

RESOLUTION NO. 2003-77

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING PARADISE/BVT COQUINA ASSOCIATES' STARBUCKS COFFEE SITE PLAN; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID SITE PLAN; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, Paradise/BVT Coquina Associates is the owner of an approximately .81 net acre parcel legally described as a portion of Parcel "A", "Coquina Flats", according to the plat thereof as recorded in Plat Book 155, Page 29 of the Public Records of Broward County, Florida, and being more particularly described as follows: Commence at the most Southernly Southwest corner of said parcel "A", thence North 89 Degrees 19 minutes 31 second (plat bearing), along the South lien of said parcel "A", same being the North right of way line of Sheridan Street, 203.86 feet to the point of beginning. Thence North 01 degrees 42 minutes 28 seconds West 241.40 feet. Thence North 88 degrees 18 minutes 23 seconds East 144.58 feet. Thence South 02 degrees 08 minutes 36 seconds East 244.01 feet to the South line of said Parcel "A", being said North right of way line of Sheridan Street. Thence South 89 degrees 19 minutes 31 seconds West, along said North right of way line of Sheridan Street, 146.46 feet to the point of the beginning. Site is located in Section 4, Township 51 South, Range 40 East. Said land is lying in the Town of Southwest Ranches, Broward County, Florida, generally located on Sheridan Street East of Dykes Road; and

WHEREAS, at a duly noticed public hearing held on September 10, 2003, Paradise/BVT Coquina Associates sought Town Council approval for a 1,487 square-foot Starbucks Coffee shop with drive-through service and an outdoor seating area; and

WHEREAS, after reviewing the site plan, Staff Report, and all evidence presented, the Town Council determined that the site plan complies with the Town's regulations, subject to certain conditions contained herein;

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 following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Paradise/BVT Coquina Associates' Starbucks Coffee Site Plan subject to the following agreed upon conditions:

- a. That the Petitioner shall submit for Town approval a sealed irrigation plan prior to the issuance of a building permit.
- b. That the Petitioner shall submit for Town approval a photometric lighting plan prior to the issuance of a building permit.
- c. That the Petitioner shall submit for Town approval a sign plan prior to the issuance of a building permit.
- d. That the Petitioner will obtain Waste Management's approval for the location of and the access to the dumpsters prior to the issuance of a building permit.
- e. That all construction drawings must be approved prior to the issuance of the building permit and shall comply with the remaining DRC technical requirements.

Section 2. The Mayor, Town Administrator and Town Attorney are each authorized to execute said plan.

Section 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 10th day of September, 2003.




Mecca Fink, Mayor

Attest:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



Gary A. Poliakoff, J.D., Town Attorney