

ORDINANCE NO. 2013-021

AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION OF THE CITY OF COCONUT CREEK FOR A TEMPORARY FIRE RESCUE FACILITY FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS ROWE COMMUNITY CENTER, 900 N.W. 43RD AVENUE, AS PARCEL "A" EDGEFIELD 1ST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, the property owner, City of Coconut Creek, is requesting special land use approval for a temporary fire rescue station on the property described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, Section 13-331 (n) of the City's Land Development Code permits a community facility in any zoning district as a special land use; and

WHEREAS, at its duly advertised public hearing held on September 11, 2013 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 conditions:

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

WHEREAS, the City Commission has determined that the above described special land use is in the best interests of the residents of the City of Coconut Creek and serves a public purpose;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the special land use application of the City of Coconut Creek, for a temporary fire rescue station, located in an existing community building, and more particularly described as 900 N.W. 43rd Avenue Parcel "A" EDGEFIELD 1st SECTION, according to the Plat thereof, as recorded in Plat Book 49, page 31, of the Public Records of Broward County, Florida, having been recommended for approval by the Planning and Zoning Board on September 11, 2013, and having been reviewed by the City Commission is hereby approved subject to the following conditions:

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

Section 2: That the City Commission finds and determines that the above described special land use is in the best interests of the residents of the City of Coconut Creek and serves a public purpose.

Section 3: 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.

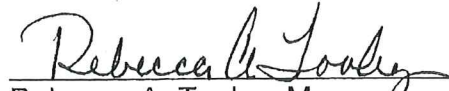
Section 4: That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

Section 5: That this Special Land Use shall be effective for a period not more than two (2) years commencing upon the date that the facility is available for 24 hour occupancy.

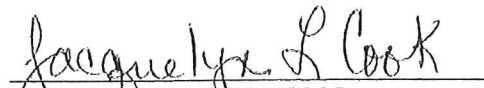
Section 6: That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 10th DAY OF October, 2013.

PASSED SECOND READING THIS 24th DAY OF October, 2013.


Rebecca A. Tooley, Mayor

Attest:


Jacquelyn L. Cook, CMC
Acting City Clerk

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

WSS:jw

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Temp Fire Rescue.docx
9-23-13

EXHIBIT "A"

Legal Description:

Parcel "A" EDGEFIELD 1st SECTION, according to the Plat thereof, as recorded in Plat Book 49, page 31, of the Public Records of Broward County, Florida.