



**SHEILA N. ROSE**  
DEPARTMENT DIRECTOR

December 16, 2013

Ms. Adina Gillespie  
Massey Consulting Group  
505 Green Spruce Drive  
Holmen, WI 54636

**RE: Zoning verification  
Safeguard Self-Storage Depot  
4801 W. Hillsboro Blvd - Coconut Creek, FL 33073**

Dear Ms. Gillespie:

This letter is in response to a request for information regarding the above referenced property located at 4801 West Hillsboro Blvd – Coconut Creek, FL 33073. Please find below our responses to specific site information:

1. The current zoning of the property is Planned Commerce District (PCD).
2. The abutting zoning designations are Planned Unit Development (PUD) and Residential Single Family Detached – 4 Du/Ac (RS-4) to the north, Parks and Recreation (P) to the east and south, and Local Office (O-2) to the west.
3. This property is within the Coconut Creek Golf Center PCD, which specifically lists self-storage facilities as a permitted use, and was last amended by Ordinance 2000-48 in December of 2000. A Special Land Use approval, Ordinance 2000-15, also regulates the uses associated with the property. (See attached)
4. No variances were granted in the development of the property.
5. To the best of our knowledge, there are no outstanding code violations on this property.
6. A copy of the approved site plan is attached for your reference.
7. No aspect of the property represents a legal non-conforming use.
8. Copies of the certificate of occupancy are attached for your reference.

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

Sincerely,

Natacha Josiah  
Zoning Officer

P:\City\Mangone & Sons Plat\L-13244 safeguard self-storage zoning verification letter.doc  
//Attachments

# COCONUT CREEK GOLF CENTER

## Planned Commerce District Modification

August 2000

P&Z Approved

10/11/00

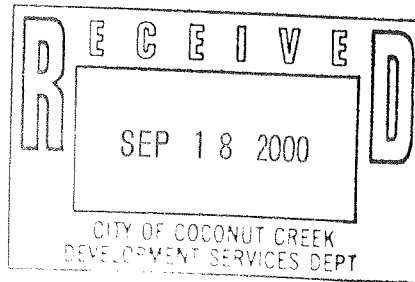
Commission Approved

Ord. 2000-48 12/14/00

COCONUT CREEK GOLF CENTER

PLANNED COMMERCE DISTRICT

CITY OF COCONUT CREEK, FLORIDA



Prepared by:

**The Self Storage Depot Inc.**  
**4801 West Hillsboro Boulevard**  
**Coconut Creek, Florida 33073**  
**(954) 570-6200 (954) 570-3399 (Fax)**

February, 1994  
Revised September 12, 1996  
**Revised August 18, 2000**

**APPROVED**  
DATE: 10-11-00 BY: [Signature]  
~~ADMINISTRATIVE~~  
PLANNING & ZONING

## EXHIBITS

Vicinity Map	A
Concept Plan, Scenario I & H, Parcels A & B	B
Concept Plan, Scenario I, Parcels C & D	B-1
<b>Landscape Buffer, Hillsboro Blvd.</b>	<b>B-2</b>
Concept Plan, Scenario II <del>III</del> & IV, Parcel A & B	C-1
Concept Plan, Scenario I - IV II	C-2
Centrum Hillsboro Plat	D-1
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## ZONING HISTORY

Grand Slam Sports PCD, prepared by Leigh Robinson Kerr & Associates, Inc., was approved in 1993 and encompassed the Centrum Hillsboro Plat.

Coconut Creek Golf Center PCD prepared by Robert H. Miller & Associates, Inc., was approved in 1994 and encompassed Centrum Hillsboro Plat and the Mangone parcel.

Coconut Creek Golf Center PCD Amendment prepared By Leigh Robinson Kerr & Associates, Inc., was approved in 1996 and encompassed Centrum Hillsboro Plat and the Mangone parcel.

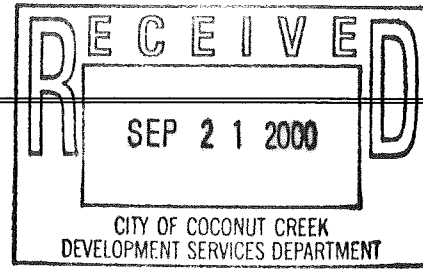
## APPLICATION IDENTIFICATION

### APPLICANT/DEVELOPER

Mario Mangone  
Mangone & Sons, Inc.  
4841 West Hillsboro Boulevard  
Coconut Creek, Florida 33073  
(954) 420-0123

### LEGAL COUNSEL

Dennis D. Mele, Esquire  
Bonnie L. Miskel, Esquire  
Ruden, McClosky, Smith, Schuster & Russell, P.A.  
200 East Broward Boulevard  
Fort Lauderdale, Florida 33301



I. PURPOSE

The City of Coconut Creek adopted Ordinance 128-90, establishing the Planned Commerce District (PCD) zoning district. The PCD provides flexibility on the use and design of structures on lands planned for non-residential development. The subject site is situated in northern Coconut Creek at the north west corner of Hillsboro Boulevard and Lyons Road. The site is within easy access of south Palm Beach and north Broward County residents (see attached EXHIBIT A).

This development is proposed in one (1) module with **two (2)** scenarios:

A. Scenario I

Parcels A & B

This is the development of the Coconut Creek Golf Center. This is a Multi use sports facility which provides for a variety of outdoor recreational activities. The conceptual development plan (see attached EXHIBIT B) outlines the proposed facilities which include a golf driving range with artificial mat tees and natural grass tees, a short game golf course, practice holes, golf putting course, baseball/softball batting range, 3,800 square foot clubhouse including pro shop, retail space, snack room and birthday party room, additional buildings for maintenance, storage and golf instruction.

Parcel C & D

**This is the development of mini self-storage on parcels C & D (EXHIBIT B-1). Parcel D is currently occupied by a 98,000 square foot mini self-storage facility. Parcel C will be the expansion of the mini self-storage facility. The expansion will increase the square footage by 17,500 bringing the total square footage to 115,500.** ~~This provides for a continuation of the existing garden center on the southern portion of the property and the development of mini self-storage on the rear portion of the property. There will be an access to the rear portion of the property via the front property, and it will be sheilded via landscaping and other architectural features. Access from Hillsboro Boulevard will be via an independent opening on the western portion of the property, plus a joint opening with the adjacent parcel A of the PCD which is a part of the Centrum Hillsboro Plat.~~



## COCONUT CREEK GOLF CENTER, PCD

### B. ~~Scenario II~~

~~This would be the same as the scenario I with the exception that parcel C could be developed for a retail restaurant or office type use.~~

### B. Scenario III II

This would include the development of Parcel C & D as outlined above in Scenario I with the development of Parcel A as a shopping center. A Conceptual Plan of a retail center, as an example of a future use, is attached as EXIHIBIT C-1. This retail center is the site plan approved by the City for the property in 1990.

### D. ~~Scenario IV~~

~~This would be the same as Scenario III with the exception of Parcel C would be utilized for a retail/restaurant/office type use.~~

## II. PROJECT SIZE AND LOCATION

The Coconut Creek Golf Center property is the Centrum Hillsboro Plat which is recorded in Plat Book 148, Page 6, Broward County Records and the Adjacent  $\pm$  3.6 acres to the west. The plat consists of approximately 12.1 acres and the entire parcel is  $\pm$  15.7 acres. (see attached EXHIBIT D-1 & D-2).

The property is bound on the east by Lyons Road and on the south by Hillsboro Boulevard. The Centrum Hillsboro Plat property is presently designated on the City of Coconut Creek and Broward Land Use Plans for commercial land use. The zoning of this property is PCD – Planned Commerce District. The 3.6 acre property is zoned B-3 – Community Shopping District and the City has approved a small scale amendment for the site from Office Park to Commercial. This amendment is presently being reviewed by Broward County. A map identifying the land uses of the property and adjacent areas is attached as EXHIBIT E. A map identifying the zoning of the subject property and the surrounding areas is attached as EXHIBIT F.

The proposed use is consistent with the goals and objectives of the City and County Comprehensive Plans, and the recorded plat for the property.

Revised September 14, 2000

**COCONUT CREEK GOLF CENTER, PCD**

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III. LAND USE/CIRCULATION PLAN

The PCD which consists of approximately 16 acres will be comprised of one land use module. The attached scenarios 1 – 2 outline the revised Phasing plan:

Mini-self storage includes space available for the following ancillary uses:

“Mail Box, Etc.”	1,500 sq. ft.
Landscape office for nursery	1,000 sq. ft.

Preliminary conceptual development plans are attached as EXHIBITS B, B-1, and C-1.

Circulation and access for the PCD is depicted on the attached Access Plan. (EXHIBIT L)

Also, in accordance with the approved plat, access will be provided to the out parcel at the northwest corner of Lyons Road and Hillsboro Boulevard at the time of development of that property. A copy of the access easement which is recorded in Broward County Records is attached as APPENDIX I.

**COCONUT CREEK GOLF CENTER, PCD**

**IV. PROPOSED LAND USES**

**TABLE I**

Code Section	Land Use Description	
13-621 (a)	Low-intensity Office	P
13-621 (b)	High -intensity Office	P
13-621 (c)	Educational, Scientific, Research	P
13-621 (d)	Low-intensity Office, Associated Use	P
13-621 (e)	High -intensity Office, Associated Use	P
13-622 (a)	Low-intensity Financial Institutions	P
13-622 (b)	High-intensity Financial Institutions	P
13-623 (a)	Low-intensity Convenience Sales	P
13-623 (b)	High-intensity Convenience Sales	
13-623 (c)	Very High-intensity Convenience Sales	
13-623 (d)	Personal Services	P
13-624 (1)	Specialty Comparison Commercial Uses	P
13-624 (2)	Department Stores	P
13-625	Single-Destination Commercial Uses	P
13-626	Eating and Drinking Establishments (1) (5)	P*
13-627	Indoor Commercial Recreation	P
13-628	Motor Vehicle Fuel Sales and Service	P
13-629	Automobile, Truck & Boat Sales & Rental	S
13-630	Motor Vehicle Repair Establishments	S
13-631	High-intensity Outdoor Commercial Recreation Uses	
13-632	Hotels and Motels	S
13-633	Research and Development Facilities	S
13-635	Wholesale, Trade Use, Moderate External Impact	P
13-636	Warehousing, Moderate External Impact	P
13-651	Community Residential Facilities	S
13-652	High Intensity Residential Care Facilities	P
13-653	Nursing and Personal Care Facilities	P
13-654	Health Care Services	P
13-655	Low Intensity Outpatient Care Facilities	P
13-656	High Intensity Outpatient Care Facilities	S
13-657	Institutional Care Facilities	S

Legend: P = Permitted Uses  
S = Special Land Uses

Note: \*Uses involving the sale of alcohol, for on or off premises consumption must comply with Chapter 3 of the City Code.  
\*\* Uses similar to the above uses are also permitted.

V. DEVELOPMENT STANDARDS

A. Permitted uses and Special Land Uses

Permitted uses and special land uses are shown in Table I. Permitted uses shall be developed in accordance with the development standards shown in Table II. As provided in Section 13-355 (c) (3) of the PCD Ordinance, for the purpose of the PCD, special land uses, which at the time of Site Plan approval comply with the special land use development standards shown in paragraph VI. B. below shall be considered permitted uses and shall be developed as such uses in accordance with the City's site plan approval process for permitted uses. Special land uses that do not comply with special land use development standards shown in paragraph VI. B. below shall comply with the applicable special land use procedures contained in Section 13-35 of the City Land Development Code.

B. Special Land Use Development Standards

1. Setbacks and landscape buffers shall be 120% of the setbacks and Buffers provided in Table II.
2. Signage shall be consistent with applicable requirements of the City sign regulations contained in Subdivision V. of Article III of the City Land Development Code.

## COCONUT CREEK GOLF CENTER, PCD

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3. Safe and proper access shall be provided in accordance with the site plan for a building parcel approved by the City.
4. Architectural design shall be consistent.
5. Nuisance abatement shall be provided in accordance with Sections 13-521 through 13-528 of the City Land Development Code and shall be regulated by the property owner.
6. The property owner, in coordination with the Coconut Creek Public Safety Department shall regulate property security.
7. Public safety shall be enhanced by providing proper lighting in accordance with Section 13-374 of the City Land Development Code. Storage of flammable material shall be in accordance with Section 13-529 of the City land Development Code.
8. Drive Through facilities shall be developed in accordance with the following standards:
  - a. Orientation of drive-through facilities shall be away from less intensive uses.

## **COCONUT CREEK GOLF CENTER, PCD**

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- b. Drive-through canopies may be located within five (5) feet of the building parcel boundary but not within the PCD perimeter buffer. Said five (5) feet must be fully landscaped with one (1) tree per forty (40) linear feet with a continuous hedge to provide a visual screen at least three (3) feet in height.
  - c. Drive-through facilities shall provide stacking lanes consisting of a minimum of one hundred (100) feet from each of the first two (2) drive-through lanes and a minimum of sixty (60) feet for each drive-through lane after the first two (2) drive-through lanes.
  - d. Drive-through facilities must be located within the same building parcel as the primary structure served by the drive-through facilities, but need not be located with a direct physical connection to the primary source.
  - e. A bypass lane shall be provided to allow for vehicular circulation unless this lane is accommodated by other access ways shown on the site plan.
9. Other appropriate conditions of approval that meet the specific and general standards for special land use approvals contained in section 13-35 of the City Land Development Code, as specified by the Planning and Zoning Board as condition of site approval.

Revised September 14, 2000

**COCONUT CREEK GOLF CENTER, PCD**

TABLE II

Standards		Source
MAXIMUM		
Building Parcel Area (sq. ft.) (Centrum Hillsboro)	527,076	Plat
Building Parcel Area (sq. ft.)	158,816	Sketch and Legal
Building Height (ft./stories)	75/5	Zoning
Floor Area Ratio (bldg. sq. ft./site sq. ft.)	.8	Zoning
Building Coverage (% of lot area)	40	Section 13-355, (d) (2)
MINIMUM		
Building Parcel Area (acres)	1.5	
Width	(Note 1)	
Depth	(Note 1)	
Building Setback from Hillsboro Blvd./ Lyons Road (ft.)	40	
Distance between buildings (ft.) Note 3	10/floor	Section 13-355 (d) (2) c
Distance between buildings and public right-of-way (ft.)	25	Section 13-355 (d) (4) a
Open Space (% of gross PCD area) Note 3	20	Section 13-355 (d) (8)

Post-it® Fax Note	7671	Date	2/22/01	# of pages	2
To	D. SULLIVAN	From	H. ZOMBEL		
Co./Dept.		Co.	CITY OF CCK		
Phone #	773-5210	Phone #	973-6750		
Fax #	773-9813	Fax #			

**COCONUT CREEK GOLF CENTER, PCD**

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TABLE II, continued

Standards		Source
AVERAGE		
PCD Perimeter Setback and landscape buffer (ft.) Note 4	25	Section 13-355 (d) (4) b
PCD Perimeter landscape buffer (ft.) – Note 4	25	Section 13-355 (d) (4) e
Building Setback from water bodies (ft.) Note 5	10	
TOTAL		
Building Setback/ landscape buffer between Land Use Modules	25	Section 13-355 (d) (4) c

NOTES:

- Note 1 - To be determined at the time of site plan approval based upon applicable building parcel area, setbacks, landscape buffers, traffic circulation and parking development standards.
- ~~Note 2 - Plus 1 foot for each foot of building height over 20 feet. Setbacks and landscape buffers can contain required landscaping, sidewalks, and access ways utility easements.~~
- Note 3 - Calculated with eligible water bodies and natural areas open space credit pursuant to Sections 13-355 (d) (8), 13-355 (g) and 13-355 (h).
- Note 4 - Setbacks and landscaping buffers can contain landscaping, sidewalks, access ways and utility easements. Water bodies can fully serve as required setbacks and landscape buffer.
- Note 5 - Dimensioned from Average Mean Water Level.



**COCONUT CREEK GOLF CENTER, PCD**

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C. Open Space

Twenty (20%) percent of the gross area of the parcel shall be maintained as open space, including landscaped areas, water bodies and other previous areas as required by Section 13-355 (d) (8) of the PCD Ordinance. This is subject to water and natural areas open space credits provided in Section 13-355 (g) and 13-355 (h) of the PCD Ordinance.

The minimum open space to be provided is 3.2 acres,

Any on-site lakes will be manmade. According to Section 13-355 (g) (20), only 30% of the total open space require can be filled by manmade water bodies. 30% of the 3.2 acres is .96 acres. Open space for Phase II should provide for 15% on site retention in accordance with the Cocomar Water Management District.

D. Parking and Loading

Parking spaces at a rate of one (1) parking space per every 200 square feet of gross floor area shall be provided overall for Parcels A and B. As site plans are submitted the parking spaces required for all approved uses on the submitted site plan shall be provided. Parking spaces for Parcel C and D shall be provided on the submitted site plan consistent with Subdivision II – Parking Regulations.

Parcel A, Scenario I or II will have the following parking standards:

- One (1) parking space for each batting station
- One (1) parking space for each two tee stations
- One (1) parking space for 200 square feet of building area

Total Parking required	100 spaces
Total Parking provided	127 spaces

## COCONUT CREEK GOLF CENTER, PCD

Standard parking spaces shall be a minimum of nine (9) feet in width by eighteen (18) feet in length. The aisle width at 90 degree parking shall be a minimum of twenty four (24) feet.

A typical parking space detail and typical handicapped parking space detail are provided on EXHIBIT G.

The provisions of Section 13-398, 13-404, 13-405 and 13-409 of the City Land and Development Code shall apply to the property.

### E. Architectural Standards/Signage

#### 1. Parcel A, Scenario I or II

Modular construction. The finishes will be Placco (stucco) finish with a light gray color. The roofs will be maroon metal roofs. The office will be fully accessible to the handicapped.

#### 2. All other scenarios

Will be contemporary architecture with stucco finishes and uniform architecture throughout the development. None of the Parcel A, Scenario I or II structures will be utilized for other construction.

#### 3. All signage on site will be uniform, including directional signage and identification signage. A sign will be located at each entrance on Lyons Road and Hillsboro Boulevard in accordance with City Code.

## COCONUT CREEK GOLF CENTER, PCD

### VI. SITE PLAN AND MASTER SITE PLAN PROCEDURES AND REQUIREMENTS

#### A. Definitions

##### 1. PCD Preliminary Development Plan

This means a plan, consistent with Section 13-356 (b) of the City Land Development Code, which shows the boundary of the PCD district, the proposed pattern of land use, the proposed square footage and type of land use module, proposed streets and circulation, and proposed open space. These plans (see Scenarios I – II) may be amended and approved by the City Planning and Zoning Board and kept on file at the City Community Development Department.

##### 2. Land Use Module

This means a tract of land designated on the PCD Preliminary Development Plan. The present plan is one module.

##### 3. Master Site Plan

This means a plan for the property, a portion of the property, a land use module or a portion of a land use module. The procedures and requirements for master site plan approval are described below.

##### 4. Site Plan

This means a plan approved pursuant to the procedures contained in the Article III, Division 5, Site Plan Review Requirements – City Land Development Code.

5. Building Parcel

This means all or part of the property or all or part of an approved land use module for which an applicant is seeking site plan approval.

B. Site Plan Requirement

The procedures and requirements for a site plan approval are as follows:

1. The minimum size of a building parcel shall comply with Table II of this report.
2. All information required by article III, Division 5, Site Plan Review Requirements of the City Land Development Code, shall be prepared for the area of the building parcel.
3. If the area of the building parcel is less than the minimum master site plan area described in paragraph C below, a master site plan shall be prepared to conceptually show proposed access ways, open space, acreage, landscape theme and signage program for the remainder of the master plan area outside of the building parcel. EXHIBITS B and B-1 provide master site plan for Scenario I.

C. Master Site Plan Requirements

The procedures and requirements for a master site plan approval are as follows:

1. The master site plan area must be equal to or greater than five (5) acres.
2. If a master site plan is submitted, a revised PCD Preliminary Development Plan must be submitted to the City to reflect the new Land Use Modules and acreage. The approval of the master site plan by the planning and Zoning Board shall constitute the approval of the revised PCD Preliminary Development Plan.

## COCONUT CREEK GOLF CENTER, PCD

### D. Landscape Requirements

The applicant recognizes the importance of proper and adequate landscaping. The PCD Development Plan illustrated the general location of landscape buffers. Specific landscape standards and requirements for commercial, office and industrial zoning districts are provided in Article III, Subdivision IV, of the City Land Development Code. For the purpose of this project, landscaping for commercial and office uses shall meet or exceed the requirements for B (shopping) and O Development (office) zoning districts, as specified in the Land Development Code. Installation of landscape improvements and compliance with these landscaping standards shall be approved by the City at the time of Site Plan review. The applicant is aware that the City is developing a Hillsboro Boulevard master corridor landscape design plan. The portion of the landscape buffer that is adjacent to Hillsboro Boulevard will conform to the Hillsboro Boulevard master corridor design to the extent that the plan is consistent with the current landscape standards and requirements in Article III, Subdivision IV of the City's Land Development Code.

## VII. PCD UTILITY AND DRAINAGE PLAN

Existing Coconut Creek water and sewer are located adjacent to the property on Hillsboro Boulevard and Lyons Road.

Other utilities will be provided to the property in accordance with the provisions of the Coconut Creek Code of Ordinances. All on-site utilities shall be underground. Above ground electrical service may be permitted by the City Engineer if the service is located in or adjacent to the principal/minor arterial roads (see attached EXHIBIT H).

### A. Utility Phasing Plan

All utility requirements for the golf center are per the attached EXHIBIT H. A future lift station site is depicted on the northwest corner of Parcel A on the Access Plan.

B. Traffic Engineering

One half of the portion of Northwest 71<sup>st</sup> Place adjacent to Parcel D as illustrated on the access plan shall be paved prior to issuance of a certificate of occupancy for parcel A & B. This requirement will be bonded with the City. One-half of the portion of Northwest 71<sup>st</sup> Place adjacent to Parcels A & B shall be paved prior to issuance of a certificate of occupancy with said Parcels. An 8' separation between sidewalks and pavement will be provided on Northwest 71<sup>st</sup> Street if no curb and gutter is constructed.

C. Drainage

A positive outfall will be provided with for development and a 12' easement for drainage purposes will be granted across the northern limits of the Parcel D to serve Parcels A & B. Drainage design for the ultimate positive outfall will be incorporated into Phase II development.

D. Water Supply System

The existing 12" water main will be extended along the north utility easement from Lyons Road to the west property line and shall be ductile pipe for Parcel A & B, Scenario II development.

E. Sewage Collection System

Scenario I development will utilize a grinder pump with a connection to a force main at Cocomar canal. Location of the lift station is depicted in the northwest corner of Parcel A and will be accessible to adjacent properties. The force main shall be ductile iron pipe and the existing force main will be extended from Northwest 71<sup>st</sup> Street to Hillsboro Boulevard with Scenario II, Parcel A development. Landscape shall not conflict with underground utilities.

VIII. GENERAL LIGHTING

See attached EXHIBIT J, which outlines the lighting for Scenario I, Parcel A & B. Future uses will conform to Section 13-374, City Land Development Code.

IX. ANALYSIS OF NATURAL FEATURES

**Parcel D is currently occupied by a mini-self storage facility and Parcel C will be the expansion of the mini-self storage facility.** There are a variety of trees on site and a wetland area in the northeast corner of the site. The majority of the site consists of Hallandale fine sand and a portion of the northeast section of the property contains Plantation Muck (see attached EXHIBIT K).

The property has obtained a dredge and fill license from the Broward County Department of Natural Resource Protection (BCDNRP) (see APENDIX II). This license provides for the protection and mitigation of Parcel B when development occurs within that portion of the property.

The property owner shall preserve or relocate trees as feasible. The property owner will comply with applicable tree removal, relocation or similar permitting regulation.

X. TRAFFIC IMPACT

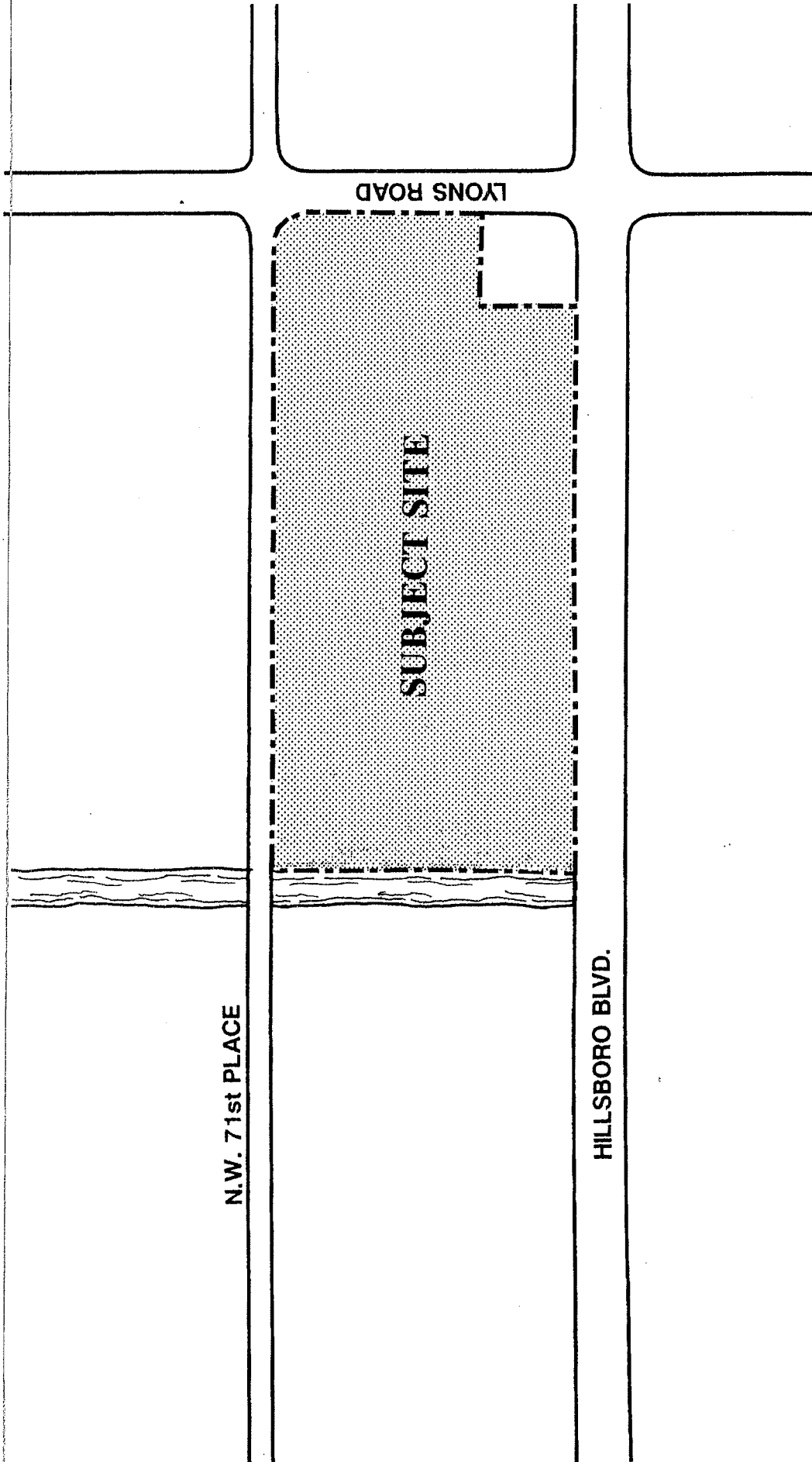
The City and Broward County analyzed the traffic impact of the proposed project on existing and proposed streets at the time the Centrum Hillsboro Plat was reviewed and approved.

**EXHIBITS**



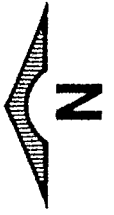
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<b>4</b>	<b>EXHIBIT D - D2</b>	
<b>5</b>	<b>EXHIBIT E</b>	
<b>6</b>	<b>EXHIBIT F</b>	
<b>7</b>	<b>EXHIBIT G</b>	
<b>8</b>	<b>EXHIBIT H</b>	
<b>9</b>	<b>EXHIBIT I</b>	
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<b>15</b>		



LOCATION MAP

leigh robinson kerr  
 & associates, inc.  
 PLANNING - ZONING - LAND USE - PLATTING  
 808 E. Las Olas Blvd.  
 Ft. Lauderdale, FL 33301



SCALE: 1" = 300'

CCGC PCD

EXH T B

Parcel A, Scenario 1 & 2

COCONUT CREEK GOLF CENTER

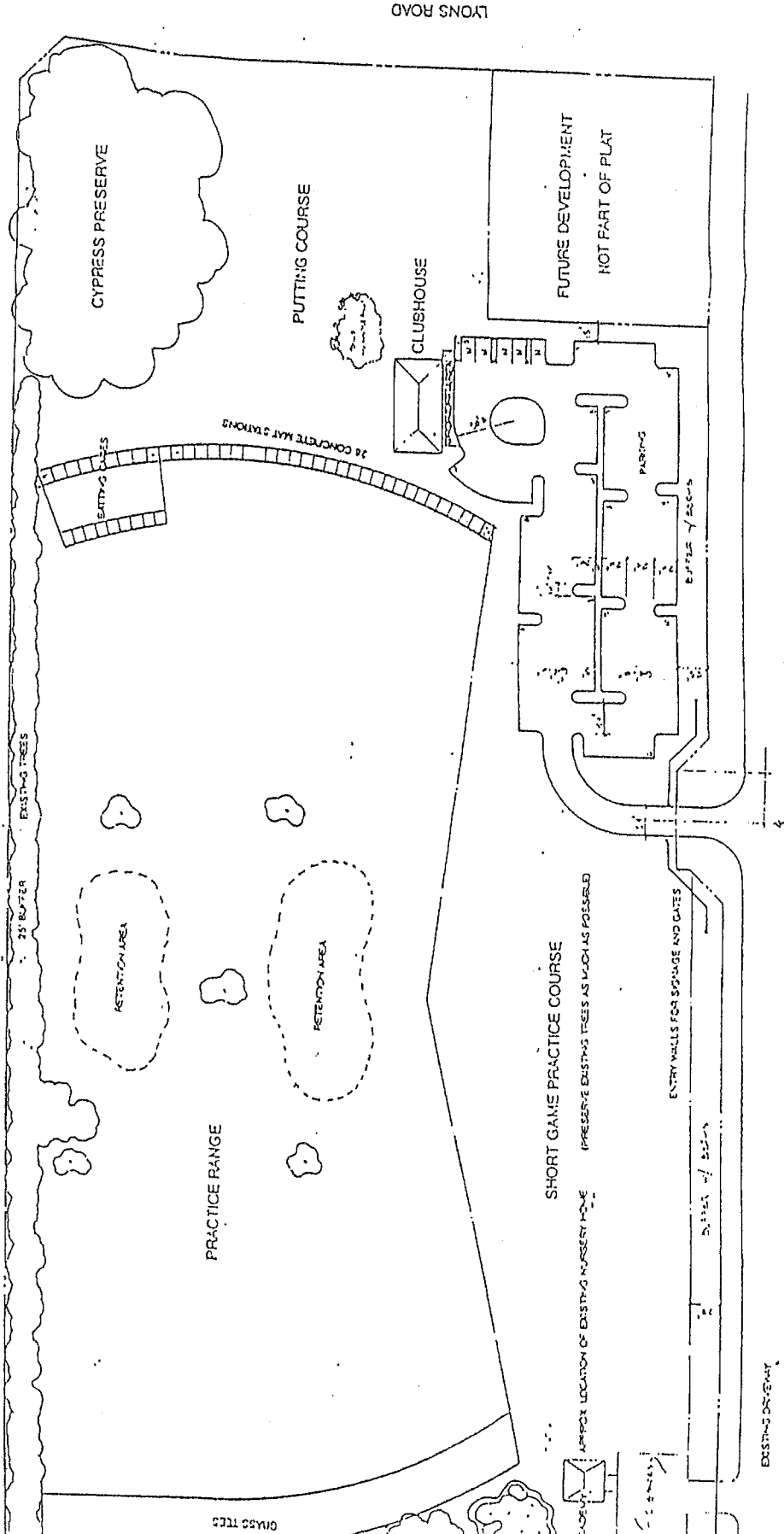
SITE PLAN

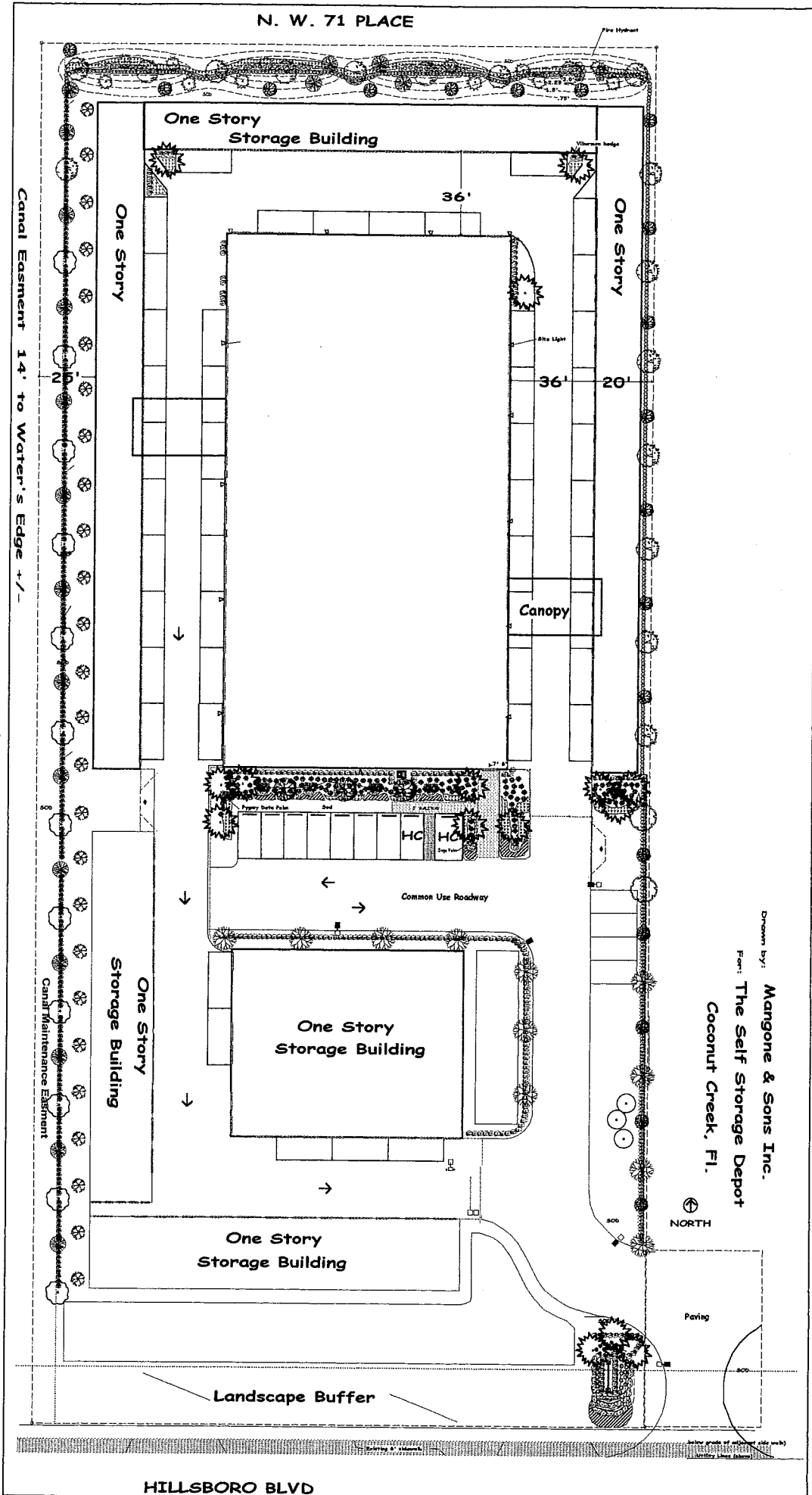


SCALE	1"=50'
PROJECT NUMBER	
DATE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	

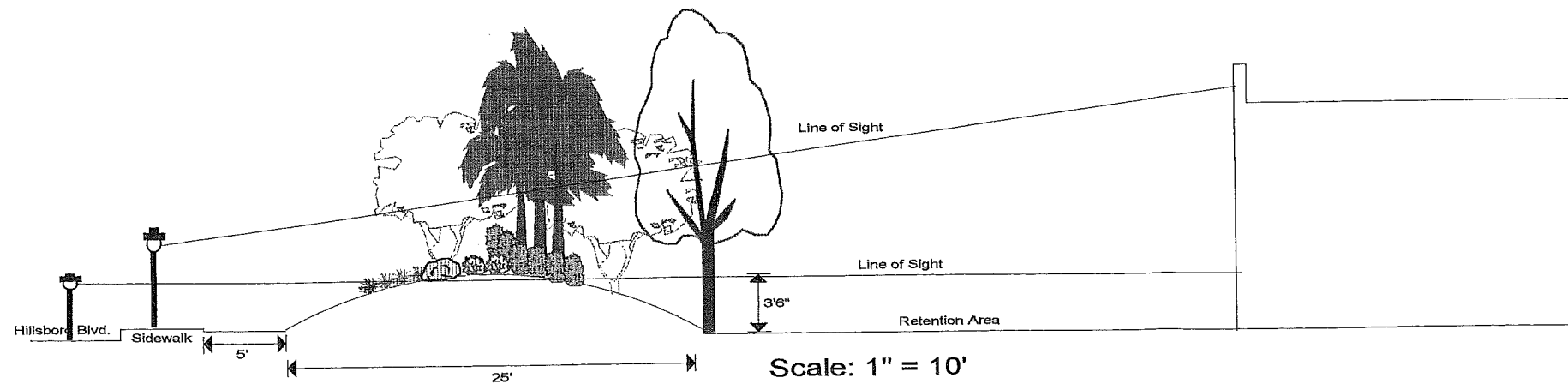
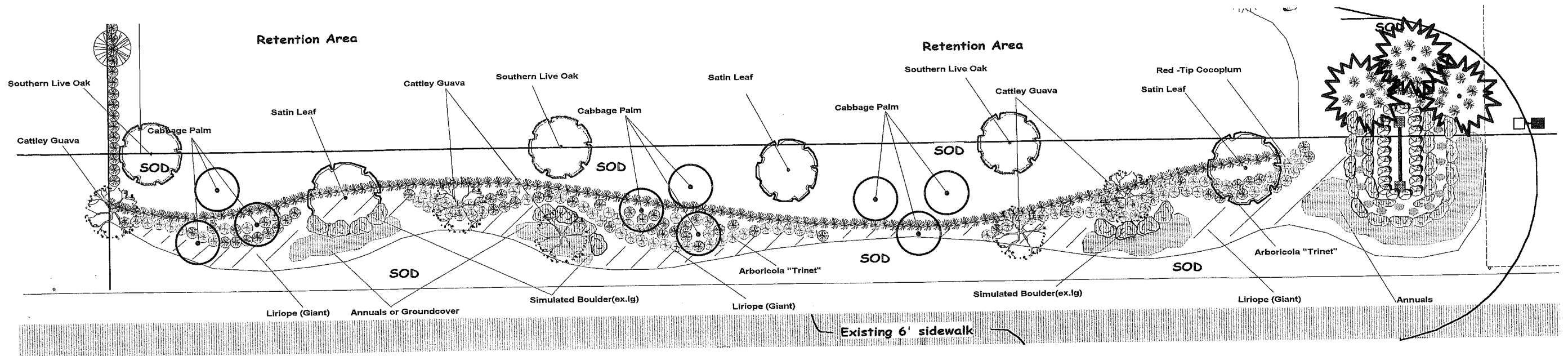
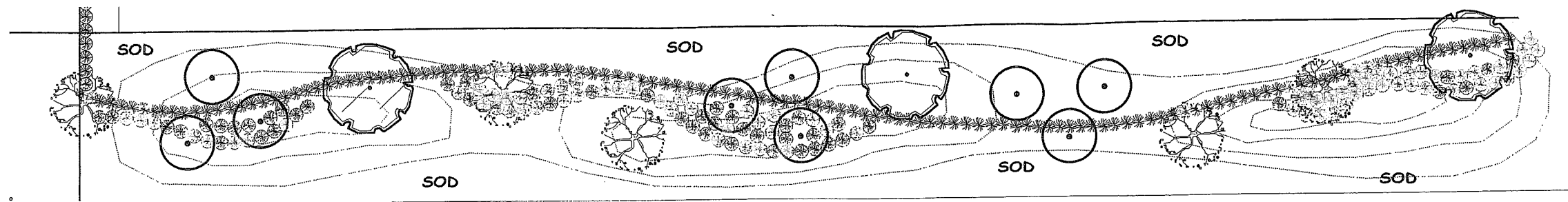
01

COCONUT CREEK GOLF CENTER  
11111  
11111  
11111





Drawn by: Mangone & Sons Inc.  
 For: The Self Storage Depot  
 Coconut Creek, FL.



Drawn by: **Mangone & Sons Nursery**  
 For: **The Self Storage Depot**  
**Coconut Creek, Fl.**

Scale: 1" = 20'



NORTH

SHOPPING CENTER  
17088 ROAD & HILLSBORO BOULEVARD

WAYNE E. VENSEL  
ARCHITECT

1800 Exchange Parkway, Suite 210, Oak Brook, Illinois 60110 (708) 571-1800

DATE	11/11/88
SCALE	AS SHOWN
PROJECT NO.	88-001
CLIENT	WALGREENS
LOCATION	17088 ROAD & HILLSBORO BOULEVARD
DESIGNER	WAYNE E. VENSEL ARCHITECT

PROJECT DATA

SITE DATA  
LOT AREA: 100,000 SQ. FT.  
NET AREA: 75,000 SQ. FT.

BUILDING DATA

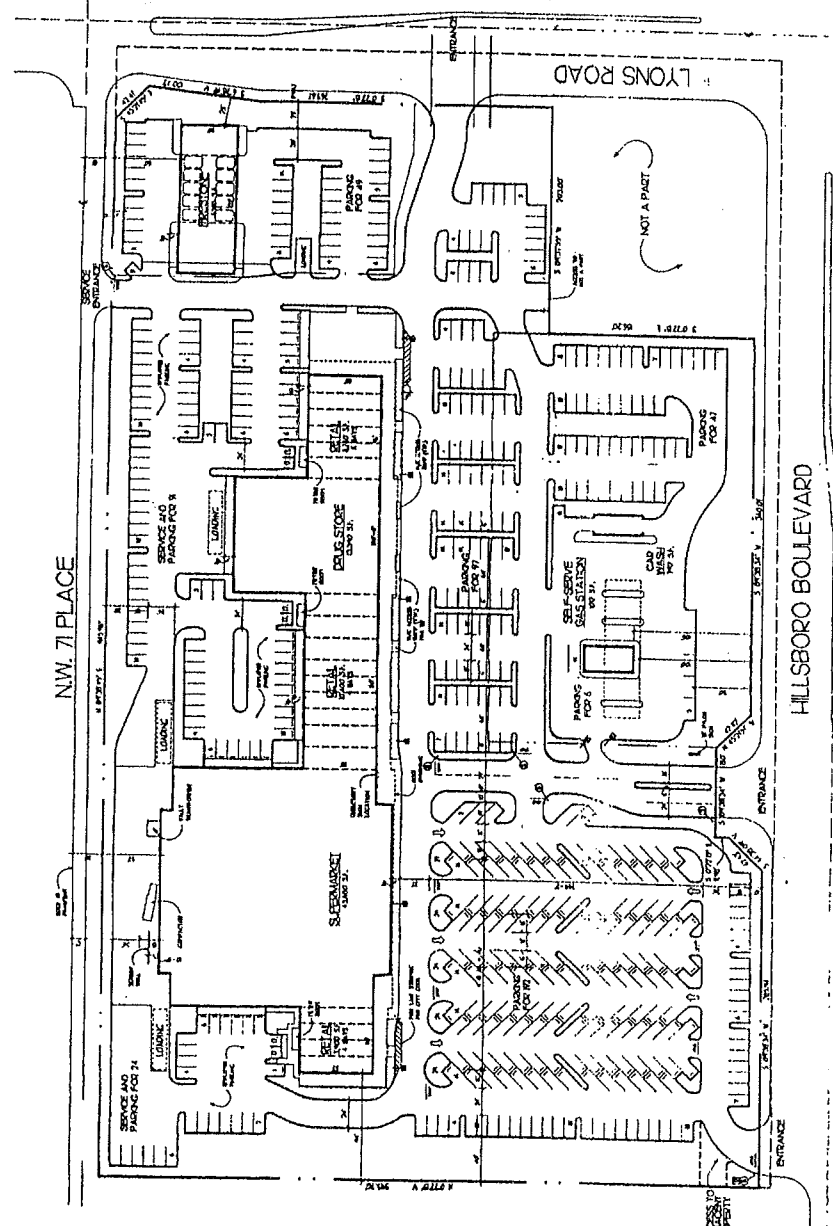
TYPE: RETAIL  
FLOOR AREA: 100,000 SQ. FT.  
TOTAL FLOOR AREA: 100,000 SQ. FT.  
TOTAL VOLUME: 1,000,000 CU. FT.

PARKING DATA

TOTAL REQUIRED: 100 SPACES  
TOTAL PROVIDED: 100 SPACES  
TOTAL RESERVED: 10 SPACES  
TOTAL UNRESERVED: 90 SPACES

SITE COVERAGE DATA

ROOF AREA: 100,000 SQ. FT.  
PAVED AREA: 100,000 SQ. FT.  
TOTAL AREA: 100,000 SQ. FT.



SITE PLAN  
1" = 50'



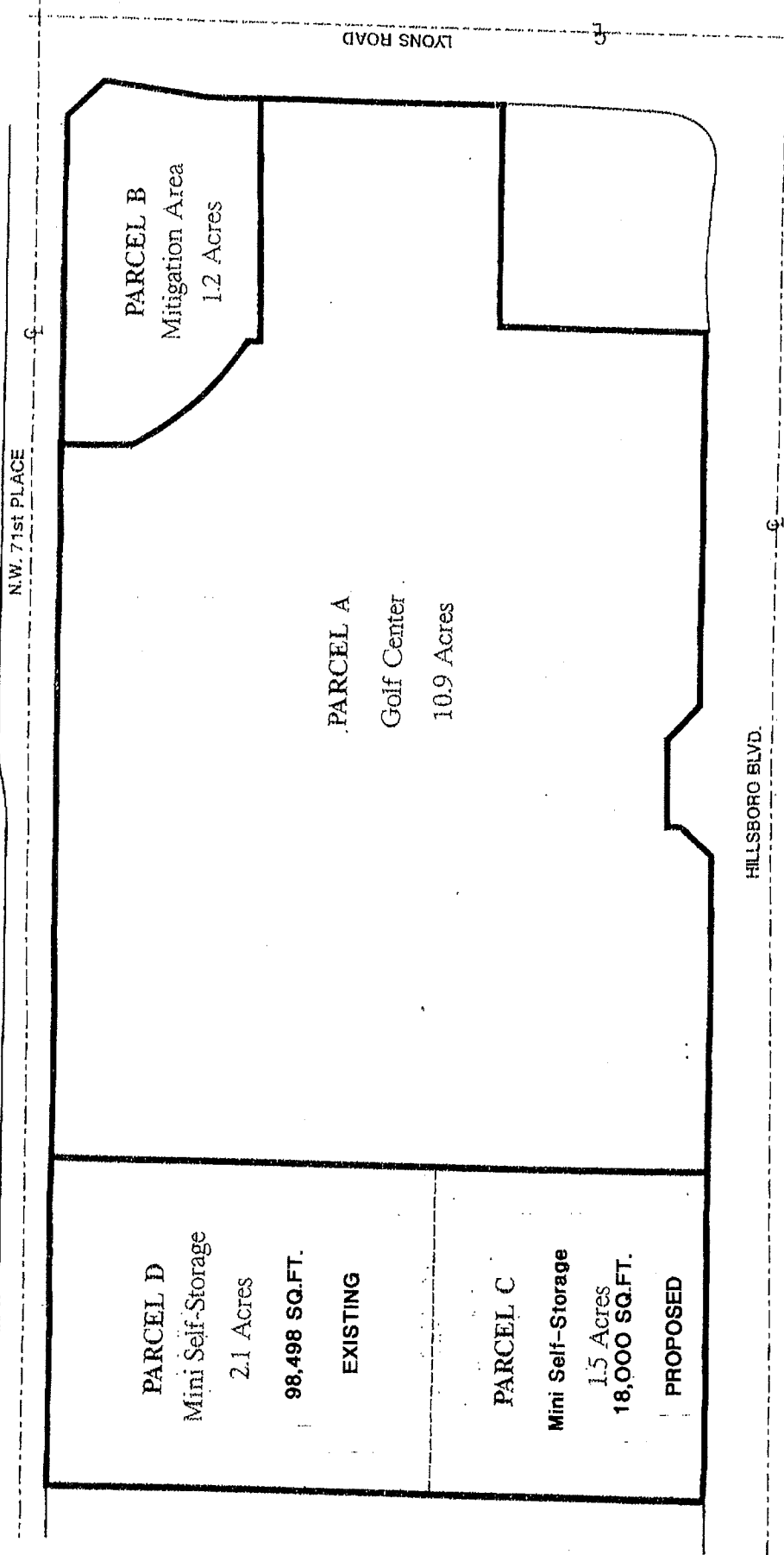
**TRAFFIC STORAGE & STRIPING**

1	TRAFFIC STORAGE
2	TRAFFIC STRIPING
3	TRAFFIC STORAGE & STRIPING
4	TRAFFIC STORAGE & STRIPING
5	TRAFFIC STORAGE & STRIPING
6	TRAFFIC STORAGE & STRIPING
7	TRAFFIC STORAGE & STRIPING
8	TRAFFIC STORAGE & STRIPING
9	TRAFFIC STORAGE & STRIPING
10	TRAFFIC STORAGE & STRIPING

**SITE PLAN LEGEND**

1	TRAFFIC STORAGE
2	TRAFFIC STRIPING
3	TRAFFIC STORAGE & STRIPING
4	TRAFFIC STORAGE & STRIPING
5	TRAFFIC STORAGE & STRIPING
6	TRAFFIC STORAGE & STRIPING
7	TRAFFIC STORAGE & STRIPING
8	TRAFFIC STORAGE & STRIPING
9	TRAFFIC STORAGE & STRIPING
10	TRAFFIC STORAGE & STRIPING

- NOTES:
1. ALL DIMENSIONS IN FEET.
  2. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
  3. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
  4. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
  5. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
  6. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
  7. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
  8. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
  9. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
  10. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.



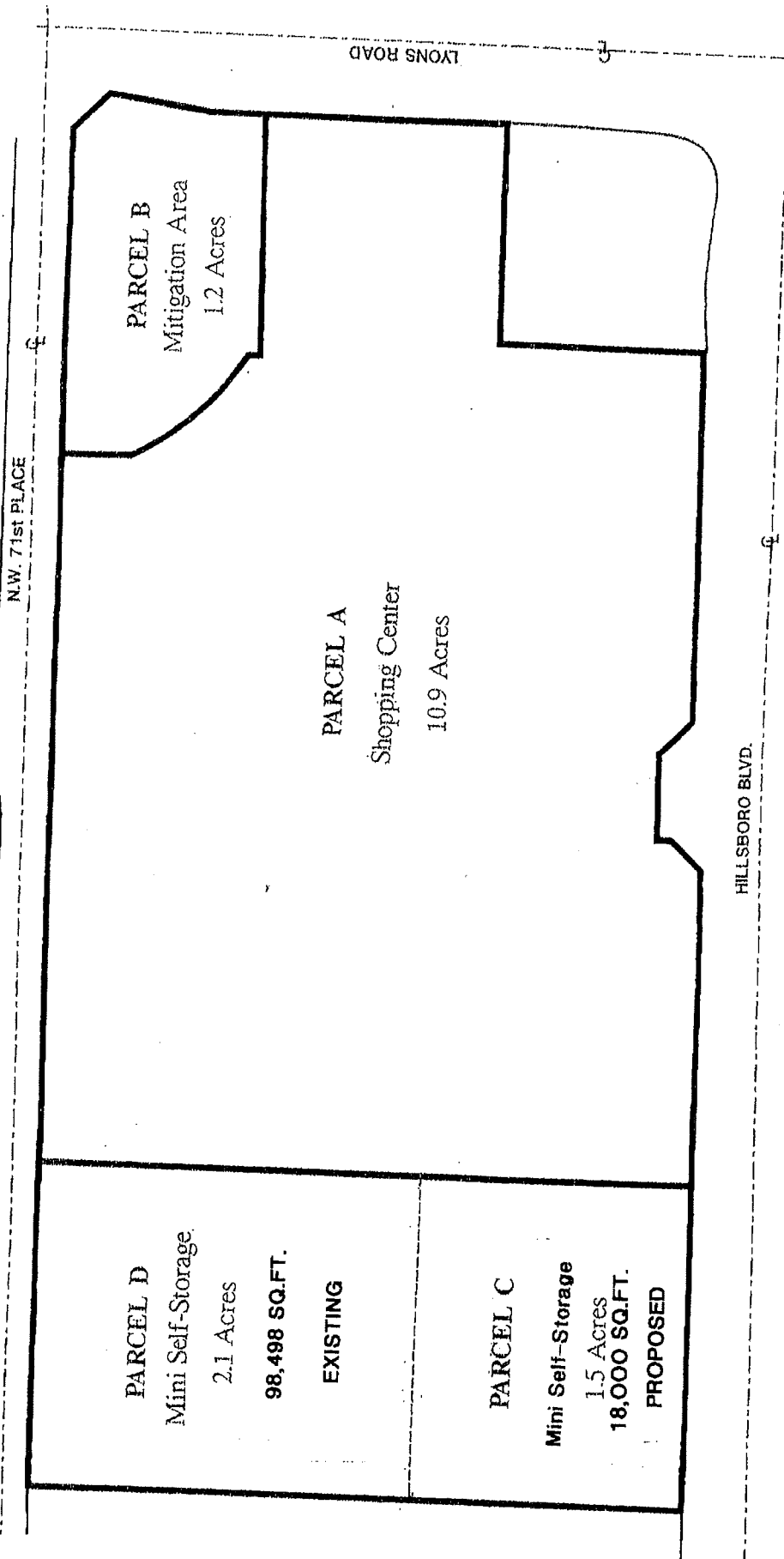
**COCONUT CREEK  
GOLF CENTER**  
SCENARIO I  
CONCEPTUAL PLAN



SCALE: N.T.S.

DATE: SEPTEMBER 16, 1996

**leigh robinson kerr  
& associates, inc.**  
PLANNING - ZONING - LAND USE - PLATTING  
208 E. Las Olas Blvd.  
Ft. Lauderdale, FL 33301  
(954) 457-6300



**COCONUT CREEK  
GOLF CENTER  
SCENARIO II  
CONCEPTUAL PLAN**



SCALE: N.T.S.

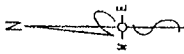
DATE: SEPTEMBER 16, 1996

**leigh robinson kerr  
& associates, inc.**  
PLANNING - ZONING - LAND USE - PLATTING  
200 E. Las Olas Blvd.  
Suite 200  
Fort Lauderdale, FL 33301  
(305) 467-6328



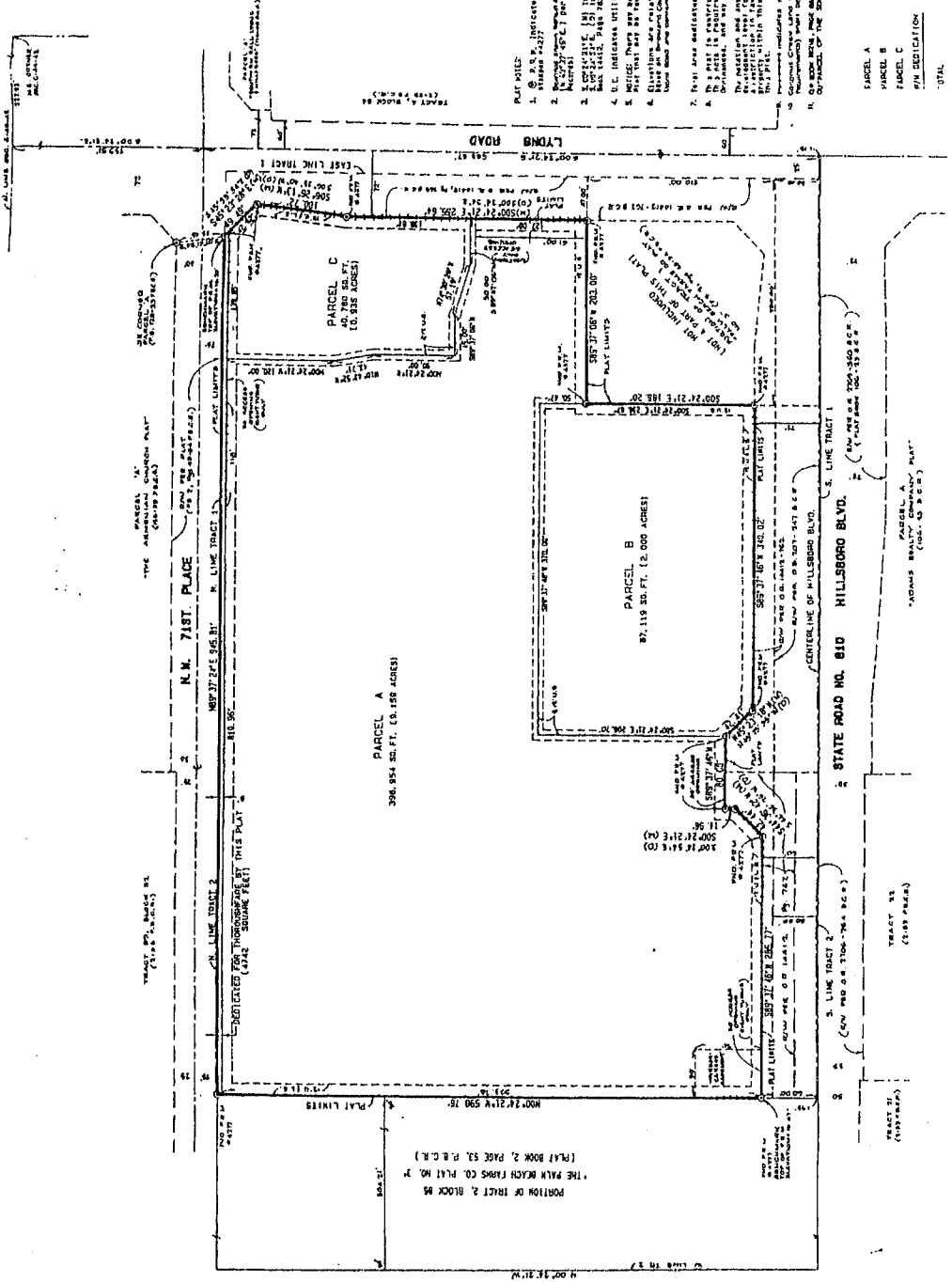
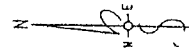
# CENTRUM HILLSBORO PLAT

IS A PORTION OF TRACTS 1 AND 2, BLOCK 95 OF PALM BEACH FARMS CO. PLAT NO. 37 (PLAT BOOK PAGE 16) AND BLOCK 96 OF PALM BEACH FARMS CO. PLAT NO. 37 (PLAT BOOK PAGE 17) BEING IN THE CITY OF COVINGTON, BRADSHAW COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF COVINGTON, BRADSHAW COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 48S, RANGE 47E.



LOCATION MAP  
NE 1/4 Sec 6, T48S, R47E

4	3	2	1
5	4	3	2
6	5	4	3
7	6	5	4



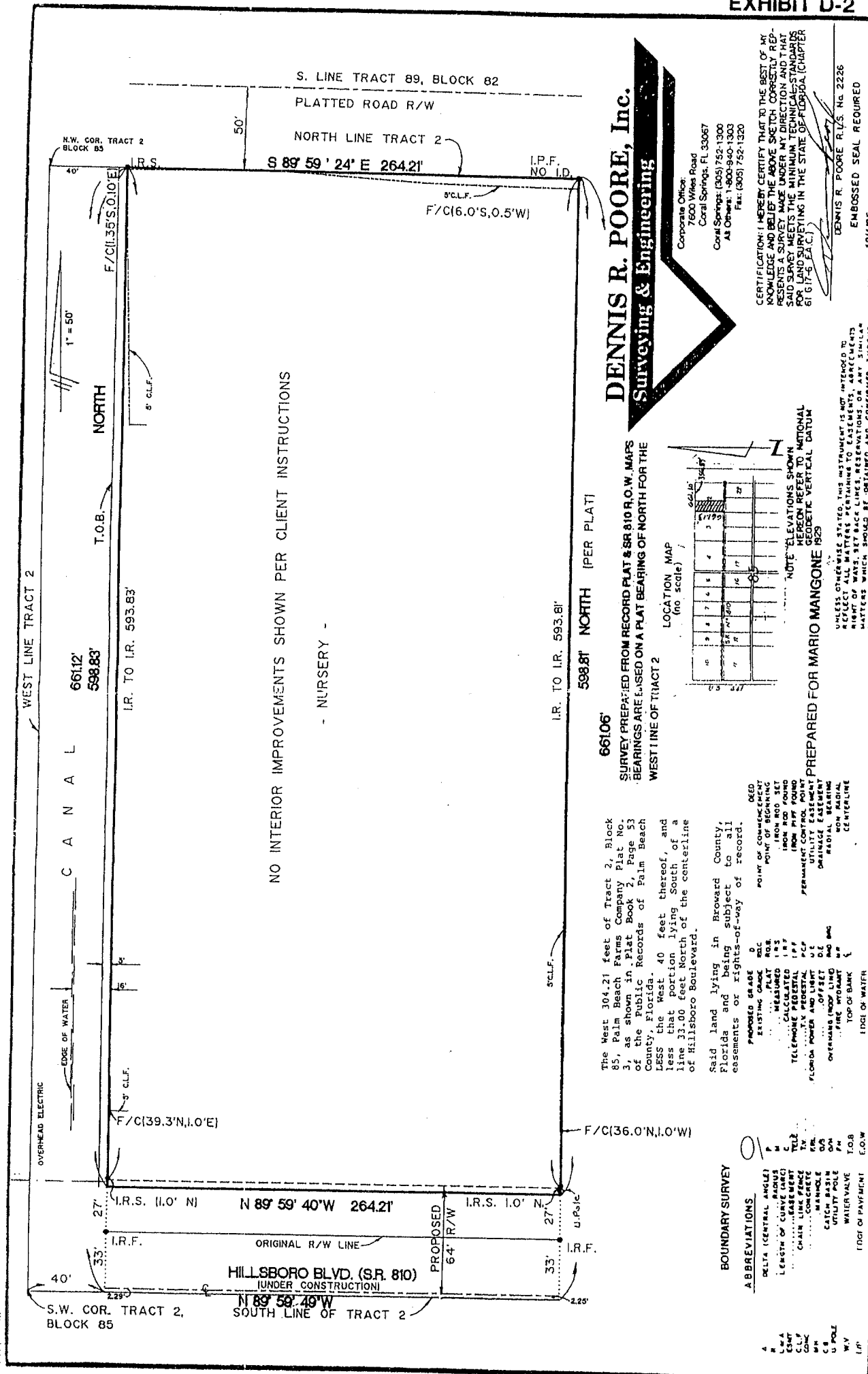
**PLAT NOTES:**

1. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
2. RECORD BOOK NUMBER AND PAGE AND RECORD BOOK NUMBER AND PAGE OF THIS PLAT PER OFFICIAL: RECORD BOOK (1412), PAGE 124, BRADSHAW COUNTY, FLORIDA.
3. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
4. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
5. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
6. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
7. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
8. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
9. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.
10. U.S. INDICATIVE FINE PRINT REFERENCE SURVEY WITH STARS ALSO BEING SHOWN ON THIS PLAT.

AREA TABULATION

PARCEL A	396,854 SQ. FT.	9,159 ACRES
PARCEL B	97,119 SQ. FT.	2,200 ACRES
PARCEL C	40,780 SQ. FT.	930 ACRES
TOTAL	534,753 SQ. FT.	12,289 ACRES

PREPARED BY: LAND SURVEYORS AND ENGINEERS, INC. (L.S.E.)  
1000 N. W. 10th Street, Ft. Lauderdale, Florida



NO INTERIOR IMPROVEMENTS SHOWN PER CLIENT INSTRUCTIONS  
- NURSERY -

# DENNIS R. POORE, Inc.

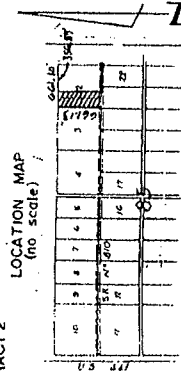
## Surveying & Engineering

Corporate Office:  
7600 Wilkes Road  
Coral Springs, FL 33067  
Coral Springs: (305) 752-1300  
Alt. Office: 7500-940-1300  
Fax: (305) 752-1320

CERTIFICATION: I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY WHICH CONSTITUTES AND PRESENTS A SURVEY MADE UNDER MY SUPERVISION AND CONTROL SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 61 G-17-5 E.A.C.)

DENNIS R. POORE R./S. No. 2226

DATE 12/1/95  
EMBOSSSED SEAL REQUIRED  
FB 484 PG 22



NOTE: ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929

UNLESS OTHERWISE NOTED, THIS INSTRUMENT IS NOT INTENDED TO REFLECT ALL MATTERS TO BE EASEMENTS, AGREEMENTS, RIGHTS OF WAY, SET BACK LINES, EASEMENTS, ABUTTING MATTERS WHICH SHOULD BE OBTAINED AND CONFIRMED THROUGH QUALIFIED TITLE VERIFICATION.

66106  
SURVEY PREPARED FROM RECORD PLAT & SR 810 R.O.W. MAPS  
BEARINGS ARE BASED ON A PLAT BEARING OF NORTH FOR THE  
WEST LINE OF TRACT 2

The West 304.21 feet of Tract 2, Block 85, Palm Beach Farms Company Plat No. 3, as shown in Plat Book 2, Page 53 of the Public Records of Palm Beach County, Florida, LESS the West 40 feet thereof, and less that portion lying south of a line 33.00 feet North of the centerline of Hillsboro Boulevard.

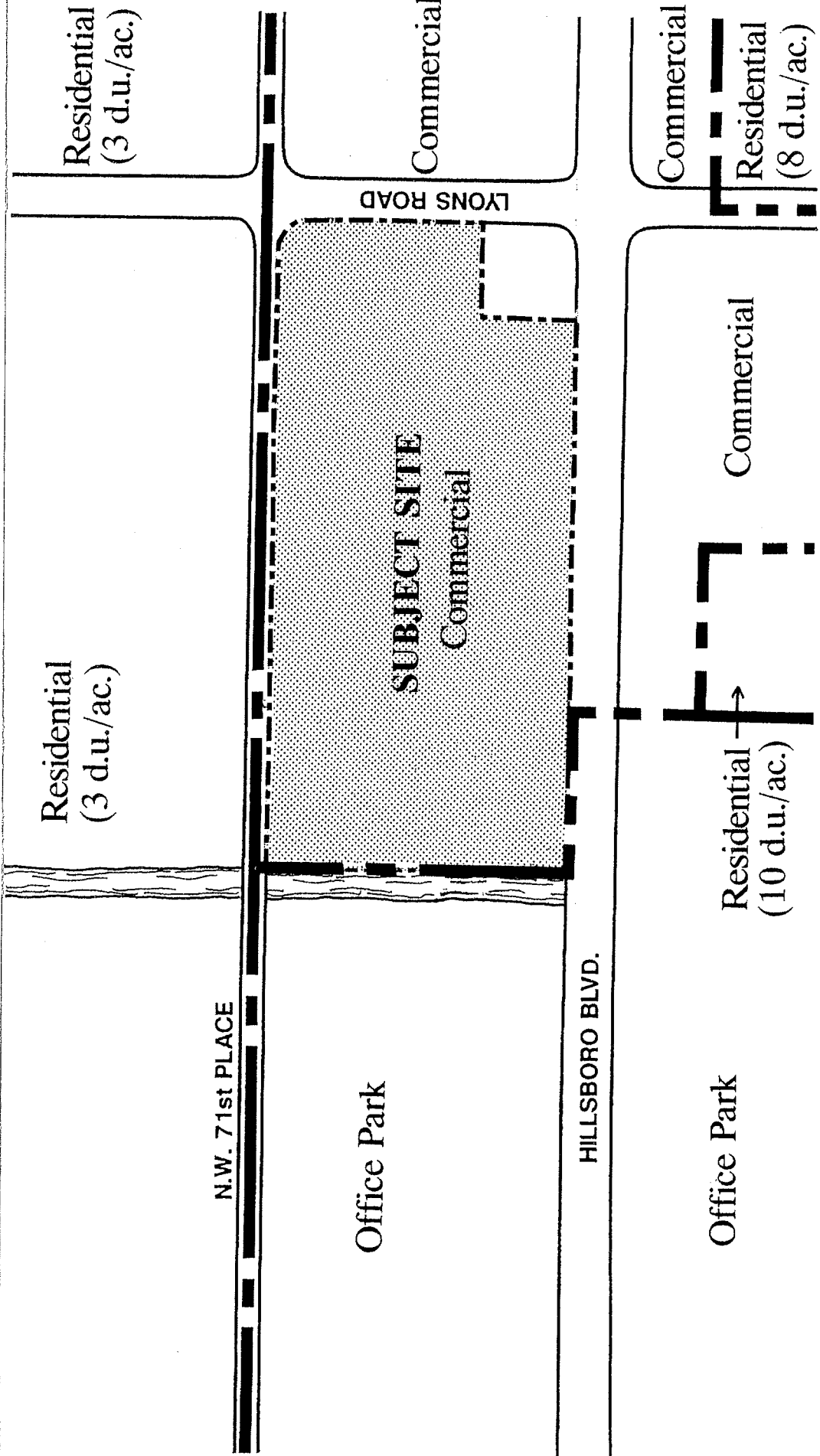
Said land lying in Broward County, Florida and being subject to all easements or rights-of-way of record.

- PROPOSED GRADE
- EXISTING GRADE
- PLAT
- MEASURED
- CALCULATED
- TELEPHONE
- FLORIDA POWER AND LIGHT
- OVERHEAD (BODY LINE)
- PIPE
- TOP OF BANK
- EDGE OF WATER
- USED
- POINT OF BEGINNING
- IRON ROD SET
- PERMANENT CONTROL POINT
- UTILITY EASEMENT
- RADIAL BEARING
- CENTERLINE

### BOUNDARY SURVEY

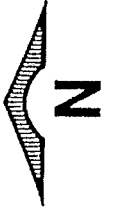
- DELTA (CENTRAL ANGLE)
- LENGTH OF CURVE
- CHAIN LINK FENCE
- CONCRETE
- REINFORCED CONCRETE
- UTILITY POLE
- WATER VALVE
- EDGE OF PAYMENT
- E.O.W

- A
- B.M.
- C.S.M.
- C.L.P.
- C.M.
- C.P.
- C.R.
- U. Pole
- W.V.
- I.P.



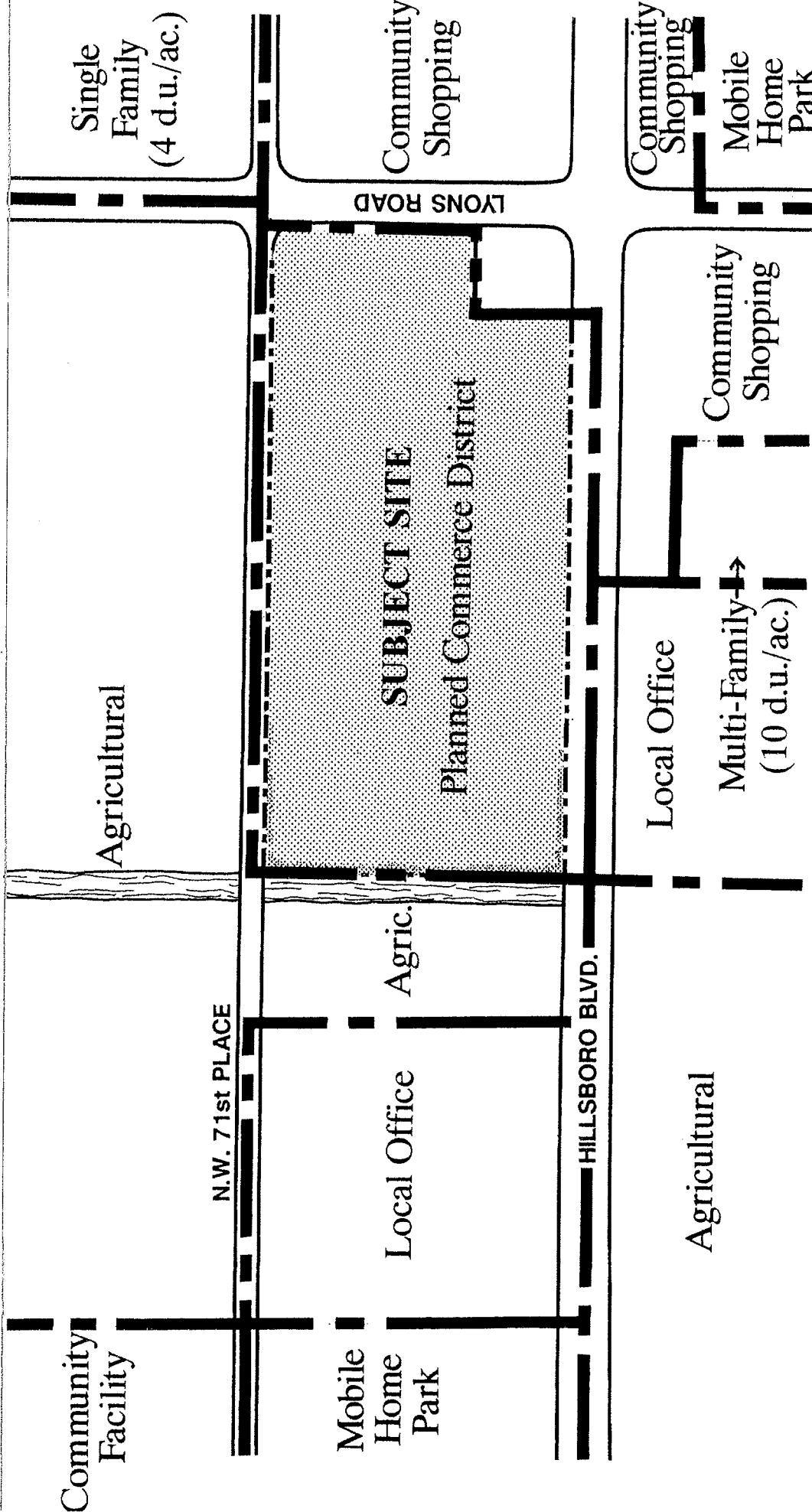
PROPOSED FUTURE LAND USE

*leigh robinson kerr*  
**& associates, inc.**  
 PLANNING - ZONING - LAND USE - PLATTING  
 806 E. Las Olas Blvd.  
 Ft. Lauderdale, FL 33301



SCALE: 1" = 300'

CCGC PCD



ZONING

leigh robinson kerr  
 & associates, inc.  
 PLANNING • ZONING • LAND USE • PLATTING  
 808 E. Las Olas Blvd.  
 Ft. Lauderdale, FL 33301



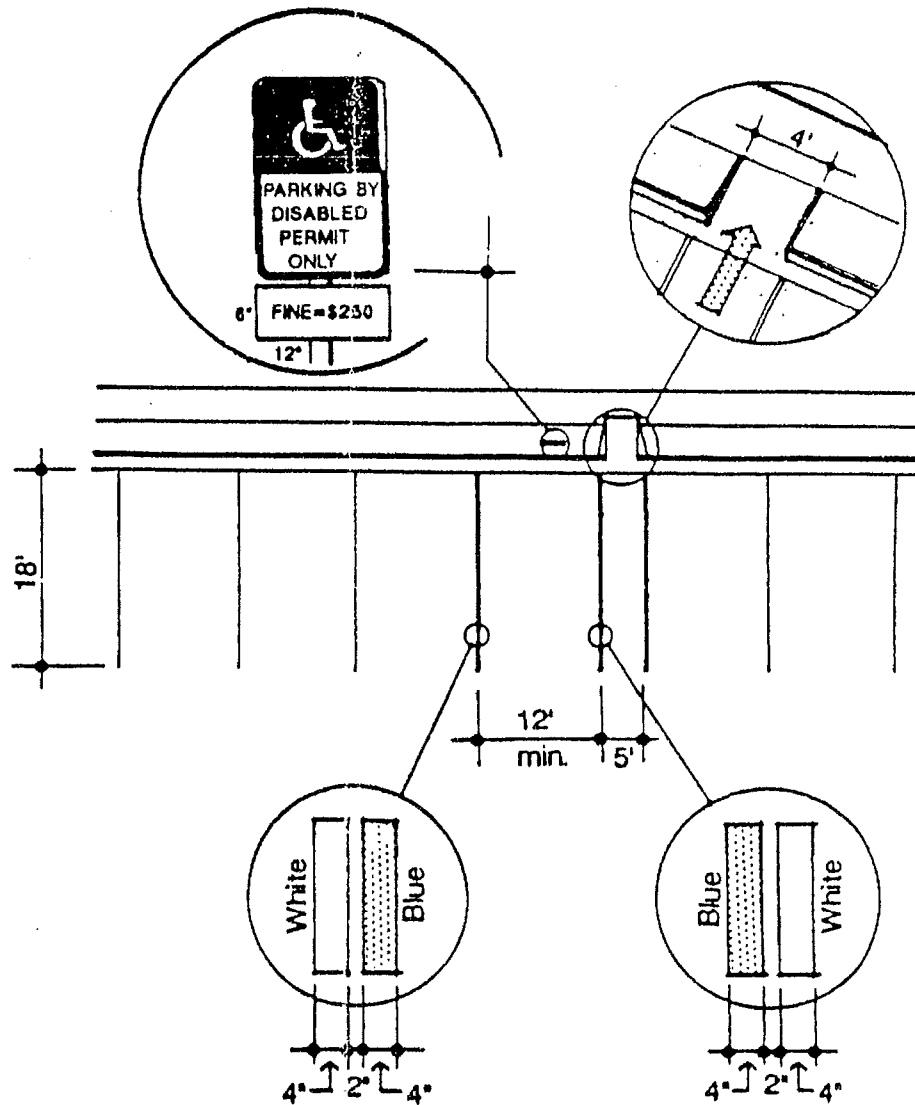
SCALE: 1" = 300'

CCGC PCD

# EXHIBIT G

## PARKING DIMENSIONS IN FEET AND INCHES

		° ANGLE OF PARK										
SW	W	45°	50°	55°	60°	65°	70°	75°	80°	85°	90°	
Residential	1	32'-7"	33'-0"	34'-0"	35'-11"	38'-3"	40'-11"	43'-6"	45'-5"	48'-0"	48'-0"	
	2	50'-2"	51'-2"	53'-3"	55'-4"	58'-0"	60'-4"	62'-9"	64'-3"	65'-5"	66'-0"	
	3	47'-9"	49'-1"	52'-3"	53'-8"	56'-2"	59'-2"	61'-11"	63'-9"	65'-2"	66'-0"	
	4	45'-5"	46'-11"	49'-0"	51'-8"	54'-9"	58'-0"	61'-0"	63'-2"	64'-10"	66'-0"	
Commercial	1	32'-4"	32'-8"	33'-10"	34'-11"	37'-2"	39'-11"	42'-5"	45'-0"	48'-6"	48'-0"	
	2	49'-11"	50'-11"	52'-2"	54'-0"	56'-8"	58'-3"	61'-9"	63'-4"	64'-8"	66'-0"	
	3	47'-7"	48'-9"	50'-2"	52'-4"	55'-1"	58'-4"	60'-11"	62'-10"	64'-6"	66'-0"	
	4	45'-3"	46'-8"	48'-5"	50'-8"	53'-8"	57'-0"	59'-10"	62'-2"	64'-1"	66'-0"	









SCALE 1"=50'  
PLANNED NUMBER  
DATE

DATE  
BY

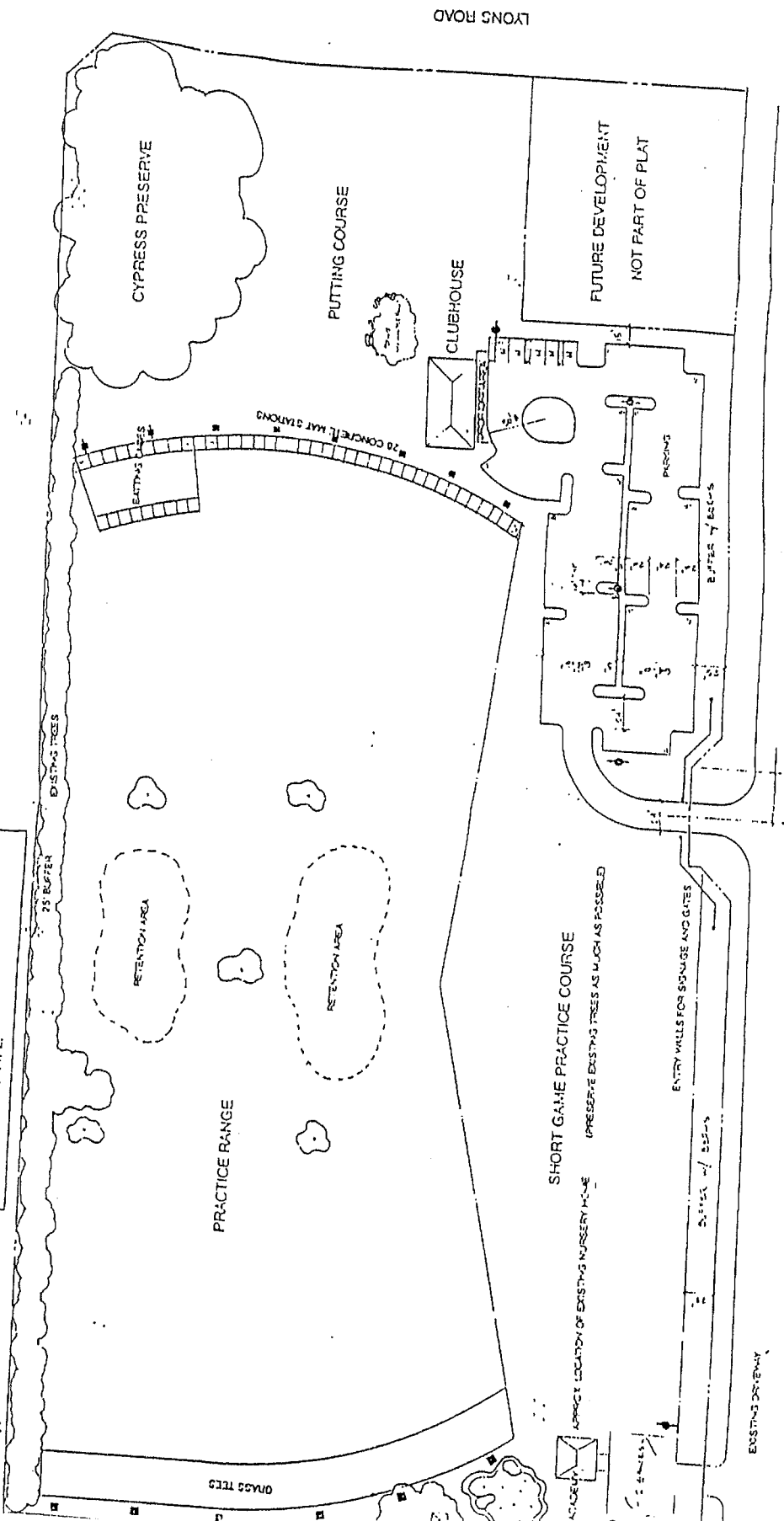
**NOTE:**  
Lighting and landscaping requirements shall conform to section 13-374 and Subdivision IV of Division 4 of this article.

□ LIGHT STYLE 1  
TELENE 35' LIGHT POLE  
& CROSSARM W/ 1-1500 WATT  
METAL HALIDE & 1-1500 WATT  
HIGH PRESSURE SODIUM FIXTURE  
PER POLE. (11 POLES TOTAL)  
(SEE ARCHITECT'S PLANS FOR  
LIGHT DETAIL)

← LIGHT STYLE 2  
SINGLE FIXTURE MOUNT AND  
DOUBLE FIXTURE MOUNT  
(SEE DETAIL THIS SHEET)

-□- LIGHT STYLE 4  
25' LIGHT POLE & CROSSARM W/  
1-1000 WATT METAL HALIDE & 1-1000  
HIGH PRESSURE SODIUM FIXTURE  
PER POLE. (4 POLES TOTAL)  
(SEE ARCHITECT'S PLANS FOR LIGHT DETAIL)

ALL FIXTURES ARE TO BE ADJUSTABLE  
ANGLE TYPE.



HILLSBORO BOULEVARD

LYONS ROAD

SHORT GAME PRACTICE COURSE  
(PRESERVE EXISTING TREES AS MUCH AS POSSIBLE)

NURSERY LOCATION OF EXISTING NURSERY HOME

ENTRY WALKS FOR SERVICE AND GATES

EXISTING DRIVEWAY

OMAS TERS

CYPRESS PRESERVE

PUTTING COURSE

CLUBHOUSE

FUTURE DEVELOPMENT  
NOT PART OF PLAT

RETENTION AREA

RETENTION AREA

PRACTICE RANGE

PARKING

BUFFER TREES

25' BUFFER

25' BUFFER

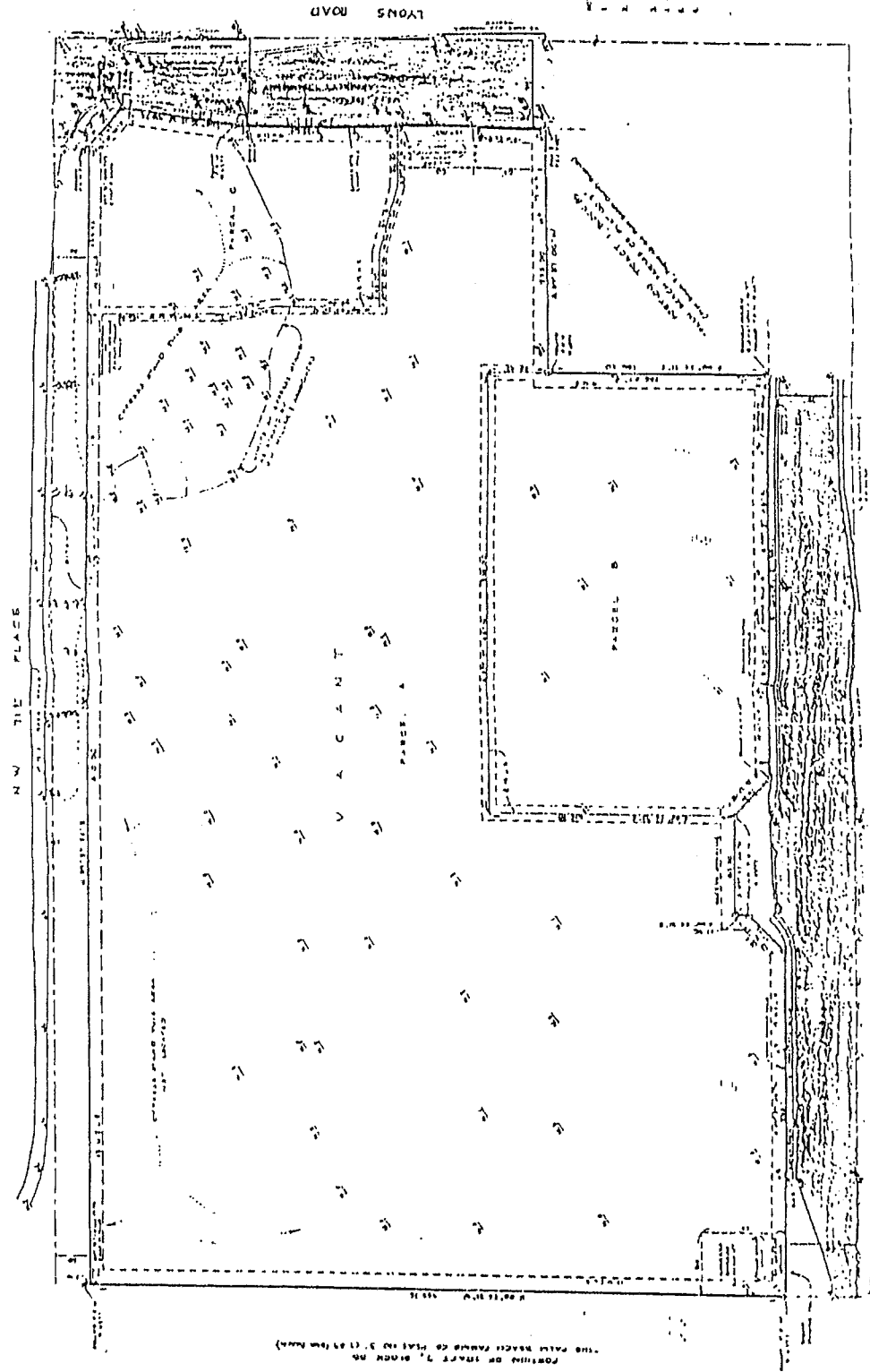
DISTINGUISH TREES

25' BUFFER



LAND AND INTERESTS SUBJECT TO  
UNITED NATIONAL BANK

61000 20124  
This is a plat of land and interests therein, according to the  
County Records, and is subject to the mortgage of the  
United National Bank, as shown on the plat.

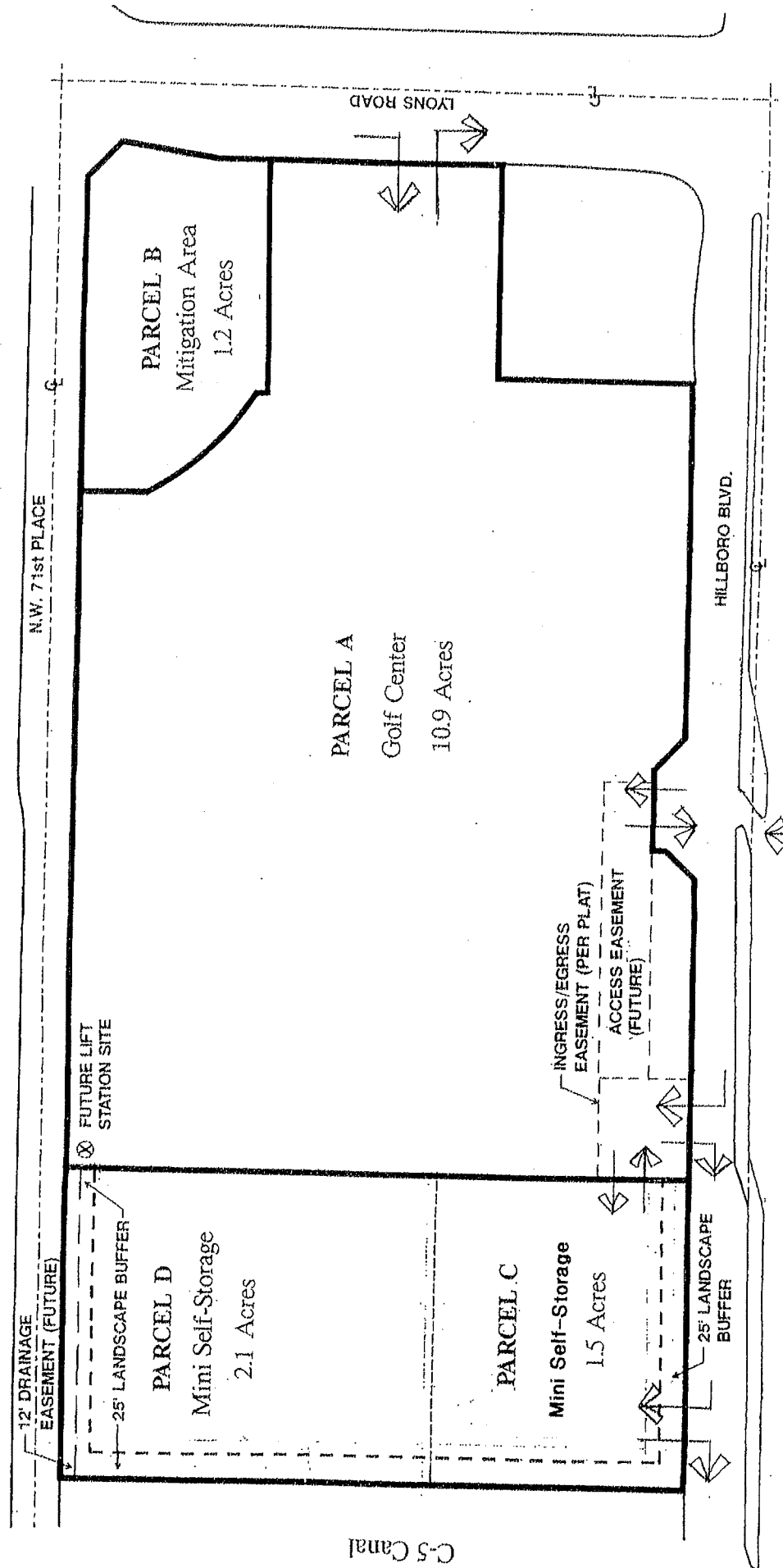


Block	Lot	Area	Remarks
1	1	1.00	
1	2	1.00	
1	3	1.00	
1	4	1.00	
1	5	1.00	
1	6	1.00	
1	7	1.00	
1	8	1.00	
1	9	1.00	
1	10	1.00	
1	11	1.00	
1	12	1.00	
1	13	1.00	
1	14	1.00	
1	15	1.00	
1	16	1.00	
1	17	1.00	
1	18	1.00	
1	19	1.00	
1	20	1.00	
1	21	1.00	
1	22	1.00	
1	23	1.00	
1	24	1.00	
1	25	1.00	
1	26	1.00	
1	27	1.00	
1	28	1.00	
1	29	1.00	
1	30	1.00	
1	31	1.00	
1	32	1.00	
1	33	1.00	
1	34	1.00	
1	35	1.00	
1	36	1.00	
1	37	1.00	
1	38	1.00	
1	39	1.00	
1	40	1.00	
1	41	1.00	
1	42	1.00	
1	43	1.00	
1	44	1.00	
1	45	1.00	
1	46	1.00	
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1	48	1.00	
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1	52	1.00	
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1	91	1.00	
1	92	1.00	
1	93	1.00	
1	94	1.00	
1	95	1.00	
1	96	1.00	
1	97	1.00	
1	98	1.00	
1	99	1.00	
1	100	1.00	

1. The land shown on this plat is subject to the mortgage of the United National Bank, as shown on the plat.
2. The land shown on this plat is subject to the mortgage of the United National Bank, as shown on the plat.
3. The land shown on this plat is subject to the mortgage of the United National Bank, as shown on the plat.
4. The land shown on this plat is subject to the mortgage of the United National Bank, as shown on the plat.
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10. The land shown on this plat is subject to the mortgage of the United National Bank, as shown on the plat.

61000 20124  
This is a plat of land and interests therein, according to the  
County Records, and is subject to the mortgage of the  
United National Bank, as shown on the plat.

61000 20124  
This is a plat of land and interests therein, according to the  
County Records, and is subject to the mortgage of the  
United National Bank, as shown on the plat.



leigh robinson kerr  
 & associates, inc.  
 PLANNING - ZONING - LAND USE - PLATTING  
 808 E. Las Olas Blvd.  
 Ft. Lauderdale, FL 33301  
 (904) 467-6398

SCALE: N.T.S.

DATE: SEPTEMBER 16, 1996

COCONUT CREEK  
 GOLF CENTER  
 ACCESS PLAN

**APPENDIX I**

Access Easement

91098694

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made as of the 20th day of February, 1991, by CENTRUM HILLSBORO CORPORATION, a Florida corporation, hereinafter referred to as "CENTRUM".

CENTRUM HILLSBORO CORP  
c/o SCHAEFER, LANZETTA & COHEN  
1344 S.W. 1 AVE #400  
MIAMI, FLORIDA 33130

W I T N E S S E T H:

WHEREAS, CENTRUM is the owner of certain property in Broward County, Florida, more particularly described on Exhibit "A" attached hereto (hereinafter referred to as "the Property"); and

WHEREAS, CENTRUM intends to record a plat of CENTRUM's Property and, in anticipation thereof, hereby desires to establish an access easement to be dedicated to the owners of Parcels B and C and the out parcel of the Southeast corner of this plat.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Declaration of Easement. CENTRUM, for itself and its successors and assigns, hereby agrees to declare and subject a portion of the Property (the "Easement Area") to an access easement to be dedicated to the owners of Parcels B and C and the out parcel of the Southeast corner of this plat, their successors and assigns and their respective agents, employees, invitees, licensees, tenants and mortgagees. The purpose of such easement shall be to provide vehicular and pedestrian access to and from the Property to Parcels B and C and the out parcel of the Southeast corner of this plat.

2. Construction Obligation. Following conveyance of Parcels B and C and the out parcel of the Southeast corner to a third party, CENTRUM, its successors and assigns, shall be responsible for the initial construction of all improvements to the Easement Area necessary to establish an access road as described in Paragraph 1 hereof; it being understood that the access road shall be at least thirty (30) feet in width, be provided adequate drainage and be constructed in accordance with all applicable governmental requirements and specifications for the nature and use thereof.

3. Determination of Easement Area and Reservation of Right to Relocate Same. CENTRUM, its successors and assigns, shall have the reasonable right from time to time to determine the location of and to relocate the Easement Area and the access road constructed thereon in connection with the future development of the Property. In the event CENTRUM, its successors or assigns, elect after determination of location of the Easement Area to relocate the Easement Area or the access road constructed thereon, the then owner or owners of Parcels B and C and the out parcel of

R.P. Legg & Associates  
1300 N Douglas Rd  
Suite 100  
Pembroke Park, FL 33024

'91, MAR 14 PM 3:10

BK18218PC0086

02-20

the Southeast corner shall for themselves and their successors and assigns, agree to promptly join in and acknowledge such written instruments in recordable form which are reasonably necessary to reflect any such relocation. All costs attributable to any relocation desired by CENTRUM or its successors and assigns will be at the cost and expense of the party desiring such relocation. CENTRUM, for itself and its successors and assigns, agrees that any construction in connection with a relocation of the Easement Area shall be performed with due diligence, in accordance with the standards set forth in Paragraph 2 hereof and in a manner which does not prevent the owner or owners of Parcels B and C and the out parcel of the Southeast corner from carrying on their business. In the event any owner of Parcels B and C and the out parcel of the Southeast corner or any portion thereof, or their successors or assigns, obtain all necessary governmental approvals for direct access to said parcels, such party shall relocate the access road, and this Easement Agreement shall thereupon be terminated.

4. Maintenance. Following completion of the initial construction of the improvements within the Easement Area, the maintenance thereafter required shall be borne by the owners of Parcels B and C and the out parcel of the Southeast corner.

5. Dedication. In the event Broward County, Florida or any other appropriate governmental authority desires a dedication of the Easement Area, CENTRUM shall convey such area whereupon this Easement Agreement shall terminate. Any owner or owners of Parcels B and C and the out parcel of the Southeast corner or their successors and assigns, shall join in the conveyance of the Easement Area, if and to the extent requested to do so by the applicable governmental authority.

6. Running of Benefits and Burdens. All of the provisions of this instrument shall run with the land and are binding on and shall inure to CENTRUM's successors and assigns.

7. General Provisions.

(a) Gender. Words of any gender used herein shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

(b) Successors and Assigns. The terms, provisions, covenants and conditions contained in this Easement Agreement shall apply to, inure to the benefit of, and be binding upon CENTRUM and upon their respective heirs, legal representatives, successors and permitted assigns, except as otherwise expressly provided in this Easement Agreement.

BK 18218260087

EXHIBIT 'A'  
Land Description

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

DESCRIPTION:

Tract 1, less the South 50.00 feet thereof and less the North 210.00 feet of the South 260.00 feet of the East 250.00 feet thereof, together with Tract 2, less the West 304.21 feet and the South 50.00 feet thereof, Block 85, 'THE PALM BEACH FARMS CO. PLAT NO. 3', according to the Plat thereof as recorded in Plat Book 2, at Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, lying and being in Broward County, Florida;

Less and except: that portion of the following described parcel of land which lies within the property described above (the following described property being all of the property described in that certain warranty deed to the Broward County Expressway Authority recorded in Official Records Book 14412, Page 762 of the Public Records of Broward County, Florida);

A portion of Tracts 1 and 2, Block 85, 'THE PALM BEACH FARMS CO. PLAT NO. 3', according to the Plat thereof as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Northeast corner of said Tract 1; thence along the East line of said Tract 1, South 00°24'54" East, 610.46 feet to a point on a line 50.00 feet North of and parallel with the South line of said Tract 1; thence along said parallel line, South 89°37'06" West, 660.00 feet to a point on the West line of said Tract 1; thence along said Tract line, South 00°24'54" East, 25.12 feet to a point on line 23.00 feet North of and parallel with the centerline of State Road No. 810 (Hillsboro Boulevard) as shown on Florida Department of Transportation Maintenance Map Book Section 06120-2508, as recorded in Right-of-Way Plat Book 10, Page 26, of the Public Records of Broward County, Florida; thence along said parallel line South 99°37'45" West, 355.79 feet to a point on a line 304.21 feet East of and parallel with the West line of said Tract 2; thence along said parallel line, North 00°24'54" West, 37.00 feet to a point on a line 60.00 feet North of and parallel with said centerline of State Road No. 810; thence along said parallel line, North 89°57'45" East, 205.77 feet; thence North 44°36'26" East, 42.44 feet; thence North 00°24'54" West, 11.95 feet; thence North 89°37'45" East, 80.00 feet; thence South 45°23'35" East, 42.41 feet to a point on a line 72.00 feet North of and parallel with said centerline of State Road No. 810; thence along said parallel line, North 89°37'45" East, 408.01 feet; thence South 83°31'41" East, 100.72 feet; thence North 44°36'25" East, 49.52 feet to a point on a line 47.00 feet West of and parallel with said East line of Tract 1; thence, along said parallel line, North 00°24'54" West, 420.68 feet; thence North 06°25'40" East, 100.72 feet; thence North 45°23'54" West, 49.40 feet to a point on the North line of said Tract 1; thence along said line, North 89°37'06" East, 69.98 feet to a point of beginning.

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida and containing 531.594 square feet (12.204 acres) more or less.

BK 18218PC0089

## **APPENDIX II**

Dredge and Fill License



# Dredge and Fill License

**APPLICANT:**

2349 CORPORATION  
c/o ROBERT H. MILLER &  
ASSOCIATES INC.  
1800 N. DOUGLAS ROAD  
SUITE #200  
PEMBROKE PINES, FL 33024

LICENSE NO. DF91-1074

PROJECT: CENTRUM HILLSBORO  
WETLAND FILL, MITIGATION

This license is issued under the provisions of Chapter 27 of the Broward County Code of Ordinances hereinafter called the Code. The above named applicant, hereinafter called licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents and specifications, as submitted by applicant, and made a part hereof and specifically described as follows:

Regrade site by moving 4000 cubic yards of sand and limerock on the site. In the process 0.25 acres of marginal wetlands will be filled. Mitigation for the site will be in the form of enhancement to an existing cypress area.

This project is located at the NW corner of Lyons Road and Hillsboro Road in Section 31, Township 47S, Range 42E in the City of Coconut Creek.

Construction shall be in accordance with Application DER Form 17-1.203(1) dated July 15, 1991, plans received on July 23, 1991, additional information received on August 19, 1991, and all General and Specific Conditions of this license.



License No. DF91-1074  
APPLICANT: 2349 CORPORATION

SPECIFIC CONDITIONS:

1. Notify ONRP in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.
2. Notify ONRP immediately in the event of a project caused environmental problem(s).
3. All project generated solid waste must be disposed of in a suitable approved manner at an upland location.
4. Turbidity screens or equivalent shall be properly employed and maintained as necessary during construction activities so that turbidity levels do not exceed 29 NTU's in the preserve area.
5. Mitigation for the site shall be as per plans submitted July 23, 1991 and August 19, 1991, and shall be installed simultaneously with the licensed construction. Mitigation shall be completed and time-zero monitoring report shall be submitted to ONRP within 30 days from final grading of the site.
6. A copy of the quarterly reports as per monitoring/maintenance plans dated August 19, 1991 shall be submitted to the dredge and fill section of the ONRP within 2 weeks of the end of each quarter.
7. A fence and a turbidity barrier shall be placed around the preserve area outside the dripline of the cypress trees during all phases of regrading activities.
8. The amount of stormwater directed to the preserve area shall be approved by ONRP before final site development regardless when final site development takes place. If the site is sold the new owner shall transfer the license and its responsibilities.
9. Notify ONRP in writing within 48 hours from completion of final grading of the site.
10. Four permanent signs shall be placed around the boundaries of the preserve. They shall indicate that the wetland preserve shall not be mowed or herbicided.
11. A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.

Expiration Date: August 20, 1996

Issued this 20th day of August, 1991

Broward County Office of  
Natural Resource Protection

*John Chase*

---



Robert H. Miller & Associates, Inc.  
Consulting Engineers and Planners

July 18, 1991

Mr. Mark Wallace  
Broward County Office of  
Natural Resource Protection  
500 S.W. 14 Court  
Ft. Lauderdale, FL 33315

Dear Mr. Wallace:

Re: 12.095 ± Acres Located on Lyons Road and Hillsboro  
Boulevard, Broward County, Florida  
Township 47, Range 42, Section 31  
Project No. 513-01

On behalf of our client, the 2349 Corporation, a completed  
dredge and fill application together with the application fee of  
\$270 is enclosed.

As we discussed, our client proposes to regrade 11.00 ±  
acres while preserving and enhancing 1 ± acres of the existing  
cypress stand.

The enclosed sketches C-1, C-2, C-3 show that the existing  
cypress stand will be enhanced by water provided by the proposed  
Surface Water Management System for the site.

The dredge and fill application and sketches comply with our  
agreement reached during previous discussions.

If you have any questions, please call.

Sincerely,

David John

DJ/gmk

Enc.

JOINT APPLICATION  
 DEPARTMENT OF THE ARMY/FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION  
 For Activities in the Waters of the State of Florida

CORPS APPLICATION NUMBER (official use only)

DER APPLICATION NUMBER (official use only)

1. APPLICANT'S NAME AND ADDRESS

2 | 3 | 4 | 9 | C | o | r | p | o | r | a | t | i | o | n |  
 NAME

1 | 3 | 9 | 9 | S | . | W | . | 1 | s | t | A | v | e | n | u | e |  
 STREET

M | i | a | m | i | F | L | 3 | 3 | 1 | 3 | 0 |  
 CITY STATE ZIP

TELEPHONE NUMBER (Day) (305) 962-7222 (Night) ( ) N/A

2. Name, address, zip code and title of applicant's authorized agent for permit application coordination

Robert H. Miller & Associates, Inc.  
 1800 N. Douglas Road # 200  
 Pembroke Pines, FL 33024  
 Telephone Number (305) 436-7000

3. NAME OF WATERWAY AT LOCATION OF THE ACTIVITY.  
 N/A

DER Code \_\_\_\_\_  
 W/W Code \_\_\_\_\_

4. LOCATION WHERE PROPOSED ACTIVITY EXISTS OR WILL OCCUR.

N.W. corner of Hillsboro Rd & Lyons Rd  
 Street, road or other descriptive location  
 City of Coconut Creek  
 Incorporated city or town.  
 Broward  
 County

31	47	42
Section	Township	Range
26°19'04"	80°11'19"	
Latitude	Longitude	

Tax Assessor's Description: (if known)

Map No. Subdiv. No. Lot No.

5. NAME AND ADDRESS INCLUDING ZIP CODE OF ADJOINING PROPERTY OWNERS WHOSE PROPERTY ALSO ADJOINS THE WATERWAY.

Not Applicable-No water way

6. PROPOSED USE

Private Single Dwelling [ ] Private Multi-dwelling [ ] Public [ ]  
 Commercial [X] Other [ ] (Explain in remarks)

7. DESCRIPTION OF PROJECT (Use additional sheets, if necessary)

A. Structures: 1. New work [ ] Maintenance of existing structure [ ]

2. Piers, docks and use: Commercial [ ] Private [ ] Public [ ]

a. Single pier [ ] length \_\_\_\_\_ width \_\_\_\_\_

b. Number of piers [ ] length \_\_\_\_\_ width \_\_\_\_\_

c. Number of boat slips [ ] length \_\_\_\_\_ width \_\_\_\_\_

d. Number of finger piers [ ] length \_\_\_\_\_ width \_\_\_\_\_

e. Other (please describe) \_\_\_\_\_

3. Seawalls, revetments, bulkheads: length \_\_\_\_\_

a. Type: Vertical [ ] Riprap [ ] Slope: \_\_\_\_\_ Horizontal: \_\_\_\_\_ Vert. \_\_\_\_\_

b. Material to be used \_\_\_\_\_

4. Other type of structure \_\_\_\_\_

B. Excavation or Dredging: New Work [ ] Maintenance work [ ] Total acreage involved nil

1. Access Channel [ ] or Canal [ ] Length \_\_\_\_\_ ft. Width \_\_\_\_\_ ft. Depth \_\_\_\_\_

2. Boat Basin [ ] or Boat Slip [ ] Length \_\_\_\_\_ ft. Width \_\_\_\_\_ ft. Depth \_\_\_\_\_

3. Other \_\_\_\_\_ Length \_\_\_\_\_ ft. Width \_\_\_\_\_ ft. Depth \_\_\_\_\_

4. Cubic yards: Total for project \_\_\_\_\_

a. \_\_\_\_\_ cyd. waterward/ \_\_\_\_\_ cyd. landward of ordinary/mean high w.

b. Type of material to be excavated/dredged \_\_\_\_\_

C. Fill:

1. Amount of material

a. Cubic yards placed waterward of ordinary/mean high water nil

b. Cubic yards placed landward of ordinary/mean high water Regrading on-site: 4000

c. Total acreage to be ±11.00 Total acreage of wetlands involved 0.25

2. Containment for fill

a. Dikes [ ] b. Seawall, etc. [ ] c. Other (please explain) N/A

3. Type of fill material to be used suitable

4. Source of fill material to be used Regrading of existing material on-site

CCE  
Work Code  
[ ] [ ] [ ]

DER  
Code  
253  
403

8. Date activity is proposed to commence October 1991 ; to be completed October 1993

9. Previous permits for this project have been \_\_\_\_\_  
A. Denied (date) \_\_\_\_\_ DER # \_\_\_\_\_ Corps # \_\_\_\_\_  
B. Issued (date) \_\_\_\_\_  
C. Other (please explain) \_\_\_\_\_

Differentiate between existing work and proposed work on the drawings.

10. Remarks (See Instruction Pamphlet for additional information required for all applications and certain activities. Use additional sheets if necessary.)  
Please see attached cover letter and sketches. C-1, C-2, C-3

11. AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to undertaken

CERTIFY THAT: (please check appropriate space)  
 I am the record owner, lessee, or record easement holder of the property described below.  
 I am not the record owner, lessee, or record easement holder of the property described below, but I will have before undertaking the proposed work the requisite property interest. (Please explain what the interest will be and how it will be acquired.)

LEGAL DESCRIPTION OF PROPERTY SITUATED IN Broward COUNTY, FLORIDA  
(Use additional sheets if necessary)

X 2349 CORPORATION.  
By: Arnold St. Almirante, V.P.  
Signature

Sworn and subscribed before me at Dade County \_\_\_\_\_ Count  
Florida, this 15 day of July, 1991

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG 30, 1990  
BUREAU THREE CENTRAL INS. UND.

NOTARY PUBLIC

My commission expires:

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

UNITED NATIONAL BANK  
OF MIAMI

1399 S.W. 1 AVE  
MIAMI, FL 33130

CLD013749

PAY TO THE  
ORDER OF

7/15/91 19 63964 01

Broward County, Office of Natural Resource Protection \*\*\$270.00\*\*



OFFICIAL CHECK

REFERENCE: Centrum Hillsboro for  
Application for Wetlands Permit

*Wayd Alarabab*

DOLLARS

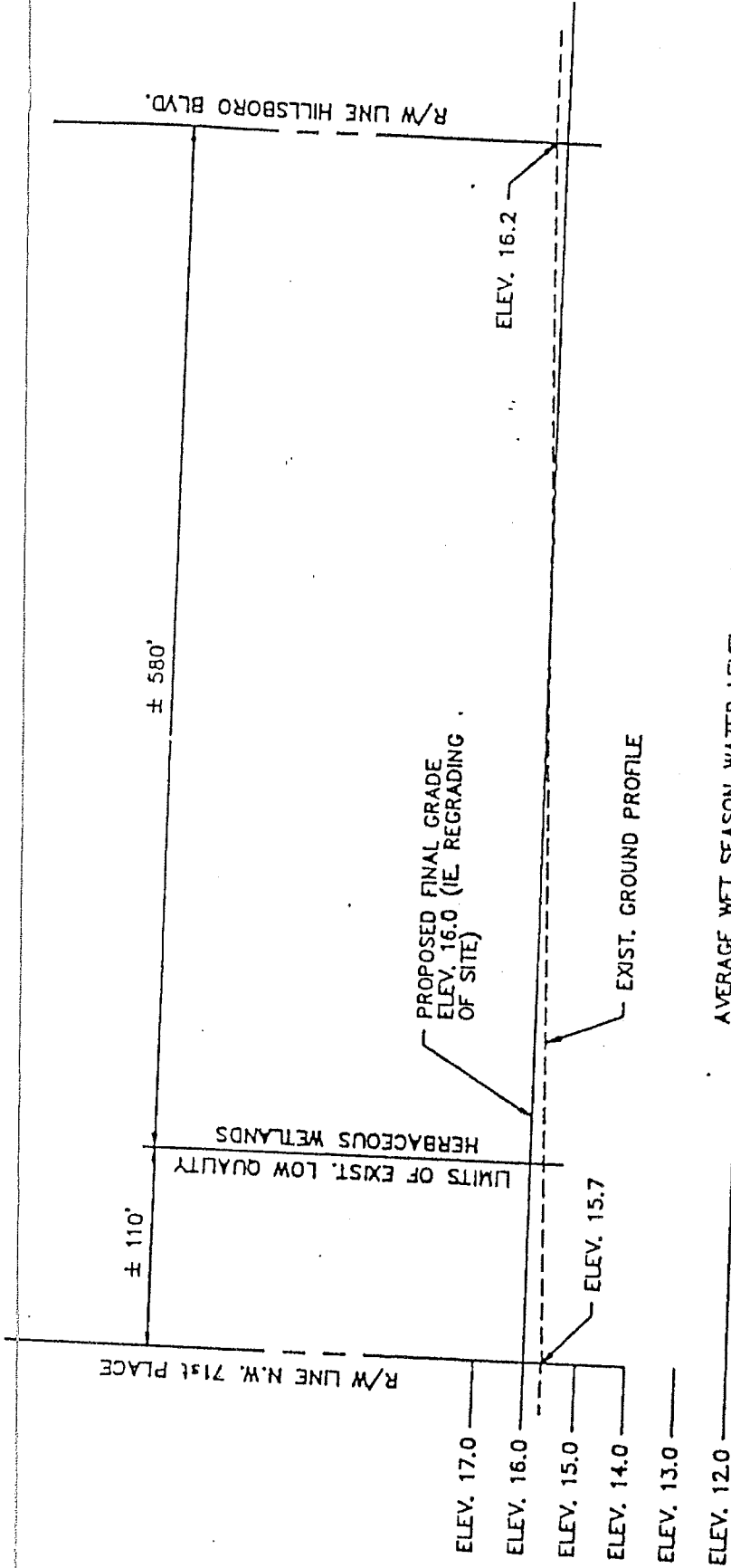
THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

⑆067009646⑆ ⑆00 008 3⑆










AVERAGE WET SEASON WATER LEVEL = 12.00

**SECTION 'B - B'**  
 (TYPICAL SECTION TO BE FILLED)

SUBMITTED FOR APPROVAL

JUL 1 1998

N.T.S.

DATE	BY	CHK	DATE
6/27/91	DLJ	CHL	
	DKC	MAC	
	MAR	MAR	
PROJECT NO.		DATE	
0513-01		6/27/91	
<b>MITIGATION CROSS SECTION</b> CENTRUM HILLSBORO SITE CITY OF COCONUT CREEK, FLORIDA FOR 2349 CORPORATION			
 <b>Robert H. Miller &amp; Associates, Inc.</b> Consulting Engineers and Planners 1800 N. Douglas Road Suite 200 Pembroke Pines, Florida 33024 (305) 433-7000 FAX (305) 436-8664			
DRAWING NO.			SCALE
C-3			

ORDINANCE NO. 2000-48

**AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING ORDINANCE NO. 173-96, WHICH ORDINANCE APPROVED THE GOLF CENTER OF COCONUT CREEK PLANNED COMMERCE DISTRICT (PCD), AND HEREBY APPROVING THE MODIFICATION REQUEST OF MANGONE & SONS, INC., TO AMEND THE PERMITTED USES ON A PORTION OF THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF; PURSUANT TO THE PROVISIONS OF SECTION 13-355, COCONUT CREEK CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Mangone & Sons, Inc., requested a modification to the approved Golf Center of Coconut Creek Planned Commerce District (PCD); and

**WHEREAS**, adoption of this Ordinance will amend Ordinance No. 173-96, which established development requirements and standards for the Golf Center of Coconut Creek PCD; and

**WHEREAS**, the proposed PCD modification on Parcel C adds Warehousing - Moderate Impact (Self Storage) as a permitted use; and

**WHEREAS**, the proposed modification of the Golf Center of Coconut Creek PCD is consistent with the City of Coconut Creek Comprehensive Plan and Land Use Map and plat; and

**WHEREAS**, the Planning and Zoning Board has recommended approval of the PCD modification at its October 11, 2000 meeting; and

**WHEREAS**, all staff reports, minutes of meetings, findings of fact and support documents are hereby incorporated as referenced; and

**WHEREAS**, the proposed change to the Golf Center of Coconut Creek PCD would promote the public health, safety and welfare of the residents of the City of Coconut Creek.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1:** That the foregoing recitals, findings of fact, minutes of meetings and staff reports and documents are true and correct, and are hereby incorporated by reference.

**Section 2:** That the City Commission hereby accepts the recommendation of the Planning and Zoning Board of October 11, 2000, approving the application made by Mangone & Sons, Inc. for the property legally described in Exhibit "A", attached hereto and made a part hereof, which PCD Modification is attached hereto and made a part hereof as Exhibits "B" and "B-1", and hereby amends Ordinance No. 173-96 by modifying the Golf Center of Coconut Creek PCD.

**Section 3:** That Mangone & Sons, Inc. and their assigns shall proceed in compliance with the Golf Center of Coconut Creek PCD as modified, attached hereto as Exhibits "B" and "B-1", which modifies the PCD to add Warehousing - Moderate Impact Uses (self storage) to the permitted uses on Parcel C.

**Section 4:** That the Golf Center of Coconut Creek PCD shall be subject to the same conditions as found in Ordinance No. 173-96.

**Section 5:** That the applicant, property owner, and or assigns agree to use City franchisees for all services related to the development and use of the subject property.

**Section 6:** That the proposed modifications to the Golf Center of Coconut Creek PCD Rezoning Development Plan are consistent with the City of Coconut Creek Comprehensive Plan and Land Use Map.

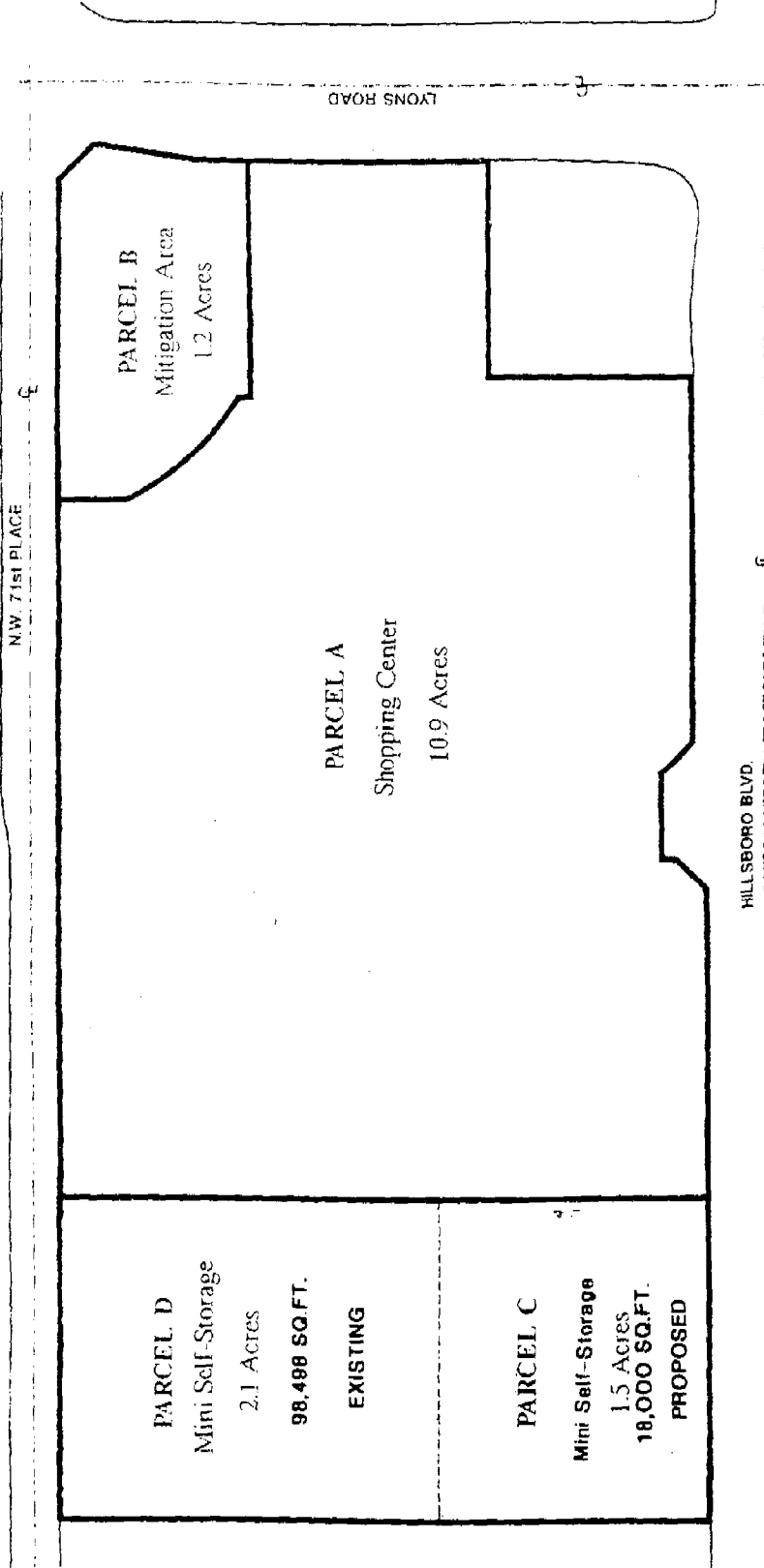
**Section 7:** That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

**Section 8:** That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

**Section 9:** That this Ordinance shall take effect immediately upon its passage and adoption.

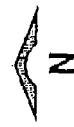
**PASSED FIRST READING THIS 9th DAY OF November, 2000.**

**PASSED SECOND READING THIS 14th DAY OF December, 2000.**



**COCONUT CREEK  
GOLF CENTER  
SCENARIO II  
CONCEPTUAL PLAN**

**leigh robinson kerr  
& associates, inc.**  
 PLANNING, ZONING, LAND USE, PLANNING  
 808 S. 131st Ave.  
 FLORHAM PARK, N.J. 07030  
 (908) 461-5328

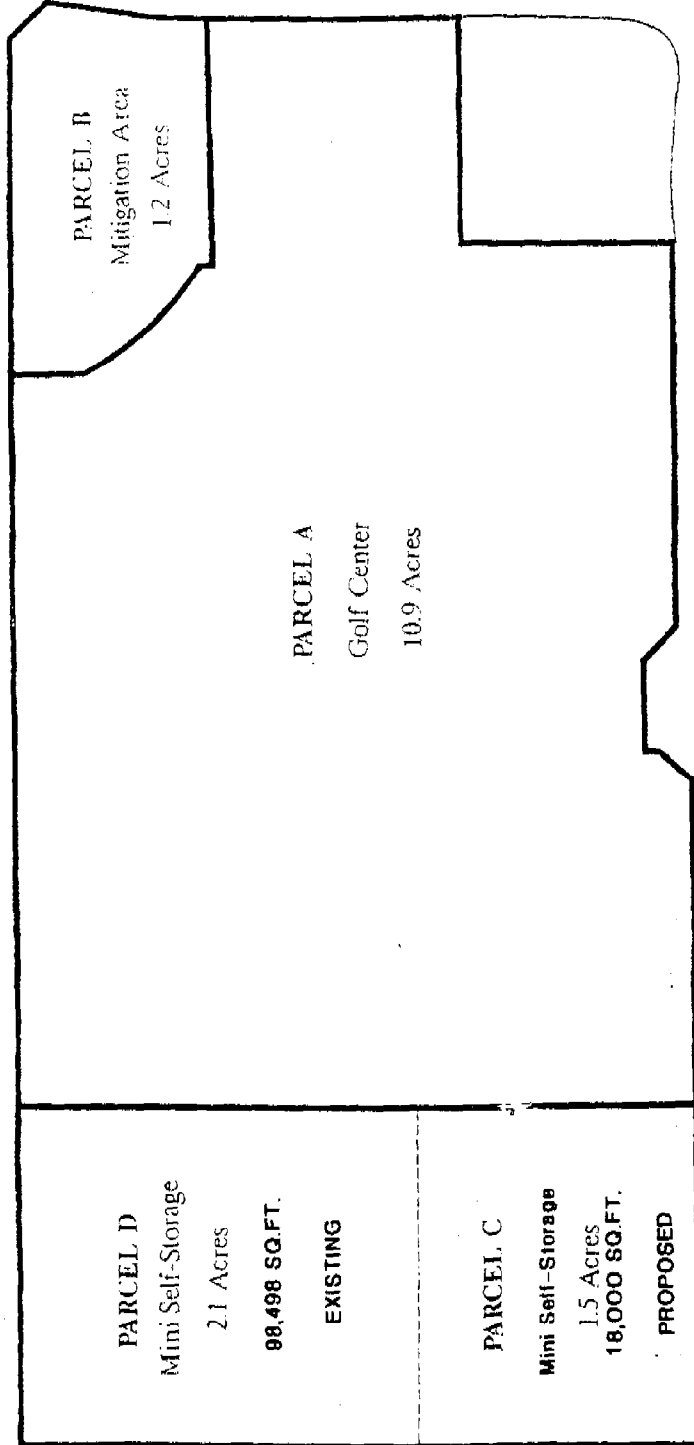


SCALE: N.T.S.  
 DATE: SEPTEMBER 16, 1996

N.W. 71st PLACE

LYONS ROAD

HILLSBORO BLVD.



**PARCEL D**  
Mini Self-Storage  
2.1 Acres  
98,498 SQ.FT.  
EXISTING

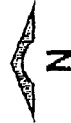
**PARCEL C**  
Mini Self-Storage  
1.5 Acres  
18,000 SQ.FT.  
PROPOSED

**PARCEL A**  
Golf Center  
10.9 Acres

**PARCEL B**  
Mitigation Area  
1.2 Acres

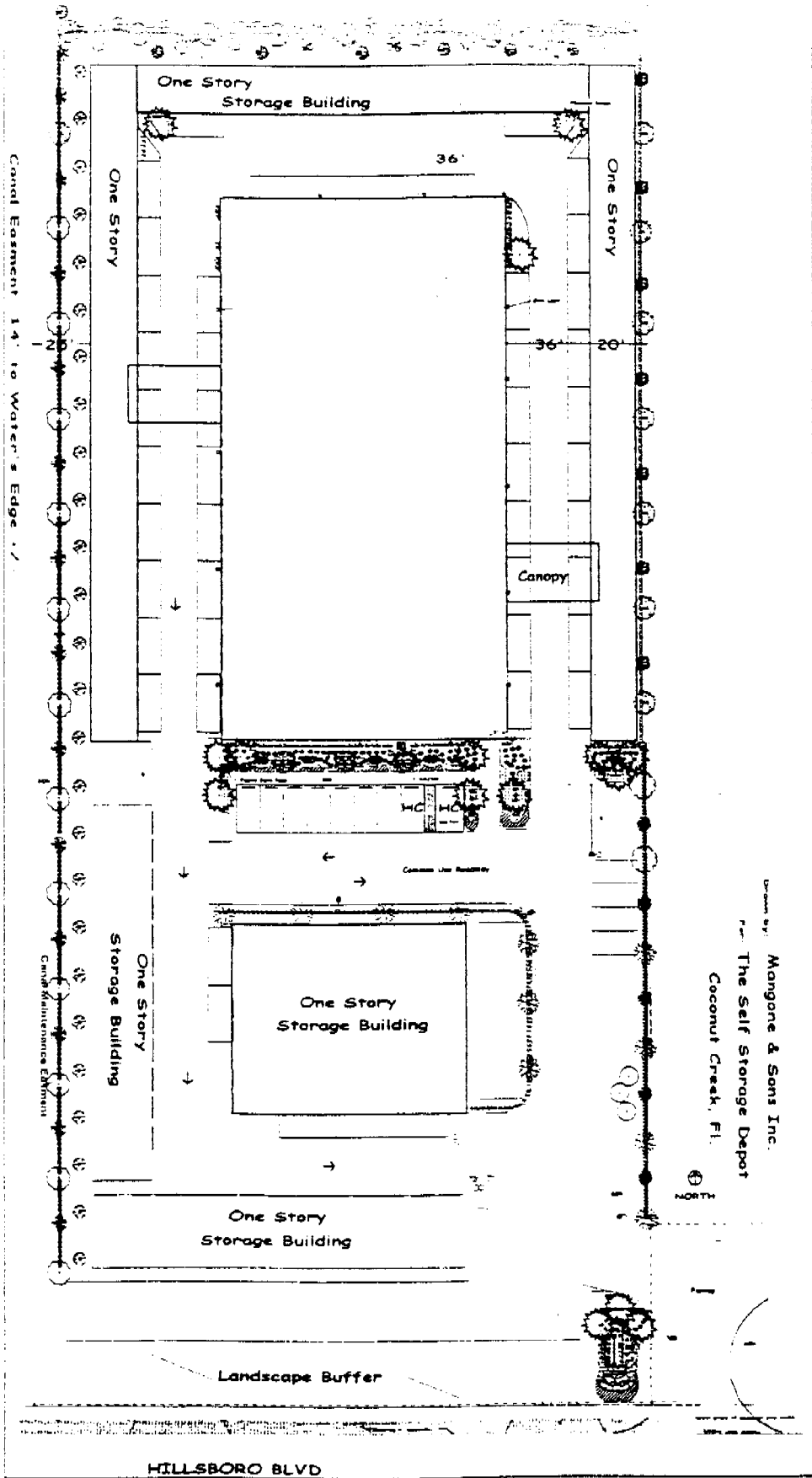
**COCONUT CREEK  
GOLF CENTER**  
SCENARIO I  
CONCEPTUAL PLAN

leigh robinson kerr  
& associates, inc.  
PLANNING ENGINEERING ARCHITECTURE  
2325 LINDSEY BLVD.  
ALBANY, OR 97321  
503.861.3330



SCALE: N.T.S.

DATE: SEPTEMBER 16, 1996



Drawn by: Mangone & Sons Inc.  
 The Self Storage Depot  
 Coconut Creek, Fl.

**Exhibit "B-1"**  
**Coconut Creek Golf Center PCD**  
**Proposed Land Uses**

Code Section	Land Use Description	Parcel			
		A	B <sup>(1)</sup>	C	D
13-621(a)	Low Intensity Office	P		P	P
13-621(b)	High Intensity Office	P		P	P
13-621(c)	Educational, Scientific, Research	P			
13-621(d)	Low Intensity Office, Associated Use	P		P	P
13-621(e)	High Intensity Office, Associated Use	P		P	P
13-622 (a)	Low Intensity Financial Institutions	P		P	P
13-622(b)	High Intensity Financial Institutions	P		P	P
13-623(a)	Low Intensity Convenience Sales	P		P	
13-623(b)	High Intensity Convenience Sales	P		S <sup>(3)</sup>	
13-623(c)	Very High Intensity Convenience Sales	S			
13-623(d)	Personal Services	P		P	
13-624(1)	Specialty Comparison Commercial Uses	P		P	
13-624(2)	Department Stores	P			
13-625	Single Destination Commercial Uses	P		P	
13-626	Eating and Drinking Establishments <sup>(2)</sup>	P		P	
13-627	Indoor Commercial Recreation	P		S	S
13-628	Motor Vehicle Fuel Sales and Service	S			
13-629	Automobile, Truck & Boat Sales & Rental	S			
13-630	Motor Vehicle Repair Establishments	S			
13-631	High Intensity Outdoor Commercial Recreation Uses	P		P	P
13-632	Hotels and Motel	S		S	S
13-633	Research and Development Facilities	S			
13-636	Warehousing, Moderate External Impact			P <sup>(4)</sup>	P <sup>(4)</sup>
13-651	Community Residential Facilities	S		S	S
13-652	High Intensity Residential Care Facilities	P		P	P
13-653	Nursing and Personal Care Facilities	P		P	P
13-654	Health Care Facilities	P		P	P
13-655	Low Intensity Outpatient Care Facilities	S		S	S
13-656	High Intensity Outpatient Care Facilities	S		S	S
13-657	Institutional Care Facilities	S		S	S

**Legend:** P = Permitted Uses  
S = Special Land Uses

**Note:** (1) Parcel B is a mitigation area, which can be credited for open space and drainage purposes.

**Note:** (2) Uses involving the sale of alcohol, for on or off premises consumption must comply with Chapter 3 of the City Code.

(3) Restricted to Special Service and produce food stores, per Sec. 13-623(b)(1).

(4) Restricted to Warehouse facilities for personal use and small business use. No manufacturing, testing, assembly, painting, or repair.

**EXHIBIT "A"**

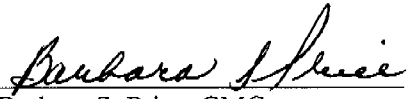
**LEGAL DESCRIPTION**

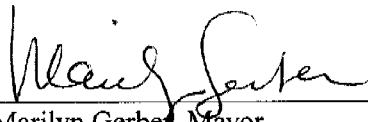
The Mangone and Sons II Plat as recorded in Plat Book 164, Page 45 of the Public Records of Broward County, Florida.

Together with the Centrum Hillsboro Plat as recorded in Plat Book 148, Page 6 of the Public Records of Broward County, Florida.



Attest:

  
Barbara S. Price, CMC  
City Clerk

  
Marilyn Gerber, Mayor

	<u>1st</u>	<u>2nd</u>
Gerber	<u>Nay</u>	<u>Nay</u>
Fantl	<u>Aye</u>	<u>Aye</u>
Goldsmith	<u>Aye</u>	<u>Aye</u>
Sacks	<u>Aye</u>	<u>Aye</u>
Waldman	<u>Aye</u>	<u>Aye</u>

MD:bf  
E:\Documents\Development Services\Planning & Zoning\Project Coordinator\Ordinances\Ord358b-mangone & sons -pcd modification.doc  
11-02-00

**ORDINANCE NO. 2000-15**

**AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY SELF STORAGE DEPOT, INC. FOR A U-HAUL TRUCK RENTAL FACILITY WITHIN THE SELF STORAGE DEPOT FACILITY, A PART OF THE MANGONE AND SONS II PLAT MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Mario Mangone, President of the Self Storage Depot, Inc. located at 4801 W. Hillsboro Blvd., the property described in Exhibit "A", attached hereto and made a part hereof, has made application for a U-Haul Truck Rental facility; and

**WHEREAS**, Section 13-344(b)(2)a. of the City's Land Development Code permits said use as a special land use; and

**WHEREAS**, at its meeting of May 10, 2000 the City's Planning and Zoning Board recommended the approval of said special land use request subject to the following condition:

1. Restricted to a maximum of two (2) rental trucks 14 feet in length, parked at the southwest corner of the building so as not to conflict with an existing fire hydrant; and

**WHEREAS**, the City Commission has determined that the above described special land use is in the best interests of the residents of the City of Coconut Creek and serves a public purpose.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1:** That the Special Land Use application submitted by Mario Mangone, President of the Self Storage Depot, Inc. for a U-Haul Truck Rental facility, located at 4801 W. Hillsboro Blvd. and more particularly described in Exhibit "A", attached hereto and made a part hereof having been approved by the Planning and Zoning Board on May 10, 2000 subject to a maximum of two (2) rental trucks 14 ft. in length, parked at the southwest corner of the building so as not to conflict with an existing fire hydrant and having been reviewed by the City Commission is hereby approved.

**Exhibit "A"**

**DESCRIPTION**

Mangone and Sons II, according to the plat thereof, as recorded in Plat Book 164, Page 45 of the Public Records of Broward County, Florida. Said lands containing 157,134 square feet more or less.

**Section 2:** That the City Commission finds and determines that the above described special land use is in the best interests of the residents of the City and serves a public purpose.

**Section 3:** That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

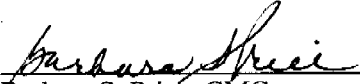
**Section 4:** That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.


**Section 5:** That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 25th DAY OF May, 2000.

PASSED SECOND READING THIS 8th DAY OF June, 2000.

Attest:

  
Barbara S. Price, CMC  
City Clerk

  
Marilyn Gerber, Mayor

	<u>1st</u>	<u>2nd</u>
Gerber	<u>Aye</u>	<u>Aye</u>
Fantl	<u>Aye</u>	<u>Aye</u>
Goldsmith	<u>Aye</u>	<u>Absent</u>
Sacks	<u>Aye</u>	<u>Aye</u>
Waldman	<u>Aye</u>	<u>Aye</u>

ISEGER

# CITY OF COCONUT CREEK CERTIFICATE OF OCCUPANCY

AUDIT # 06557

CHECK ONE

\*FINAL  REPEAT FINAL  PARTIAL  TEMPORARY  HOTEL/MOTEL  MOBILE HOME

FOLIO NO. 8206

OWNER NAME SELF STORAGE DEPOT, INC.

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION PALM BEACH FARMS SELF STC  
SELF STORAGE DEPOT

\*ADDRESS 4801 W HILLSBORO BLVD APT. \_\_\_\_\_ SSF \_\_\_\_\_ CITY COCONUT CR

CONTRACTOR MARIO MANGONE  
MARIO MANGONE COMP. NO. CBC 045549

\*PERMIT NO. 01-1358 \*DATE OF C.O. 10/12/01

APPROVED [Signature]

BUILDING OFFICIAL  
VOID UNLESS SIGNED BY BUILDING OFFICIAL

FOR ENG. DEPT.

DRAIN SWALES OK  
DATE:  
BY:

FOR RECORDS CLERK.

BLDG.	ED	10-03-01
PLUMBG.	N/A	
ELECT.	APC	10-03-01
FIRE	KW	10-01-01
L/SCAPE	JAM	10-11-01
MECH/AC	N/A	
METERS	JMC	10-04-01
ENG.	JMC	10-04-01

\*GROUP OCC. F+1

\*NO. DWELLING UNITS \_\_\_\_\_

\*APPROX. TOTAL SQ. FT. (FOR GROUP ABEFG) 8932

ZONING N/A

PARKING \_\_\_\_\_

TYPE CONST. 3-UNPRC

OCC. LOAD \_\_\_\_\_

357280.00

\*INFORMATION REQUIRED FOR OTHER AGENCIES

CCC 107



ISEGER

# CITY OF COCONUT CREEK CERTIFICATE OF OCCUPANCY

AUDIT # 06556

CHECK ONE

\*FINAL REPEAT FINAL PARTIAL TEMPORARY HOTEL/MOTEL MOBILE HOME

XXXX     \* \*

FOLIO NO. 8206

OWNER NAME SELF STORAGE DEPOT, INC.

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION PALM BEACH FARMS SELF ST  
SELF STORAGE DEPOT

\*ADDRESS 4801 W HILLSEBRO BLVD APT. \_\_\_\_\_ SFF \_\_\_\_\_ CITY COCONUT C

CONTRACTOR MARIO MANGONE  
MARIO MANGONE COMP. NO. CBC 045549

\*PERMIT NO. 01-1357 \*DATE OF C.O. 10/12/07

APPROVED [Signature]

BUILDING OFFICIAL

VOID UNLESS SIGNED BY BUILDING OFFICIAL

FOR ENG. DEPT.

DRAIN SWALES OK  
DATE:  
BY:

100000.00

\*INFORMATION REQUIRED FOR OTHER AGENCIES

CCC 107

FOR RECORDS CLERK.

BLDG.	ED	10-03-01
PLUMBG.	JB	10-02-01
ELECT.	APG	09-12-01
FIRE	KW	10-01-01
L/SCAPE	JAM	10-11-01
MECH/AC	JBR	10-04-01
METERS	JMC	10-04-01
ENG.	JMC	10-04-01

\*GROUP OCC. \_\_\_\_\_ F-1

\*NO. DWELLING UNITS \_\_\_\_\_

\*APPROX. TOTAL SQ. FT. (FOR GROUP ABEFG) 17352

ZONING \_\_\_\_\_ N/A

PARKING \_\_\_\_\_

TYPE CONST. 3 -UNPR

OCC. LOAD \_\_\_\_\_

SSCHMITT

# CITY OF COCONUT CREEK

## CERTIFICATE OF OCCUPANCY

AUDIT # № 04276

CHECK ONE

\*FINAL  REPEAT  FINAL  PARTIAL  TEMPORARY  HOTEL/MOTEL  MOBILE HOME

FOLIO NO. 8206-01-0021

OWNER NAME MANGONE & SONS, INC.

LOT \_\_\_\_\_ BLOCK 85 SUBDIVISION PALM BEACH FARMS

\*ADDRESS 4801 W HILLSBORO BLVD 1-STORY SSF CITY COCONUT CREEK  
APT. \_\_\_\_\_

CONTRACTOR MARIO MANGONE MARIO MANGONE COMP. NO. CBC 045549

\*PERMIT NO. 98-1383 \*DATE OF C.O. 4/27/99

APPROVED Michael Danner  
BUILDING OFFICIAL

VOID UNLESS SIGNED BY BUILDING OFFICIAL

FOR ENG. DEPT.  
DRAIN SWALES OK  
DATE:  
BY:

FOR RECORDS CLERK.

BLDG.	ED	03-17-99
PLUMB.	N/A	
ELECT.	APG	03-16-99
PIRE	JS	04-12-99
L/SCAPE	SN	04-27-99
MECH/AC	N/A	
METERS	JMC	04-27-99
ENG.	JMC	04-27-99

*GROUP OCC.	<u>      </u>	F-1
*NO. DWELLING UNITS	<u>      </u>	N/A
*APPROX. TOTAL SQ. FT. (FOR GROUP ABEFG)	<u>      </u>	15233
ZONING	<u>      </u>	
PARKING	<u>      </u>	
TYPE CONST.	<u>      </u>	UJ-UNPRO
OCC. LOAD	<u>      </u>	

609320.00

\*INFORMATION REQUIRED FOR OTHER AGENCIES

CCC 107

SCHMITT

# CITY OF COCONUT CREEK

## CERTIFICATE OF OCCUPANCY

AUDIT # N<sup>o</sup> 04275

CHECK ONE

\*FINAL  REPEAT  FINAL  PARTIAL  TEMPORARY  HOTEL/MOTEL  MOBILE HOME  FOLIO NO. 8206-01-0021

OWNER NAME MANGONE & SONS, INC. PALM BEACH FARMS

LOT \_\_\_\_\_ BLOCK 85 SUBDIVISION \_\_\_\_\_

\*ADDRESS 4801 W HILLSBORO BLVD 3-STORY SSF CITY COCONUT CREEK

CONTRACTOR MARIO MANGONE MARIO MANGONE COMP. NO. CBC 045549

\*PERMIT NO. 98-1382 \*DATE OF C.O. 4/27/99

APPROVED Michael Stave  
BUILDING OFFICIAL

VOID UNLESS SIGNED BY BUILDING OFFICIAL

FOR ENG. DEPT.  
DRAIN SWALES OK  
DATE:  
BY:

FOR RECORDS CLERK.

BLDG.	ED	04-07-99
PLUMB.	JB	04-02-99
ELECT.	APG	04-07-99
FIRE	JS	04-08-99
L/SCAPE	SN	04-08-99
MECH/AC	JI	04-08-99
METERS	JMC	04-27-99
ENG.	JMC	04-27-99

*GROUP OCC.	<u>F-1</u>
*NO. DWELLING UNITS	<u>N/A</u>
*APPROX. TOTAL SQ. FT. (FOR GROUP ABEFG)	<u>83265</u>
ZONING	_____
PARKING	_____
TYPE CONST.	<u>III-PROT</u>
OCC. LOAD	_____

1153000.00  
\*INFORMATION REQUIRED FOR OTHER AGENCIES  
GCC 107