

ORDINANCE NO. 128

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING ORDINANCE NO. 110 WHICH ESTABLISHED THE "VILLAGE'S LAND DEVELOPMENT REGULATIONS" AT SECTION 3.04, COMMERCIAL DISTRICTS, BY MODIFYING THE SPECIAL EXCEPTION USES ALLOWED IN WORKPLACE COMMERCIAL IN THE VILLAGE AND ESTABLISHING ADDITIONAL REQUIREMENTS FOR WAREHOUSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Golf, Florida ("Village"), has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the "Local Government Comprehensive Planning Act" and now known as the Growth Policy Act (the "Act"); and,

WHEREAS, in accordance with the Act, the Village Council has adopted Land Development Regulations to implement its Comprehensive Plan; and,

WHEREAS, in accordance with Section 10.02 of the Land Development Regulations, the amendments herein have been reviewed by the Village's Local Planning Agency; and

WHEREAS, pursuant to Section 166.041, Fla. Stat., the Village Council has provided the appropriate notice of a public hearing and conducted a public hearing to consider its proposed amendment to its Land Development Regulations.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA:

Section 1. The whereas clauses are incorporated herein as the legislative findings of the Village Council.

Section 2. Section 3.04 "Commercial Districts" of the Village's Land Development Regulations ("LDRS") is hereby amended as follows:

3.04 Commercial Districts

C. Workplace Commercial

Purpose and Intent: To provide a location for a mix of commercial uses which are more intensive and may require the imposition of conditions to appropriately segregate these uses from the uses existing in the general commercial, residential and agricultural zoning districts of the Village.

1. Permitted Uses:

- a. Office/warehouse, less than 35,000 s. f. (includes research and development)
- b. Indoor self-storage (limited access) with no on-site resident manager and limited to 2 stories.
- c. Uses listed as Permitted Uses in the General Commercial Zoning District, with the exception of Retail Stores which are not specifically listed as a Permitted Use in the General Commercial Zoning District (for example, a florist shop would be a Permitted Use in the Workplace Commercial Zoning District). Type II Restaurants, and Banks, brokerage offices and other financial institutions, all of which shall be prohibited in the Workplace Commercial Zoning District.

2. Special Exception Uses: The Village Council may apply conditions of approval relating to the use and/or operations taking place on the property as presented by the applicant.

- a. Manufacturing, fabrication and processing of finished goods, including ancillary retail sales of finished goods (maximum 10% of gross floor area).
- b. Service industry facilities such as equipment rental and repair and applicable accessory outdoor storage yards, contractor facilities, vehicle rentals, vehicle auto paint and body, commercial printing, call center.
- c. Wholesale trade and distribution.
- d. Landscape Nursery and Garden Supply
- e. Warehouse and distribution not greater than 50,000 75,000 s.f. For warehouses under this subsection, the following is required:
 - 1. Distance Separation. The warehouse must be a minimum of 400 feet from Golf Road and a minimum of 400 feet from the closest residential dwelling unit as measured from front door to front door. This provision does not preclude the construction of a residential dwelling unit to be built within 400 feet of a warehouse approved under this subsection; if a residential dwelling unit is subsequently constructed within 400 feet of a warehouse, the warehouse will not be rendered non-conforming.
 - 2. Noise Study. A noise study shall be submitted by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels and if mitigation is warranted. The noise study will be reviewed by the Village, or the Village's designee, and the cost shall be paid by the applicant.
 - 3. A traffic analysis or traffic statement shall be submitted by a registered, professional engineer, which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations

and turning movements. The traffic study will be reviewed by the Village, or the Village's designee, and the cost shall be paid by the applicant.

Section 3. Severability. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 4. Repeal of Laws in Conflict. All ordinances or part of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. The provisions of this Ordinance shall become effective pursuant to Section 163.3184(4)(e)5., Florida Statutes.

FIRST READING this 17th day of March, 2021.

SECOND AND FINAL READING this ____ day of _____, 2021.

VILLAGE OF GOLF

Mayor

ATTEST:

Donn M. Lynn, Village Clerk

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Claudia M. McKenna, Village Attorney

The Palm Beach Post

Palm Beach Daily News | LOCALiQ

PROOF OF PUBLICATION STATE OF FLORIDA

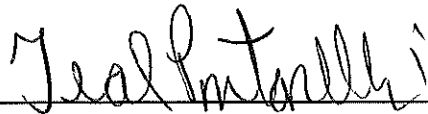
PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a P-Main Legal ROP was published in said newspaper on: first date of Publication 03/07/2021 and last date of Publication 03/07/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

VILLAGE OF GOLF
21 COUNTRY RD
VILLAGE OF GOLF, FL 33436-5609

Invoice/Order Number:	0000628967
Ad Cost:	\$700.00
Paid:	\$0.00
Balance Due:	\$700.00

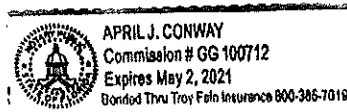
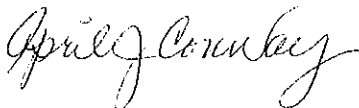
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 12th day of March, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



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NOTICE OF PUBLIC HEARING PROPOSED TEXT AMENDMENT TO LAND DEVELOPMENT REGULATIONS

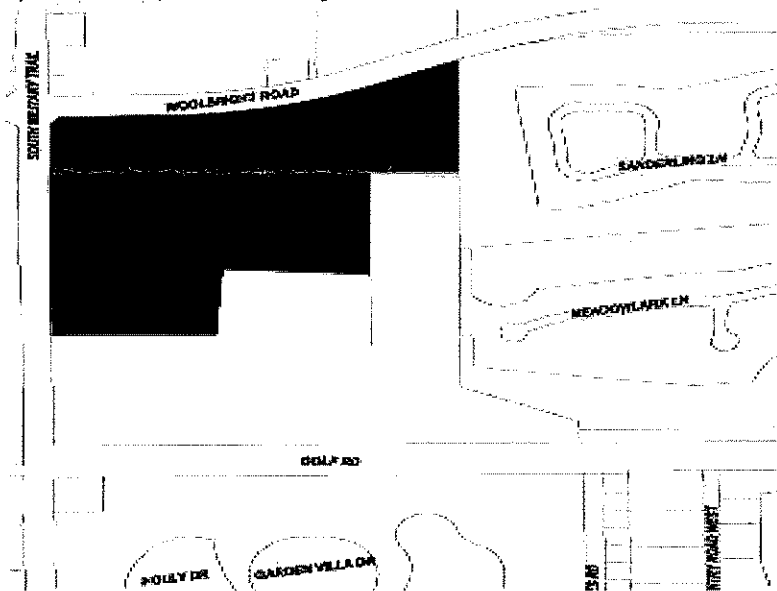
**TO THE CITIZENS OF THE VILLAGE OF GOLF, FLORIDA:
TO ALL PARTIES IN INTEREST AND TO ALL IT
MAY CONCERN:**

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ORDINANCE NO. 128

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The map below indicates the location of the property which is the subject of this public hearing.



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Developmental regulations at section 3.04, Commercial Districts, Workplace Commercial. Anyone desiring to appeal a decision of the presiding body on matters considered at this meeting or this hearing may need a record of the proceedings. They may need to ensure that a verbatim record is made, including the testimony and comments on which the appeal is based. The Village of Golf does not provide such a record. The above item(s) may be postponed or withdrawn without prior notice. If you have any questions, call the Village Manager at (561) 732-0236.

WC-000002007-01

NOTICE OF LOCAL PLANNING AGENCY PUBLIC HEARING ON PROPOSED TEXT AMENDMENT TO LAND DEVELOPMENT REGULATIONS

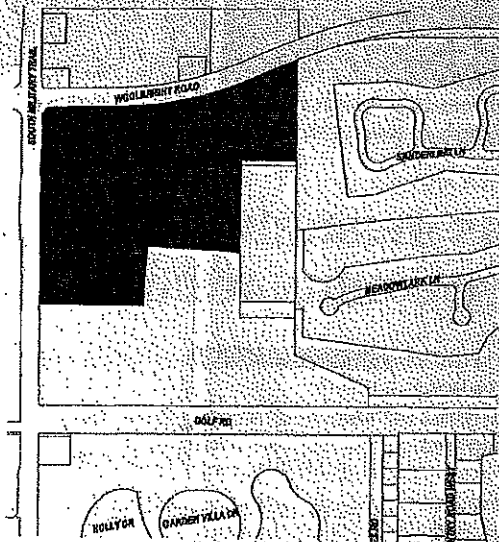
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PROOF OF PUBLICATION STATE OF FLORIDA


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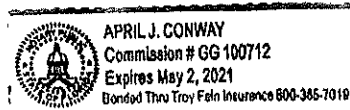
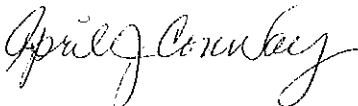
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 12th day of March, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



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**NOTICE OF LOCAL PLANNING
AGENCY PUBLIC HEARING ON
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LAND DEVELOPMENT REGULATIONS
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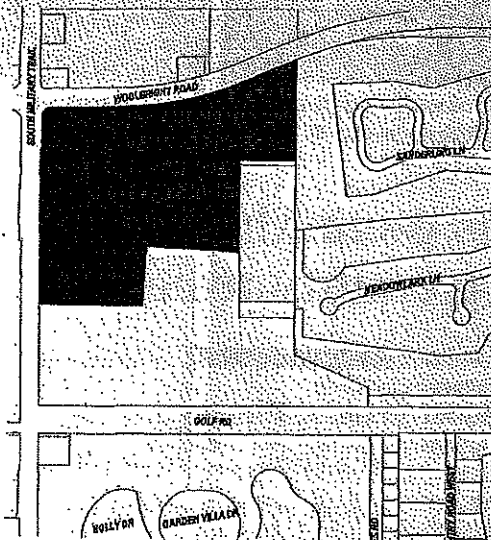
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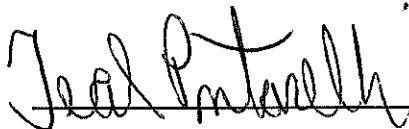
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VILLAGE OF GOLF
21 COUNTRY RD
VILLAGE OF GOLF, FL 33436-5609

Invoice/Order Number:	0000636675
Ad Cost:	\$700.00
Paid:	\$0.00
Balance Due:	\$700.00

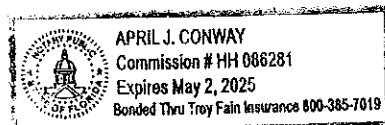
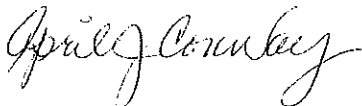
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 7th day of May, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

Invoice/Order Number:	0000636675
Ad Cost:	\$700.00
Paid:	\$0.00
Balance Due:	\$700.00

NOTICE OF PUBLIC HEARING PROPOSED TEXT AMENDMENT TO LAND DEVELOPMENT REGULATIONS

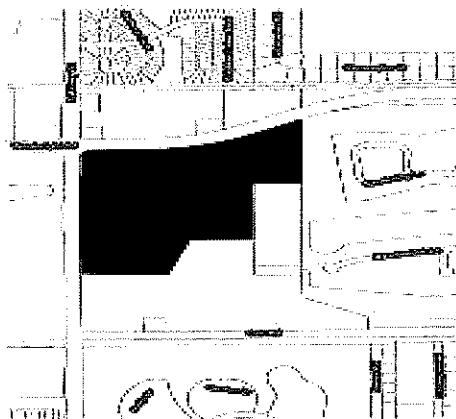
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ORDINANCE NO. 128

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Donn M. Lynn
Village Clerk

Publish: May 2, 2021

WC-0000035573-61

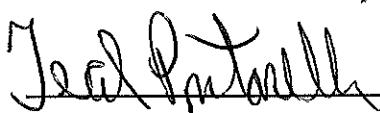
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Ad Cost:	\$700.00
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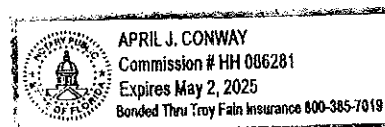
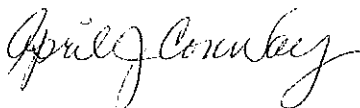
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VILLAGE OF GOLF NOTICE OF LOCAL PLANNING AGENCY PUBLIC HEARING ON PROPOSED TEXT AMENDMENT TO LAND DEVELOPMENT REGULATIONS

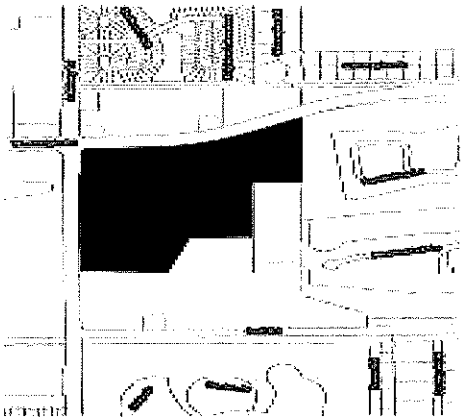
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WC-0000030473-01