

ORDINANCE NO. 2015-030

AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING A SPECIAL LAND USE APPLICATION SUBMITTED BY FAMILY FUN CONCEPTS, LLC TO EXPAND EXISTING INDOOR COMMERCIAL RECREATION CENTER FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS PARCEL B AND A PORTION OF PARCEL E, SAWGRASS EXCHANGE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 2, 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 SEVERABILITY; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Family Fun Concepts, LLC has made an application to expand an indoor commercial recreation center to include a "boutique-style" bowling center for a portion of 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 provides requirements for special land uses; and

WHEREAS, at its public hearing held on June 17, 2015, 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. 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 – Thursday: 12 p.m. to 10 p.m.
 - b) Friday – Saturday: 10 a.m. to 12 a.m.
 - c) Sunday: 10 a.m. to 10 p.m.

3. The sale of alcohol shall cease at 10:00 p.m. instead of 12:00 a.m., as proposed.

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 Family Fun Concepts, LLC for an expansion of an indoor commercial recreation center to include a “boutique-style” bowling center located at 5861 - 5885 Lyons Road, Coconut Creek, FL 33073, and more particularly described as Parcel B and a portion of Parcel E, Sawgrass Exchange Plat, according to the Plat thereof, as recorded in Plat Book 165, Page 2, of the Public Records of Broward County, Florida, having been recommended for approval by the Planning and Zoning Board on June 17, 2015, 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 – Thursday: 12 p.m. to 10 p.m.
 - 2) Friday – Saturday: 10 a.m. to 12 a.m.
 - 3) Sunday: 10 a.m. to 10 p.m.

~~c. The sale of alcohol shall cease at 10:00 p.m. instead of 12:00 a.m., as proposed.~~

Section 2: That the final site plan and building plan shall comply with all applicable zoning regulations and building codes.

Section 3: 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 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 all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

Section 6: That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 23rd DAY OF July, 2015.

PASSED SECOND READING THIS 27th DAY OF August, 2015.

Rebecca A. Tooley, Mayor

Attest:

Leslie Wallace May
City Clerk

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

EXHIBIT "A"

Legal Description:

All of Parcel B and a portion of Parcel E, Sawgrass Exchange Plat, according to the Plat thereof, as recorded in Plat Book 165, Page 2, of the Public Records of Broward County, Florida.