

ORDINANCE NO. 2012-005

AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING ORDINANCE NO. 2010-013, WHICH APPROVED THE BEL LAGO VILLAS PLANNED UNIT DEVELOPMENT (PUD), AND HEREBY APPROVING THE MODIFICATION REQUEST OF ST. LUCIE INDUSTRIAL PROPERTIES, LLC TO PROVIDE FOR A SITE DESIGN STANDARDS AND UNIT MIX FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PURSUANT TO THE PROVISIONS OF SECTION 13-348, COCONUT CREEK CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, St. Lucie Industrial Properties, LLC 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, relating to the site design standards and unit mix for the Bel Lago Villas PUD; and

WHEREAS, St. Lucie Industrial Properties, LLC, as owner, is requesting modifications to the PUD, as described in Exhibit "B," to allow for the modification of the PUD Land Use Plan, providing for a site design standards and unit mix for the development; and

WHEREAS, the proposed modification of the Bel Lago Villas PUD 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 PUD modification at its March 14, 2012 meeting, subject to the following conditions:

1. Gazebo shall be removed at the north end of the drive isle and will be replaced with a trellis, with no seating available.
2. Approved tot lot will not be lighted at night but shall include safety lighting.
3. Air conditioning compressors shall be screened and landscaped.
4. Site lighting will be shielded, to prevent spillover into the Indigo Lakes property.
5. Northwest courtyard (between buildings 10, 11, and 12) area shall be passive with landscape and sod only.
6. Previously approved 45 Black Olive trees will be changed to 45 Live Oaks.

7. The berm at Indigo Lakes will be repaired beginning August 1st, and completed by August 31st, 2012. Both the property owner and the contract purchaser have agreed that if the site plan is not developed, the berm will still be fixed.
8. Northern property line fence will be increased from 6 feet aluminum rail to 8 feet black vinyl coated chain link, the remaining fences will be constructed as previously approved.
9. Remove the cross access drive isle connection between Bel Lago and the Morgan Professional Center and that the subject area will be completely fenced and landscaped.
10. Work with City staff to make any necessary site design adjustments that may be needed to the trash compactor location based on the elimination of the cross access; and
11. Conduct humane trapping and relocation of wildlife prior to land clearing; 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 Bel Lago Villas PUD 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 meeting 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 March 14, 2012, and hereby approves the application made by St. Lucie Industrial Properties, for the property legally described in Exhibit "A," attached hereto and made a part hereof, which PUD modification is attached hereto and made a part hereof as Exhibit "B," and hereby amends Ordinance No. 2010-013 by modifying the Bel Lago Villas PUD.

Section 3: That St. Lucie Industrial Properties and their assigns are to proceed in compliance with the Bel Lago Villas PUD as modified, attached hereto as Exhibit "B," which modifies the PUD to allow for the modification of the PUD Land Use Plan, providing for a site design standards and unit mix for the development.

Section 4: That the Planning and Zoning Board has recommended approval of the PUD modification at its March 14, 2012 meeting, subject to the following conditions:

1. Gazebo shall be removed at the north end of the drive isle and will be replaced with a trellis, with no seating available.
2. Approved tot lot will not be lighted at night, but will include safety lighting.
3. Air conditioning compressors shall be screened and landscaped.
4. Site lighting will be shielded, to prevent spillover into the Indigo Lakes property.
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9. Remove the cross access drive isle connection between Bel Lago and the Morgan Professional Center and that the subject area will be completely fenced and landscaped.
10. Work with City staff to make any necessary site design adjustments that may be needed to the trash compactor location based on the elimination of the cross access.
11. Conduct humane trapping and relocation of wildlife prior to land clearing.

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

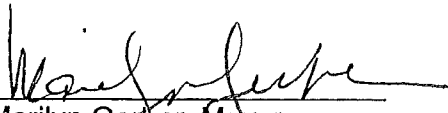
Section 7: That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

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

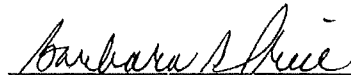
Section 9: That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 12th DAY OF April, 2012.

PASSED SECOND READING THIS 26th DAY OF April, 2012.


Marilyn Gerber, Mayor

Attest:


Barbara S. Price, MMC
City Clerk

	<u>1st</u>	<u>2nd</u>
Gerber	<u>Aye</u>	<u>Aye</u>
Belvedere	<u>Aye</u>	<u>Aye</u>
Sarbone	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Aronson	<u>Aye</u>	<u>Aye</u>

EXHIBIT "A"

LEGAL DESCRIPTION:

The west 330 feet and the east 660 feet of Tract 10, Block 89, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 to 54, inclusive, of the Public Records of Palm Beach County, Florida; Less the south 40 feet of the west 330 feet and the east 40 feet of the east 660 feet of said Tract 10; Together with all of Tract "B" and a portion of Tract "C," F&N Plat, according to the Plat thereof, as recorded in Plat Book 166, Page 42 of the Public Records of Broward County, Florida. Lying in Section 18, Township 48 south, Range 42 east, City of Coconut Creek, Broward County, Florida.