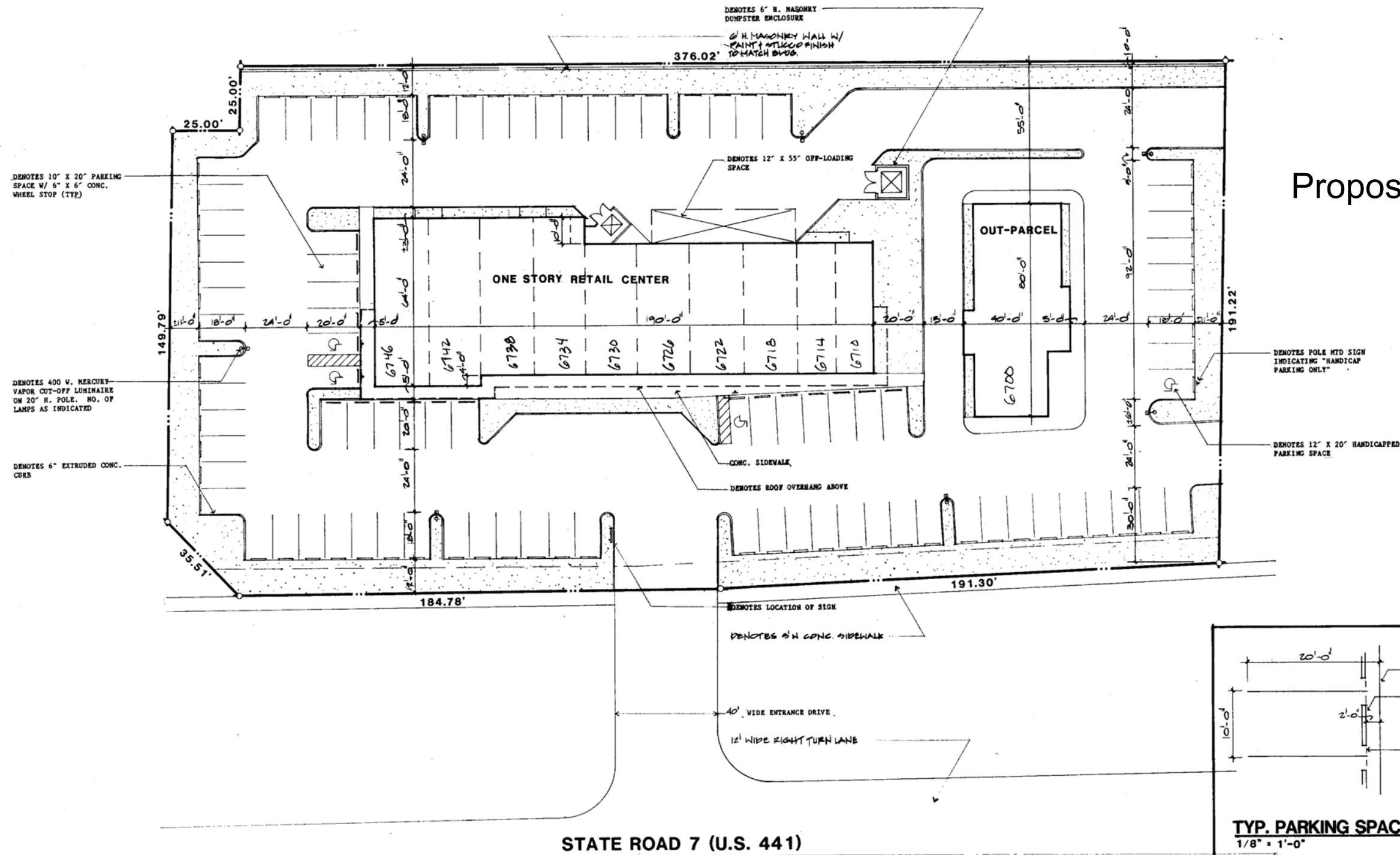
COMM.	DATE
84175	22 MAY '85

**COLONIAL**  
**PLAZA**

**COCONUT CREEK,**  
**FLORIDA**

**SITE PLAN**

**Proposed Site**



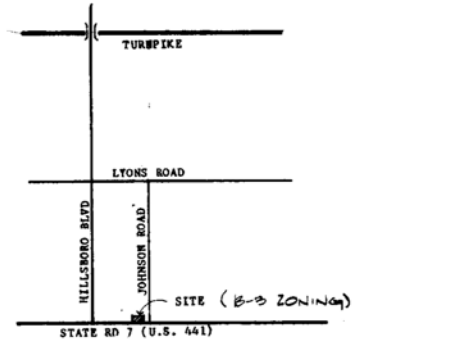
**TYP. PARKING SPACE DETAIL**  
 1/8" = 1'-0"

**SITE PLAN**  
 1" = 20'

NOTE: OUT-PARCEL BUILDING WILL MAINTAIN ARCHITECTURAL, STRUCTURE, MATERIALS, AND COLORS IDENTICAL TO THE MAIN SHOPPING CENTER BUILDING.

**LEGAL DESCRIPTION**

PARCEL "A", "EL-RANCHO-SEVEN-PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 211 FEET, AS MEASURED ALONG THE EAST LINE OF SAID PARCEL "A", AND LESS THE NORTH 25 FEET OF THE EAST 25 FEET THEREOF.



**LOCATION PLAN**  
 N.T.S.

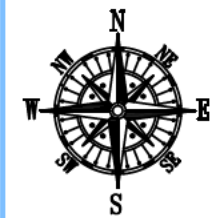
**SITE CALCULATIONS**

<b>SITE AREA:</b>	78,422 S.F. (1.80 ACRES)
<b>BUILDING AREA:</b>	
RETAIL	7,000 S.F.
RESTAURANT (TO SEAT 125 PEOPLE)	3,500 S.F.
OUT-PARCEL - (FAST FOOD, AS SHOWN)	2,676 S.F.
TOTAL BUILDING AREA	13,176 S.F. (16.8%)
<b>IMPERVIOUS AREAS:</b>	
PAVED AREA	47,054 S.F. (60.0%)
SIDEWALKS	3,530 S.F. (4.5%)
<b>PERVIOUS AREAS:</b>	
LANDSCAPED AREA	14,662 S.F. (18.7%)
<b>PARKING REQUIRED:</b>	
RETAIL - 1/200	35 SPACES
REST. - 1/4 SEATS,	
1/2 EMP. (10 TOTAL)	36 SPACES
FAST FOOD - 1/150	18 SPACES
TOTAL REQUIRED	89 SPACES
<b>PARKING PROVIDED</b>	90 SPACES*
*INCLUDES 4 HANDICAPPED SPACES	
ZONING: B-3	

LAST DATE PRINTED 5-28-85/5-21-85/6-5-85/7-1-85/







**TYPE OF SURVEY:**

- BOUNDARY
- ALTA/NSPS
- CONSTRUCTION
- TOPOGRAPHIC
- CONDOMINIUM
- SPECIAL PURPOSE

**PRINTING INSTRUCTIONS**

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

**ABBREVIATION LEGEND**

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

- |                               |                        |
|-------------------------------|------------------------|
| A or AL = ARC LENGTH          | EL or ELEV = ELEVATION |
| CA = CENTRAL ANGLE            | EM = ELECTRIC METER    |
| CATV = CABLE TV RISER         | FIR = FOUND IRON ROD   |
| CF = CALCULATED FROM FIELD    | FN = FOUND NAIL        |
| CR = CALCULATED FROM RECORD   | FND = FOUND            |
| CH = CHORD DISTANCE           | L = LEGAL DESCRIPTION  |
| C/O = CLEANOUT                | M = MEASURED           |
| CONC. = CONCRETE              | OHC = OVERHEAD CABLE   |
| DE = DRAINAGE EASEMENT        | P = PLAT               |
| PI = POINT OF INTERSECTION    | R = RADIUS             |
| PT = POINT OF TANGENCY        | SEC = SECTION          |
| PC = POINT OF CURVE           | TWP = TOWNSHIP         |
| PRC = POINT OF REVERSE CURVE  | RNG = RANGE            |
| PCC = POINT OF COMPOUND CURVE | QTR = QUARTER          |
| POB = POINT OF BEGINNING      | TR = TELEPHONE RISER   |
| POC = POINT OF COMMENCEMENT   | UE = UTILITY EASEMENT  |
| PH = POOL HEATER              | UP = UTILITY POLE      |
| PP = POOL PUMP                | WM = WATER METER       |
|                               | WV = WATER VALVE       |

**SYMBOLS - NOT-TO-SCALE**

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

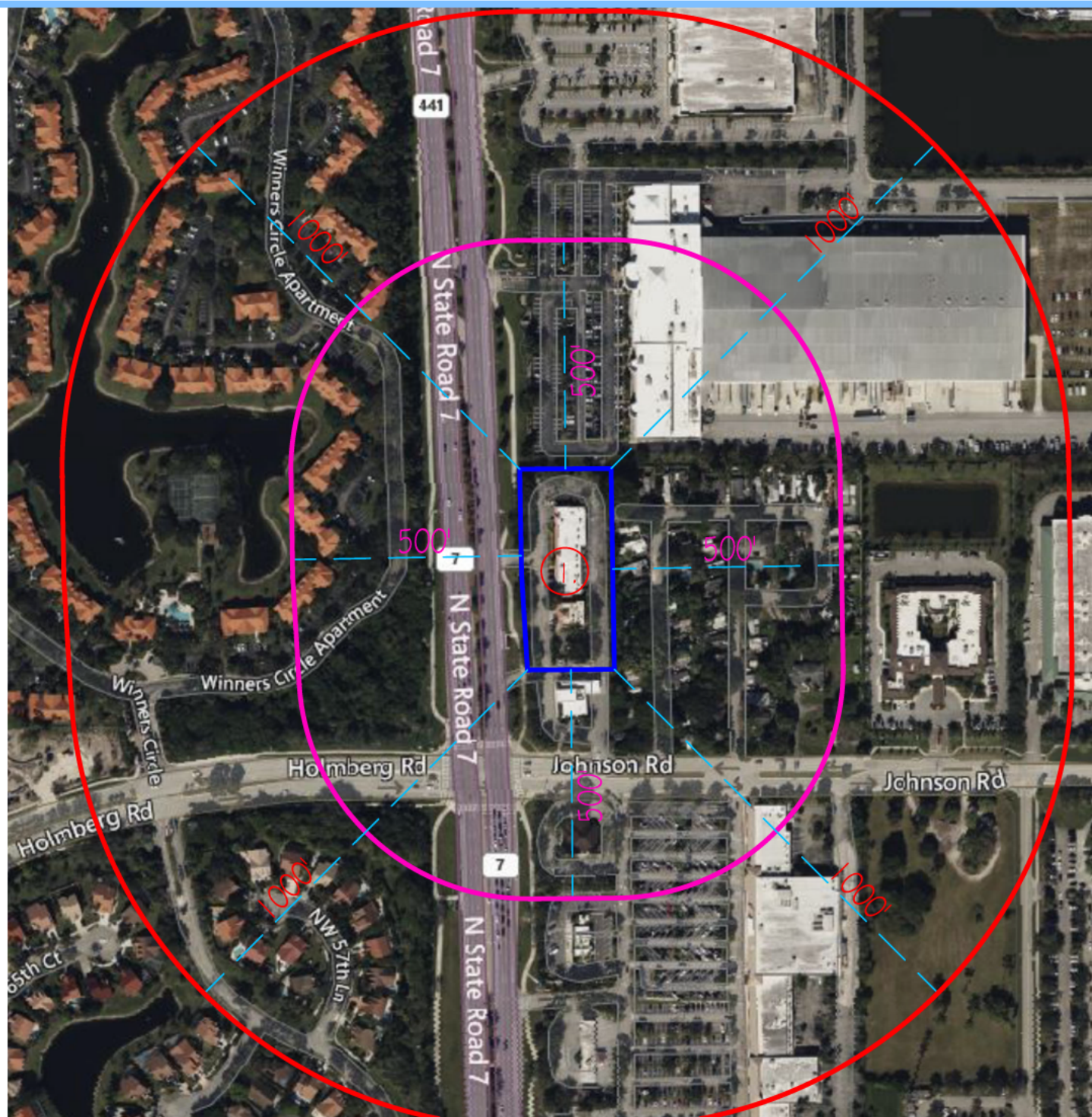
- |                          |                   |
|--------------------------|-------------------|
| = UTILITY POLE           | = WELL            |
| = LIGHT POLE             | = CENTER LINE     |
| = CATCH BASIN            | = PARTY WALL      |
| = FIRE HYDRANT           | = AIR CONDITIONER |
| = MANHOLE                | = SEPTIC LID      |
| = WATER VALVE            | = ELEV. SHOT      |
| = WATER METER            |                   |
| = HANDICAP PARKING SPACE |                   |
| = SEC. QTR. CORNER       |                   |
| = SECTION CORNER         |                   |

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SPECIAL PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE \_\_\_\_\_ DATE: 03/22/2023

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



# SPECIAL PURPOSE - RADIUS SURVEY

GREEN DRAGON LLC  
MEDICAL MARIJUANA PERMIT

SURVEY PREPARED FOR:  
GREEN DRAGON FLORIDA LLC  
SUBJECT SITE ADDRESS:  
6706 FL-7  
COCONUT CREEK, FL 33073

**PARCEL INDEX:**

1. SUBJECT PARCEL - GREEN DRAGON FLORIDA LLC. PROPOSED MEDICAL MARIJUANA

PER 2023 FLORIDA STATUTES:

TITLE XXIV - PUBLIC HEALTH: GENERAL PROVISIONS

SECTION 381.986 - MEDICAL USE OF MARIJUANA

ITEM 1 I) - PREEMPTION

A) - SUBJECT PROPERTY IS NOT LOCATED WITHIN 500 FEET OF THE REAL PROPERTY THAT COMPRISES A PUBLIC OR PRIVATE ELEMENTARY, MIDDLE, OR SECONDARY SCHOOL. THIS MEASUREMENT IS ALONG STRAIGHT LINE DISTANCES.

B) - THE CITY OF COCONUT CREEK STATES PER SEC 13-321 THAT A MEDICAL MARIJUANA TREATMENT CENTER CANNOT;

A. NOT BE LOCATED WITHIN ONE THOUSAND (1,000) FEET OF ANOTHER MEDICAL MARIJUANA TREATMENT CENTER;

(NO MEDICAL MARIJUANA TREATMENT CENTERS FOUND WITHIN 1000' OF SUBJECT PARCEL.)

B. NOT BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF THE REAL PROPERTY THAT COMPRISES AN ELEMENTARY, MIDDLE OR SECONDARY SCHOOL.

(NO K-12 SCHOOL LOCATED WITHIN 500' OF SUBJECT PARCEL)

C. NOT BE LOCATED WITHIN THE SAME TENANT SPACE AS ANY AMBULATORY SURGICAL CENTER, ASSISTED LIVING FACILITY, CLINIC, EXTENDED CONGREGATE CARE FACILITY, HOSPICE FACILITY, HOSPITAL, INPATIENT REHABILITATION FACILITY, MEDICAL OFFICE, MENTAL HEALTH FACILITY, PAIN CLINIC, NONRESIDENTIAL LICENSED SERVICE PROVIDER, NURSING HOME, RESIDENTIAL LICENSED SERVICE PROVIDER, OR URGENT CARE CENTER.

(NO EVIDENCE OF THE ABOVE REFERENCED ESTABLISHMENTS FOUND.)

**GENERAL NOTES:**

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

<b>PURPOSE OF SURVEY:</b>	
<b>REVISIONS</b>	
Job Number : 166699-SE	
Drawn By : D.P.S.	

**LINE TYPES:**

BOUNDARY		BUILDING	
EASEMENT		CHAIN LINK FENCE	
WOOD FENCE		PLASTIC FENCE	
OVERHEAD CABLE			

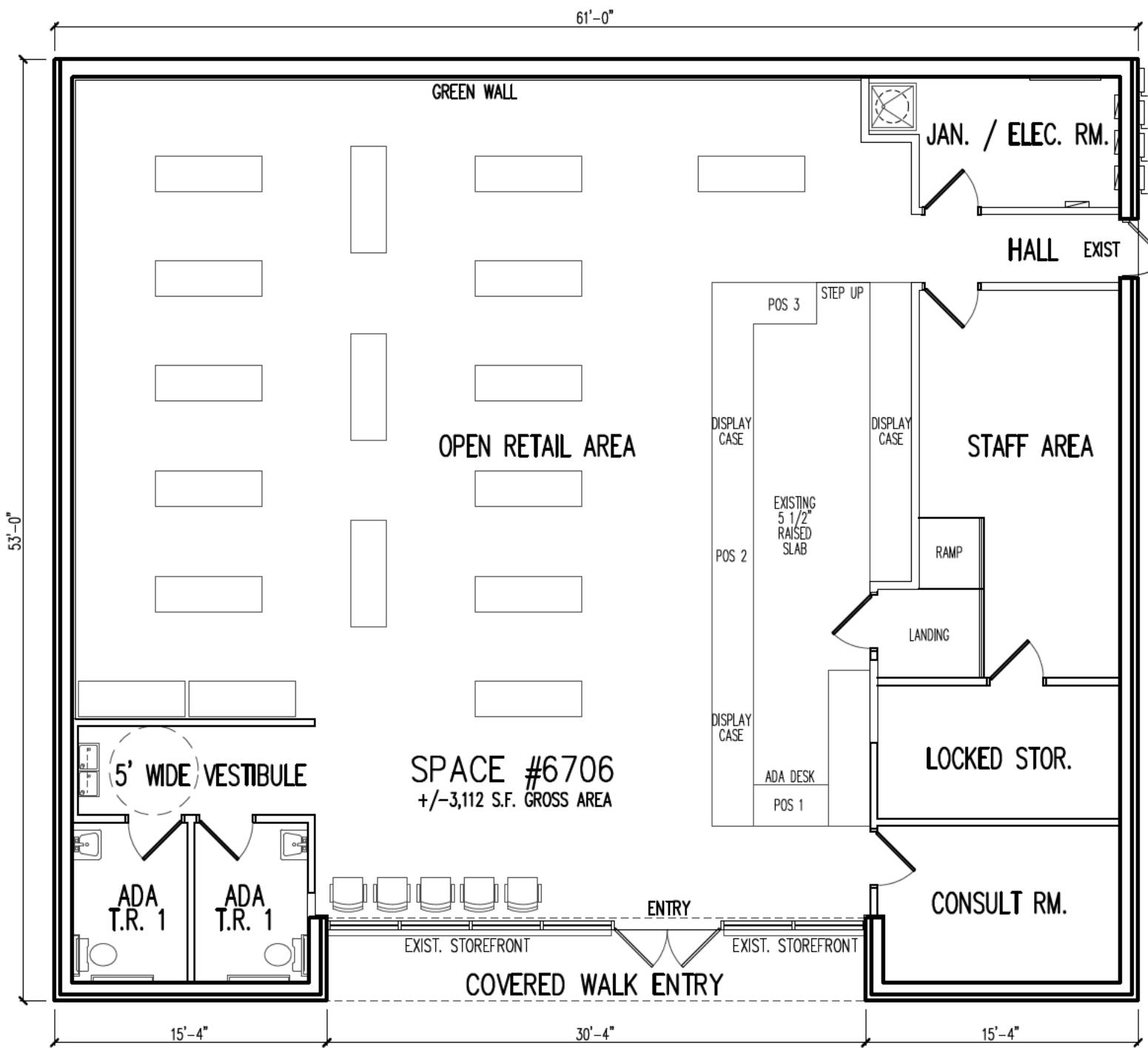
"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

**Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

This survey has been Issued by the following Landtec Surveying office:  
700 W. Hillsboro Blvd. Suite 4-100  
Deerfield Beach, FL 33441  
Office: (561) 367-3587 Fax: (561) 465-3145  
www.LandtecSurvey.com



LICENSED BUSINESS No. 8507



SPACE #6706  
+/-3,112 S.F. GROSS AREA

## PROPOSED FLOOR PLAN

SCALE 1/8" = 1'-0"



BUILDING CLASSIFICATION & NOTES	
CONSTRUCTION TYPE:	TYPE V UN-PROTECTED / NON-SPRINKLED PER FBC 2020
OCCUPANCY PER F.B.C. =	MERCANTILE (M) OCCUPANCY
PREVIOUS OCCUPANCY =	MERCANTILE (M) OCCUPANCY (CONVENIENCE STORE)
OCCUPANCY PER NFPA 101 =	GROUP M (MERCANTILE OCCUP.)
HAZARD CLASSIFICATION =	ORDINARY
TOTAL IMPROVEMENT AREA =	+/- 3,112 S.F. (TOTAL GROSS FLOOR AREA)

PROJECT #  
23004

DATE:  
06-15-23

SHEET:  
CONCEPT

INTERIOR IMPROVEMENTS AS MEDICAL MARIJUANA DISPENSARY

**GREEN DRAGON**

6706 STATE ROAD 7 \* COCONUT CREEK, FLORIDA 33073

**JMS ARCHITECTURAL DESIGN INC.**

PLANNING & CONSULTING

16106 75th AVENUE N. \* PALM BEACH GARDENS, FL. 33418  
TEL(561)745-2120 FAX(561)745-1707 E-MAIL:designfl@aol.com

# LISA S. BERNSTEIN, PE

— TRAFFIC ENGINEER —

Mr. Eric Sevell, PhD  
Eaze - Director of Operations  
2201 South Federal Highway  
Fort Lauderdale, Florida 33309

June 29, 2023

**Re: Traffic Statement – Trip Generation**

Project Name: Eaze - Green Dragon  
Project Location: 6706 North State Road 7, Coconut Creek, Florida 33073  
Project Number: 23-0182

Dear Mr. Sevell:

The project understanding is for a Traffic Statement that will identify the AM and PM Peak Hour trips for the project as requested by the City of Coconut Creek.

The existing stand-alone 3,075 square foot (SF) convenience store will be redeveloped as a marijuana dispensary and will use the same building SF. Trip generation calculations for the convenience store and the marijuana dispensary are based on trip generation rates and equations published in the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11<sup>th</sup> Edition*. ITE Land Use Code (LUC) 851 Convenience Store is used for the analysis of the existing conditions and ITE Land Use Code (LUC) 882 Marijuana Dispensary is used for the analysis of the proposed conditions.

The results are summarized in Table 1 for the AM Peak Hour and in Table 2 for the PM Peak Hour. The proposed marijuana dispensary will generate 160 less trips in the AM Peak Hour and 93 less trips in the PM Peak Hour than the existing convenience store. The ITE trip generation documentation is attached.

The proposed marijuana dispensary will generate less trips than the existing convenience store and will not have a significant impact on the surrounding area.

**Table 1**  
**AM Peak Hour Trip Generation**

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
<b>Existing Use</b>								
Convenience Store	851	3,075 SF	T=62.54(X)	50%	50%	96	96	192
<b>Total</b>						<b>96</b>	<b>96</b>	<b>192</b>
<b>Proposed Use</b>								
Marijuana Dispensary	882	3,075 SF	T=10.54(X)	52%	48%	17	15	32
<b>Total</b>						<b>17</b>	<b>15</b>	<b>32</b>
<b>Net New Trips</b>						<b>-79</b>	<b>-81</b>	<b>-160</b>

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition

**Table 2**  
**PM Peak Hour Trip Generation**

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
<b>Existing Use</b>								
Convenience Store	851	3,075 SF	T=49.11(X)	50%	50%	76	75	151
<b>Total</b>						<b>76</b>	<b>75</b>	<b>151</b>
<b>Proposed Use</b>								
Marijuana Dispensary	882	3,075 SF	T=18.92(X)	50%	50%	29	29	58
<b>Total</b>						<b>29</b>	<b>29</b>	<b>58</b>
<b>Net New Trips</b>						<b>-47</b>	<b>-46</b>	<b>-93</b>

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition

If you have any questions, please let me know.

Sincerely,

Lisa S. Bernstein, PE  
Attachments

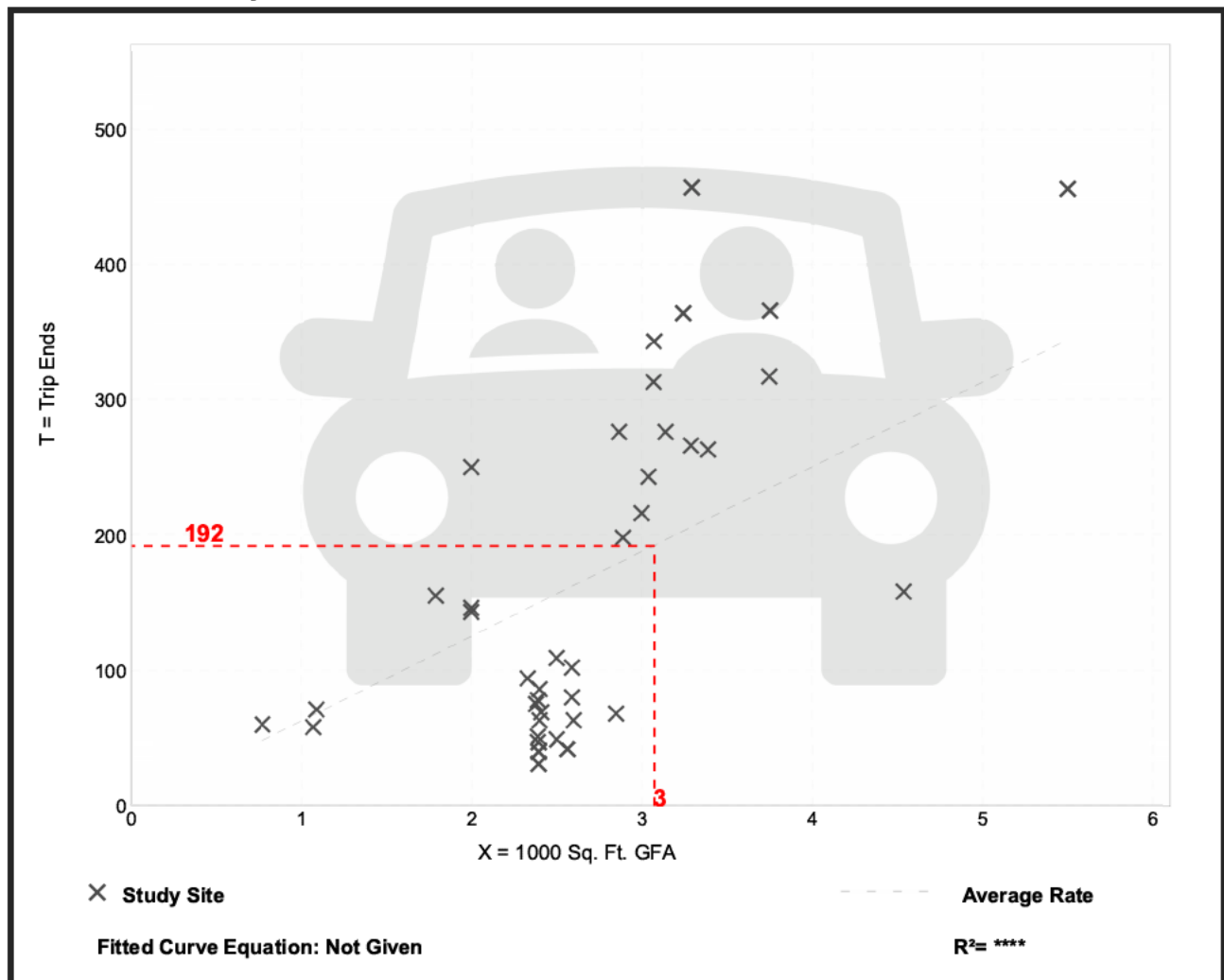
# Convenience Store (851)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 39  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
62.54	12.97 - 138.91	35.04

## Data Plot and Equation





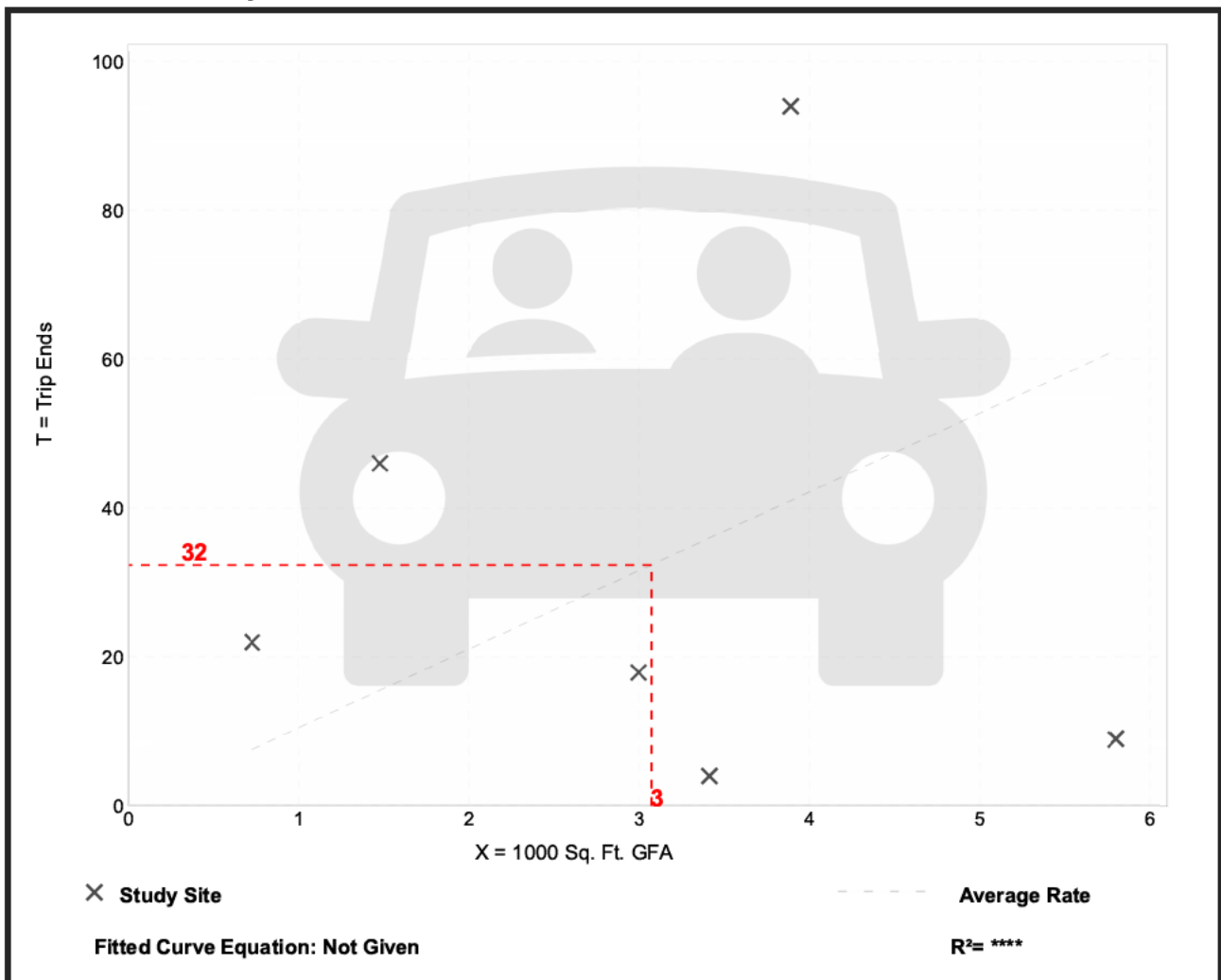
# Marijuana Dispensary (882)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 6  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.54	1.17 - 31.08	12.69

## Data Plot and Equation



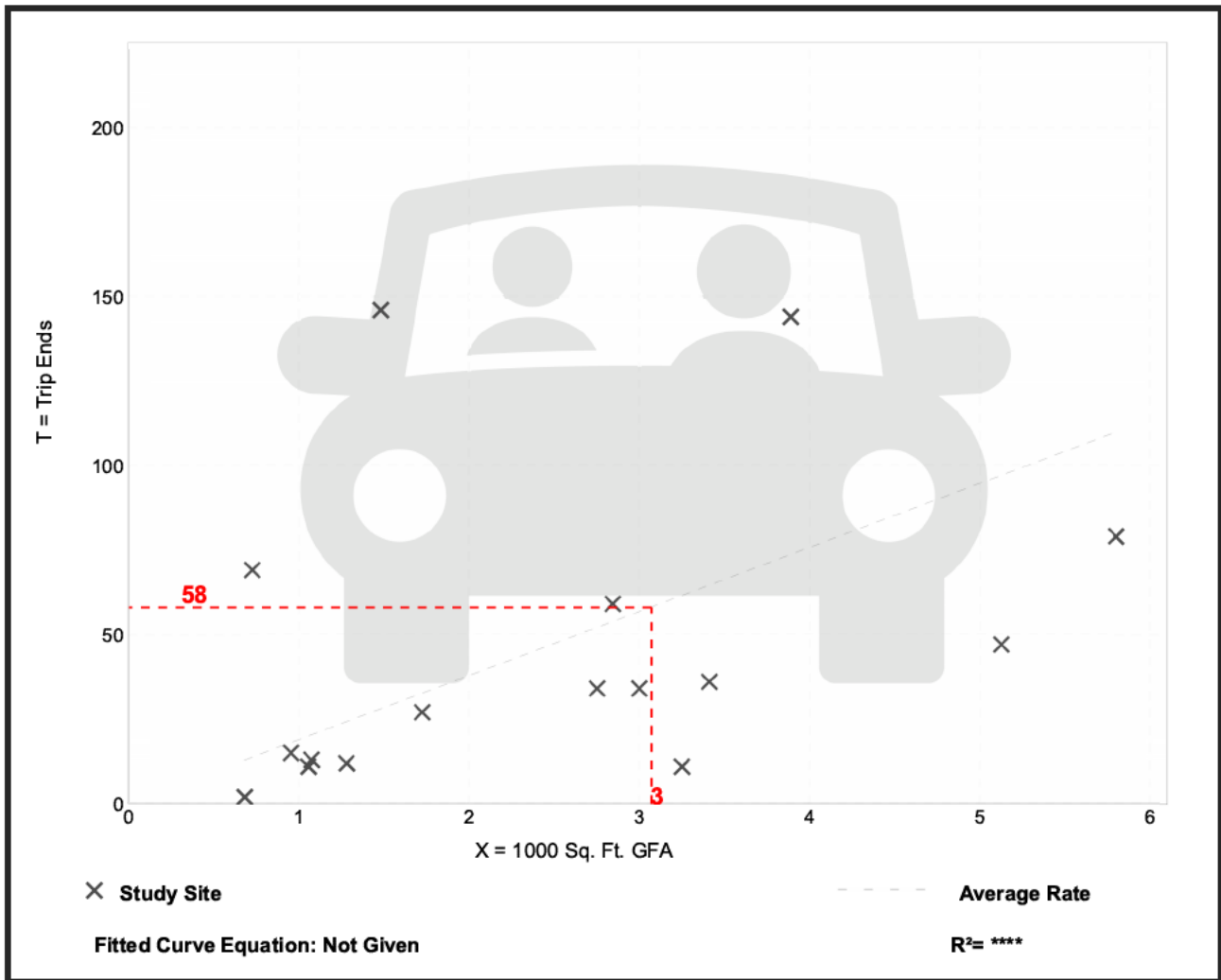
# Marijuana Dispensary (882)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 16  
 Avg. 1000 Sq. Ft. GFA: 2  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
18.92	2.94 - 98.65	21.73

## Data Plot and Equation





## Other Info

Examples of Existing Green Dragon Stores:



(Left: Green Dragon Orlando; Right: Green Dragon St. Petersburg)



(Left: Green Dragon St. Petersburg; Right: Green Dragon South Pasadena)

**Example of Green Dragon Packaging:**

Florida regulators require that packaging be designed in a way that does NOT appeal to children in any capacity. Containers must be opaque and contain no more than one color beyond the red THC warning symbol. The state also limits the types of fonts that can be used. The top image is how our flower product is sold, and the bottom image is the container ours edible fruit chews come in.

RECEPTACLE



RECEPTACLE LABEL FRONT



RECEPTACLE LABEL BACK

Green Dragon Florida, LLC  
Harvest No.  
Batch No.  
Strain Name:


RECEPTACLE PATIENT LABEL

Patient Name
Doctor Name
Dispense Date
Recommended Dose
Dosage Form
THC %/CBD %


**WARNING**  
Marijuana smoke contains carcinogens and may negatively affect health.

It is illegal to transfer medical marijuana to another person. This medical marijuana or low-THC cannabis meets the requirement of 381.986(8)(j) 11.0, Fla. Stat.


RECEPTACLE



INNER WRAPPING



RECEPTACLE LABEL

<p><b>GREEN DRAGON</b></p> <p>CANNABIS INFUSED</p> <p><b>Fruit Chews</b></p> <p><b>HYBRID</b></p> <p>10 Pieces</p>  <p style="font-size: x-small;">CONTAINS MARIJUANA. KEEP AWAY FROM CHILDREN.</p>	<p><b>WARNING:</b> KEEP AWAY FROM CHILDREN AND PETS This product has not been produced or inspected pursuant to federal food safety laws.</p> <p><b>Directions:</b> Start with a single piece. Wait at least 1 hour to feel effect. Store in a cool dry place. <b>Ingredients:</b> Water, Corn Syrup, Granulated Sugar, Gelatin, Pectin, Citric Acid, Artificial Natural Fruit Flavorings, Malic Acid, Fumaric Acid, THC Distillate. <b>Allergy warnings:</b> Made in a facility that processes peanuts, tree nuts, milk, wheat, soy.</p> <p>It is illegal to transfer medical marijuana to another person. This medical marijuana or low-THC cannabis meets the requirement of 381.986(8)(e) 11.d, Fla. Stat.</p>	<p>Green Dragon Florida LLC</p> <p><b>Strain Name</b></p> <p><b>Harvest #</b></p> <p><b>Batch #</b></p> <p><b>THC</b></p> <p><b>CBD</b></p> <p><b>Exp. Date</b></p>
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RECEPTACLE PATIENT LABEL (AFFIXED AT TIME OF DISPENSING)

Patient Name
Doctor Name
Dispense Date
Recommended dose
Dosage form