



**SHEILA N. ROSE**  
DEPARTMENT DIRECTOR

June 24, 2013

The Planning & Zoning Resource Corporation  
100 NE 5<sup>th</sup> Street  
Oklahoma City, OK 73104  
Attn: April Martin

**RE: Zoning Verification for Self Storage Depot Coconut Creek, Ref No. 68451-1  
4801 W. Hillsboro Boulevard ("The Property")**

To Whom It May Concern:

This letter is in response to a request for information regarding the Self Storage Depot Coconut Creek located at 4801 West Hillsboro Boulevard. Please find below our response to your request as outlined in your letter:

1. The Property is zoned PCD (Planned Commerce District).
2. The abutting zoning districts include; PUD (Planned Unit Development) and RS-4 (Residential Single Family Detached – 4 DU/Ac) to the north, P (Parks and Recreation) to the south, P (Parks and Recreation) to the east, and O-2 (Local Office) to the west.
3. The Property is not part of a Planned Unit Development, but is a PCD (Planned Commerce District). As requested, a digital copy of this zoning document has been enclosed.
4. The Property is not part of a zoning overlay district.
5. The Property is currently regulated by the PCD zoning known as the Coconut Creek Golf Center PCD which 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.
6. According to the zoning ordinances and regulations for The Property, the self-storage use is permitted by right. The truck rental use is only permitted by Special Land Use approval and is subject to the conditions of that approval which are outlined in Ordinance 2000-15. Special Land Use Approvals remain with a property but must seek City Commission approval to be modified.
7. The Property was developed consistent with the design standards outlined in the approved PCD zoning.
8. No variances were approved in the development of The Property.
9. In the event of casualty the current structures located on the subject property may be rebuilt in the current form.

10. Currently there are no unresolved zoning code violations pending on The Property.
11. Currently there are no unresolved building code violations pending on The Property.
12. The Property was subject to site plan approval. A copy of the approved site plan has been attached.

In addition, copies of the requested certificates of occupancy have been enclosed. If you have any questions regarding this matter, please contact me at (954) 973-6756.

Sincerely,



Heidi Solano  
Planner II

Enc. Digital copy of PCD zoning standards, Ord. 2000-48 and Ord. 2000-15, Digital copy of site plan

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