



**SHEILA N. ROSE**  
DEPARTMENT DIRECTOR

May 13, 2014

C-III Asset Management LLC  
C/O ORCDDS  
4965 Preston Park Boulevard, Suite 620  
Plano, TX 75093

RE: Zoning Verification  
Marketplace @ Hillsboro – 4201 thru 4589 W. Hillsboro Blvd, Coconut Creek, FL

To Whom It May Concern:

This letter is in response to a request for information regarding the above referenced property located at 4760 W. Hillsboro Blvd, Coconut Creek, FL 33073. Please find below our responses to specific site information as outlined in your letter:

1. The property is currently zoned PCD (Planned Commerce District).
2. The property is in compliance with the applicable zoning ordinances and land use regulations pertaining to the Marketplace at Hillsboro PCD. A copy of the Marketplace at Hillsboro PCD is attached for your reference.
3. To the best of our knowledge, there are no zoning or building code violations for this property.
4. To the best of our knowledge, there are no legal nonconforming issues associated with the property. As stated, uses and structures on the Property are currently legal and conforming. However, nonconforming uses and structures are regulated by Division 6 of the City of Coconut Creek's Land Development code. Uses which become nonconforming may continue to operate but are not permitted to expand. Nonconforming uses that cease or are discontinued for a period of more than sixty (60) continuous days shall not thereafter be used for a nonconforming use. Structures which become nonconforming may continue to be used but are subject to all applicable laws relative to safety and sanitation. Nonconforming structures which are damaged to such an extent that the cost of rebuilding, repair and reconstruction will exceed fifty (50) percent of the replacement cost of the structure must be reconstructed in conformity with the regulations of the zoning district in which it is located.
5. The abutting zoning designations are Community Shopping (B-3) and Convenience Shopping (B-2) to the south, Community Shopping (B-3) to the east, Park and Recreation District (P) to the west, and Residential Single-Family (RS-4) and Unincorporated Broward County to the north. You may access the City's zoning map online at [www.coconutcreek.net](http://www.coconutcreek.net).
6. The City of Coconut Creek's zoning ordinance can be accessed online at <http://www.municode.com/Library/Library.aspx>.
7. Copies of Certificate of Occupancy have been provided with this letter. However, retail C shell building was not found.

*CITY OF COCONUT CREEK CODE SECTIONS. THE FOLLOWING INFORMATION AS REQUESTED:*

- **Landscaping Requirements:** The sections specific to landscape standards and requirements can be found in Chapter 13, Article III, Division 4, Subdivision IV.
- **Sign Requirements:** The sections specific to signage can be found in Chapter 13, Article III, Division 4, Subdivision V.
- **Lot Requirements and Bulk Restrictions:** The sections specific to lot requirements and bulk restrictions can be found in Chapter 13, Article III, Division 3.
- **Right to Rebuild due to Damage or destruction of a non-conforming property:** Any rebuilding or improvements done on the Property must be done in compliance with the City of Coconut Creek's Land Development code, the Marketplace at Hillsboro PCD zoning documents and any applicable state codes.
- **Parking Requirements:** The Property was developed consistent with the design standards outlined in the approved PCD zoning.
- **Buffer Requirements:** The sections specific to landscape standards and requirements can be found in Chapter 13, Article III, Division 4, Subdivision IV.
- **Site Plan Approval:** The property was site plan approved by the Planning and Zoning Board on February 2, 1989. A copy of the site plan is attached for your reference.

If you have any questions regarding this matter, please feel free to contact me at (954) 973-6741 or email [njosiah@coconutcreek.net](mailto:njosiah@coconutcreek.net).

Sincerely,



Natacha Josiah  
Zoning Officer

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cc: Erika D. Montemayor, Old Republic Commercial Due Diligence Services

//Attachments