

**RESOLUTION NO. 2018-207**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF COCONUT CREEK AVIATION ASSETS, LLC FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS A PORTION OF PARCEL A, LYONS CORPORATE PARK, AS RECORDED IN PLAT BOOK 153, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of the property, Coconut Creek Aviation Assets, LLC ("Property Owner"), is requesting site plan approval for said property described in Exhibit "A;" and

**WHEREAS**, the Property Owner is seeking site plan approval to construct a 24,300\*+/--square foot expansion to an existing warehouse/office building, located at 4700 Lyons Technology Parkway within the Lyons Corporate Park Planned Commerce District (PCD); and

**WHEREAS**, adoption of this Resolution shall approve the expansion of the warehouse/office building; and

**WHEREAS**, the proposed expansion of the warehouse/office would promote the public health, safety, and welfare of the residents of the City of Coconut Creek; and

**WHEREAS**, at its public hearing held on August 8, 2018, 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 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 in the best interest of the residents of the City of Coconut Creek and serves a public purpose.

**Section 3:** That this site plan application submitted by Coconut Creek Aviation Assets, LLC for the expansion of a warehouse/office building, approximately 24,300 +/- square feet, located at 4700 Lyons Technology Parkway within the Lyons Corporate Park PCD, as more particularly described in Exhibit “A,” having been recommended for approval by the Planning and Zoning Board on August 8, 2018, and having been reviewed by the City Commission, is hereby approved on 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 its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Joshua Rydell, Mayor

Attest:

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

Rydell \_\_\_\_\_

Welch \_\_\_\_\_

Tooley \_\_\_\_\_

Sarbone \_\_\_\_\_

Belvedere \_\_\_\_\_

WSS:ae

\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Resolutions\RES 2018-027 Site  
Willis Lease.docx

## EXHIBIT "A"

### **Legal Description:**

A portion of Parcel A, Lyons Corporate Park, as recorded in Plat Book 53, Page 45, of the Public Records of Broward County, FL.