

**RESOLUTION NO. 2018-233**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF LYONS 7600, LLC FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS A PORTION OF TRACT 25, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH 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, Lyons 7600, 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 to construct a 13,080 square foot house of worship located at 7650 Lyons Road, on the east side of Lyons Road and north of NW 74<sup>th</sup> Street; and

**WHEREAS**, adoption of this resolution shall approve the development of the house of worship; and

**WHEREAS**, the proposed house of worship would promote the public health, safety, and welfare of the residents of the City of Coconut Creek; 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 action 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 Lyons 7600, LLC for the development of a house of worship, approximately 13,080 +/- square feet, located at 7650 Lyons Road, on the east side of Lyons Road and north of NW 74<sup>th</sup> Street, 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 plat ordinances.

**Adopted this 14<sup>th</sup> day of February \_\_\_\_\_, 2019.**

(Signatures on following page)

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Joshua Rydell, Mayor

Attest:

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Leslie Wallace May, City Clerk

|           |            |
|-----------|------------|
| Rydell    | <u>Aye</u> |
| Welch     | <u>Aye</u> |
| Tooley    | <u>Aye</u> |
| Sarbone   | <u>Aye</u> |
| Belvedere | <u>Aye</u> |

WSS:ae

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Lyons Community Ctr Site.docx

## EXHIBIT "A"

### **Legal Description:**

A portion of Tract 25, Block 83, Palm Beach Farms Company Plat No.3, according to the Plat thereof, as recorded in Plat Book 2, pages 45 through 54, of the Public Records of Palm Beach County, Florida.