

RESOLUTION NO. 2020-173

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF VISTA GARDENS FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY LOCATED AT 5011 WEST HILLSBORO BOULEVARD PURSUANT TO THE REQUIREMENTS OF ARTICLE III. "ZONING REGULATIONS," OF CHAPTER 13, "LAND DEVELOPMENT CODE," OF THE CITY OF COCONUT CREEK CODE OF ORDINANCES; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Vista Gardens Ballroom, LLC ("Applicant"), is requesting site plan approval for said property described in Exhibit "A;" and

WHEREAS, the applicant is seeking site plan approval to construct a catering and meeting hall at 5011 West Hillsboro Boulevard; and

WHEREAS, adoption of this resolution shall approve the development of the catering and meeting hall; and

WHEREAS, the proposed development of the catering and meeting hall is consistent with the Land Development Code of the City of Coconut Creek; and

WHEREAS, at its public hearing held on August 12, 2020, 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 condition:

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

WHEREAS, the City Commission finds and determines that this site plan is in the best interest of the City based upon 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.

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.

Section 2: Findings. That the City Commission finds and determines that the above described site plan complies with the requirements of Article III, “Zoning Regulations,” of Chapter 13, “Land Development Code,” of the City of Coconut Creek.

Section 3: Approval. That this site plan application submitted by Vista Gardens Ballroom, LLC for the development of catering and meeting hall, as more particularly described in Exhibit “A,” having been recommended for approval by the Planning and Zoning Board on August 12, 2020, and having been reviewed by the City Commission, is hereby approved subject to the following conditions:

- a. The following green and sustainable components incorporated into the site plan shall be maintained for the life of the project:
 1. Solar pavilion charging station to be located on site;
 2. Maintain 40% tree canopy coverage;
 3. Install and maintain high reflective TPO roof;
 4. Install and maintain greenway along Hillsboro Boulevard;
 5. Provide recycling containers within facility;
 6. Provide recycling of construction debris;
 7. Install and maintain one electric vehicle parking space with charging station; and
- b. Outstanding DRC comments remain effective throughout the development review process and shall be addressed prior to the issuance of a building permit.

Section 4: Compliance with Applicable Codes. That the final site plan and building plans shall comply with all applicable zoning regulations and building codes.

Section 5: Severability. That should any section or provision of this resolution, 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: 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 7: Effective Date. That this resolution shall become effective upon the effective date of the accompanying Land Use Plan Amendment Ordinance No. 2020-026.

Adopted this 10th day of September _____, 2020.

Louis Sarbone, Mayor

Attest:

Leslie Wallace May, City Clerk

Sarbone	<u>Aye</u> __
Rydell	<u>Aye</u> __
Tooley	<u>Aye</u> __
Belvedere	<u>Aye</u> __
Welch	<u>Aye</u> __

WSS:ae

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EXHIBIT "A"

Legal Description:

THE EAST 100 FEET OF THE WEST 215 FEET, EXCEPTING THEREFROM THE NORTH 280 FEET OF THE WEST ½ OF TRACT 3, IN BLOCK 85, OF PALM BEACH FARMS COMPANY'S PLAT NO.3, AS SHOWN IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE SOUTH 60 FEET THEREOF.

TOGETHER WITH:

THE EAST 115 FEET, LESS THE NORTH 280 FEET OF THE WEST ½ OF TRACT 3, BLOCK 85, PALM BEACH FARMS COMPANY'S PLAT NO.3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET THEREOF.

AND:

TRACT A-1 BUFFER TOGETHER WITH TRACT "A" ACCORDING TO THE PLAT OF "JANIS PLAT", AS RECORDED IN PLAT BOOK 174, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 260 FEET OF SAID TRACT "A". SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.