

ORDINANCE NO. 2008-004

AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING ORDINANCE NO. 2006-039, WHICH APPROVED THE LYONS WILES SITE PLAN, AND HEREBY APPROVING THE MODIFICATION REQUEST OF COCONUT CREEK DEVELOPMENT, LLC, RELATING TO DEVELOPMENT INTENSITY FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PURSUANT TO THE PROVISIONS OF ORDINANCE NO. 2006-039 RELATING TO INCREASED INTENSITIES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, Coconut Creek Development, LLC, as owner, is requesting a modification to the approved Lyons Wiles Site Plan Ordinance; and

WHEREAS, adoption of this Ordinance will amend Ordinance No. 2006-039, relating to permitted development intensities for office space; and

WHEREAS, Ordinance No. 2006-039, provides for increased intensity up to an additional 75,000 square feet of office space through such a process; and

WHEREAS, Coconut Creek Development, LLC is requesting a modification to the Lyons Wiles Site Plan Ordinance to allow for a mixed use development with the following components:

1. ~~254,300~~ 235,000 square feet of retail and restaurant space
2. ~~50,000~~ 75,000 square feet of office space
3. 456 residential units; and

WHEREAS, the proposed site plan is generally consistent with the MainStreet Design Standards; and

WHEREAS, the proposed change to the Lyons Wiles Site Plan 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 recitations are hereby ratified as true and correct, and are incorporated into the terms and conditions of this Ordinance.

Section 2: That the City Commission hereby approves the modification request of Coconut Creek Development, LLC for the property legally described in Exhibit

"A", attached hereto and made a part hereof, and hereby amends Ordinance No. 2006-039.

Section 3: That Ordinance No. 2006-039 provides for increased intensity up to an additional 75,000 square feet of office space through an amendment to the Ordinance.

Section 4: That the request of Coconut Creek Development, LLC is hereby approved modifying the Lyons Wiles Site Plan Ordinance to allow for a mixed use development with the following components:

1. ~~254,300~~ 235,000 square feet of retail and restaurant space
2. ~~50,000~~ 75,000 square feet of office space
3. 456 residential units.

Section 5: That through the adoption of this Ordinance, the City Commission hereby vests the specific densities and intensities shown on the site plan.


Section 6: 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 7: That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 10th DAY OF January, 2008.

PASSED SECOND READING THIS 24th DAY OF January, 2008.


Lou Sarbone, Mayor

ATTEST:

Barbara S. Price, MMC
City Clerk

	<u>1st</u>	<u>2nd</u>
Sarbone	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Gerber	<u>Aye</u>	<u>Aye</u>
Freund	<u>Aye</u>	<u>Aye</u>
Dearing	<u>Absent</u>	<u>Resigned</u>

WSS:jh:mb

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12-27-07

EXHIBIT "A"

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Legal Description:

Parcel "A", Green Farm Replat, according to the Plat thereof as recorded in Plat Book 173, Page 116, of the Public Records of Broward County, Florida. Said lands lying in the City of Coconut Creek, Broward County, Florida, containing 23 acres more or less.