

RESOLUTION NO. 2018-231

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF VILLAGE SHOPPES OF COCONUT CREEK INVESTMENTS, LLC FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS TRACT B OF THE ALEXANDER YOUNG PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH TRACTS A, A-1, AND B-1 OF SPEAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 82, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR A PUBLIC PURPOSE; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property, Village Shoppes of Coconut Creek Investments, LLC ("Property Owner"), is requesting site plan approval for said property described in Exhibit "A;" and

WHEREAS, the Property Owner is seeking site plan approval for the development of a free-standing Chick-Fil-A restaurant with a dual drive-thru lane at the Village Shoppes of Coconut Creek Plaza, located at 4670 State Road 7 (US441); and

WHEREAS, adoption of this resolution shall approve the development of a free-standing Chick-Fil-A restaurant with a dual drive-thru lane; and

WHEREAS, at its public hearing held on September 12, 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 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: Public Purpose. That the City Commission finds and determines that the above described site plan is in the best interest of the residents of the City of Coconut Creek and serves a public purpose.

Section 3: That this site plan application submitted by Village Shoppes of Coconut Creek Investments, LLC for a free-standing Chick-Fil-A restaurant with a dual drive-thru lane, as more particularly described in Exhibit “A,” having been recommended for approval by the Planning and Zoning Board on September 12, 2018, and having been reviewed by the City Commission, is hereby approved on the following condition:

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

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

Section 5: 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: That this resolution shall be in full force and effect upon final adoption of the rezoning and special land use ordinances.

Adopted this _____ day of _____, 2018.

(Signatures on following page)

Joshua Rydell, Mayor

Attest:

Leslie Wallace May, City Clerk

Rydell _____

Welch _____

Tooley _____

Sarbone _____

Belvedere _____

WSS:ae

<\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Resolutions\RES 2018-231 Chick-Fil-A Site.docx>

EXHIBIT "A"

Legal Description:

Tract B of the Alexander Young Plat, according to the Plat thereof, as recorded in Plat Book 164, Page 10, of the Public Records of Broward County, Florida, together with Tracts A, A-1, and B-1 of Spear Plat, according to the Plat thereof, as recorded in Plat Book 170, Page 82, of the Public Records of Broward County, Florida.