

RESOLUTION NO. 2007-048

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE CONCEPTUAL SITE PLAN FOR THE TOWN'S PUBLIC SAFETY BUILDING; APPROVING CERTAIN WAIVERS FROM THE TOWN'S UNIFIED LAND DEVELOPMENT CODE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Town of Southwest Ranches' public safety building will be developed on the parcel of land legally described as Parcel A, According to the Plat of the Public Facility Safety Complex, as Recorded in Plat Book 174 at Page 57 of the Public Records of Broward County, Florida, said lands lying and being in the Town of Southwest Ranches, Broward County, Florida;

Generally located on the southwest corner of Griffin Road and S.W. 172nd Avenue; and

WHEREAS, at a duly noticed public hearing held on March 8th, 2007, the Town Council reviewed the conceptual site plan, which provides for the development of a public safety building that will house the Town's Volunteer Fire Department and will also include ancillary and miscellaneous offices and operational functions; and

WHEREAS, the Town Council also considered and heard argument in support of various provisions of the Town's Unified Land Development Code that must be waived in order for the public safety building, to be developed; and

WHEREAS, the Town Council, after having considered the request and evidence submitted, criteria set forth in the Town's Unified Land Development Code, the analysis of the Town Staff, and comments from other interested parties, upon a motion duly made and acted upon, has determined that the Town has demonstrated by competent substantial evidence that conceptual site plan should be approved and that the waivers comply with the Town's Unified Land Development Code.

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, at a duly noticed public hearing held on March 8th, 2007, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the conceptual site plan relating to the Town's public safety building.

Section 3. That upon reviewing the testimony and the evidence submitted at a duly noticed public hearing held on March 8th, 2007, the Town Council of the Town of Southwest Ranches concurs with the Staff Report and finds that the Town has demonstrated by competent substantial evidence that waivers relating to sections 045-070 (minimum plot size and dimensions), Section 045-080 (plot coverage, floor area ratio and pervious area), 045-090 (height), 045-100 (required yards), 080-020(A) (use of off-street parking facilities), 080-100 (off-site parking lots), 080-160 (parking space, loading space, driveway and aisle dimensions (B)), 080-180 (onsite and offsite circulation (3)(7)), and 120-020 (site plan submission requirements (A-AA)), are warranted.

Section 4. That this conceptual site plan approval and waivers relates to the real property described as follows:

PARCEL A, ACCORDING TO THE PLAT OF PUBLIC FACILITY SAFETY COMPLEX, AS RECORDED IN PLAT BOOK 174 AT PAGE 57 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

Generally located on the southwest corner of Griffin Road and S.W. 172nd Avenue.

Section 5. The Mayor, Town Administrator and Town Attorney are hereby authorized to execute any and all documents necessary and proper to effectuate the intent of this Resolution.

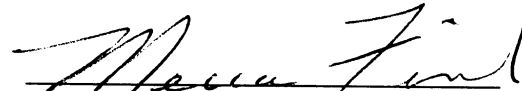
Section 6. Severability. If any word, phrase, clause, sentence or section of this Resolution is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Resolution.

Section 7. Effective Date. 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 8th day of March 2007, on a motion by Council Member Aster Knight and seconded by Vice Mayor Don Maines.

Fink	<u>Y</u>	Ayes	<u>5</u>
Maines	<u>Y</u>	Nays	<u>0</u>
Breitkreuz	<u>Y</u>	Absent	<u>0</u>
Knight	<u>Y</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		


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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