



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1-JANUARY 8, 2026

<b>PROJECT NAME:</b>	Coconut Creek Medical Pharmacy		
<b>PROJECT NUMBER:</b>	PZ-25120006		
<b>LOCATION:</b>	3850 Coconut Creek Parkway		
<b>APPLICANT/AGENT:</b>	Doctors Heath Group of S. Florida Inc.		
<b>REVIEW/APPLICATION:</b>	Special Land Use to establish a pharmacy		
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## DEPARTMENTAL COMMENTS

### BUILDING

This review shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for full review to obtain a building permit.

*Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.*

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



## ENGINEERING

1. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the engineering permitting stage (if applicable).
  - *The Applicant acknowledges that the engineering comments are preliminary in nature and understands that the project will remain subject to further review for compliance with all applicable provisions of the City's Code of Ordinances and the Utilities and Engineering Standards Manual during the engineering permitting stage, if applicable. The Applicant will comply with all applicable engineering requirements at that time and will coordinate with City staff as necessary to ensure full compliance.*
2. Additional comments may be provided and/or required upon review of any revised plans.
  - *The Applicant acknowledges that additional comments may be provided upon review of revised plans and will address any such comments in a timely manner as required.*

## FIRE

Reviewed with no comments.

## LANDSCAPING

No review required

## PHOTOMETRICS

Reviewed with no comments.

## POLICE

1. Ensure access control measures are in place to prevent unauthorized access.

Recommend electronic access control that logs entry into the pharmacy.

  - *The burglar alarm system is equipped with arm and disarm logging capabilities, operates under continuous monitoring, and is fully connected to the local police department. The system has been tested and verified as part of the Pharmacy and DEA inspection requirements.*
2. Recommend utilizing IP surveillance cameras that can sync into the Alert System with the Police Department for immediate monitoring by the CCPD Real Time Crime Center in the event of an emergency.
  - *The pharmacy plan identifies all security components, including I.P. Cameras, panic buttons, motion sensors, contact sensors, and the video recording system. These systems are under contract with ADT for ongoing support and monitoring, including connection to the local police department. Coordination for these systems was*

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- completed with the department's assistance and the I.T. team.*
- Additionally, the clinic has an established burglar and intruder alarm system equipped with motion sensors, contact sensors, and surveillance cameras. This system is actively monitored and connected to both the police department and the clinic's alarm company.*
  - To obtain DEA approval, the pharmacy was required to meet strict security standards, all of which have been successfully satisfied, as evidenced by the valid DEA license issued for this location.*

The following items were inspected and approved as part of the DEA compliance process

- A. All entrance and exit points are equipped with fully operational contact switch sensors.*
- B. All entrance and exit areas are protected by fully operational motion detectors.*
- C. Glass break sensors are fully installed and operational at all applicable entry and exit locations.*
- D. Employee panic buttons are fully operational, either remotely accessible or securely installed beneath the customer counter.*
- E. A fully operational security camera system with remote monitoring is in place, covering all entrances, exits, and controlled substance handling areas.*
- F. A secure safe has been fully installed and bolted through the floor for the storage of Schedule II controlled substances.*
- G. Secure locking mechanisms have been fully installed on all interior doors, including those between reception, office, medication, and loading areas.*
- H. A comprehensive commercial-grade security system is fully operational, as confirmed by recent alarm test results verifying full system functionality.*

3. Recommend a monitored alarm system that will alert in the event of unauthorized entry.

- Both the clinic and the pharmacy have alarm systems in place, equipped with arm and disarm logging capabilities, operates under continuous monitoring, and is fully connected to the local police department. The system has been tested and verified as part of the Board of Health inspection and DEA inspection requirements. Both inspections were passed as evidenced by the licenses included in this package.*

4. Recommend reinforcing the exterior walls to prevent entry by cutting through the wall.

- The exterior walls consist of storefront glazing. The interior walls are fitted with upper and lower cabinetry and countertops. The existing building construction, combined with the installed alarm system, surveillance system, safe, and internal security measures, provides an appropriate level of protection for the facility as approved by the Florida Board of Health and the DEA inspections.*

5. Recommend secondary storage in a safe (bolted to the floor/wall) for narcotics in case unauthorized entry is made.



- Please refer to the pharmacy plan provided, which identifies a DEA-compliant floor-mounted safe located at the center island. The safe is securely bolted to the floor. This satisfies regulatory requirements and provides secure storage for controlled medications.

6. Can more detailed plans be submitted including security measures being proposed, location of equipment, etc?

- Detailed pharmacy plans are provided with this correction package that clearly identify the layout of the pharmacy, including the location of key security measures, controlled substance safe storage, counters, access points, and other operational components. These plans provide sufficient detail to demonstrate compliance with the applicable security requirements.
- It also shows that no modification in construction or build out at all, other than the security system is being proposed since the original construction was designed with that area as a pharmacy back in 2012-2013, as shown by the original floorplan included.

#### PUBLIC WORKS

Reviewed with no comment

#### SUSTAINABILITY

Reviewed with no comments.

#### TRANSPORTATION

Reviewed with no comments.

#### URBAN DESIGN AND DEVELOPMENT

**SEE RESPONSES IN ATTACHED "RESPONSE TO URBAN DESIGN AND DEVELOPMENT COMMENTS AND REVISED SPECIAL LAND USE JUSTIFICATION STATEMENT" ATTACHED FOR GENERAL COMMENTS 1-8C.**

#### General Comments

1. Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



2. Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. This effort is the responsibility of the applicant and in addition to City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.
3. Sec.13-81(14)(b) – DRC applications continued or inactive for more than six (6) months may be considered void and treated as new applications with applicable fees. Refer to comment #1.

#### Application

4. Applicant MUST demonstrate and update document as applicable, to include but not limited to the following. A restatement does not satisfy code requirements.
5. The SPECIAL LAND USE JUSTIFICATION STATEMENT requires the applicant to fill out the responses to each question in "COMPLETE DETAIL". Be advised, responses to the standards will be applicant's verbatim responses addressing compliance with these standards to the Planning and Zoning Board and the City Commission. Applicant will be required to provide the final submittal in Adobe and WORD formats.
6. Revise each response to correct all typos and grammatical errors.
7. Revise Special Land Use Justification Responses Section 13-35f as follows:
  - a. Response to Question 1 is not complete nor does it address the criteria. Revise response to refer to the permitted land uses and adjacent zoning and what type of development may be allowed in the future.
  - b. Response to Question 2 does not state what the nearby existing uses are. Revise response to speak to the existing nearby uses such as the residential, community facilities (i.e. schools), and commercial developments adjacent to the property and HOW the proposed pharmacy is in harmony with the nearby uses.
  - c. Response to Question 5 shall be revised to reflect an alternative characterization of the community.
  - d. Response to Question 6 is a restatement. Revise response to address how/why the proposed pharmacy will not decrease public benefit or create adverse effects other than those resulting from use of the site as permitted by right.
  - e. Respond to Question 8 by choosing a goal, objective, or policy from the City of Coconut Creek's Comprehensive Plan that supports the proposed use.
8. Revise Special Land Use Justification Responses Section 13-35g as follows:
  - a. Response to Question 1 shall be revised to state that additional traffic will not be generated as the pharmacy is for current clients of the existing clinic and is not open to the public.
  - b. Response to Question 2 is unclear. Revise accordingly.
  - c. Response to Question 6 shall be revised to explain how the uses on site are appropriate in relation to the surrounding properties.

#### Zoning

9. Floor plan shows BB&T Bank. However, street view of building appears to indicate there is no bank.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



Clarify and revise plans accordingly.

- *The floor plan has been revised to remove the BB&T reference and now accurately reflects existing conditions within the building. The submitted plans have been corrected accordingly.*

10. Clarify if medical marijuana is to be dispensed.

- *Medical marijuana will not be dispensed at this location. Retail pharmacies are not allowed to dispense marijuana.*

11. Provide the hours of operation for the clinic and pharmacy.

- *The hours of operation shall be 8:30 am TO 5:00 pm, same as the clinic hours.*

12. Clarify what local, state, or federal licensure will be obtained to operate the proposed pharmacy.

- *The following licenses and certificates have already been obtained and are attached at this time:*
  - a. Board of Health Retail Pharmacy License*
  - b. DEA Retail Pharmacy License*
  - c. ADT Burglar Alarm and Monitoring Certificate.*
  - d. Certificate of Liability Insurance**No other licenses are required.*

13. Clarify the type of prescriptions that will be dispensed.

- *The pharmacy will dispense a broad range of prescription medications consistent with a licensed retail pharmacy. These include medications used in the treatment of common conditions such as diabetes, hypertension, hyperlipidemia, asthma, thyroid disorders, infections, dermatological conditions, and other general medical conditions. The pharmacy is not limited to a restricted formulary and will operate in compliance with all applicable regulations governing retail pharmacy operations.*

14. Advise if this facility is intended to operate as a pain clinic as defined in the City Code of Ordinances Sec.13-295 – Definitions.

- *This facility is not intended to operate as a pain clinic as defined by Section 13-295 of the City Code. The medical practice at this location does not provide pain management treatment that would meet the definition of a pain clinic under the Code.*

15. Advise if there are other tenants inside of the building. If so, applicant will be required to notify tenants 14 days prior to Planning & Zoning Board hearing. Staff will provide information on how to notify tenants upon request.



- *The Applicant acknowledges the requirement to notify tenants at least 14 days prior to the Planning and Zoning Board hearing and will comply with all notification requirements as directed by staff.*

#### Additional Comments

16. Provide a written response to all DRC comments. Acknowledgements to DRC comments may not show compliance. Corrections shall be done through plan revisions. All corrected plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.

- *This resubmittal provides written responses to all DRC comments and addresses those comments through revised plans and narrative responses. The corrected plans have been updated and resubmitted in compliance with the City's digital submittal requirements. The revised materials are intended to demonstrate compliance clearly and comprehensively.*

17. Additional comments may be provided at DRC meeting and/or upon review of revised application.

- *The Applicant acknowledges that additional comments may be provided and will address any such comments as required.*

18. All DRC comments must be addressed prior to placement on the Planning and Zoning Board agenda.

- *The Applicant acknowledges this requirement and has prepared this resubmittal to comprehensively address all comments prior to the application proceeding to the Planning and Zoning Board.*

19. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City:

- 1) Mailing labels and a certified list & map of property owners within 500ft of boundary lines.
- 2) One (1) digital copy **unlocked and unsigned** and thirteen (13) printed sets of **individually** bound, stapled & 3-hole punched of the following:
  - a. PowerPoint presentation.
  - b. Special Land Use package.
  - c. Each set of DRC comment/response document.
  - d. Public outreach.

Note: Plans shall be no larger than 11"x17" in size. Documents shall be no larger than 8.5"x11" in size.

- 3) *Posted property notice.* The applicant shall be responsible for posting a public hearing notice sign on the property. Signs shall be placed on the property that is the subject of the application in accordance with timelines prescribed in table 13-26-3, "Notice Requirements," prior to a required or requested hearing as follows:

- Signs shall be posted facing each adjacent right-of-way.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



- Signs shall be placed no more than five (5) feet from the street, or if there is a sidewalk, no more than two (2) feet beyond the property side edge of the sidewalk, so lettering is visible from the street. These measurements may be adjusted plus or minus up to two (2) feet for flexibility to address street conditions, including landscaping and topography, provided the sign as posted is clearly visible and legible from the street.
  - A dated photograph of all signs shall be submitted to the department of sustainable development by the applicant within twenty-four (24) hours of the sign being posted.
  - If the sign is destroyed or removed from the property, the applicant is responsible for obtaining and posting a new sign on the property and providing a new dated photograph.
  - Sign(s) shall remain on the property until final disposition of the application. This includes any deferral, rehearing, appeal, or requirement for review or hearing by another body.
  - Sign information shall be updated to include any additional public hearings or public hearing deferrals consistent with table 13-26-3, "Notice Requirements."
20. Be advised, a business tax receipt is required to be issued by the City prior to operation of the business.
- *The Applicant has initiated this application process for the Business Tax Receipt from the City. The applicant will secure this BTR prior to commencing operations, in full compliance with applicable regulations.*
21. Sec.13-35(a) – Special land use may be subject to additional restrictions imposed by the Planning and Zoning Board and/or the City Commission.
- *The Applicant acknowledges this provision and understands that additional conditions or restrictions may be imposed as part of the approval process.*
22. Sec.13-35(d)(7) – Special land use approval shall expire eighteen (18) months following the date of approval unless a building permit for a principal building as required by the applicable Florida Building Code has been issued to the applicant and kept in force.
- *The Applicant acknowledges that the Special Land Use approval shall expire eighteen (18) months following the date of approval unless a building permit, as required by the applicable Florida Building Code, has been issued and remains active. The Applicant will proceed diligently to secure the necessary approvals and maintain the permit in good standing within the required timeframe.*

# Response to Urban Design and Development Comments and Revised Special Land Use Justification Statement

Responses included in this document are from the Urban Design & Development Items 1 through 8.

Zoning Section Items 9-22 are addressed on the Updated “DRC Review #1” Document

## Coconut Creek Medical Pharmacy (PZ-25120006)

3850 Coconut Creek Parkway, Suite #3, Coconut Creek, Florida 33063

<b>Property Owner</b>	Coconut Creek Medical Plaza, LLC	<b>Applicant / Agent</b>	Dr. Juan Basto
<b>Folio</b>	4842 32 13 0020	<b>Current / Proposed Zoning</b>	B-3 / B-3 (same)
<b>Future Land Use</b>	COMM	<b>Project Location</b>	3850 Coconut Creek Parkway, Suite #3, Coconut Creek, Florida 33063

Revised. This application seeks approval to establish an already licensed independent retail pharmacy (Direct Meds of Florida 2) within an existing medical clinic (Doctor’s Health Group Clinic), 2 companies under separate ownership. While the pharmacy is licensed as a retail pharmacy and is not restricted from serving the general public, it is not designed, configured, or intended to function as a walk-in retail destination. As demonstrated in the submitted building and pharmacy plans, the pharmacy is located entirely within the interior of the clinic, accessed through internal circulation, and designed as a controlled, counter-based dispensing environment rather than a traditional storefront retail space. This pharmacy will not create additional traffic in the area nor require additional parking since its intended use is for the patients of the clinic.

### Request

No construction or build out is required at all since the area was originally designed and built as a pharmacy back in 2012, as shown in the approved interior renovation plans dated July 9, 2012, with COR4 dated March 20, 2013, identifying the space as “Pharmacy” (Room #343). The proposed use does not involve any expansion of the building, interior or exterior modifications, or any changes to site access, circulation, or parking, as shown in the exact proposed floor plan. The pharmacy is not expected to generate additional customer traffic and will primarily serve individuals already visiting the clinic. The only new set-up we completed to open the pharmacy was the installation of a secure safe to the floor under the existing counter, connecting the surveillance cameras, setting up the burglar alarm & panic buttons with connections to the police department & stocking existing shelves. All contracts with insurance companies and vendors are already secured.

The intent of the proposed pharmacy is to enhance patient care by providing immediate and convenient access to prescribed medications at the point of service. By allowing prescriptions to be filled on-site, patients can begin treatment without delay, improving continuity of care and overall health outcomes. This is particularly important for individuals managing chronic conditions or requiring timely medication following diagnosis.

The pharmacy will be staffed by a licensed pharmacist, will primarily fill and dispense prescription medications for patients of the clinic.

Copies of the approved Retail Pharmacy and DEA licenses are included with this submittal. All operations will comply with applicable state and federal pharmacy regulations.

## Section A. Response to Review Comments

### URBAN DESIGN AND DEVELOPMENT - General Comments

1	<p>Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30 day response period identified above. The City's waiver form is available upon request.</p>
Response	<p>Acknowledged. The waiver was provided and applied to this response and includes revised narrative responses, corrected justification text, and updated supporting materials intended to address the deficiencies identified in the City's review comments.</p>
2	<p><b>Applicant shall make every effort to ensure public participation as part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. This effort is the responsibility of the applicant and in addition to City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full written report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.</b></p>
Response	<p>Revised.</p> <ul style="list-style-type: none"><li>• The Applicant has contracted Cutro &amp; Associates for the posting service that includes the items mentioned above. The labels should be arriving in the city by tomorrow, tracking number is USPS Priority 9470 1301 0935 5015 6047 46. The signs will be done, we have a meeting date with the vendor. The applicant acknowledges the public participation requirement and will continue coordination with neighboring property owners, associations, and nearby businesses as required by the City. Documentation of outreach efforts, including notices, postings, meeting summaries, and related materials, will be compiled and submitted to Sustainable Development as needed.</li></ul> <p>Included in this submittal, please find:</p> <ul style="list-style-type: none"><li>• Copies of the labels that were sent today</li><li>• Map of the surrounding neighboring area</li><li>• Certification letter from Cutros and Associates</li></ul>
3	<p><b>Sec.13-81(14)(b) – DRC applications continued or inactive for more than six (6) months may be considered void and treated as new applications with applicable fees. Refer to comment #1.</b></p>
Response	<p>Acknowledged. The Applicant is actively pursuing the application and has submitted the requested revisions in order to maintain the application in active status and avoid delay under Section 13-81(14)(b).</p>

## Application

4

**Applicant MUST demonstrate and update document as applicable, to include but not limited to the following. A restatement does not satisfy code requirements.**

**Response**

Revised. The Special Land Use Justification Statement has been fully revised to provide project-specific findings rather than conclusory restatements. Updated plan and supporting materials have been revised accordingly to demonstrate compliance with applicable code requirements. These revisions include clarifications, additional details, and supporting documentation where necessary, rather than restating prior responses. All updates are reflected in the new Special Land and Justification Statement, which has been fully revised and is being resubmitted for the City's review, and can be found in Section B of this document. The updated responses address the nature of the request, the existing clinic operation, the low-intensity pharmacy component, and consistency with the property's zoning and future land use designation.

5

**The SPECIAL LAND USE JUSTIFICATION STATEMENT requires the applicant to fill out the responses to each question in COMPLETE DETAIL. Be advised, responses to the standards will be applicant's verbatim responses addressing compliance with these standards to the Planning and Zoning Board and the City Commission. Applicant will be required to provide the final submittal in Adobe and WORD formats.**

**Response**

Revised. The Special Land Use Justification Statement has been rewritten in complete detail and is included with this resubmittal. Each criterion under Section 13-35 has been addressed in a detailed narrative format with direct discussion of the site, the clinic, the physical configuration of the pharmacy, traffic implications, compatibility, and consistency with the Comprehensive Plan. Final versions are being provided in both Word and Adobe PDF formats.

6

**Revise each response to correct all typos and grammatical errors.**

**Response**

Revised. All responses have been revised to correct typographical and grammatical errors and to ensure clarity, consistency, and professionalism throughout the submittal.

7.a

**Response to Question 1 is not complete nor does it address the criteria. Revise response to refer to the permitted land uses and adjacent zoning and what type of development may be allowed in the future.**

**Response**

Revised. Section 13-35(f)(1) now explains that the subject property is designated COMM on the Future Land Use Map and zoned B-3, with surrounding development characterized by commercial, institutional, and residential-serving activity. The revised response also explains that the pharmacy is located entirely within an existing clinic space and remains compatible with the range of uses anticipated in this commercial corridor over time. Accordingly, the proposed use is consistent with permitted land uses, compatible with adjacent zoning, and aligned with the type of low-impact, commercial, professional and medical development anticipated in the area.

7.b	<p><b>Response to Question 2 does not state what the nearby existing uses are. Revise response to speak to the existing nearby uses such as the residential, community facilities (i.e. schools), and commercial developments adjacent to the property and HOW the proposed pharmacy is in harmony with the nearby uses.</b></p>
Response	<p>Revised. The revised response to Section 13-35(f)(2) identifies the surrounding area as a mix of residential neighborhoods, community-serving uses, healthcare services, and commercial properties. The revised narrative explains that the pharmacy remains in harmony with these surrounding uses because it is a low impact retail pharmacy designed for the clinic's patients, entirely internal to the clinic, has no storefront, no direct exterior access, and no physical characteristics that would attract independent customer traffic or alter the character of the area.</p>
7.c	<p><b>Response to Question 5 shall be revised to reflect an alternative characterization of the community.</b></p>
Response	<p>This response is for the "General Standards" Item #5.</p> <p>Revised. Section 13-35(f)(5) now characterizes the community as a stable, service-oriented area where residents rely on convenient access to neighborhood and corridor-serving uses, including healthcare and daily support services. The pharmacy component contributes economically with additional sales in the community and preventative health care and prompt treatment of illnesses in the community and members having less hospitalization needs within this community.</p>
7.d	<p><b>Response to Question 6 is a restatement. Revise response to address how/why the proposed pharmacy will not decrease public benefit or create adverse effects other than those resulting from use of the site as permitted by right.</b></p>
Response	<p>Revised. Section 13-35(f)(6) now explains that the request will not reduce public benefit or create adverse effects because it is fully integrated within the existing medical building. The pharmacy component does not expand the building footprint, intensify the site's development pattern, or introduce a standalone pharmacy. Instead, it improves continuity of care for existing patients within the current clinic operation. Refer to Section B mentioning it serves mainly patients visiting the building. Furthermore, the proposed use will not generate additional traffic, parking demand, noise, or external activity beyond current conditions. Accordingly, the proposed pharmacy maintains the existing level of impact while providing added healthcare convenience, resulting in no adverse effects to the surrounding area.</p>
7.e	<p><b>Respond to Question 8 by choosing a goal, objective, or policy from the City of Coconut Creek's Comprehensive Plan that supports the proposed use.</b></p>
Response	<p>Revised. The Revised Special Land Use Justification Statement included in this document, section 13-35 (f)(8), now explains that the proposed pharmacy is consistent with the goals, objectives, and policies of the City of Coconut Creek Comprehensive Plan, specifically Future Land Use Element (FLUE) Objective 1.1, which promotes a balanced mix of residential, commercial, office, and institutional uses to serve the needs of the community while ensuring compatibility between land uses.</p> <p>In addition, FLUE Policy 1.1.2 encourages the integration of professional, medical, and service-oriented uses within designated commercial and office areas to support accessibility and convenience</p>

for residents and businesses.

Furthermore, FLUE Policy 1.1.6 supports land use patterns that reduce unnecessary vehicle trips and promote efficient use of existing infrastructure. The proposed low-intensity pharmacy directly supports this policy by providing complementing needs of the public within an existing medical office, enhancing healthcare delivery without increasing the overall intensity of the site. By providing on-site prescription services to patients already visiting the building, the proposed use minimizes off-site travel and reinforces a more efficient, service-oriented development pattern. Accordingly, the proposed pharmacy is consistent with the Comprehensive Plan's and the City's adopted Vision 2030 framework, objectives and policies promoting compatibility, accessibility, and integrated community-serving uses.

8.a

**Response to Question 1 shall be revised to state that additional traffic will not be generated as the pharmacy is for current clients of the existing clinic and is not open to the public.**

Revised. Section 13-35(g)(1) mentions that the proposed pharmacy is integrated within the existing medical building and will not operate as a separate public retail use and is accessed through internal clinic circulation rather than through a direct exterior entrance. It is intended to serve mainly current patients of the clinic. The existing interior pharmacy area configuration, as per the plan provided, is to serve the customers from inside the clinic lobby.

**Response**

The pharmacy is designed as a controlled, counter-based dispensing environment and does not include retail aisles, customer browsing areas, or merchandising features. 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.

As a result, no additional traffic will be generated, as most pharmacy users will already be visiting the site for medical services. The proposed use will not increase parking demand or external activity beyond existing conditions.

8.b

**Response to Question 2 is unclear. Revise accordingly.**

**Response**

Revised. The revised response to Section 13-35(g)(2) explains that the pharmacy will not result in increased traffic because it does not function as a destination use and will not attract pass-by customers or independent trips from the surrounding roadway network.

8.c

**Response to Question 6 shall be revised to explain how the uses on site are appropriate in relation to the surrounding properties.**

**Response**

Revised. Section 13-35(g)(6) The revised response to Section 13-35(g)(6) explains that the pharmacy is appropriate in relation to surrounding properties because it is a low-intensity pharmacy use that is subordinate to the existing clinic, occupies existing interior space, does not change the building exterior, and does not generate external impacts inconsistent with adjacent uses.

## **Section B. Revised Special Land Use Justification Statement**

**Project:** Coconut Creek Medical Pharmacy | **Property Owner:** Coconut Creek Medical Plaza, LLC | **Address:** 3850 Coconut Creek Parkway, Suite #3, Coconut Creek, Florida 33063

### **General Standards (Section 13-35f)**

<b>No.</b>	<b>Applicant Revised Responses</b>
1	<p><b>The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.</b></p> <p>Revised. 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.</p>
2	<p><b>The proposed special land use will be in harmony with nearby existing uses.</b></p> <p>Revised. 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 storefront presence, and is not visible from the exterior. It does not have an independent exterior entrance and is accessed only through clinic circulation.</p> <p>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.</p>
3	<p><b>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.</b></p> <p>Revised. 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.</p> <p>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.</p> <p>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.</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.**

Revised. 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.

4

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

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

Revised. 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.

5

Healthier patients and less hospitalization will also contribute to the economic stability of the community.

**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.**

Revised. 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.

6

- 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.

**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.**

7

Revised. 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.

**The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.**

Revised. 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 off-site travel, and enhances the efficiency of an existing commercial site, consistent with the City's planning objectives

## Specific Standards for All Uses (Section 13-35g)

No.

### Applicant Revised Responses

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.**

Revised. 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.

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.**

Revised. 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.

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.**

Revised. 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.

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.**

Revised. 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.

5

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

Revised. 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.

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.**

Revised. 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 on-site intensity remains appropriate relative to surrounding properties.

## Standards for Nonresidential Uses in Residential Districts (Section 13-35h)

### Applicant Revised Responses

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.**

Revised. The pharmacy is located within an existing commercial corridor and entirely within an existing building. It does not introduce new external activity, noise, lighting, or traffic patterns. Its operation is not perceptible to surrounding residential areas and therefore does not affect residential character.

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.**

Revised. The pharmacy is located within an existing commercial corridor and entirely within an existing building. The size, nature, and intensity of the proposed Special Land Use will not be hazardous or inconvenient to the residential character of the area or to long-range development patterns. The request involves the conversion of approximately 510 square feet of existing interior space within a fully developed site.

The pharmacy operates as a low-intensity service, with no expansion of the building, site, or operational footprint. The use remains consistent with the COMM Future Land Use designation, which supports commercial, office, and medical uses. Therefore, the proposal is compatible with both existing conditions and the City's long-term planning objectives as described in the Comprehensive Plan.

3

**The location of the special land use will not result in isolating an existing or planned residential area from other residential development.**

Revised. The pharmacy is located within an existing commercial corridor and entirely within an existing building. The proposed use does not alter site layout, connectivity, or circulation patterns. It does not introduce barriers or otherwise isolate residential areas from surrounding uses or development.

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 mass, height, materials, window arrangements, yards, and other considerations.**

Revised. The pharmacy is located within an existing commercial corridor and entirely within an existing building. No exterior modifications are proposed. The building remains unchanged, thereby maintaining its existing compatibility with the surrounding built environment.

**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.**

5

Revised. The pharmacy is located within an existing commercial corridor and entirely within an existing building. The site currently has established access and no changes are proposed. The pharmacy operates within existing access conditions and does not require modification of ingress or egress patterns. Because it does not generate independent trips, it does not increase congestion on surrounding roadways.

**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.**

6

Revised. The pharmacy does not create additional parking demand because it primarily serves existing clinic patients. Existing parking supply therefore remains adequate, and no changes to parking layout, screening, or circulation are required.



## CITY OF COCONUT CREEK

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2- MAY 20, 2026

<b>PROJECT NAME:</b>	Coconut Creek Medical Pharmacy		
<b>PROJECT NUMBER:</b>	PZ-25120006		
<b>LOCATION:</b>	3850 Coconut Creek Parkway		
<b>APPLICANT/AGENT:</b>	Doctors Heath Group of S. Florida Inc.		
<b>REVIEW/APPLICATION:</b>	Special Land Use to establish a pharmacy		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Resilient Design and Development (RDD)	Deandrea Moise – Planning Manager	<a href="mailto:dmoise@coconutcreek.gov">dmoise@coconutcreek.gov</a>	(954) 973-6677
Resilient Design and Development (RDD)	Liz Aguiar – Assistant Director	<a href="mailto:laguiar@coconutcreek.gov">laguiar@coconutcreek.gov</a>	(954) 973-6756
Sustainability and Photometrics (RDD)	Linda Whitman – Resiliency Manager	<a href="mailto:lwhitman@coconutcreek.gov">lwhitman@coconutcreek.gov</a>	(954) 973-6756
Planning and Zoning (RDD)	Natacha Josiah - Planner	<a href="mailto:njosiah@coconutcreek.gov">njiosiah@coconutcreek.gov</a>	(954) 973-6756
Planning and Zoning (RDD)	Aleesha Korth- Planner	<a href="mailto:akorth@coconutcreek.gov">akorth@coconutcreek.gov</a>	(954) 973-6756
Transportation Planning (RDD)	Michael Righetti - Transportation Manager	<a href="mailto:mrighetti@coconutcreek.gov">mrighetti@coconutcreek.gov</a>	(954) 973-6756
Building Division (RDD)	Sean Flanagan - Building Official	<a href="mailto:sflanagan@coconutcreek.gov">sflanagan@coconutcreek.gov</a>	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	<a href="mailto:ecabrera@coconutcreek.gov">ecabrera@coconutcreek.gov</a>	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	<a href="mailto:rbanyas@coconutcreek.gov">rbanyas@coconutcreek.gov</a>	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	<a href="mailto:speavler@craventhompson.com">speavler@craventhompson.com</a>	(954) 739-6400
Police	Barbara Hendrickx - Police Department	<a href="mailto:bhendrickx@coconutcreek.gov">bhendrickx@coconutcreek.gov</a>	(954) 956-6721
Public Works	Mike Heimbach – Public Works	<a href="mailto:mheimbach@coconutcreek.gov">mheimbach@coconutcreek.gov</a>	(954) 956-1453
ALTERNATE REVIEWERS			
Building	Marcelo Almas- Deputy Building Official	<a href="mailto:malmas@coconutcreek.gov">malmas@coconutcreek.gov</a>	(954) 973-6750
Engineering	Santiago Florez – Molina - Engineer I	<a href="mailto:sflorezmolina@coconutcreek.gov">sflorezmolina@coconutcreek.gov</a>	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	<a href="mailto:gseegobin@coconutcreek.gov">gseegobin@coconutcreek.gov</a>	(954) 973-6786

## DEPARTMENTAL COMMENTS

### A. BUILDING

1. Reviewed with no comments

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



## B. ENGINEERING

1. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the permitting stage (if applicable). Additional comments may be provided and/or required upon review of any revised plans.

## C. FIRE

1. Reviewed with no comments.

## D. LANDSCAPING

1. No review required

## E. PHOTOMETRICS

1. Reviewed with no comments.

## F. POLICE

1. Reviewed with no comments

## G. PUBLIC WORKS

1. Reviewed with no comments.

## H. SUSTAINABILITY

1. Reviewed with no comments.

## I. TRANSPORTATION

1. Reviewed with no comments.

## J. URBAN DESIGN AND DEVELOPMENT

1. Prior to the Planning and Zoning Board:
  - a) A revised floor plan must be provided for staff indicating the square footage of the unoccupied area (previously occupied by the bank).
  - b) A neighborhood meeting is required. The purpose of the neighborhood meeting is to provide information regarding proposed development to the neighboring property owners, associations and businesses within 700 feet. Applicant is responsible for this effort which is separate and in addition to City public meetings. Be advised, outreach presentations shall present most current plans to match what will be considered by the Planning and Zoning Board and City Commission. See attached memo for more information relating to notice and scheduling requirements.
2. Once held, a neighborhood meeting report shall be submitted to staff. The neighborhood meeting report shall include:
  - a. Copy of mailed or e-mailed notice and a certification that such notice was provided,
  - b. Date, location and copy of sign-in sheets of all neighborhood meetings/ activities,

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



- c. Digital copy of all content shown to participants at the neighborhood meeting,
- d. Summary of all concerns and issues discussed.

If the Applicant is proposing changes to the application as a result of this meeting, then a list of proposed changes shall be provided. If the Applicant is not proposing changes to address the concerns and issues raised at the meeting(s), then the Applicant should provide information as to why the concerns and issues raised at the meeting(s) cannot or will not be addressed. Additional Development Review Committee comments may be provided upon review of any revised document submitted after the neighborhood meeting(s).

Please contact Jada Johnson at [jjohnson@coconutcreek.gov](mailto:jjohnson@coconutcreek.gov) for any questions.