

**RESOLUTION NO. 2023-098**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN APPLICATION FOR THE RENOVATION AND EXPANSION OF LAKESIDE PARK, AN EXISTING CITY PARK FACILITY LOCATED AT 5555 REGENCY LAKES BOULEVARD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Coconut Creek ("Applicant") is requesting Site Plan approval for the renovation and expansion of Lakeside Park for the property generally located at 5555 Regency Lakes Boulevard, legally described in Exhibit "A," and

**WHEREAS**, the Applicant is seeking site plan approval to renovate and develop the newly expanded Lakeside Park facility to consist of over 13 acres of passive and active recreational park activities consistent with the City's goals in the Parks and Recreation Master Plan; and

**WHEREAS**, the proposed site plan is consistent with the Land Development Code of the City of Coconut Creek; and

**WHEREAS**, at its public hearing held on September 14, 2022, 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 of approval:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein; and

**WHEREAS,** the City Commission finds and determines that this Site Plan is in the best interest of the City and based upon the evidence presented at the public hearing, 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, is consistent with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek.

**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: Finding.** 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 for the renovation and expansion of the existing Lakeside Park facility for the property legally described in Exhibit "A," having been recommended for approval by the Planning and Zoning Board on September 14, 2022, 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 must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Subject to the City Commission approval of the rezoning application.

**Section 4: Violation of Conditions.** That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this resolution may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this resolution.

**Section 5: Compliance with Applicable Codes.** That the final Site Plan and building plans shall comply with all applicable zoning regulations and building codes.

**Section 6: Other Approvals.** That this approval does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the City for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of state or federal law.

**Section 7: 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 8: 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 resolution are hereby repealed to the extent of such conflict.

**Section 9: Effective Date.** That this resolution shall be in full force and effect upon approval of Rezoning Ordinance No. 2023-014 by the City Commission.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Joshua Rydell, Mayor

Attest:

\_\_\_\_\_  
Joseph J. Kavanagh, City Clerk

Rydell \_\_\_\_\_  
Welch \_\_\_\_\_  
Railey \_\_\_\_\_  
Brodie \_\_\_\_\_  
Wasserman \_\_\_\_\_

JP:ae

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## EXHIBIT "A"

### Legal Description:

(PARCEL 3) REGENCY LAKES AT COCONUT CREEK 157-23 B PART OF PARCEL A DESC'D AS, COMM AT SW COR TR A OF SAWGRASS PK OF COMMERCE COMM SEC B, E 214.18, S 30, E 426.56 TO POB, E 144.31, N 285.03, E 254.66, S 99.99, E 438.79 TO P/I, SLY & WLY 576.15, WLY & S 147.42, SLY 5.58, WLY 213.60, WLY 200, NLY 330.41 TO POB AKA: PARK SITE-REGENCY LAKES AT COCONUT CREEK AND TOGETHER WITH;

(PARCELS 1 AND 2) PALM BEACH FARMS 2-53 PB TR 61, BLK 85 LESS E 10 AC, LESS W 2 1/2 AC, LESS OR 27447/293; TOG WITH COMM NE COR TR A SAWGRASS PARK OF COMMERCE COMM SEC B 144-33B, N 25, E 166.04, S 659.96, W 166.07, N 634.97 TO POB LESS N N 25 OF W 165.01 OF TR 61, BLK 85 AND TOGETHER WITH;

(PARCEL 4) PALM BEACH FARMS 2-53 PB POR TR 64, IN BLK 85 DESC AS COMM AT SW COR SAID SEC 6; N 1949.72, E 123.92, E 214.48, S 30, E 494.46 TO POB, N 285.03, E 76.41, S 285.03 W 76.41 TO POB.