



REZONING JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements

ZONING MAP AMENDMENTS (Section 13-36)	
1.	<p>Is not contrary to the Comprehensive Plan.</p> <p>The property was previously owned by the Broward County School Board and has remained vacant and underutilized for years. Immediately to the east is Tradewinds Elementary School and Lakeside Park, a City facility that abuts the subject property to the south. Rezoning the property to Parks and Recreation District will allow the City to improve the site thereby providing recreation options to the existing Broward County School while expanding the existing City facility for surrounding residents which is consistent with the Future Land Use element of the Comprehensive Plan. Thus, the rezoning is not contrary to the Comprehensive Plan.</p>
2.	<p>Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.</p> <p>The subject property is surrounded by park to the south, a mix of commercial and residential to the west and north, and residential to the east adjacent to Tradewinds Elementary. By rezoning the property to Parks and Recreation District, the City will expand the existing park which adds to the residential character of the area and provides both active and passive recreation uses. As such, the proposed rezoning will not create an isolated zoning district.</p>
3.	<p>Will not substantially impact public facilities such as schools, utilities and streets.</p> <p>The proposed use of the property is park and recreation. Because no residential or commercial uses are proposed, the rezoning will not impact school capacity or impact city utilities or streets.</p>
4.	<p>Will be justified by external land use conditions.</p> <p>The subject property is surrounded by existing residential and local commercial uses. The proposed rezoning allows for recreation to meets the needs of the surrounding area and existing land uses.</p>
5.	<p>Will not create or excessively increase automobile and vehicular traffic congestion.</p> <p>The subject property is bordered by Tradewinds Elementary, Lakeside Park (Phase 1), single family residential and a mix of local commercial shops and restaurants. Because proposed park improvements will cater to the needs of surrounding area residents that are generally within walking distance of the park, the rezoning will not create or increase vehicular traffic.</p>
6.	<p>Will not create a storm drainage problem for other properties.</p> <p>The proposed rezoning will not create drainage problems in that the park provides several open ball fields of pervious area. Further, the City's engineering department will coordinate any permitting requirements with county agencies as applicable.</p>
7.	<p>Will not adversely affect surrounding living conditions.</p> <p>Proposed improvements to the park will provide additional recreation activities to the existing residential neighborhoods. The proposed rezoning will enhance the area and living conditions of the surrounding area.</p>
8.	<p>Will not adversely affect environmental quality.</p> <p>The proposed rezoning will not negatively impact environmental quality of the area as the property will expand existing recreational activities. Open spaces will be enlarged and structures are limited to typical structures such as restroom facilities.</p>
9.	<p>Will not adversely affect other property values.</p>

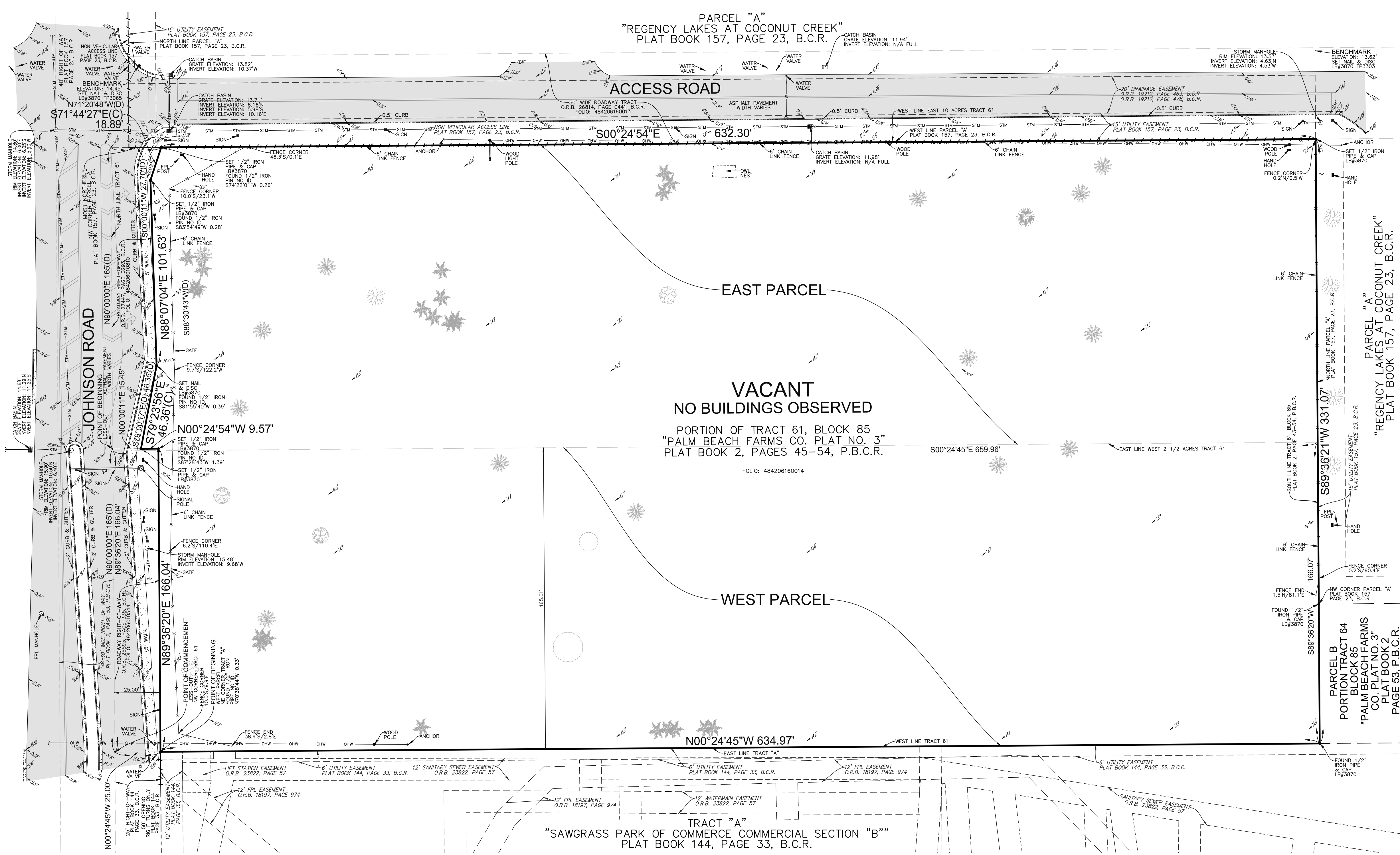
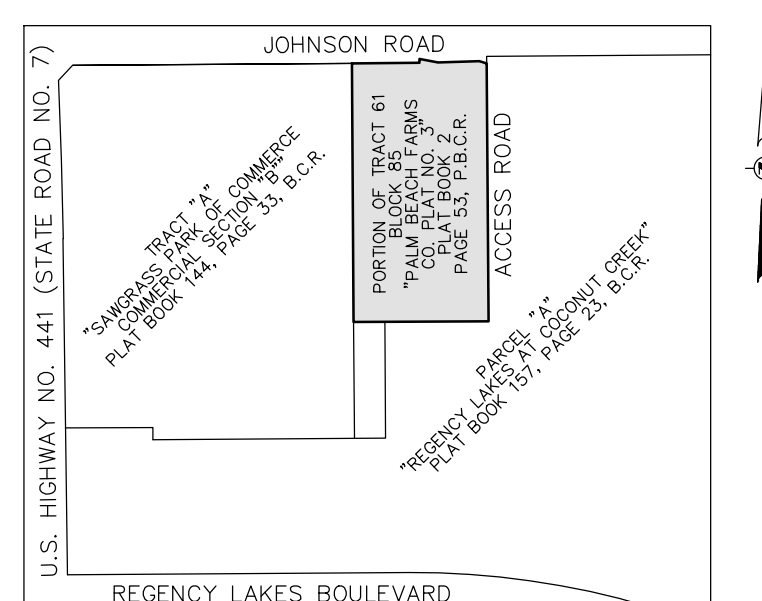
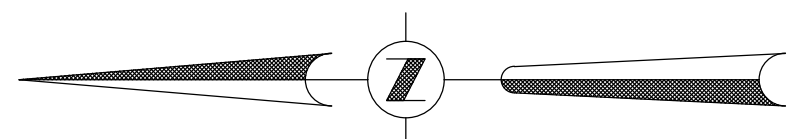


DEPARTMENT OF SUSTAINABLE DEVELOPMENT

4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

	The subject property is surrounded by existing neighborhood commercial and residential uses. An expansion to an existing park facility provides additional community services to residents thereby increasing quality of life and overall property values.
10.	Will not be a deterrent to improvement or development of other property.
	The proposed rezoning will not deter development as the subject property is generally surrounded by development including existing homes and commercial uses.
11.	Will not constitute a special privilege to an individual owner.
	A rezoning of the property to Parks and Recreation does not create a special privilege in that most City Parks have similar zoning.





PARCEL "A"
"REGENCY LAKES AT COCONUT CREEK"
PLAT BOOK 157, PAGE 23, B.C.R.

ACCESS ROAD

EAST PARCEL

VACANT
NO BUILDINGS OBSERVED

PORTION OF TRACT 61, BLOCK 85
"PALM BEACH FARMS CO. PLAT NO. 3"
PLAT BOOK 2, PAGES 45-54, P.B.C.R.

WEST PARCEL

TRACT "A"
"SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"
PLAT BOOK 144, PAGE 33, B.C.R.

LEGAL DESCRIPTION:

WEST PARCEL:
A PARCEL OF LAND LYING WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 61 AND TRACT 62, BLOCK 85, OF "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A" OF "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°24'45" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 89°36'20" EAST A DISTANCE OF 166.04 FEET; THENCE SOUTH 00°24'54" EAST A DISTANCE OF 659.96 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 61; THENCE SOUTH 89°36'20" WEST, ALONG THE SOUTH LINE OF TRACT 61, A DISTANCE OF 166.07 FEET TO A POINT ON THE EAST LINE OF TRACT "A"; THENCE NORTH 00°24'45" WEST, ALONG THE EAST LINE OF TRACT "A", A DISTANCE OF 634.97 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH TWENTY-FIVE (25) FEET OF THE WEST 165.01 FEET OF TRACT 61, IN BLOCK 85, OF THE "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

EAST PARCEL:
TRACT 61, LESS THE EAST TEN (10) ACRES AND LESS THE WEST TWO AND ONE-HALF (2 1/2) ACRES THEREOF, BLOCK 85, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS:
A PORTION OF TRACT 61, BLOCK 85, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 61; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID TRACT 61, A DISTANCE OF 165 FEET TO THE EAST LINE OF THE WEST TWO AND ONE-HALF (2 1/2) ACRES OF SAID TRACT 61 AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 165 FEET TO THE WEST LINE OF THE EAST TEN (10) ACRES OF SAID TRACT 61; THENCE SOUTH 00°00'11" WEST ALONG SAID WEST LINE, 27.70 FEET; THENCE NORTH 71°20'48" WEST, 18.89 FEET; THENCE SOUTH 88°30'43" WEST, 101.63 FEET; THENCE NORTH 79°00'17" WEST, 46.35 FEET TO THE EAST LINE OF SAID WEST TWO AND ONE-HALF (2 1/2) ACRES; THENCE NORTH 00°00'11" EAST ALONG SAID EAST LINE, 15.45 FEET TO THE POINT OF BEGINNING.

LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CERTIFICATION

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

LEGEND table with symbols for CONCRETE, ASPHALT PAVEMENT, ELEVATION, OVERHEAD WIRES, UNDERGROUND STORM SEWER LINE, UNDERGROUND WATER LINE, CENTERLINE, OFFICIAL RECORDS BOOK, BROWARD COUNTY RECORDS, PALM BEACH COUNTY RECORDS, FLORIDA POWER & LIGHT COMPANY, TRAVERSE POINT (FOR FIELD INFORMATION ONLY), PALM TREE, OAK TREE, PINE TREE, BLACK OLIVE TREE, FIGUS TREE, UNIDENTIFIED TREE.

- NOTES: 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2948; ELEVATION: 16.877 FEET. 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120031 0165H; MAP DATE: 8/18/14. 3) THIS SITE LIES IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. 4) BEARINGS ARE BASED ON THE WEST LINE OF TRACT 61 BEING N00°24'45"W. 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THE CITY OF COCONUT CREEK, FLORIDA; THE SCHOOL BOARD OF BROWARD COUNTY; JOSEPH M. BALOCCO, JR. P.A.; PATRICIA A. RATHBURN, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'. 8) THIS SITE CONTAINS NO PARKING SPACES. 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FUND FILE NO.: 294844, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 17, 2016 AT 11:00 PM. THE FOLLOWING ARE EXHIBIT A EXCEPTIONS TO SAID COMMITMENT: ITEMS 1, 2, 3 & 4-NOT ADDRESSED. ITEM 5-RESERVATIONS CONTAINED ON THE PLAT OF PALM BEACH FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 45, AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.

- ITEM 6-ORDINANCE NO. 132-82 IN O.R.B. 10664, PAGE 848, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. ITEM 7-ORDINANCE NO. 133-88 IN O.R.B. 15794, PAGE 249; AS AFFECTED BY NOTICE OF ADOPTION OF SUBSEQUENT MODIFICATION IN O.R.B. 20006, PAGE 335; AND O.R.B. 22105, PAGE 702, AFFECTS THE WEST PARCEL OF THIS SITE BUT CANNOT BE PLOTTED. ITEM 8-RETENTION RIGHT AGREEMENT IN O.R.B. 16501, PAGE 93, AFFECTS THE WEST PARCEL OF THIS SITE BUT CANNOT BE PLOTTED. ITEM 9-DRAINAGE EASEMENT IN O.R.B. 16501, PAGE 99, AFFECTS THE WEST PARCEL OF THIS SITE BUT CANNOT BE PLOTTED. ITEM 10-DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 16522, PAGE 85, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 16587, PAGE 339; AND FURTHER AMENDED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 18777, PAGE 675; AS AFFECTED BY WITHDRAWAL STATEMENT IN O.R.B. 24182, PAGE 36, AND IN O.R.B. 24637, PAGE 96, AFFECTS THE WEST PARCEL OF THIS SITE BUT CANNOT BE PLOTTED. ITEM 11-SEWER FACILITY AGREEMENT IN O.R.B. 17449, PAGE 48, AFFECTS THE WEST PARCEL OF THIS SITE BUT CANNOT BE PLOTTED. ITEM 12-RESOLUTION NO. 94-68 IN O.R.B. 22702, PAGE 167, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. ITEM 13-NOT ADDRESSED.

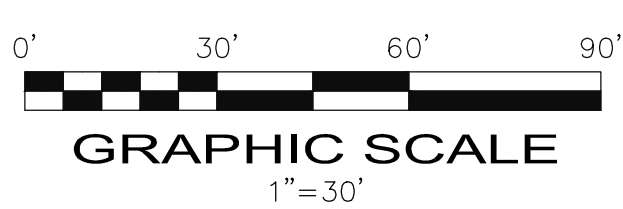


Table with columns: NO., REVISIONS, BY. Includes a small grid for drawing details.

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870