

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.

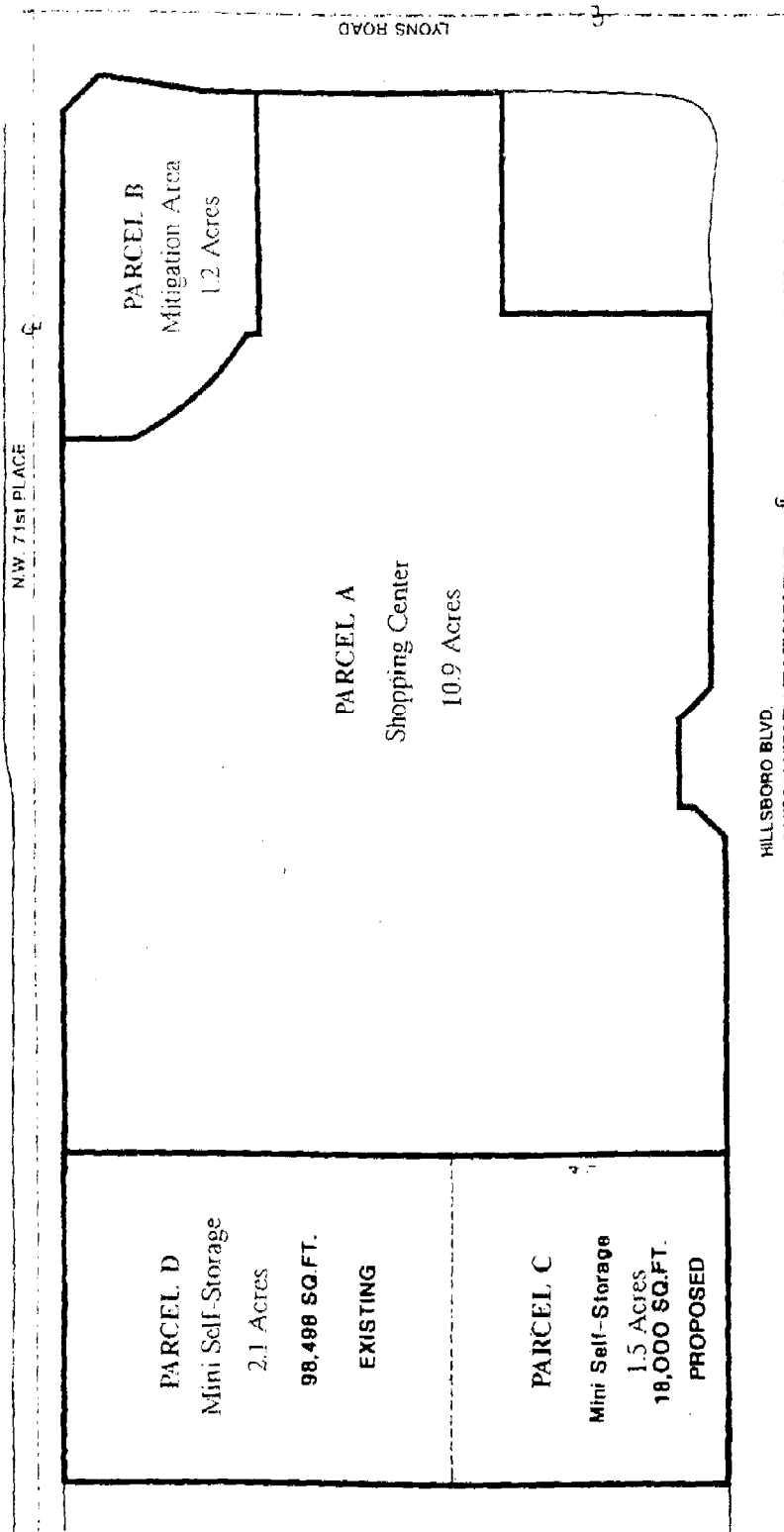
Section 7: That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

Section 8: That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

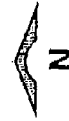
Section 9: That this Ordinance shall take effect immediately upon its passage and adoption.

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

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



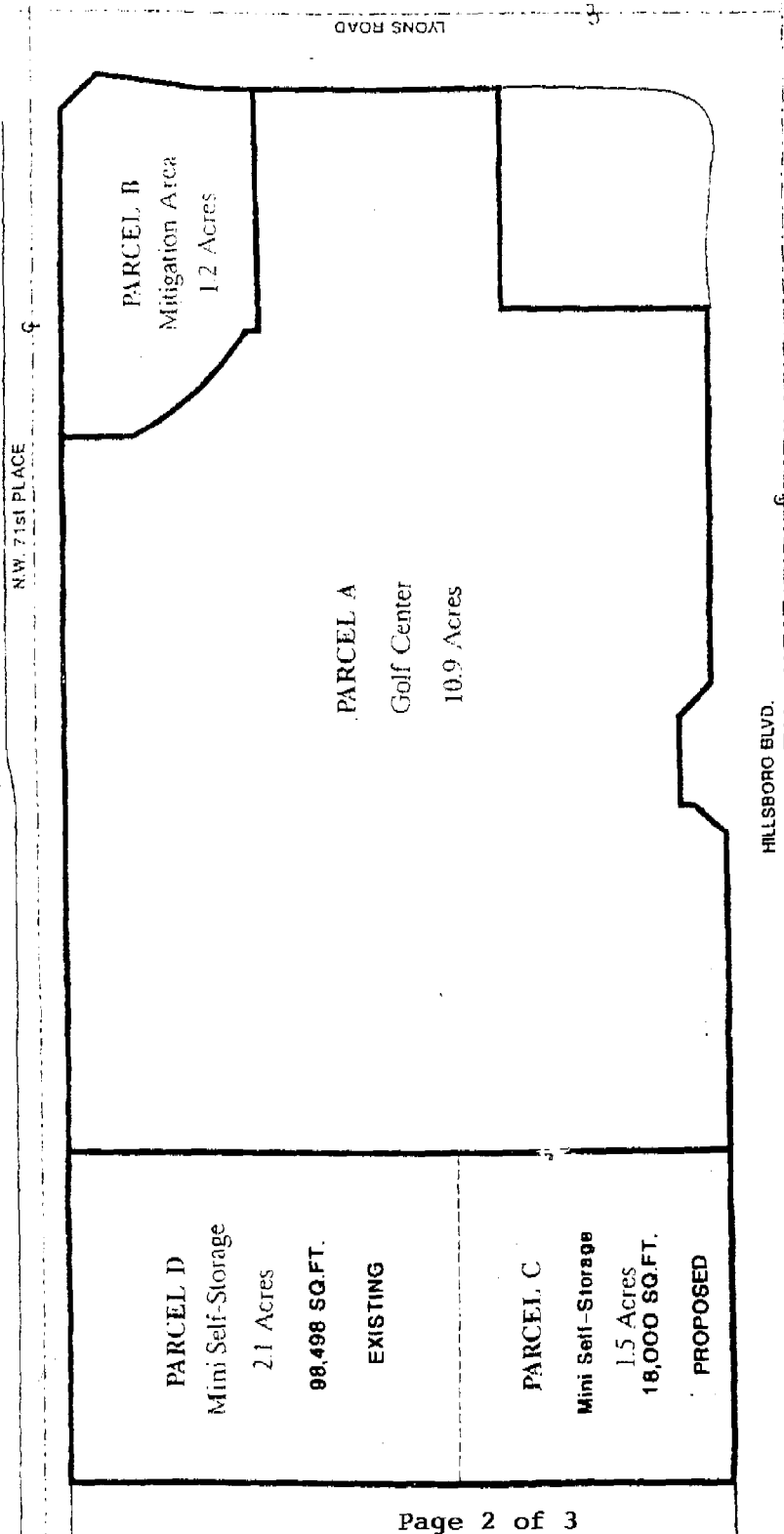
**COCONUT CREEK
GOLF CENTER
SCENARIO II
CONCEPTUAL PLAN**



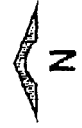
SCALE: N.T.S.

DATE: SEPTEMBER 16, 1996

**leiga robinson kerr
& associates, inc.**
PLANNING, ZONING, LAND-USE PLANNING
808 S. 113th Ave.
SUNRISE, FL 33321
(305) 467-5328



**COCONUT CREEK
GOLF CENTER**
SCENARIO 1
CONCEPTUAL PLAN



SCALE: N.T.S.

DATE: SEPTEMBER 16, 1996

**leigh robinson kerr
& associates, inc.**
PLANNING ENGINEERING/CONSULTING
222 E. 10TH ST.
SUITE 200
FORT WORTH, TEXAS 76102

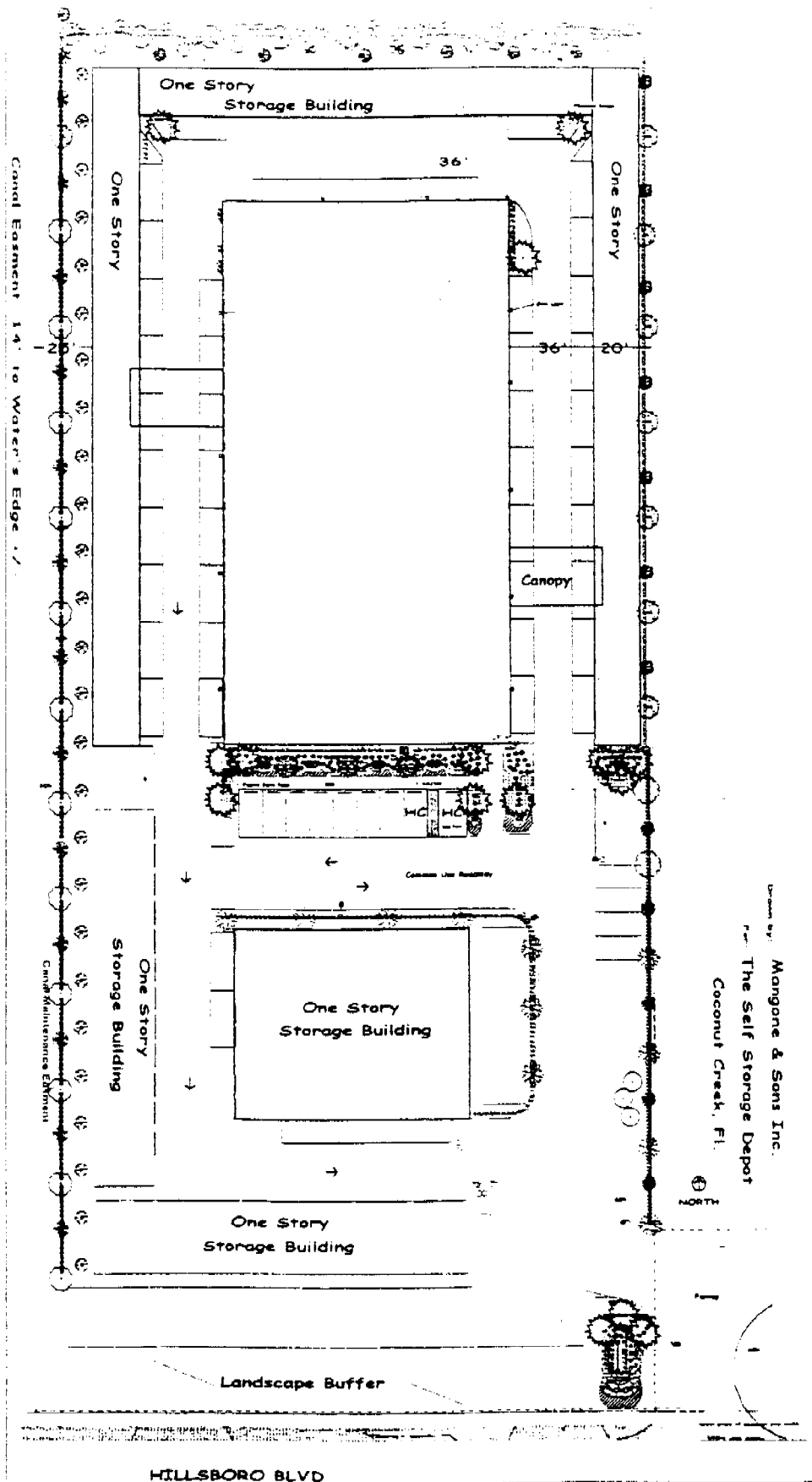


Exhibit "B-1"
Coconut Creek Golf Center PCD
Proposed Land Uses

Code Section	Land Use Description	Parcel			
		A	B ⁽¹⁾	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 ⁽³⁾	
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 ⁽²⁾	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 ⁽⁴⁾	P ⁽⁴⁾
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.

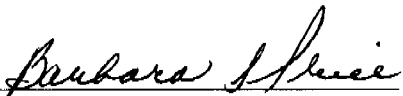
EXHIBIT "A"

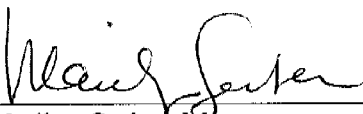
LEGAL DESCRIPTION

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