

ORDINANCE NO. 2013-04

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA, AMENDING APPENDIX A. ZONING. AT SECTION 5. DEFINITIONS. BY ADOPTING A NEW DEFINITION FOR THE TERM “LAUNDRY AND DRY-CLEANING DROP-OFF FACILITY”; FURTHER AMENDING APPENDIX A. ZONING. AT SECTION 9. DISTRICTS. TO REVISE DISTRICT USE REGULATIONS BY ADDING “LAUNDRY AND DRY-CLEANING DROP-OFF FACILITY” AS A NEW SPECIAL EXCEPTION USE IN THE INDUSTRIAL ZONING DISTRICT; FURTHER AMENDING APPENDIX A. ZONING. AT SECTION 12. INDUSTRIAL DISTRICT. TO PROVIDE CRITERIA RELATING TO THE “LAUNDRY AND DRY-CLEANING DROP-OFF FACILITY” SPECIAL EXCEPTION USE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF APPENDIX A. ZONING. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Mangonia Park desires to update its zoning code with specific attention to the Industrial Zoning District in order to provide for a newly created special exception use of “Laundry and dry-cleaning drop-off facility” and to provide criteria relating to that special exception use; and

WHEREAS, such special exception use is deemed to be a reasonable addition to the Town’s Industrial Zoning District; and

WHEREAS, the Town of Mangonia Park has held all duly noticed public hearings pursuant to *Florida Statutes* regarding a change to the text at Appendix A - Zoning which proposes revisions to Sections 5, 9 and 12 of the Zoning Ordinance; and

WHEREAS, the Town Council believes these revisions to its zoning regulations are in the best interests of the citizens of the Town of Mangonia Park.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA, THAT:

Section 1: Appendix A. Zoning. of the Code of Ordinances of the Town of Mangonia Park is hereby amended at Section 5. Definitions. by adding a new definition for the term “Laundry and dry-cleaning drop-off facility”; inserting this definition alphabetically into the existing list of definitions; and providing that this definition shall hereafter read as follows:

53.1 Laundry and dry-cleaning drop-off facility. A commercial facility where clothing, garments, linens, fabrics or other such materials are dropped off by customers at the facility or are otherwise delivered to the facility for laundering or dry-cleaning services, and such laundering and dry-cleaning services occur onsite at the facility. This term does not include a self-service laundry establishment, a self-service laundromat, or a self-service dry-cleaning establishment where washing, drying and dry-cleaning machines are either coin operated or attendant operated, and are provided on a rental basis for use by individuals doing their own laundry and dry-cleaning.

Section 2: Appendix A. Zoning. of the Code of Ordinances of the Town of Mangonia Park is hereby amended at Section 9. Districts. at the Schedule of District Regulations. to provide for the new special exception use of “Laundry and dry-cleaning drop-off facility” in the Industrial Zoning District; providing that Section 9. Districts. Schedule of District Regulations for the Industrial Zoning District. shall hereafter read as follows:

SCHEDULE OF DISTRICT REGULATIONS

<i>Purpose of District</i>	<i>Permitted Uses</i>	<i>Accessory Uses</i>	<i>Special Exceptions</i>	<i>Prohibited Uses</i>
<p>"I"— Industrial District</p>	<ol style="list-style-type: none"> 1. Garages— (Automobile/boat) painting and repair. 2. Contractors—Office and warehouse. 3. Distribution centers. 4. Electrical and fix-it shops. 5. Lumber yards. 6. Light manufacturing; processing, repairing, assembly plants, foundries, machine shops and factories. 7. Metal workers. 8. Print shops. 9. Television and radio stations. 10. Towing—Auto and truck with or without storage. 11. Transfer company—General hauling and freight. 12. Warehouses. 13. Retail stores in conjunction with manufacturing. 14. Adult entertainment facilities (see <u>chapter 3</u> for additional regulations). 15. Technical, Trade or Vocational School. 	<ol style="list-style-type: none"> 1. Any accessory use customarily incidental to permitted uses. 	<ol style="list-style-type: none"> 1. Residence for security purposes. 2. Automobile dealers- New and used cars. 3. Funeral homes with or without crematory. 4. Silo. 5. Planned industrial park (to be governed by sections 19 and 19A). 6. Public park. 7. Free-standing tower. 8. Group homes in excess of fourteen (14) persons. 9. Landscape nursery. 10. Propane-LP gas sales. 11. Secured and/or unsecured recovery and/or treatment facilities. 12. Work release facilities. 13. Adjudicated juvenile treatment centers. 14. Child care with tutorial centers. 15. Fuel station facilities. 16. <u>Laundry and dry-cleaning drop-off facility</u> 	<ol style="list-style-type: none"> 1. Any use not specifically permitted.

Section 3: Appendix A. Zoning. of the Code of Ordinances of the Town of Mangonia Park is hereby amended at Section 12. Industrial District. by creating an entirely new Paragraph 6. “Laundry and dry-cleaning drop-off facility” to provide criteria for laundry and dry-cleaning drop-off facility special exception uses; providing that Section 12. Industrial District. Paragraph 6. “Laundry and dry-cleaning drop-off facility” shall hereafter read as follows:

Section 12. Industrial District.

[Paragraphs 1, 2, 3, 4 and 5 shall remain in full force and effect as previously adopted]

6. Laundry and dry-cleaning drop-off facility. All laundry and dry-cleaning drop-off facility special exception uses in the Industrial District shall conform to the following standards.

a. Laundry and dry-cleaning drop-off facilities shall only be allowed on-site at a warehouse facility, and may occupy a maximum of 30,000 square feet of area all of which must be within the required facility setbacks.

b. Laundry and dry-cleaning drop-off facilities may operate between the hours of 7:00 a.m. and 7:00 p.m.

c. Laundry and dry-cleaning drop-off facility related activity, including parking, must be contained on-site.

Section 4: Each and every other section and sub-section of Appendix A. Zoning. of the Code of Ordinances of the Town of Mangonia Park shall remain in full force and effect as previously enacted.

Section 5: All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 6: Should any section or provision of this ordinance or any portion thereof, any paragraph, sentence or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this ordinance

Section 7: Specific authority is hereby granted to codify and incorporate this ordinance into the existing Code of Ordinances of the Town of Mangonia Park.

Section 8: This ordinance shall take effect immediately upon adoption.

FIRST READING this 3rd day of September, 2013.

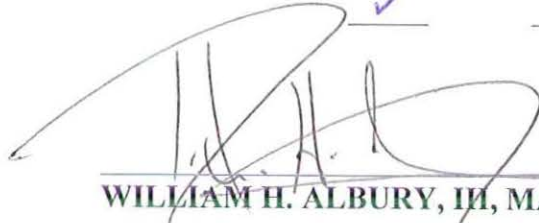
SECOND AND FINAL READING this 17th day of September, 2013.

TOWN OF MANGONIA PARK

COUNCILMEMBERS:

VOTE:

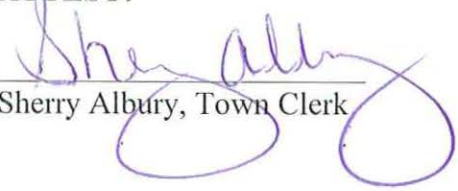
	AYE	NAY
Mayor William H. Albury, III	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Mayor Clarence R. McConnell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Addie L. Greene	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarita C. Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark K. Trueblood	<input checked="" type="checkbox"/>	<input type="checkbox"/>



WILLIAM H. ALBURY, III, MAYOR

(SEAL)

ATTEST:



Sherry Albury, Town Clerk