

ORDINANCE NO. 2020-028

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY VISTA GARDENS BALLROOM, LLC FOR A CATERING AND MEETING HALL 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 PROVISIONS OF SECTION 13-35, "SPECIAL LAND USE," OF THE CITY OF COCONUT CREEK CODE OF ORDINANCES; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Vista Gardens Ballroom, LLC has made application for a catering and meeting hall for the property generally located at 5011 West Hillsboro Boulevard, legally 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 upon approval by the City Commission; 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:

1. 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 meets the standards and requirements of Section 13-35 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, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

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: Findings. That the City Commission finds and determines that the above described special land use is in the best interest of the City and meets the standards and requirements of Section 13-35 of the City of Coconut Creek Code of Ordinances.

Section 3: Approval. That the special land use application submitted by the Vista Gardens Ballroom, LLC, for the property located at 5011 West Hillsboro Boulevard, 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:

1. Outstanding DRC comments remain effective throughout the development review process and shall be addressed prior to the issuance of a building permit;
2. Installation and continual maintenance of all landscaping provided on the site plan approved concurrently with this application; and
3. Compliance with all security measures and operational guidelines proffered by the Applicant as described in the letter from Jose Salcedo and Raquel Salcedo, as managing members of Vista Gardens Ballroom, LLC dated August 13, 2020, attached hereto and made a part hereof as Exhibit “B.”

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 the effective date of the accompanying Land Use Plan Amendment Ordinance No. 2020-026.

PASSED FIRST READING THIS 10TH DAY OF SEPTEMBER, 2020.

PASSED SECOND READING THIS 24TH DAY OF SEPTEMBER, 2020.

Louis Sarbone, Mayor

Attest:

Leslie Wallace May, City Clerk

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