

**RESOLUTION NO. 2020-058**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST FOR JOHNSON TECHNOLOGY PARK III FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS PARCEL L-1 TOGETHER WITH A PORTION OF PARCEL A, OF THE JOHNSON ROAD COMMERCE CENTRE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8-12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR A PUBLIC PURPOSE; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, Elite Aluminum Corporation ("Applicant"), is requesting site plan approval for said property described in Exhibit "A;" and

**WHEREAS**, the Applicant is seeking site plan approval for the development of a new building, providing 52,994 square feet of industrial space on the ground floor with a 6,691 square foot second floor for office space, located on the north side of Johnson Road, east of State Road 7, and west of Lyons Road; and

**WHEREAS**, adoption of this resolution shall approve the development of the industrial/office building; and

**WHEREAS**, the proposed development of the industrial/office building is consistent with the Land Development Code of the City of Coconut Creek; and

**WHEREAS**, at its public hearing held on February 12, 2020, 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 site plan 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 RESOLVED 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 resolution.

**Section 2: Public Purpose.** That the City Commission finds and determines that the above described site plan is consistent with the land development code of the City of Coconut Creek.

**Section 3:** That this site plan application submitted by Elite Aluminum Corporation for the development of an industrial/office building, as more particularly described in Exhibit “A,” having been recommended for approval by the Planning and Zoning Board on February 12, 2019, and having been reviewed by the City Commission, is hereby approved with 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 the final site plan and building plans shall comply with all applicable zoning regulations and building codes.

**Section 5:** That should any section or provision of this resolution, 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 6:** That this resolution shall be in full force and effect immediately upon final approval of the vacation of easement ordinances.

Adopted this 27<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
Louis Sarbone, Mayor

Attest:

\_\_\_\_\_  
Leslie Wallace May, City Clerk

|           |            |
|-----------|------------|
| Sarbone   | <u>Aye</u> |
| Rydell    | <u>Aye</u> |
| Tooley    | <u>Aye</u> |
| Belvedere | <u>Aye</u> |
| Welch     | <u>Aye</u> |

WSS:ae

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Johnson Technology Park III Site Plan 03-26-20.docx

## EXHIBIT "A"

### **Legal Description:**

Parcel L-1 together with a portion of Parcel A, of the Johnson Road Commerce Centre Plat, according to the plat thereof, as recorded in Plat Book 177, Pages 8-12, of the public records of Broward County, Florida.