RESOLUTION NO. 2025-109

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE REQUEST FOR SIGN DEVIATIONS FROM SECTION 13-468.8(B), "SERVICE ENTRANCE SIGNS," OF THE CITY'S LAND DEVELOPMENT CODE TO ALLOW A TEN (10) SQUARE FOOT SIGN WHERE EIGHT (8) SQUARE FEET MAXIMUM AREA IS PERMITTED, AND SECTION 13-468.8(D), "SERVICE ENTRANCE SIGNS," TO ALLOW AN ILLUMINATED SIGN WHERE INTERNAL ILLUMINATION IS NOT PERMITTED, FOR THE SERVICE ENTRANCE SIGN AT THE LINCOLN OF COCONUT CREEK AUTO DEALERSHIP, GENERALLY LOCATED AT 5501 WEST SAMPLE ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Mark Brenchley, Mark Brenchley Planning Consultant, as agent on behalf of the owner, TT of Sample, Inc., is requesting two (2) sign deviations for a service entrance sign for the Lincoln of Coconut Creek Auto Dealership to be located at 5501 West Sample Road; and

WHEREAS, the applicant is seeking deviations from Section 13-468.8, "Service Entrance Signs," subsections (b) and (d) of the City's Code of Ordinances ("City Code"), addressing maximum sign size and internal illumination; and

WHEREAS, Section 13-473, "Deviations," of the City Code provides an application and review process and standards for evaluation of requests to deviate from the City's sign regulations; and

WHEREAS, at its public hearing held on July 9, 2025, 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 these two (2) deviation requests to the City Commission subject to conditions; and

WHEREAS, the City Commission finds and determines that the applicant has demonstrated compliance with the criteria for said deviations based upon all the evidence presented at the public hearing, and 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, is consistent with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek.

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. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

Section 2: Finding. That the City Commission finds and determines that the above described sign deviations comply with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek, and specifically the criteria of Section 13-473(c), "Review."

Section 3: Approval. That the application for sign deviations from Section 13-468.8(b) to permit a maximum of ten (10) square feet where eight (8) square feet maximum is permitted and Section 13-468.8(d) to permit internal illumination where internal illumination is not otherwise permitted, for the property legally described in Exhibit "A," having been reviewed by the City Commission, are hereby approved for the service entrance sign subject to the following condition:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to building permit issuance or as otherwise stated therein.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this resolution may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this resolution.

Section 5: Other Approvals. That this approval does not in any way create a right on the part of the applicant to obtain a permit from a county, state, or federal agency, and does not create liability on the part of the City for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state, or federal agency or undertakes action that result in a violation of state or federal law.

Section 6: Severability. That if any clause, section, other part or application of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this resolution.

Section 7: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8: Effective Date. That this resolution shall be in full force and effect immediately upon its adoption.

Adopted this _____ day of _____, 2025.

_____
Jacqueline Railey, Mayor

Attest:

_____
Joseph J. Kavanagh, City Clerk

Railey	_____
Wasserman	_____
Welch	_____
Rydell	_____
Brodie	_____

EXHIBIT “A”

Legal Description:

A PORTION OF TRACT “B” OF THE COMMERCE CENTER OF COCONUT CREEK PLAT, AS RECORDED IN PLAT BOOK 131, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.