

RESOLUTION NO. 2026-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE REQUEST BY JILLIAN KONARSKI OF GREENBERG FARROW FOR THE CONSTRUCTION OF A 610 SQUARE FOOT ADDITION TO THE EXISTING TEXAS ROADHOUSE RESTAURANT, ON THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY LOCATED AT 5951 LYONS ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Jillian Konarski of Greenberg Farrow ("Applicant"), is requesting Site Plan approval for the property legally described in Exhibit "A," attached hereto and made a part hereof, for the construction of an approximately 610 square foot addition to the existing Texas Roadhouse restaurant; and

WHEREAS, at its public hearing held on January 14, 2026, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City Staff, together with the testimony stated at the public hearing and has recommended approval of this item to the City Commission subject to conditions; and

WHEREAS, the City Commission has determined 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 Resilient Design and Development Department, is consistent with the requirements of the applicable Sawgrass Exchange Planned Commerce District (PCD) development regulations, Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

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. All exhibits attached hereto are incorporated herein and 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 Sawgrass Exchange PCD development regulations, the requirements of Article III, “Zoning Regulations,” of Chapter 13, “Land Development Code,” of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

Section 3: Approval. That this Site Plan application for a 610 square foot addition to the existing Texas Roadhouse restaurant, as depicted in Exhibit “B,” having been reviewed by the City Commission, is hereby approved subject to the following condition:

1. Outstanding DRC comments remain effective throughout the development review process. Any unaddressed comments are incorporated herein as conditions of approval of the final resolution and must be addressed prior to issuance of a building permit unless otherwise stated therein.

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 county, 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 county, state, or federal agency or undertakes action that result in a violation of county, 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 ordinance are hereby repealed to the extent of such conflict.

Section 9: Effective Date. That this resolution shall be in full force and effect immediately upon its adoption.

Adopted this _____ day of _____, 2026.

Jacqueline Railey, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

Railey _____
Wasserman _____
Welch _____
Rydell _____
Brodie _____

EXHIBIT "A"

Legal Description:

BEING A PORTION OF PARCEL "B," "SAWGRASS EXCHANGE PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "E" AS SHOWN ON SAID PLAT AND THE WESTERLY RIGHT-OF-WAY OF LYON ROAD, (VARIABLE RIGHT-OF-WAY) AS SHOWN ON A PLAT RECORDED IN P.B. 165, PG. 2 AND P.B. 2, PGS. 45-54, BROWARD COUNTY FLORIDA RECORDS): THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3362.64 FEET AND AN ARC DISTANCE OF 90.94' BEING SUBTENDED BY A CHORD OF N 03°34'31" E A DISTANCE OF 90.93' TO A POINT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 09°14'19" E, A DISTANCE OF 210.17 FEET TO A POINT OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3258.64' AND AN ARC DISTANCE OF 368.20' BEING SUBTENDED BY A CHORD OF N 03°06'49" E A DISTANCE OF 368.00' TO A POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.00' AND AN ARC DISTANCE OF 19.97' BEING SUBTENDED BY A CHORD OF N 43°46'37" W A DISTANCE OF 19.55' TO A 5/8" REBAR FOUND (NO CAP): THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY N 74°04'55" W A DISTANCE OF 33.86' TO A PK NAIL SET ON THE PROPERTY CURRENTLY OWNED BY LYON ROAD GROUP, LLC BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN O.R.B. 38647, PG. 257 BROWARD COUNTY FLORIDA RECORDS AND THE TRUE POINT OF BEGINNING OF THIS PARCEL.

THUS HAVING ESTABLISHED THE TRUE POINT OF BEGINNING AND ALONG A NEW LINE ON THE SAID PROPERTY OF LYONS ROAD GROUP, LLC THE FOLLOWING FOUR CALLS: S 02°34'24' E A DISTANCE OF 243.19' TO A PK NAIL SET; S 89°39'28" W A DISTANCE OF 206.45' TO A PK NAIL SET; THENCE N 00°21'22' W A DISTANCE OF 221.86' TO A PK NAIL SET; THENCE N 41°43'10" E A DISTANCE OF 28.08' TO A PK NAIL SET; THENCE N 89°33'35" E A DISTANCE OF 178.17' TO THE TRUE POINT OF BEGINNING. SAID PARCEL SITUATED IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 48,796.93 SQUARE FEET/1.1202 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.