



SPECIAL LAND USE CHECK LIST

All items must be checked and addressed **BEFORE** submittal. This checklist is provided to assist in preparing a complete application which can be processed and reviewed more efficiently.

REQUIREMENT CHECKLIST		
	Checklist / Documents	File Name and Type SQ# - Sequential Numbers, see User Guide
GENERAL PART 1	☒ Pre-DRC meeting <i>prior</i> to submittal	
	☒ Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	☒ Letter of transmittal (list docs submitted) INCLUDE detail summary of request	Transmittal.pdf
	☒ Legal description (if current survey is not provided) SEE BCPA	Legal Description.pdf
	☒ Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	☒ Agent authorization from property owner	Authorization.pdf
	☒ Justification responses to each of the following standards per Section 13-35 of the City Land Development Code https://www.municode.com/library/fl/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIADREPR_DIV3IMPR_S13-35SPLAUS (Please see following page for form)	Justification.pdf
	☒ 2 sets of mailing labels (hard copy to be delivered to City)	Labels ordered
PLAN DOCUMENTS PART 3	☐ Site plan – <i>as needed</i> N/A	SQ#-SP1.0-Project Name.pdf
	☐ Signed and sealed survey – <i>as needed</i> N/A	SQ#-SURV-Project Name.pdf
	☐ Building elevations – <i>as needed</i> N/A	SQ#-A3.0-Project Name.pdf
	☒ Other – site specific photos and drawings may be required	
*** Refer to User Guide for the complete description for the proper File Naming Convention ***		
FEES		
\$2000Special Land Use Fee		





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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
2.	The proposed special land use will be in harmony with nearby existing uses.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
5.	The proposed special land use will contribute to the economic stability of the community.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
6.	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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
7.	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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev."
8.	The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"

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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
5.	The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"

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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
3.	The location of the special land use will not result in isolating an existing or planned residential area from other residential development.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
5.	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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
6.	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.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"





Site Address	3850 COCONUT CREEK PARKWAY, COCONUT CREEK FL 33066	ID #	4842 32 13 0020
Property Owner	COCONUT CREEK MEDICAL PLAZA LLC	Millage	3212
Mailing Address	3850 COCONUT CREEK PARKWAY #3 COCONUT CREEK FL 33066	Use	17-07
Abbr Legal Description	HI-RISER REALTY PLAT 87-50 B PARCEL B		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change.
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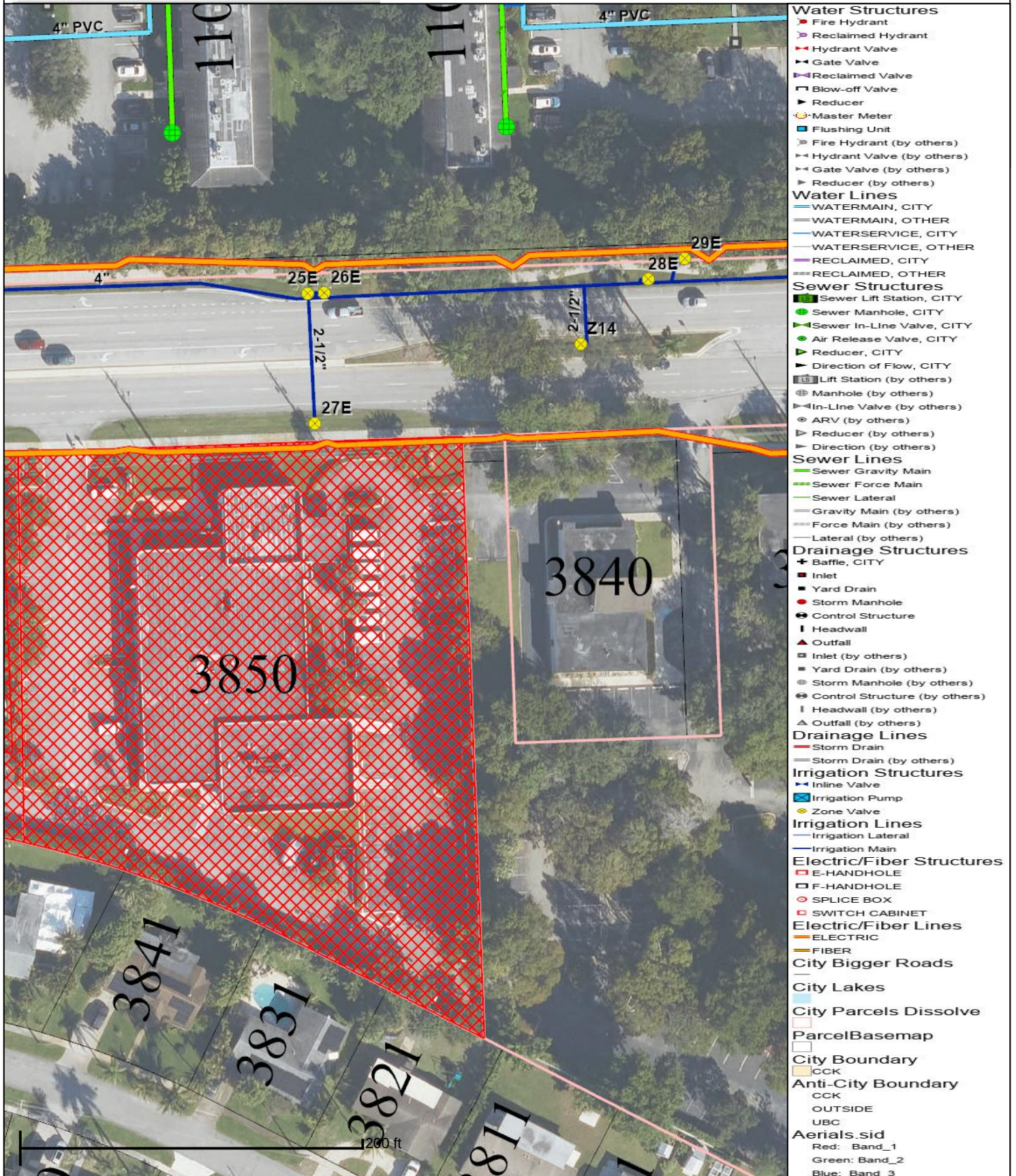
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$1,150,950	\$1,295,370	\$2,446,320	\$2,446,320	
2024	\$1,150,950	\$1,295,370	\$2,446,320	\$2,446,320	\$72,753.14
2023	\$1,150,950	\$1,295,370	\$2,446,320	\$2,446,320	\$70,903.28

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,446,320	\$2,446,320	\$2,446,320	\$2,446,320
Portability	0	0	0	0
Assessed/SOH	\$2,446,320	\$2,446,320	\$2,446,320	\$2,446,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,446,320	\$2,446,320	\$2,446,320	\$2,446,320

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/6/2012	WD-E	\$2,400,000	48814 / 327	\$14.00	82,211	SF
12/1/1991	WD	\$775,000	18991 / 402			
3/1/1986	WD	\$700,000				
9/1/1981	WD	\$375,000				
10/1/1979	D	\$100				
				Adj. Bldg. S.F. (Card, Sketch)		16321
				Eff./Act. Year Built: 1984/1983		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
O			CM					
16321								





GIS on the Web



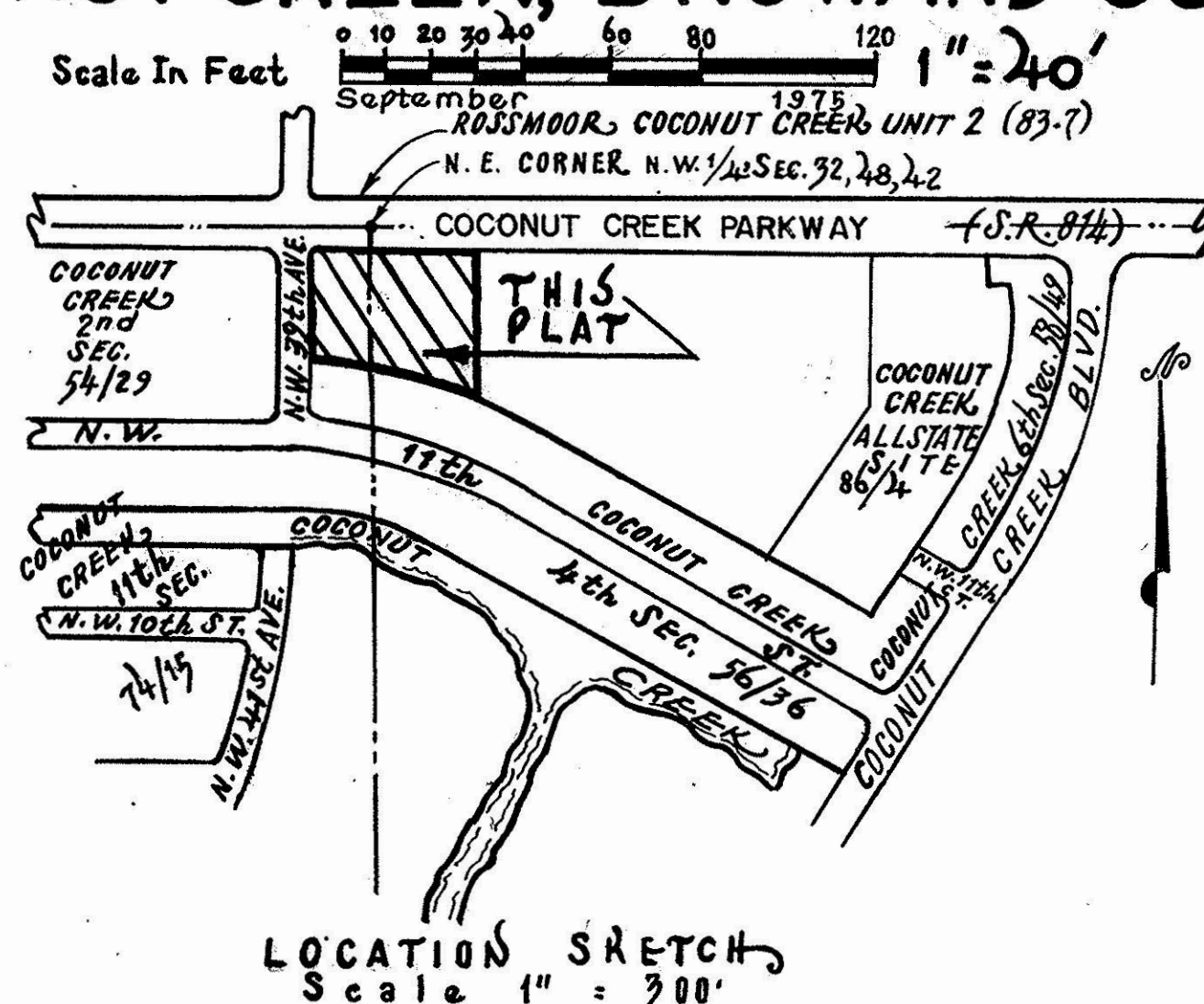
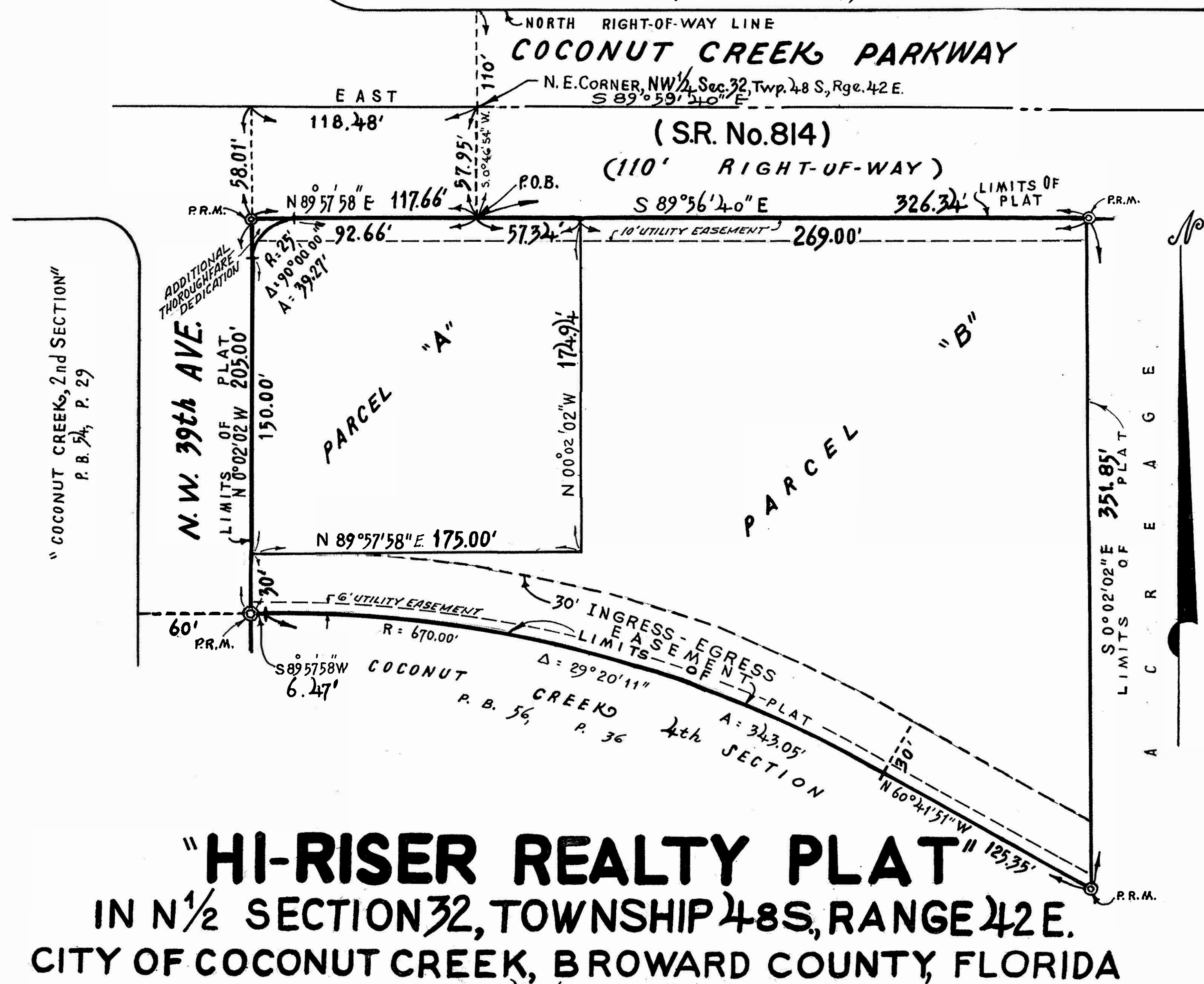
Data Disclaimer:

All GIS and electronic database materials, and any services which may be provided related thereto, are provided "as is" without any warranty of any kind, and all warranties on merchantability and fitness for a particular purpose are hereby disclaimed.

APPLICATION INFORMATION

Application Details	Involved Parties (name, address, email, phone #)
Project Name	Agent Information
Coconut Creek Medical Pharmacy	Dr. JUAN BASTO
Project Location	Owner Information
3850 COCONUT CREEK PARKWAY, COCONUT CREEK, FL 3306	COCONUT CREEK MEDICAL PLAZA, LLC
Plat Name	Developer Information
HI-RISER REALTY PLAT	NA
Folio Number	Attorney Information
4842 32 13 0020	N/A
Plat Restriction	Architect Information
NONE	N/A
Current Zoning	Engineer Information
B-3	FRONTIER ENGINEERING DEVELOPMENT, LLC
Proposed Zoning	Landscape Architect Information
B-3 (SAME)	NA
Future Land Use	Surveyor Information
COMM	JOHN A. GRANT, JR. INC.
To convert a portion inside of existing doctor's clinic at Suite #3 (510 sf) from reception to pharmacy to serve he clients of the Dr.'s clinic. This will be operated by the clinic staff and will serve the clients of the clinic.	Other Information

"ROSSMOOR COCONUT CREEK, UNIT 2" P. B. 83, P. 7



P.R.M. NOTES
① Indicates Permanent Reference Monuments.
Bearings Refer To An Assumed Meridian.

COCONUT CREEK WATER MANAGEMENT DISTRICT.
THIS IS TO CERTIFY: That the Coconut Creek Water Management District has approved and accepted this plat for record this 15 day of OCT, 1975.
By: Raymond A. Jones - Chairman
Garold L. Smith - Secretary - Treasurer.

LOCATION SKETCH
Scale 1" = 300'

DESCRIPTION: A portion of the North one-half (N¹/₂) of Section 32, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows: COMMENCE at the North East Corner of the North West one-quarter (NW¹/₄) of said Section 32 and run South 0°46'52" West, along the East line of said North West one-quarter (NW¹/₄) for 57.95 feet to the South Right-of-Way line of ATLANTIC BLVD EXT. (COCONUT CREEK PKWY) (State Road No. 814) and the Point of Beginning; thence South 89°56'40" East along said South Right-of-Way line for 326.34 feet; thence South 0°02'02" East for 351.85 feet; thence North 60°41'51" West for 125.75 feet to a Point of Curvature; thence Northwesterly along a circular curve to the left, having a Radius of 670.00 feet and a Central Angle of 29°20'11", for an Arc distance of 343.05 feet to a Point of Tangency; thence South 89°57'58" West for 6.47 feet (said last mentioned three courses being coincident with the Northerly boundary of Block 17, "COCONUT CREEK, FOURTH SECTION" according to the Plat thereof as recorded in PLAT BOOK 76 at PAGE 36, of the Public Records of Broward County, Florida); thence North 0°02'02" West along the Easterly Right-of-Way line of NORTH WEST 39th AVENUE, as shown on that certain Plat of "COCONUT CREEK, SECOND SECTION" as recorded in PLAT BOOK 54 at PAGE 29, of the Public Records of Broward County, Florida, for 205 feet to a point on the South Right-of-Way line of ATLANTIC BLVD EXT. (COCONUT CREEK PKWY) (State Road No. 814); thence North 89°57'58" East, along said South Right-of-Way line, a distance of 117.66 feet to the POINT OF BEGINNING.

PREPARED BY: McLaughlin Engineering Co.

400 N. E. 380 Avenue, Fort Lauderdale, Florida

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That Ralph Palaia, as Trustee, owner of the land described and shown as included in this Plat, has caused said land to be subdivided and platted as hereon shown. Said Plat to be known as "HI-RISER REALTY PLAT". The thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for purposes as indicated.

IN WITNESS WHEREOF: I have hereunto set my hand in the City of Ft. Lauderdale, County of Broward, State of Florida, this 15th day of OCT, 1975.
WITNESS: [Signature]
WITNESS: [Signature] RALPH PALAIA TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Ralph Palaia as Trustee, to me well known to be the individual described in, and who executed the foregoing Dedication, and he acknowledged before me, that he executed the same, freely and voluntarily for purposes and uses therein expressed.

WITNESS: My hand and official seal in the City of Ft. Lauderdale, County of Broward, State of Florida, this 15th day of SEPTEMBER 1975.
My Commission Expires: MAY 16, 1978
NOTARY PUBLIC STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That Alec P. Courtelis and Donald L. Smith, as Trustees, owners of the land described and shown as included in this Plat, have caused said land to be subdivided and platted as hereon shown. Said Plat to be known as "HI-RISER REALTY PLAT". The thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for purposes as indicated.

IN WITNESS WHEREOF: We have hereunto set our hands in the City of Miami, County of Dade, State of Florida, this 16th day of September, 1975.

WITNESS: [Signature] ALEC P. COURTELIS Trustee.
WITNESS: [Signature] DONALD L. SMITH Trustee.

ACKNOWLEDGEMENT

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Alec P. Courtelis and Donald L. Smith, Trustees, 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 purposes and uses therein expressed.

WITNESS: My hand and official seal in the City of Miami, County of Dade, State of Florida, this 16th day of September, 1975.
My Commission Expires: MAY 12, 1978
NOTARY PUBLIC STATE OF FLORIDA

COCONUT CREEK PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this Plat is hereby approved for Record, this 2nd day of OCT, 1975 By: [Signature], Chairman
By: [Signature], Secretary
CITY OF COCONUT CREEK

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this Plat has been approved and accepted for Record by the Council of CITY OF COCONUT CREEK, FLORIDA, in and by Resolution, adopted this 1st day of OCTOBER, 1975.

IN WITNESS WHEREOF: The said Council has caused these Presents to be attested by its Council President, Mayor, and City Engineer and the Corporate Seal of said City to be affixed this 1st day of OCTOBER, 1975.
This Plat has been approved by: [Signature] COUNCIL PRESIDENT [Signature] MAYOR.
this 1st day of OCTOBER, 1975. CITY ENGINEER: [Signature] Anthony A. Nolan, Fla. P.E. Reg. No. 14084

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 30 day of OCTOBER, 1975.
By: [Signature], this 30 day of OCT, 1975.

BROWARD COUNTY DEPARTMENT OF TRANSPORTATION

This Plat was approved and accepted for Record, this 28th day of JAN, 1976.

By: [Signature], John M. Garren, Jr., Director, Florida, P. E. Reg. No. 6895.

By: [Signature], James V. Dankenberger, Jr., County Land Surveyor, Florida, P. L. S. Reg. No. 2421.

BROWARD COUNTY DEPARTMENT OF FINANCE - DIVISION OF COMPTROLLER

STATE OF FLORIDA SS I HEREBY CERTIFY: That this Plat complies with the provisions of an "ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA", approved by the Governor, June 27th 1971. This Plat accepted and approved for Record by the BOARD OF COUNTY COMMISSIONERS of Broward County, Florida, this 27th day of JAN, 1976.

L. A. HESTER COUNTY ADMINISTRATOR BY: [Signature] DEPUTY

This Instrument filed for Record, this 29 day of JANUARY, 1976, in BOOK 87, of PLATS, at PAGE 50, "RECORD VERIFIED"

L. A. HESTER COUNTY ADMINISTRATOR BY: [Signature] DEPUTY

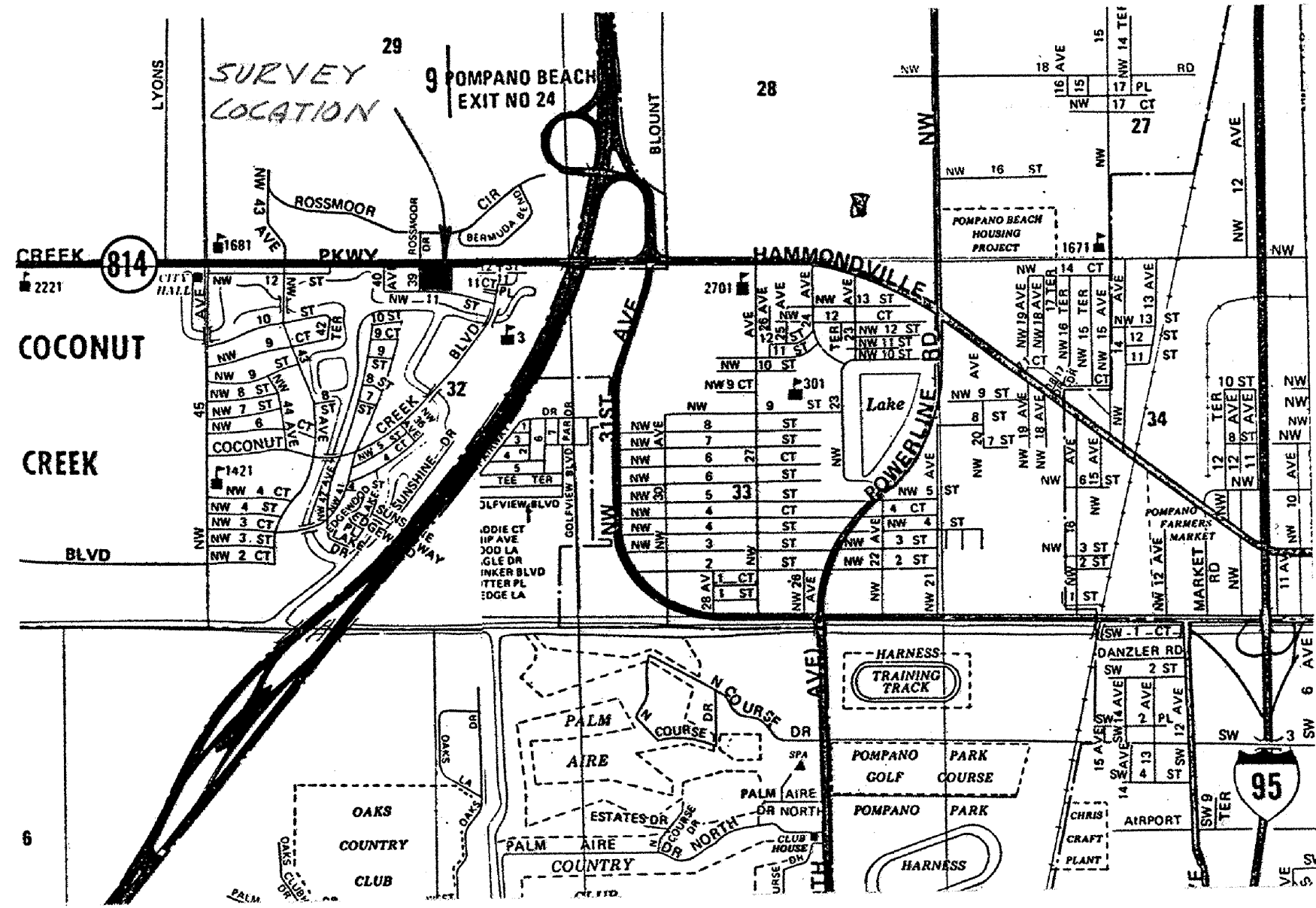
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached Plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my 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 were set in accordance with Section 177.091, of said Chapter 177, on this 1st day of OCT, 1975.

This Instrument dated at 50 FT. LAUDERDALE, FLORIDA, this 1st day of OCT, 1975. McLAUGHLIN ENGINEERING CO.
By: [Signature], James M. McLaughlin, Registered Land Surveyor, No. 2021, State of Florida.

PROPERTY DESCRIPTION:

TRACT B, HI-RISER REALTY PLAT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP
(Not to Scale)

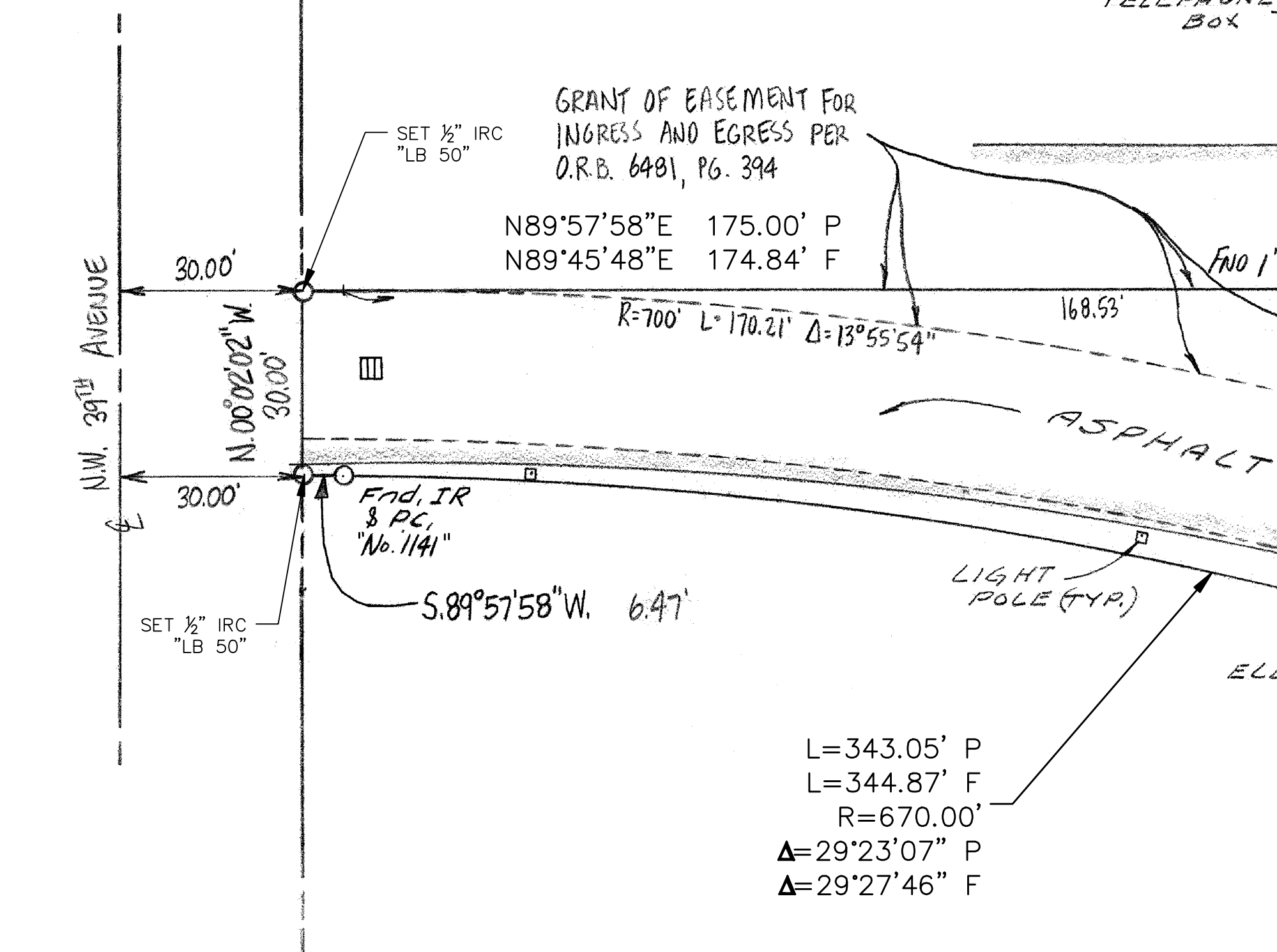
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

PARCEL A
HI-RISER REALTY PLAT
PLAT BOOK 87, PAGE 50

GRANT OF EASEMENT FOR
INGRESS AND EGRESS PER
O.R.B. 6481, PG. 394

N89°57'58"E 175.00' P
N89°45'48"E 174.84' F

L=343.05' P
L=344.87' F
R=670.00'
Δ=29°23'07" P
Δ=29°27'46" F



ALTA/ACSM LAND TITLE SURVEY:

To: Coconut Creek Medical Plaza, LLC
JPMorgan Chase Bank
Majesty Title Services, LLC
Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items [NONE] of Table A thereof. The field work was completed on 14 MAY 2012.

Date of Plat or Map: _____

SCOTT A. REID
Professional Surveyor & Mapper No. 6258
State of Florida

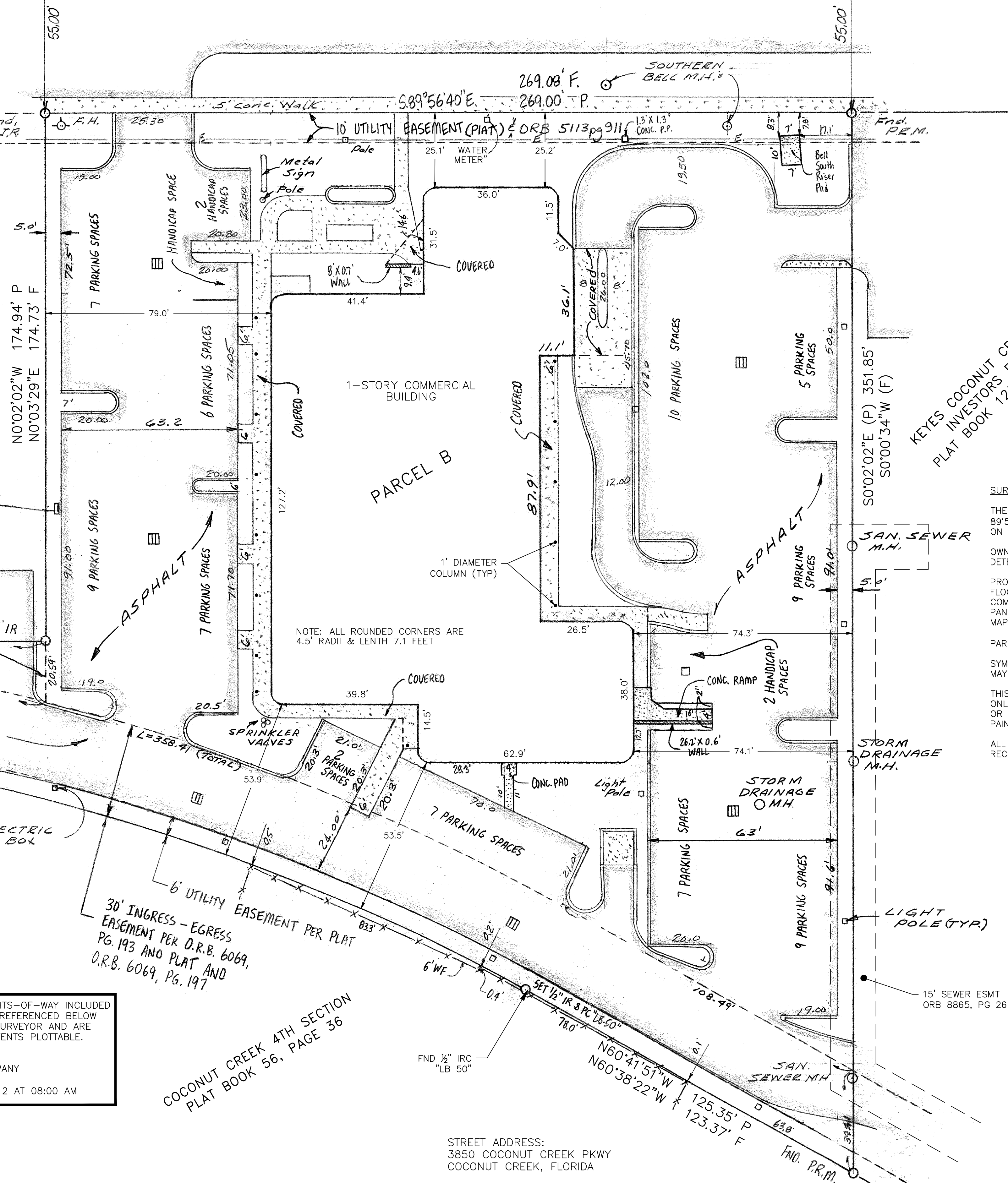
Not Valid Without The Signature And The Original Raised Seal Of A
Florida Licensed Surveyor And Mapper.

NOTE: ALL EASEMENTS AND RIGHTS-OF-WAY INCLUDED
IN THE COMMITMENT FOR TITLE REFERENCED BELOW
HAVE BEEN REVIEWED BY THE SURVEYOR AND ARE
REFLECTED HEREON TO THE EXTENTS PLOTTABLE.

TITLE COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
FILE #: FL2012470
EFFECTIVE DATE: 19 APR 3, 2012 AT 08:00 AM

COCONUT CREEK 4TH SECTION
PLAT BOOK 56, PAGE 36

COCONUT CREEK PARKWAY (S.R. No. 814)
(110' R/W PER PLAT)



STREET ADDRESS:
3850 COCONUT CREEK PKWY
COCONUT CREEK, FLORIDA

LEGEND

- BLDG = Building
- C = Calculated
- CATV = Cable Television Riser
- CL = Centerline
- CLF = Chain Link Fence
- CBS = Concrete Block Structure
- CM = Concrete Monument
- CONC = Concrete
- CP = Concrete Pole
- Δ = Central Angle
- DRNG = Drainage
- ESMT = Easement
- ELEV = Elevation
- F = Measured in field or calculated from field measurements
- FH = Fire Hydrant
- FND = Found
- FPL = Florida Power & Light
- HH = Handhole
- IP = Iron Pipe
- IR = Iron Rod
- IRC = Iron Rod & Plastic Cap
- L = Arc Length
- MH = Manhole
- NTS = Not To Scale
- N&D = Nail and Disc
- E- = Overhead Wire
- ORB = Official Record Book
- PC = Plastic Cap
- PBCR = Palm Beach County Records
- PLTR = Planter
- P = Plat
- PCP = Permanent Control Point
- PG = Page
- PP = Power Pole
- PRM = Permanent Reference Monument
- SAN = Sanitary
- SBT = Southern Bell Riser
- SWK = Sidewalk
- TYP = Typical
- R = Radius
- R/W = Right-of-Way
- UE = Utility Easement
- WF = Wood Fence
- WP = Wood Pole
- WV = Water Valve

SURVEY NOTES:

THE BEARINGS REFERENCED HEREON ARE BASED ON A BEARING OF SOUTH 89°56'40" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL B AS SHOWN ON SAID HI-RISER REALTY PLAT.

OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.

PROPERTY LOCATED IN FLOOD ZONE X
FLOOD INSURANCE RATE MAP INFORMATION
COMMUNITY NO.: 120031
PANEL NO.: 0115-F
MAP REVISED: AUGUST 18, 1992

PARCEL AREA 82,212 SQUARE FEET (1.887 ACRES)

SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON. ANY UTILITY LINES SHOWN HEREON WERE LOCATED AS PAINT MARKS ON THE GROUND, AS MARKED BY OTHERS.

ALL INSTRUMENTS OF RECORD NOTED HEREON REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS NOTED OTHERWISE.

9	UPDATE ALTA FB 2030/73	SAR	5/14/12
8	Update Cert. F.B. 645, 574, 79	RL	2/24/09
7	UPDATE SURVEY/CERTIFICATION F.B. 645, PG. 578	LR	3/13/00
6	Revised Parking Areas	683	4-28-87
5	Added Parking Island EG.	4-8-87	
4	Added Utilities 735/54 EG.	4-7-87	
3	Final Survey 645/57 EG.	3-17-87	
2	As-Built Rock Parking Lot, 735/53	2-26-87	
1	STORM WALL	FB SW 790/4	JEV 11/12/86

NO.	REVISION	BY	DATE
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SURVEY OF PROPERTY
DESCRIBED HEREON

BOUNDARY
SURVEY

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PH. NO. 561-395-3333 FAX NO. 561-395-3315
LICENSED BUSINESS NO. LB 50

MADE	SAR	DATE	5/14/12	F.B.	645	PG	57
CHECKED		DATE		SCALE	1" = 20'		
JOB NO.	JG-100-5214			SHEET	1	OF	1

