

ORDINANCE NO. 2023-013

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 8, "MASTER BUSINESS LIST," TO AMEND SECTION 13-624, "MASTER BUSINESS LIST – PLANNED COMMERCE DISTRICT" TO ADOPT THE PERMITTED AND SPECIAL LAND USES FOR THE GREYSTAR COCOMAR PLANNED COMMERCE DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Leigh Kerr, Leigh, Robinson, Kerr & Associates, Inc., and the property owner, Coolidge Inc., request to amend Section 13-624, "Master Business List – Planned Commerce District," of the City's Land Development Code to provide a Master Business List for the permitted and special land uses for the Greystar Cocomar Planned Commerce District ("Greystar Cocomar PCD") within the City's Land Development Code, for property generally located at the northwest corner of Lyons Road and Atlantic Boulevard, and legally described in Exhibit "A;" and

WHEREAS, the City's Comprehensive Plan, Plan Implementation Element for Commercial Land Use permits the use of: "Wholesale, storage, light fabricating and warehouse uses, if deemed appropriate by the City" on commercially zoned parcels of land; and

WHEREAS, the proposed uses are deemed appropriate and the amendment will be consistent with the City of Coconut Creek Comprehensive Plan; and

WHEREAS, at its public hearing held on April 12, 2023, 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; and

WHEREAS, the City Commission finds and determines that Section 13-624 of the City’s Code of Ordinances should be amended as provided herein and same is in the best interest of the City.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

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 ordinance.

Section 2: Findings. That the City Commission finds and determines that the proposed light industrial, flex space, and warehouse development land uses are appropriate and are consistent with the City of Coconut Creek Comprehensive Plan.

Section 3: Amendment. That the Code of Ordinances of the City of Coconut Creek, Florida, shall be amended by amending Chapter 13, “Land Development Code,” Article III, “Zoning Regulations,” Division 8, “Master Business List,” to amend Section 13-624, “Master Business List – Planned Commerce District,” to read as follows:

CHAPTER 13 – LAND DEVELOPMENT CODE

ARTICLE III. – ZONING REGULATIONS

DIVISION 8. - MASTER BUSINESS LIST

Sec. 13-624. Master Business List – Planned Commerce District

Master Business List - Planned Commerce District (PCD)	<u>Greystar Cocomar PCD</u>	Hale PCD
***	***	***
<u>Building Trades</u>	<u>P</u>	
***	***	***
<u>Flex Space</u>	<u>P</u>	
***	***	***
Gyms and exercise clubs	P	P
***	***	***

CODING: Words in ~~strike-through~~ type are deletions from existing text.
 Words in underline type are additions to existing text.
 Asterisk (***) indicate existing text not shown.

<u>Light Manufacturing</u>	<u>P</u>	
***	***	***
<u>Office/Showrooms</u>	<u>P</u>	
***	***	***
<u>Wholesale Trade</u>	<u>P</u>	

P – Indicates permitted use.

S – Indicates special land use (see section 13-35, “Special land use”).

Section 4: 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 ordinance are hereby repealed to the extent of such conflict.

Section 5: Severability. That should any section or provision of this ordinance 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: Codification. That the provisions of this ordinance shall be codified within the Code of Ordinances of the City of Coconut Creek, Florida, and any paragraph or section may be renumbered to confirm with the Code of Ordinances.

Section 7: Effective Date. That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 26TH DAY OF OCTOBER, 2023.

PASSED SECOND READING THIS _____ DAY OF _____, 2023.

Joshua Rydell, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

	<u>1st</u>	<u>2nd</u>
Rydell	<u>Aye</u>	_____
Welch	<u>Aye</u>	_____
Railey	<u>Aye</u>	_____
Brodie	<u>Aye</u>	_____
Wasserman	<u>Nay</u>	_____

CODING: Words in ~~strike through~~ type are deletions from existing text.
 Words in underline type are additions to existing text.
 Asterisk (***) indicate existing text not shown.