



SHEILA N. ROSE
DEPARTMENT DIRECTOR

April 2, 2013

Mr. Jordan Hultgren
Zoning-Info
3555 NW 58th Street
Oklahoma City, OK 73112

RE: Zoning verification
3800 Coral Tree Circle, Coconut Creek, FL 33073 ("The Property")

Dear Mr. Hultgren:

This letter is in response to a request for information regarding the above referenced property located at 3800 Coral Tree Circle ("The Property"). Please find below our responses to specific site information as outlined in your request:

1. The Property is currently zoned PUD (Planned Unit Development).
2. There is no overlay district.
3. The abutting zoning designations are Planned Unit Development (PUD) and Agricultural (A-1) to the north, Park & Recreational District to the east, Planned Unit Development (PUD) and Park & Recreational District (P) to the south, and Planned Unit Development (PUD) and Planned Commerce District (PCD) to the west.
4. There are no variances, conditional use permits or special use permits granted for the above Property. The property was site plan approved by the Planning and Zoning Board on August 5, 1987. A copy of the site plan is attached for your reference.
5. To the best of our knowledge, there are no outstanding zoning violations on the Property.
6. To the best of our knowledge, there are no outstanding building code violations on the Property.

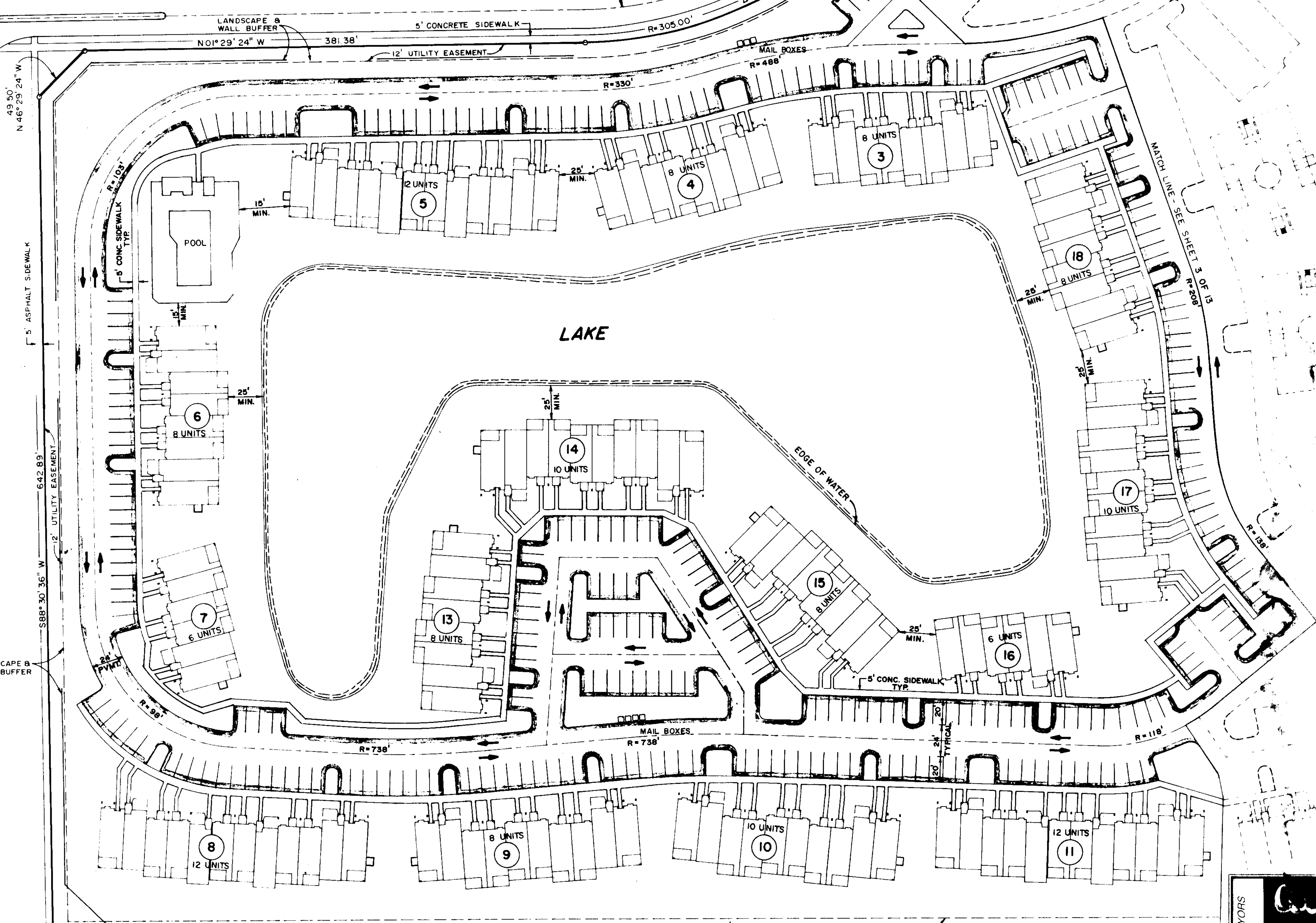
If you have any questions regarding this matter, please feel free to contact me at (954) 973-6741.

Sincerely,

Natacha Josiah
Zoning Officer

Z:\GIS\DevServices\Planning\ScannedSitePlans\TartanOfCoconutCreekPhaseFour\Olivine\MTF Olivine 4-2-13\L-13049 Olivine
3800 Coral Tree Cir (nj) zoning verification letter.doc

2 CORALTREE CIRCLE



NOTE: DATA (DRAWN TO SCALE)

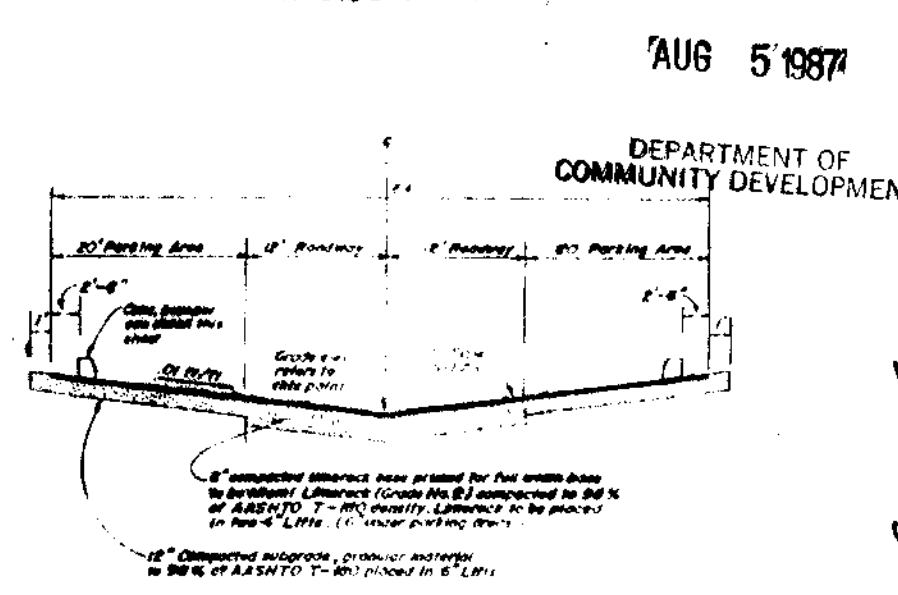
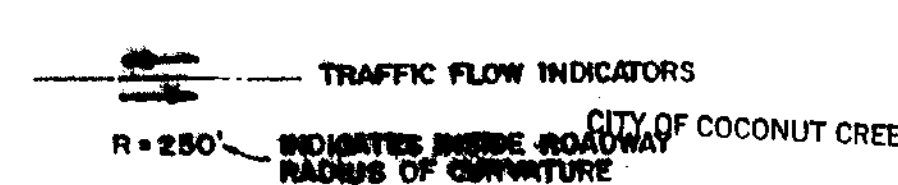
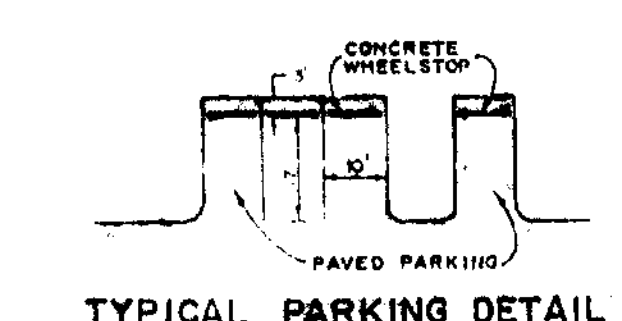
PROPERTY	ADJACENT	ADJACENT
1. 100' WIDE	1. 100' WIDE	1. 100' WIDE
2. 100' WIDE	2. 100' WIDE	2. 100' WIDE
3. 100' WIDE	3. 100' WIDE	3. 100' WIDE
4. 100' WIDE	4. 100' WIDE	4. 100' WIDE
5. 100' WIDE	5. 100' WIDE	5. 100' WIDE
6. 100' WIDE	6. 100' WIDE	6. 100' WIDE
7. 100' WIDE	7. 100' WIDE	7. 100' WIDE
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11. 100' WIDE	11. 100' WIDE	11. 100' WIDE
12. 100' WIDE	12. 100' WIDE	12. 100' WIDE
13. 100' WIDE	13. 100' WIDE	13. 100' WIDE
14. 100' WIDE	14. 100' WIDE	14. 100' WIDE
15. 100' WIDE	15. 100' WIDE	15. 100' WIDE
16. 100' WIDE	16. 100' WIDE	16. 100' WIDE
17. 100' WIDE	17. 100' WIDE	17. 100' WIDE
18. 100' WIDE	18. 100' WIDE	18. 100' WIDE

PARKING DATA

PROPERTY	ADJACENT	ADJACENT
1. 100' WIDE	1. 100' WIDE	1. 100' WIDE
2. 100' WIDE	2. 100' WIDE	2. 100' WIDE
3. 100' WIDE	3. 100' WIDE	3. 100' WIDE
4. 100' WIDE	4. 100' WIDE	4. 100' WIDE
5. 100' WIDE	5. 100' WIDE	5. 100' WIDE
6. 100' WIDE	6. 100' WIDE	6. 100' WIDE
7. 100' WIDE	7. 100' WIDE	7. 100' WIDE
8. 100' WIDE	8. 100' WIDE	8. 100' WIDE
9. 100' WIDE	9. 100' WIDE	9. 100' WIDE
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17. 100' WIDE	17. 100' WIDE	17. 100' WIDE
18. 100' WIDE	18. 100' WIDE	18. 100' WIDE

LAND USE

PROPERTY	ADJACENT	ADJACENT
1. 100' WIDE	1. 100' WIDE	1. 100' WIDE
2. 100' WIDE	2. 100' WIDE	2. 100' WIDE
3. 100' WIDE	3. 100' WIDE	3. 100' WIDE
4. 100' WIDE	4. 100' WIDE	4. 100' WIDE
5. 100' WIDE	5. 100' WIDE	5. 100' WIDE
6. 100' WIDE	6. 100' WIDE	6. 100' WIDE
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17. 100' WIDE	17. 100' WIDE	17. 100' WIDE
18. 100' WIDE	18. 100' WIDE	18. 100' WIDE



SAMPLE ROAD

S 00° 49' 05" E 1482.70'

REV	DATE	DESCRIPTION	BY
1	7/27/87	Rev. Per City Comments	C.Q.
2	7/22/87	Rev. Per City Comments	C.Q.

C.C.L. CONSULTANTS, INC.

100 CENTRAL BLVD., N. SUITE 100, POMPANO BEACH, FL 33064 (305) 974-2200

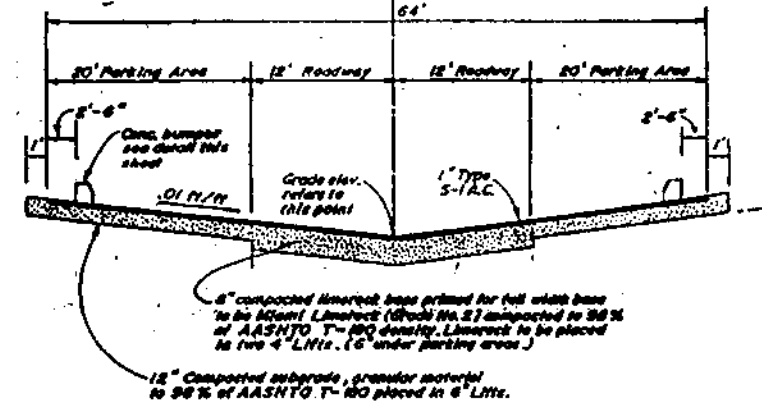
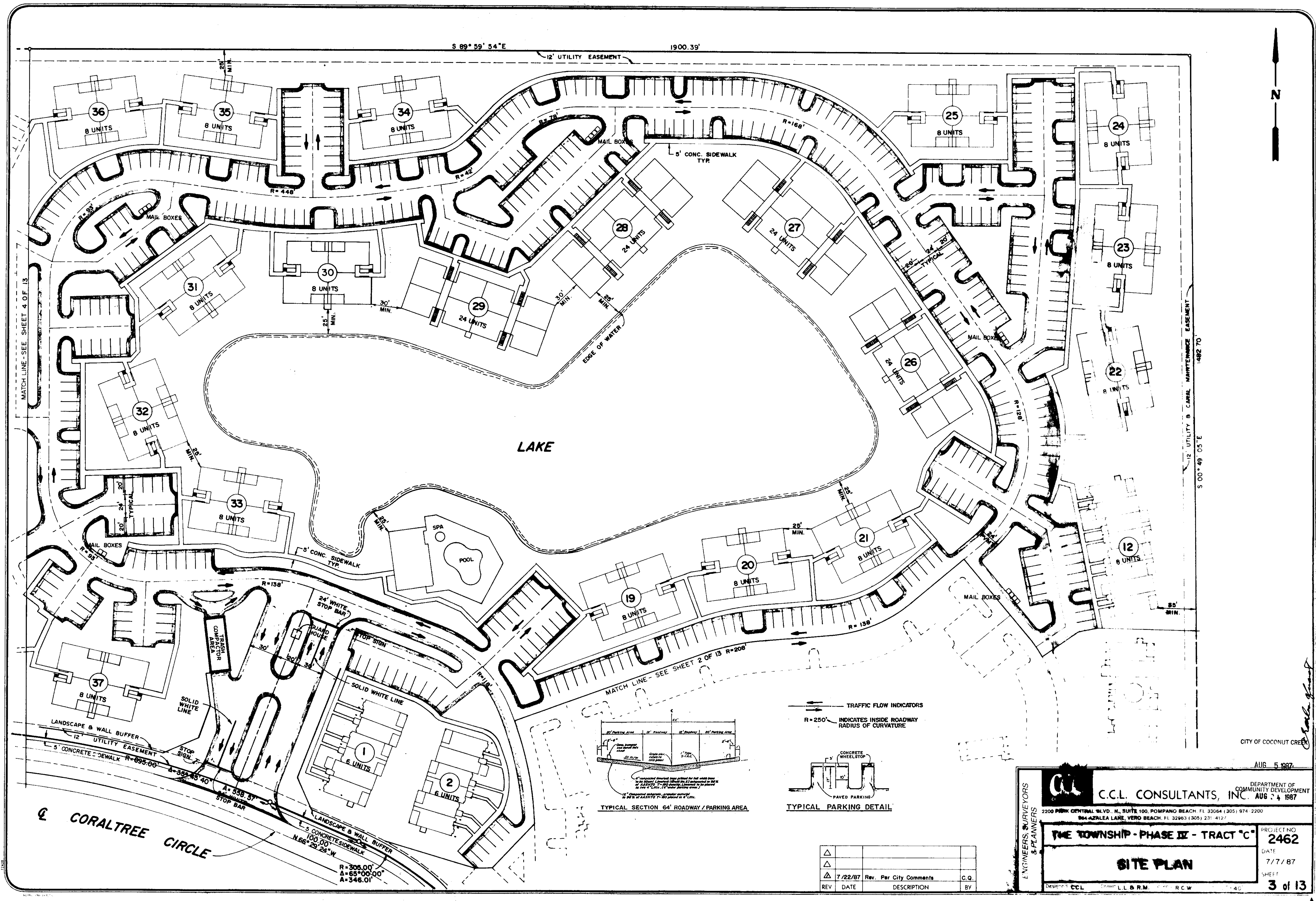
664 AZALEA LANE, VERO BEACH, FL 32963 (305) 231-4127

THE TOWNSHIP - PHASE II - TRACT "C"

2462

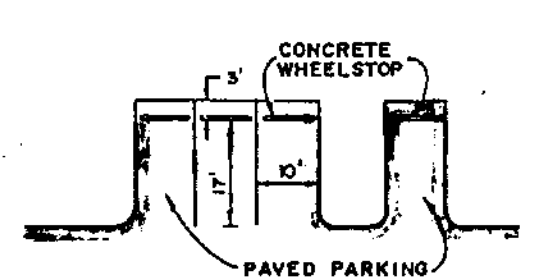
SITE PLAN

2 of 3



TYPICAL SECTION 64' ROADWAY / PARKING AREA

TRAFFIC FLOW INDICATORS
R=250' INDICATES INSIDE ROADWAY RADIUS OF CURVATURE



TYPICAL PARKING DETAIL

△			
△			
△	7/22/87	Rev. Per City Comments	C.Q.
REV	DATE	DESCRIPTION	BY

ENGINEERS, SURVEYORS & PLANNERS

C.C.L. CONSULTANTS, INC.

2200 PARK CENTRAL BLVD., N., SUITE 100, POMPANO BEACH, FL 33064 (305) 974-2200
804 AZALEA LANE, VERO BEACH, FL 32963 (305) 231-4127

PROJECT NO. **2462**

DATE **7/7/87**

SHEET **3 of 13**

THE TOWNSHIP - PHASE II - TRACT "C"

SITE PLAN

DESIGNED: CCL DRAWN: L.L.B.R.M. CHECKED: R.C.W.

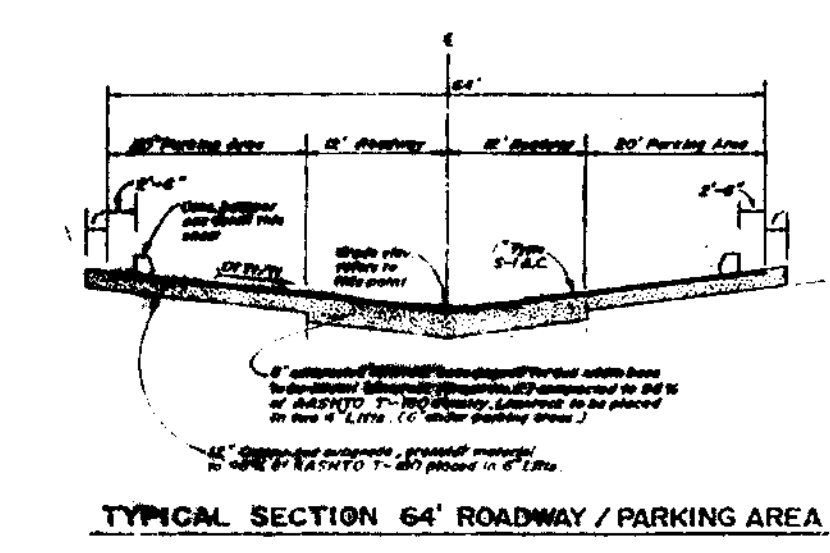
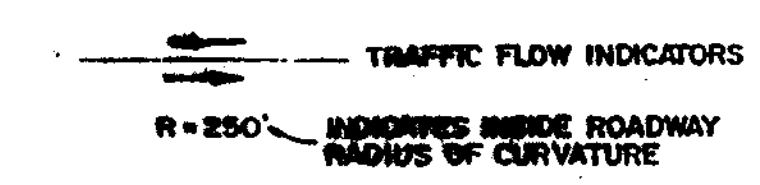
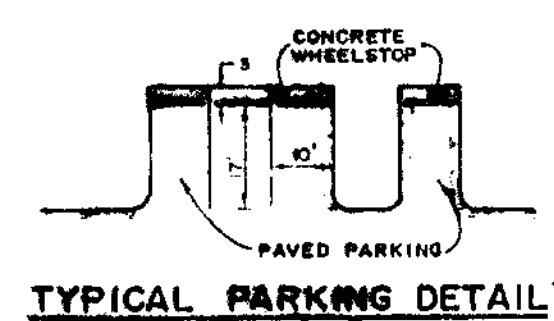
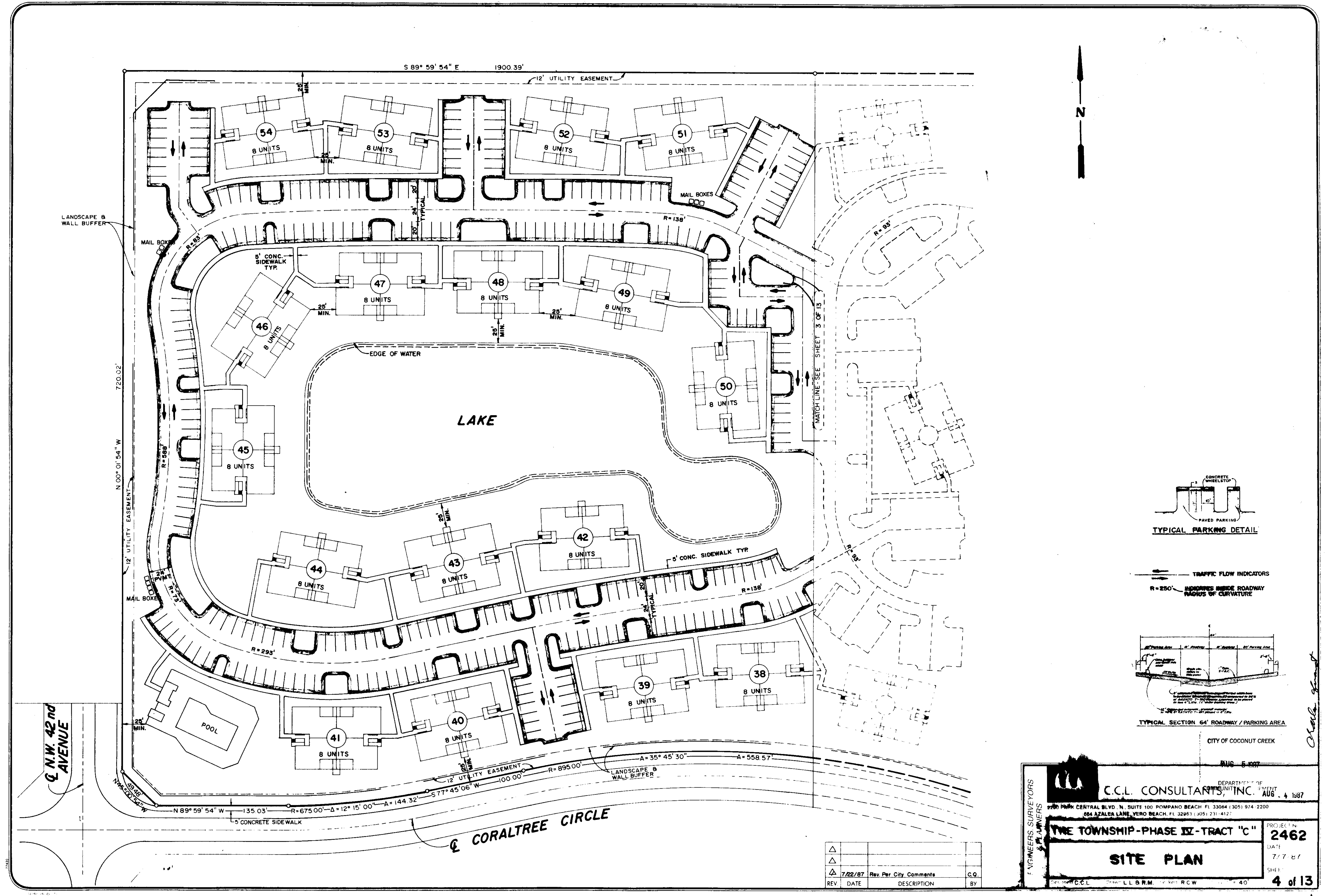
CITY OF COCONUT CREEK

AUG 5 1987

DEPARTMENT OF COMMUNITY DEVELOPMENT

AUG 24 1987

Scale Sheet



CITY OF COCONUT CREEK
AUG - 5 1987

ENGINEERS SURVEYORS & PLANNERS
C.C.L. CONSULTANTS, INC.
7700 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH FL 33064 (305) 974-2200
884 AZALEA LANE, VERO BEACH, FL 32963 (405) 231-4127

PROJECT NO. 2462
DATE 7/7/87
SHEET 4 of 13

SITE PLAN

THE TOWNSHIP-PHASE II-TRACT "C"

REV.	DATE	Rev. Per. City Comments	BY
1	7/22/87		