

ORDINANCE NO. 2017-029

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING ORDINANCE NO. 2010-013, WHICH APPROVED THE BEL LAGO VILLAS PLANNED UNIT DEVELOPMENT (PUD), AS AMENDED BY ORDINANCE NO. 2012-005, AND HEREBY APPROVING THE MODIFICATION REQUEST OF CSS BUILDING AND DESIGN, INC. TO PERMIT A SELF-STORAGE FACILITY USE ON PARCEL "C" OF THE BEL LAGO VILLAS PLAT, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, AND PROVIDING FOR SITE DESIGN STANDARDS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property, CSS Building and Design, Inc. ("Property Owner"), is requesting a modification to the approved Bel Lago Villas Planned Unit Development (PUD); and

WHEREAS, adoption of this Ordinance will amend Ordinance No. 2010-013, as amended by Ordinance 2012-005, relating to the permitted uses for the Bel Lago Villas PUD; and

WHEREAS, the proposed modification to the Bel Lago Villas PUD is consistent with the City of Coconut Creek Comprehensive Plan and Land Use Map; and

WHEREAS, the proposed change to the Bel Lago Villas PUD will promote the public health, safety, and welfare of the residents of the City of Coconut Creek; and

WHEREAS, at its public hearing held on June 14, 2017, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City staff, together with the opinions and testimony stated at the public hearing, and has recommended approval of this item to the City Commission subject to the following condition:

- a. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit; and

WHEREAS, the City Commission finds and determines that this action is in the best interest of the City based upon all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: Ratification. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2: Public Purpose. That the City Commission finds and determines that the above described rezoning modification is in the best interest of the residents of the City of Coconut Creek and serves a public purpose.

Section 3: That the rezoning modification application submitted by CSS Building and Design, Inc. for a modification to the existing PUD to permit a self-storage facility use on Parcel C of the Bel Lago Villas Plat, more particularly described in Exhibit “A,” attached hereto and made a part hereof, and to provide for site design standards, having been recommended for approval by the Planning and Zoning Board on June 14, 2017, and having been reviewed by the City Commission, is hereby approved subject to the following condition:

- a. Outstanding DRC comments remain effective throughout the development review process and shall be addressed prior to the issuance of a building permit.

Section 4: That CSS Building and Design, Inc. and their assigns shall proceed in compliance with the Bel Lago Villas PUD, as modified.

Section 5: That the Bel Lago Villas PUD shall operate under unified control and adequate documentation has been submitted and certified by the City Attorney to ensure unified control.

Section 6: That this rezoning shall not be construed to create a right to any development of the property that fails to meet the requirements of Chapter 13, City of

Coconut Creek Code of Ordinances, and any other Broward County land development regulations, except as specifically provided in this Ordinance.

Section 7: Severability. That should any section or provision of this Ordinance, or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 8: Effective Date. That this Ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 27TH DAY OF JULY, 2017.

PASSED SECOND READING THIS 10TH DAY OF AUGUST, 2017.

Rebecca A. Tooley, Mayor

Attest:

Leslie Wallace May, City Clerk

	<u>1st</u>	<u>2nd</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Rydell	<u>Aye</u>	<u>Aye</u>
Sarbone	<u>Aye</u>	<u>Aye</u>
Belvedere	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>

WSS:jw

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EXHIBIT "A"

Legal Description:

Bel Lago Villas Plat, according to the Plat thereof, as recorded in Plat Book 180, at Page 67, of the Public Records of Broward County, Florida.