

RESOLUTION NO. 2021-055

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF SOS CHILDREN'S VILLAGE FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, TO CONSTRUCT AN ADDITION TO THE EXISTING ADMINISTRATIVE OFFICE GENERALLY LOCATED AT 3681 NW 59 PLACE PURSUANT TO THE REQUIREMENTS OF ARTICLE III, "ZONING REGULATIONS," OF CHAPTER 13, "LAND DEVELOPMENT CODE," OF THE CITY OF COCONUT CREEK CODE OF ORDINANCES; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, James Kahn of Keith, Inc. ("Applicant"), is requesting site plan approval for said property described in Exhibit "A;" and

WHEREAS, the Applicant is seeking site plan approval to construct an addition to the existing administrative offices generally located at 3681 NW 59 Place, Coconut Creek, Florida; and

WHEREAS, adoption of this resolution shall approve the development of the addition to the existing administrative office; and

WHEREAS, the proposed development of the administrative office is consistent with the Land Development Code of the City of Coconut Creek; and

WHEREAS, at its public hearing held on March 10, 2021, 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: Findings. That the City Commission finds and determines that the above described site plan complies with the requirements of Article III, “Zoning Regulations,” of Chapter 13, “Land Development Code,” of the City of Coconut Creek.

Section 3: Approval. That this site plan application submitted by Keith, Inc. for the development of an addition to an administrative office, generally located at 3681 NW 59 Place, Coconut Creek, Florida, as more particularly described in Exhibit “A,” having been recommended for approval by the Planning and Zoning Board on March 10, 2021, 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.

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

Section 5: Severability. 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: 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 7: Effective Date. That this resolution shall be in full force and effect immediately upon its adoption.

Adopted this 8th day of April, 2021.

Rebecca A. Tooley, Mayor

Attest:

Leslie Wallace May, City Clerk

Tooley Aye____
Rydell Aye____
Sarbone Aye____
Welch Aye____
Railey Aye____

JP:ae

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Children's Village Site Plan 04 08 21.docx

EXHIBIT "A"

Legal Description:

All of Parcel "C," Maple Pond – SOS Children's Village of Florida Plat, according to the Plat thereof, as recorded in Plat Book 150, Page 5, of the Public Records of Broward County, Florida.