



## The Planning & Zoning Resource Corporation

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100 NE 5th Street · Oklahoma City, Oklahoma 73104

Telephone (405) 840-4344 · Fax (405) 840-2608

Toll Free (800) 344-2944 · Toll Free Fax Available on Request

Please fax to my direct fax number 405-328-7379

To: Natacha Josiah  
Fax: 954-956-1424  
Email: njosiah@coconutcreek.net  
Date: 06/11/2013  
Subject: Request for Information  
Ref. Number: 68451-1  
RE: Self Storage Depot Coconut Creek, 4801 West Hillsboro Boulevard, Coconut Creek, Florida

Add'l Info:

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to April.Martin@pzs.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$300 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 3379. You may also reach me by email at: April.Martin@pzs.com.

Sincerely,  
April Martin

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Corporation  
100 NE 5th Street  
Oklahoma City, OK 73104

06/11/2013

ATTN: April Martin

Ref. No. 68451-1

RE: Self Storage Depot Coconut Creek, 4801 West Hillsboro Boulevard, Coconut Creek, Florida

Add'l Info.

1. The current zoning classification for the subject property is: PCD

2. Adjacent property zoning designations:

North: PUD/RS-4

South: P / PCD / B-3

East: P

West: PCD

3. Is the subject property part of a Planned Unit Development?

Yes, part of a PUD (See comment)

No, not part of a PUD

Comment: PCD

4. Is the subject property part of an Overlay District?

Yes, within an Overlay District

No, not within an Overlay District

Comment: \_\_\_\_\_

5. The subject property is currently regulated by:

\_\_\_\_\_ Section \_\_\_\_\_ of the Zoning Ordinance

\_\_\_\_\_ Planned Unit Development Ordinance No. Ord. 2000-40 (copy attached)

\_\_\_\_\_ Site Plan Approval Case No. \_\_\_\_\_ (copy of plan and case attached)

Comment: \_\_\_\_\_

*Ord.*  
PCD and SLU 2000-15

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit
- Copy Attached
- Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: \_\_\_\_\_

1. **The subject structure(s) was developed:**

- In accordance with Current Zoning Code Requirements and is  
 Legal Conforming
- Non-Conforming (see comments)
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is  
 Legal Non-Conforming to current zoning requirements
- Prior to the adoption of the Zoning Code and is  
 Grandfathered/Legal Non-conforming to current zoning requirements.
- In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: \_\_\_\_\_

8. **Information regarding variances, special permits/exceptions, ordinances or conditions:**

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
  - Variance - Documentation attached or is otherwise, no longer available (see comment)
  - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
  - Ordinance Documentation attached or is otherwise, no longer available (see comment)
  - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: \_\_\_\_\_

9. **Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:**

- May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section \_\_\_\_\_ of the current zoning code/ordinance for details.

Comment: \_\_\_\_\_

To the best of your knowledge, do your records show any unresolved zoning code violations?

Terry

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

\*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

Terry

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

\*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

**Site Plan Information:**

- The subject property was not subject to a site plan approval process.
- The subject property was subject to site plan approval: a copy of the approved site plan is attached.
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- Other, (as noted here): \_\_\_\_\_

Please call the undersigned at \_\_\_\_\_, extension \_\_\_\_\_ if you have questions or concerns.

Sincerely:

Name: \_\_\_\_\_ Department: \_\_\_\_\_

Title: \_\_\_\_\_ Email: \_\_\_\_\_