

ANALYSIS AND FINDINGS

Pursuant to Section 13-35(f) and (g) of the City's Land Development Code, the Planning and Zoning Board and City Commission must find that a Special Land Use meets general and specific standards based on competent and substantial evidence. Listed below are the standards, the applicant's response and staff analysis as to compliance with these standards:

GENERAL STANDARDS (Section 13-35-f):

1. The proposed special land use will be in harmony with nearby uses permitted under Article III of this chapter;

Applicant's Response: The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code because the subject property is designated COMM on the Future Land Use Map and zoned B-3, where commercial and community-serving activity is anticipated. The request does not introduce a new building or a new freestanding operation; rather, it uses approximately 510 square feet of existing interior clinic space into pharmacy space mainly for clinic patients. The use is compatible with the commercial character of the corridor and with the range of uses that may reasonably develop in the surrounding area under the existing zoning framework.

Staff's Analysis: Staff finds the proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code. The property is located within the B-3, Community Shopping district, which is intended to provide for a broad range of office and retail uses. The proposed pharmacy is consistent with the commercial character of the area and is compatible with other permitted and anticipated uses within the surrounding area.

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

Applicant's Response: The surrounding area includes a mix of residential neighborhoods, commercial properties, medical facilities, and service-oriented uses. The proposed pharmacy is entirely internal to the clinic, has no store front presence, and is not visible from the exterior. It does not have an independent exterior entrance and is accessed only through clinic circulation. Because of these characteristics, the pharmacy remains unobtrusive and fully harmonious with the surrounding environment. It does not alter the external character of the site, does not attract independent activity, and does not create impacts that would be inconsistent with surrounding uses.

Staff's Analysis: Staff finds the proposed special land use will be in harmony with nearby existing uses. The existing medical office where the pharmacy is proposed is located adjacent to existing commercial, medical, and office uses, as well as residential areas. The surrounding properties to the east and west are zoned B-3, and Coconut Creek Parkway supports a mix of commercial and medical-related uses. The proposed pharmacy will operate as an internal component of the existing medical office and will not alter the character, appearance, or function of 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;**

Applicant's Response: The proposed pharmacy is fully compatible with surrounding and adjacent uses in terms of function, operational characteristics, traffic generation, scale, and physical relationship to the site. The use occupies approximately 510 square feet of existing interior space, does not modify the building footprint, and does not affect setbacks, site layout, or circulation. The pharmacy hours of operation will be consistent with the clinic, operating from 8:30 a.m. to 5:00 p.m. The pharmacy is designed as a controlled, counter-based dispensing environment and does not include retail aisles, customer browsing areas, or merchandising features typical of a traditional retail pharmacy. As demonstrated in the submitted plans, the pharmacy is located entirely within the interior of the medical suite and is accessed through internal clinic circulation rather than through a direct exterior entrance. This physical configuration prevents the pharmacy from functioning as a retail destination and ensures that its activity remains functionally tied to the existing clinic operations. Because the pharmacy is entirely internal and functionally tied to the clinic, it will not generate independent traffic and will remain fully compatible with surrounding uses. The building size and building setbacks exist and remain without any additions or alterations. Land values are not considered to be impacted since no exterior alterations are required with this proposal that would have any negative impact.

Staff's Analysis: Staff finds the proposed special land use to be compatible with surrounding uses in terms of function, scale, hours of operation, traffic generation, and overall site characteristics. The pharmacy is located entirely within an existing medical office, occupying approximately 510 square feet of interior space, with no expansion of the building footprint or changes to setbacks, site layout, or circulation. The use is functionally integrated within the medical office, accessed internally, and operates during consistent hours. Staff finds the proposal is not expected to generate significant additional traffic or adversely affect surrounding land uses or property values.

- 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;**

Applicant's Response: The proposed special land use is in the best interest of the city, the convenience of the community, and the public welfare. It allows an existing healthcare provider to deliver comprehensive, integrated services in one location. Improves convenience and continuity of care, reduces need for off-site trips, enhances patient outcomes and compliance with prescribed treatment, leading to healthier community residents. By allowing patients to obtain medications immediately following their visit, the proposal addresses a well-documented issue of medication non-adherence, which contributes to increased hospitalizations and healthcare costs. Often patients choose not to fill their prescriptions and skip the trip to the pharmacy. This proposed pharmacy makes sure the patient fills the prescription and has any question answered by the pharmacist on site. Importantly, this benefit is achieved without any changes to the exterior of the

site, ensuring zero additional impact to surrounding properties. This is the main reason for desiring to establish this pharmacy.

Staff's Analysis: Staff finds the proposed special land use is generally supportive of the public interest and community convenience by enhancing access to coordinated healthcare services within an existing medical office. The use is contained entirely within the existing building and does not involve exterior modifications or changes to the surrounding area. Staff finds the proposal does not create adverse impacts to adjacent properties and is consistent with the intent of providing community-serving uses in an efficient and compatible manner.

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

Applicant's Response: The proposed special land use will contribute to the economic stability of the community by reinforcing a stable, service-oriented commercial area and supporting continued occupancy and productive use of the existing medical space. The surrounding community is characterized by neighborhood-serving development where residents benefit from convenient access to essential services. Integrating a low-intensity retail pharmacy within the existing clinic strengthens that service network without changing the established development pattern or requiring new infrastructure. Healthier patients and less hospitalization will also contribute to the economic stability of the community.

Staff's Analysis: The proposed special land use supports the continued operation of the existing medical office. The integration of a pharmacy within the existing medical office promotes the efficient use of existing developed space and supports the continued viability of an existing commercial use without requiring changes to the site. Staff finds the proposal is consistent with maintaining stable commercial activity in the surrounding area.

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 this chapter or some other special land use permitted on the site;

Applicant's Response: 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. The request does not increase the intensity of development through additional floor area, a larger building envelope, or a new public-facing retail operation. Instead, it places a small low-intensity pharmacy component within an existing medical building. As a result, the proposal enhances patient service and convenience while avoiding material off-site impacts related to traffic, utilities, stormwater, or site design.

- No increase in traffic, mainly clinic patients
- No increase in parking demand or site circulation
- No change in noise, hours of operation, or external activity
- No exterior modifications
- No modifications to the building footprint or site layout

As such, there are no negative external effects and no decrease in public benefit.

Staff's Analysis: Staff finds the proposed special land use will not decrease public benefit or increase undesirable impacts as the applicant proposes to repurpose existing interior space to accommodate a pharmacy component within the existing medical office. The proposed request does not include expansion of the building footprint, changes to the site layout, or exterior modifications. The proposed pharmacy will support continuity of care and provide convenient access to prescribed medications at the point of service for the surrounding community.

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.

Applicant's Response: 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. The existing medical building build-out remains as approved at the time of development and no further changes are proposed. The future land use designation for the property is COMM, and the request remains within an existing commercial building and an existing clinic suite. No expansion of the building required, no increase in site coverage, no change to the site's overall development envelope is proposed and no interior construction or build out required. The request therefore remains consistent with the scale and intensity contemplated for the site.

Staff's Analysis: Staff finds the proposed special land use will not result in more intensive development than what was approved in the Comprehensive Plan, which provides for a variety of commercial uses including office and retail. The pharmacy is proposed within an existing medical office located in an established commercial development and does not involve expansion of the building, an increase in site coverage, or modification to the approved site layout. Consistent with the Comprehensive Plan's objectives promoting compatible commercial development and efficient use of existing developed properties, staff finds the proposal remains within the scale and intensity anticipated for the Commercial future land use designation.

8. The proposed special land use will be consistent with goals, objectives, and policies of the comprehensive plan.

Applicant's Response: The proposed special land use is consistent with the city's long-range planning framework and Comprehensive Plan direction as reflected in Vision 2030. The city states that Coconut Creek provides 'responsive and personal services' and strives to offer 'a wide range of programs and services that make a positive difference every day in our community.' The city also describes Coconut Creek as a 'well-planned community' and identifies Smart Growth, Safety and Quality of Life, and High-Performance Government as key areas of focus. The proposed pharmacy advances those planning objectives by improving access to healthcare services, supporting quality of life, and making efficient use of an already developed commercial site without introducing unnecessary external impacts. Additional consistency with the City of Coconut Creek Comprehensive Plan, including:

- FLUE Objective 1.1, which promotes a balanced mix of uses and compatibility between land uses

- FLUE Policy 1.1.2, supporting integration of medical and service-oriented uses within commercial areas
- FLUE Policy 1.1.6, encouraging efficient land use patterns and reduction of unnecessary trips

By providing on-site pharmacy services for existing patients, the proposal supports accessibility, reduces offsite travel, and enhances the efficiency of an existing commercial site, consistent with the City's planning objectives

Staff's Analysis: Staff finds the proposed special land use is consistent with the City's Comprehensive Plan and Vision 2030. The proposed pharmacy is located within an existing medical office on property designated Commercial and promotes the efficient use of an existing developed site without increasing development intensity. The proposal supports Vision 2030 by improving access to healthcare services and is consistent with the City's goals for compatible, community-serving development within established commercial areas.

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

- 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.**

Applicant's Response: The proposed use will not reduce the level of service provided on any street to a lower level than would result from development permitted by right because the pharmacy is intended mainly for clients of the existing clinic and is not intended to be used the general public, as seen by its counter only pharmacy design entirely enclosed inside a clinic. The proposal therefore does not create a meaningful increase in traffic demand beyond the trips already associated with the clinic and the permitted commercial activity on the site. The use captures demand from patients already visiting the site, resulting in no material increase in traffic volume and no degradation of roadway level of service.

Staff's Analysis: Staff finds 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 proposed use will be located entirely within an existing medical office. Staff has determined that there will not be a significant impact to traffic. Although neither the Land Development Code nor Staff's review imposes any requirements or restrictions limiting the pharmacy's customer base, the applicant has stated that the facility is not intended to operate as a traditional walk-in retail pharmacy but is intended primarily to serve patients receiving medical care at the office, further supporting staff's finding that the use will not result in any negative impacts. As the use is not anticipated to generate significant additional traffic or independent trips, Staff finds no adverse impact on roadway capacity or level of service.

- 2. The proposed use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right.**

Applicant's Response: The proposed use will not result in a significantly greater amount of through traffic on local streets than would result from development permitted by right.

Because the pharmacy functions as an internal component of the existing building, it is expected to capture service demand from current patients already visiting the site rather than generate new pass-by or destination trips from the broader public. Therefore, the proposal does not create new traffic patterns or increase through traffic on surrounding roadways.

Staff's Analysis: Staff finds the proposed use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right. The pharmacy is integrated within an existing medical office and will not generate a significant amount of additional traffic. Although neither the Land Development Code nor Staff's review imposes any requirements or restrictions limiting the pharmacy's customer base, the applicant has stated that the facility is not intended to operate as a traditional walk-in retail pharmacy but is intended primarily to serve patients receiving medical care at the office, further supporting staff's finding that the use will not result in any negative impacts. As such, staff finds the proposed use is not anticipated to generate new traffic patterns or increase traffic volumes on surrounding roadways beyond those associated with the existing use.

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.

Applicant's Response: The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from development permitted by right. The request involves the conversion of approximately 510 square feet of existing interior space within an established building. The request involves no change to the existing roadway network, site access, or circulation pattern and does not create demand for new transportation improvements.

Staff's Analysis: Staff finds the proposed pharmacy 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. The proposed use will be limited to approximately 510 square feet of existing interior space within an established medical office and does not include changes to site access, circulation, or the surrounding roadway network. Accordingly, staff finds no need for off-site transportation improvements associated with the proposed use.

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.

Applicant's Response: The proposed use will not require enlargement or alteration of utility facilities, drainage systems, or other utility systems other than what would result from development permitted by right. The pharmacy will occupy existing interior floor area within an already developed clinic suite, and no site expansion or infrastructure modification is proposed as part of this request. Therefore, the use will not create any additional demand on public or private utility systems beyond what is already permitted and existing on site.

Staff's Analysis: Staff finds 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. The proposed use will be limited to approximately 510 square feet of existing interior space within an established medical office and does not involve site expansion or infrastructure improvements. Accordingly, staff finds no significant additional demand on public or private utility systems beyond existing conditions.

5. The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.

Applicant's Response: The proposed use will not demand greater municipal public safety services exceeding the demand resulting from development permitted by right. The use remains low intensity medical, is integrated into the existing clinic building, and does not create conditions requiring increased police, fire, or emergency service demand beyond normal service levels associated with the existing use and commercial zoning.

Staff's Analysis: Staff finds the proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right. The proposed use will be located within an existing medical office and functions as an integrated component of the office operations. The proposed use does not involve changes to the building footprint, site layout, or operational characteristics that would result in increased demand for municipal public safety services.

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.

Applicant's Response: If combined with other special land uses or permitted uses on the site, the overall intensity and scale of uses on the site remains appropriate considering the surrounding land uses, existing setbacks, and established site layout. The proposed pharmacy occupies existing interior space and does not alter the building's external form or site design. Given the existing established commercial setting and the nature of the use, the overall onsite intensity remains appropriate relative to surrounding properties.

Staff's Analysis: Staff finds that, when considered in combination with existing and permitted uses on the site, the overall intensity and scale of development remain appropriate. The proposed pharmacy is located entirely within an existing medical office and does not involve changes to the building footprint, setbacks, buffers, or site layout. Staff finds the existing site configuration and surrounding commercial context are adequate to support the proposed use, and the overall intensity remains compatible with adjacent properties.