

ORDINANCE NO. 2016-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING ORDINANCE NO. 2008-033, AS AMENDED BY ORDINANCE NO. 2012-018, WHICH APPROVED THE GROVE PARC PLANNED COMMERCE DISTRICT (PCD), AS AMENDED BY ORDINANCE NO. 2014-012, AND HEREBY APPROVING THE REZONING AND MODIFICATION REQUEST OF ALFRED D. GRIFFIN, JR. AND KIM G. GRIFFIN, DANIEL E. LAMBERT IRREVOCABLE TRUST, AND COCONUT CREEKS HOTEL, LLLP, TO INCLUDE ADDITIONAL PROPERTY AND TO PROVIDE FOR SITE DESIGN STANDARDS AND PERMITTED USES 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; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Alfred D. Griffin, Jr. and Kim G. Griffin, Daniel E. Lambert Irrevocable Trust, and Coconut Creeks Hotel, LLLP, are requesting a rezoning from B-3 (Community Shopping) to Planned Commerce District (PCD) and a modification to the approved Grove Parc PCD; and

WHEREAS, adoption of this Ordinance will amend Ordinance No. 2008-033, as amended by Ordinance No. 2012-018 and Ordinance No. 2014-012, relating to the site design standards and permitted uses for the Grove Parc PCD; and

WHEREAS, Alfred D. Griffin, Jr. and Kim G. Griffin, Daniel E. Lambert Irrevocable Trust, and Coconut Creeks Hotel, LLLP, are requesting modifications to the PCD, as described in Exhibit "B," to include additional property and to provide for site design standards and permitted uses for the development; and

WHEREAS, the proposed modification of the Grove Parc PCD is consistent with the City of Coconut Creek Comprehensive Plan and Land Use Map; and

WHEREAS, the Planning and Zoning Board has recommended approval of the PCD modification at its May 11, 2016, meeting, subject to the following condition:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit; 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 Grove Parc PCD 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, 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 May 11, 2016, and hereby approves the application made by Alfred D. Griffin, Jr. and Kim G. Griffin, Daniel E. Lambert Irrevocable Trust, and Coconut Creeks Hotel, LLLP, for the property legally described in Exhibit "A," attached hereto and made a part hereof, which rezoning and PCD modification is attached hereto and made a part hereof as Exhibit "B," and hereby amends Ordinance No. 2008-033 by modifying Grove Parc PCD.

Section 3: That Alfred D. Griffin, Jr. and Kim G. Griffin, Daniel E. Lambert Irrevocable Trust, and Coconut Creeks Hotel, LLLP, and their assigns are to proceed in compliance with the Grove Parc PCD as modified, attached hereto as Exhibit "B," to include additional property and to provide for site design standards and permitted uses for the development.

Section 4: That the Planning and Zoning Board has recommended approval of the PCD modification at its May 11, 2016, meeting, subject to the following condition:

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

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 Grove Parc PCD 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 become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 23rd DAY OF June, 2016.

PASSED SECOND READING THIS 14th DAY OF July, 2016.

Mikkie Belvedere, Mayor

Attest:

Leslie Wallace May, MMC
City Clerk

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

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel "A," Grif's Western at Coconut Creek, according to the Plat thereof, as recorded in Plat Book 180, Page 135 through 136, of the Public Records of Broward County, Florida.