

ORDINANCE NO. 2018-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY HAMSA HAND HOLDING, LLC TO ALLOW A FOUR STORY, 122 ROOM HOTEL FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY LOCATED AT 4888 COCONUT CREEK PARKWAY, PURSUANT TO THE PROVISIONS OF SECTION 13-35, "SPECIAL LAND USE," OF THE CITY OF COCONUT CREEK CODE OF ORDINANCES; PROVIDING FOR A PUBLIC PURPOSE; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hamsa Hand Holding, LLC has made application for a four-story, 122 room hotel for the property, described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, Section 13-35 of the City's Land Development Code permits said use as a special land use; and

WHEREAS, at its public hearing held on May 9, 2018, 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. Future site plan applications shall be subject to a comprehensive parking review, including a detailed parking analysis that addresses parking demands for the proposed use and its impact on the remaining parking inventory. Future reductions in developable square footage may be necessary for the overall plaza;
2. That the applicant coordinate with the adjacent residential development, Coco Parc, to install appropriate landscape material with the intent of achieving an

enhanced buffer adjacent to the hotel south property line on the Coco Parc property;

3. 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 has determined that the above described special land use is in the best interest of the City and serves a public purpose 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 ORDAINED 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 Ordinance. All Exhibits attached hereto are incorporated herein and made a specific part of this Ordinance.

Section 2: Public Purpose. That the City Commission finds and determines that the above described special land use is in the best interest of the City and serves a public purpose.

Section 3: That the special land use application submitted by Hamsa Hand Holding, LLC for the property generally located at 4888 Coconut Creek Parkway and more particularly described in Exhibit “A,” having been recommended for approval by the Planning and Zoning Board on May 9, 2018, and having been reviewed by the City Commission, is hereby approved subject to the following conditions:

1. Future site plan applications shall be subject to a comprehensive parking review, including a detailed parking analysis that addresses parking demands for the proposed use and its impact on the remaining parking inventory. Future reductions in developable square footage may be necessary for the overall plaza.
2. That the applicant coordinate with the adjacent residential development, Coco Parc, to install appropriate landscape material with the intent of achieving an enhanced buffer adjacent to the hotel south property line on the Coco Parc

property.

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

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

PASSED FIRST READING THIS ___ DAY OF _____, 2018.

PASSED SECOND READING THIS ___ DAY OF _____, 2018.

Joshua Rydell, Mayor

Attest:

Leslie Wallace May, City Clerk

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

WSS:ae

EXHIBIT "A"

Legal Description:

A PORTION OF TRACT B OF "THE HALE PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.