

RESOLUTION NO. 2019-032

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-71-18 BY THE SIKH SOCIETY OF FLORIDA, INC. TO AMEND ITS EXISTING SITE PLAN TO ADD AN ADDITIONAL 2,287 SQUARE FEET OF BUILDING AREA TO THE EXISTING FACILITY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sikh Society of Florida, Inc. is the current owner ("Owner") of property within Parcel "A" of Sikh Society Plat, as recorded in Plat Book 120, Page 9 of the Broward County, Florida Public Records, as well as the owner of Parcel A of Requejo Subdivision, as recorded in Plat Book 163, Page 14; and

WHEREAS, Petitioner requests modification of its existing approved site plan to erect a 2,287 square-foot building addition; and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed site plan amendment complies with the requirements of the Town's Unified Land Development Code ("ULDC").

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. 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. That, upon reviewing the application, analysis of the Town Staff, testimony and the evidence submitted at a duly noticed public hearing held on April 11, 2019, the Town Council hereby approves Site Plan Modification Application No. SP-71-18, in accordance with the following stipulated conditions:

1. Prior to the issuance of a building permit, execute a Unity of Title Agreement in a form and format acceptable to the Town Attorney that unifies the title of the developed 1.67 acre parcel to the undeveloped 0.73 acre parcel. This agreement shall be recorded in the Broward County Public Records, and shall be binding on successors and assigns.
2. Prior to the issuance of a building permit, execute a Parking Agreement in a form and format acceptable to the Town Attorney that prohibits the use of more than

one assembly area at any one time. The agreement shall include provisions authorizing Town's un-noticed right of inspection to confirm compliance with the Agreement, enforcement, and recovery of Attorney's fees for any violation thereof. This agreement shall be recorded in the Broward County Public Records, and shall be binding on successors and assigns.

3. Prior to issuance of a certificate of occupancy, install an opaque, white vinyl fence 5 to 6 feet in height behind the existing shrub line along the Dykes Road frontage of the undeveloped parcel.
4. Prior to the issuance of a certificate of occupancy, restore the shrubs so as to create an opaque screen and plant Live Oaks behind the fence 30 feet on center. Continue this landscape treatment along SW 61 Court.
5. Prior to the issuance of a building permit, Petitioner shall submit all building and landscape plans to the Town for review and approval.
6. Comply with technical corrections to the site plan documents pursuant to the final Development Review Comments memorandum dated January 3, 2019.
7. Dedicate the road and bikeway easements along Dykes Road in fee simple to the Town prior to issuance of a building permit.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

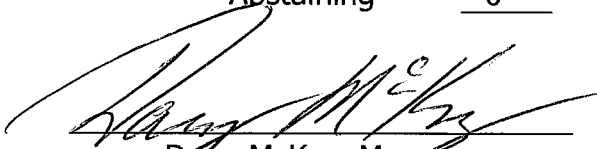
[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 25th day of April, 2019, on a motion by

Council Member Schroeder and seconded by Mayor McKay.

McKay	<u>Yes</u>	Ayes	<u>5</u>
Jablonski	<u>Yes</u>	Nays	<u>0</u>
Fisikelli	<u>Yes</u>	Absent	<u>0</u>
Hartman	<u>Yes</u>	Abstaining	<u>0</u>
Schroeder	<u>Yes</u>		



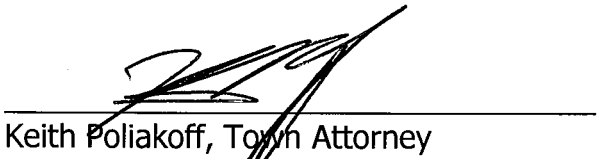
Doug McKay, Mayor

ATTEST:



Russell Muniz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, Town Attorney

34725117.1