

RESOLUTION NO. 2006 - 03

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLEBEE'S – APPLE SAUCE, INC. SITE PLAN TO CONSTRUCT A 6,114 SQUARE FOOT RESTAURANT ON THE EAST SIDE OF SW 160th AVENUE IN THE COQUINA PLAZA; LIMITING THE SITE PLAN APPROVAL TO AN APPLEBEE'S RESTAURANT; 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 THEREFOR.

WHEREAS, the Applebee's – Apple Sauce, Inc. property is described as:

A PORTION OF PARCEL "A" OF THE PLAT OF "COQUINA FLATS" AS RECORDED IN PLAT BOOK 155, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 40 EAST; THENCE SOUTH 01 DEGREES 42 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1572.30 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 61.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 173.98 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 42 SECONDS EAST A DISTANCE OF 278.66 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 32 SECONDS WEST A DISTANCE OF 178.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DYKES ROAD, ACCORDING TO SAID PLAT; THENCE NORTH 09 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 61.19 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 20 DEGREES 08 MINUTES 34 SECONDS WEST A DISTANCE OF 37.95 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 49.00 FEET; THENCE NORTH 05 DEGREES 08 MINUTES 06 SECONDS EAST A DISTANCE OF 33.89 FEET TO THE POINT OF BEGINNING; (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE

TOGETHER WITH THOSE EASEMENTS FOR INGRESS AND EGRESS AS REFERENCED IN ARTICLE NO. 6, AND EASEMENTS FOR SITE UTILITIES AS REFERENCED IN ARTICLE 7 AND EASEMENTS FOR DRAINAGE AS REFERENCED IN ARTICLE 8 OF THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN

OFFICIAL RECORDS BOOK 28620, PAGE 279, AND AMENDED IN OFFICIAL RECORDS BOOK 28852, PAGE 817, AND OFFICIAL RECORDS BOOK 30833, PAGE 1640, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND TOGETHER WITH THOSE EASEMENTS FOR PERMANENT DRIVES AS REFERENCED IN SECTION 2.2 AND EASEMENTS FOR UTILITY FACILITIES AS REFERENCED IN SECTION 2.3 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 30868, PAGE 811, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; and

WHEREAS, the property is generally located on the east side of SW 160th Avenue (Dykes Road), 0.15 miles north of Sheridan Street in the Coquina Plaza; and

WHEREAS, the property contains approximately 1.1 acres, and is bordered by the City of Pembroke Pines to the west, across SW 160th Avenue, and by the Coquina Plaza to the north, south, and east; and

WHEREAS, the applicant is requesting site plan approval to construct a six thousand one hundred and fourteen (6,114) square foot restaurant, consistent with the property's Central Business zoning and Commercial land use; and

WHEREAS, access to the site will be from, SW 160th Avenue (Dykes Road) via an existing access road internal to the shopping center, and then through the Lowe's parking lot, as Broward County has prohibited access to Dykes and the internal drive through non-vehicular access lanes; and

WHEREAS, the setback from SW 160th Avenue ranges from 17.9 feet to 19 feet in width and the landscape buffer ranges from 7 to 30.2 feet; and

WHEREAS, parking will be provided through 55 on-site parking spaces and 40 neighboring spaces obtained through an agreement between Applebee's and Lowes; and

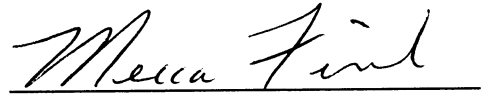
WHEREAS, the proposed building will be 16.5 feet high and signage includes three building wall signs, ten window signs, an awning sign, and one 10 foot by 10 foot monument sign; and

WHEREAS, all lighting fixtures will be full-cutoff to combat light pollution, and the poles will not exceed 30 feet in height.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 6th day of October 2005, on a motion by Council Member Nelson and seconded by Council Member Knight.

Fink Y
Blanton Y
Knight Y
Maines Y
Nelson Y

Ayes 5
Nays 0
Absent 0
Abstaining 0

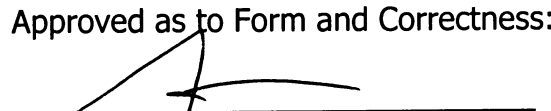


Mecca Fink, Mayor

ATTEST:


Susan A. Owens, Town Clerk

Approved as to Form and Correctness:

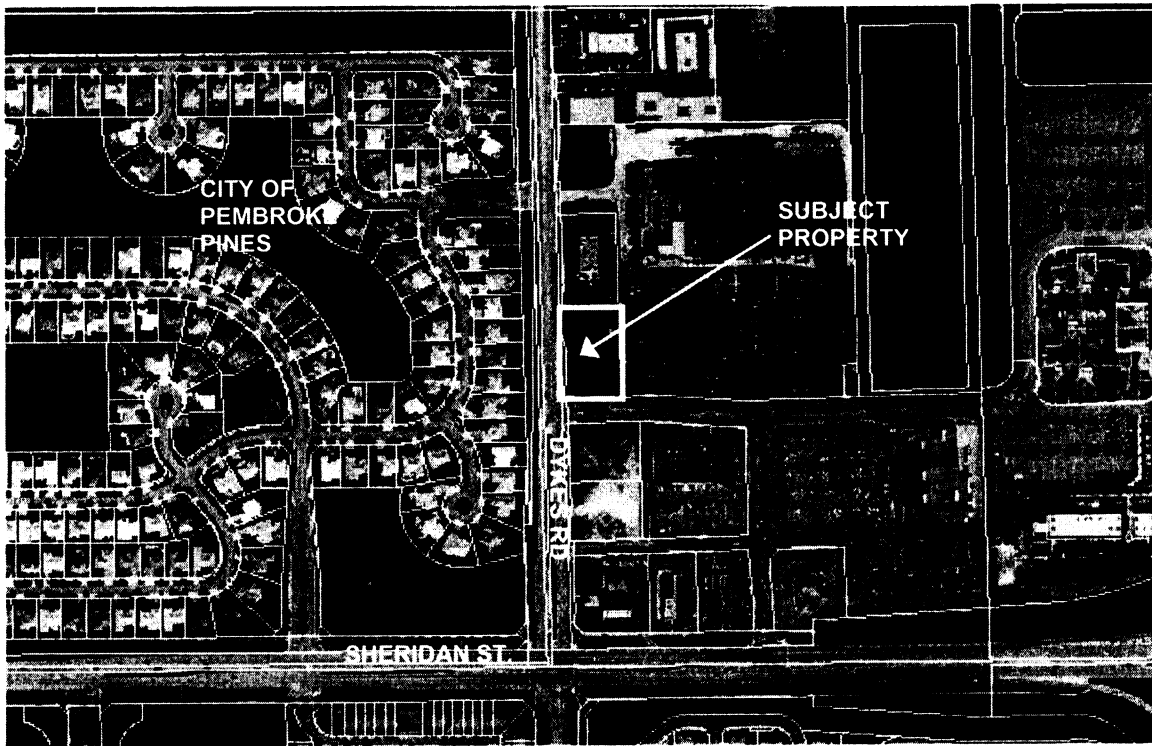

Gary A. Poliakoff, J.D., Town Attorney
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TOWN OF SOUTHWEST RANCHES

6675 DYKES ROAD

APPLEBEE'S

SP-016-05



NORTH ↑

Approx. SCALE: 1"=450'



*Professional Planning, Zoning
and Land Use Consulting Services*