

ORDINANCE NO. 2016-43

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY LITTLE WONDERS PRESCHOOL FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS PARCEL "A," LYONS PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PURSUANT TO THE PROVISIONS OF SECTION 13-35, CITY OF COCONUT CREEK CODE OF ORDINANCES; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Little Wonders Preschool is requesting special land use approval for a child daycare center for the property described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, Section 13-354(b)(2) of the City's Land Development Code permits said use as a special land use; and

WHEREAS, Section 13-35 of the City's Land Development Code provides requirements for special land uses; and

WHEREAS, at its public hearing held on September 14, 2016, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of 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 must be addressed prior to issuance of a building permit.
2. Hours of operation are as follows:
 - a) Monday through Friday: 7 a.m. to 6 p.m.

3. The applicant shall provide current copies of all required county and state licenses related to the operation of a child care facility to the Department of Sustainable Development which shall be maintained in the applicant's Business Tax Receipt record file. This shall be provided annually with the application for renewal of the Business Tax Receipt.

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 submitted by Little Wonders Preschool for a child daycare center located at 1487 Lyons Road, Coconut Creek, FL 33063, and more particularly described as Parcel "A," Lyons Plaza, according to the Plat thereof, as recorded in Plat Book 122, Page 31, of the Public Records of Broward County, Florida, having been recommended for approval by the Planning and Zoning Board on September 14, 2016, 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.
- b. Hours of operation are as follows:
 - 1) Monday through Friday: 7:00 a.m. to 6:00 p.m.
- c. The applicant shall provide current copies of all required county and state licenses related to the operation of a child care facility to the Department of Sustainable Development which shall be maintained in the applicant's Business Tax Receipt record file. This shall be provided annually with the application for renewal of the Business Tax Receipt.

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

Section 4: 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 5: That this Ordinance shall become effective immediately upon its passage on second and final reading.

PASSED FIRST READING THIS 13th DAY OF October, 2016.

PASSED SECOND READING THIS 10th DAY OF November, 2016.

Mikkie Belvedere, Mayor

Attest:

Leslie Wallace May, City Clerk

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

EXHIBIT "A"

Legal Description:

Parcel "A," LYONS PLAZA, according to the Plat thereof, as recorded in Plat Book 122, Page 31, of the Public Records of Broward County, Florida.