

AMENDED RESOLUTION NO. 2008 - 016

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE WALGREENS PHARMACY SITE PLAN; 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 Walgreens Pharmacy Site Plan is legally described as:

OUT PARCEL 7:

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH 46°11'29" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", 38.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF DYKES ROAD (SOUTHWEST 160TH AVENUE); THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST LINE OF PARCEL "A" AND SAID EAST RIGHT-OF-WAY LINE OF DYKES ROAD, (1) NORTH 05°08'06" EAST, 40.34 FEET; (2) NORTH 01°42'28" WEST, 213.96 FEET TO THE POINT OF BEGINNING; (3) CONTINUE NORTH 01°42'28" WEST, 3.04 FEET; (4) SOUTH 88°17'32" WEST, 12.00 FEET; (5) NORTH 01°42'28" WEST 12.04 FEET; (6) NORTH 04°15'50" EAST, 100.55 FEET; (7) NORTH 03°08'24" WEST, 61.96 FEET; THENCE NORTH 88°17'31" EAST, 215.87 FEET; THENCE SOUTH 01°42'29" EAST, 177.02 FEET; THENCE SOUTH 88°17'31" WEST, 212.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH,

OUT PARCEL 8:

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY SOUTHWEST CORNER OF PARCEL "A"; THENCE NORTH 46°11'29" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", 38.78 FEET TO THE EAST RIGHT-OF-LINE OF DYKES ROAD (SOUTHWEST 160TH AVENUE); THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID WEST LINE OF PARCEL "A" AND SAID EAST RIGHT-OF-LINE OF DYKES ROAD; (1) NORTH 05°08'06" EAST, 40.34 FEET;

(2) NORTH 01°42'28" WEST, 217.00 FEET; (3) SOUTH 88°17'32" WEST 12.00 FEET; (4) NORTH 01°42'28" WEST, 12.04 FEET; (5) NORTH 04°15'50" EAST, 100.55 FEET; (6) NORTH 03°08'24" WEST, 61.96 FEET TO THE POINT OF BEGINNING; (7) CONTINUE NORTH 03°08'24" WEST, 76.52 FEET; (8) NORTH 01°42'28" WEST, 100.52 FEET; THENCE NORTH 88°17'31" EAST, 217.79 FEET; THENCE SOUTH 01°42'29" EAST, 177.02 FEET; THENCE SOUTH 88°17'31" WEST, 215.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,111 SQUARE FEET OR 1.7702 ACRES.

WHEREAS, the property is generally located on the east side of 160th Avenue (Dykes Road) two hundred and fifty feet (250) north of Sheridan Street; and

WHEREAS, the property, which contains approximately 1.77 net acres, is located within the Coquina Plaza and is bordered by the City of Pembroke Pines to the west across Dykes Road, and by Coquina Plaza to the north, south and east; and

WHEREAS, the zoning is CB, Community Business; and

WHEREAS, the applicant has requested site plan approval to develop a 14,460 square-foot pharmacy; and

WHEREAS, the proposed use is consistent with the Commercial future land use plan designation, CB zoning designation, and the restrictive note on the face of the plat; and

WHEREAS, access to the site will be from Dykes Road via two existing access roads internal to the shopping center; and

WHEREAS, fifty-four(54) parking spaces will be provided; and

WHEREAS, the drive thru on the east side of the site and escape lane will funnel traffic to exit on the north side of the property; and

WHEREAS, the proposed lot coverage is 18.75% and the proposed pervious area is 31.47%; and

WHEREAS, all lighting fixtures will be full-cutoff and the poles will not exceed thirty (30) feet in height.

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 November 8, 2007, following the review of the staff report and all written and oral evidence received during the advertised public hearing, the Town Council hereby approves the Walgreens site plan subject to the following agreed upon conditions:

- a. That all construction drawings shall comply with the remaining DRC technical requirements.
- b. That the sign details and lighting specifications shall conform to all of the requirements of the Unified Land Development Code.
- c. That the applicant shall pay to the Town an amount equal to the total expense incurred by the Town in processing and finalizing this site plan. This is to include expenses for engineering, planning, legal, advertising, a five (5) percent administrative fee, and any related expenses that the Town has or will incur as a direct cost of this site plan.
- d. In addition to the normal interior surveillance package, the applicant shall add exterior surveillance cameras to the building, which shall store its images in recordable form for no less than thirty (30) days.
- e. The applicant shall participate with the other owners in any additional security measures that are warranted within the Coquina Plaza shopping center.
- f. That the applicant shall contribute \$10,000 to the Town to perform a traffic study within two years to help facilitate better traffic flow within the Coquina Plaza shopping center.
- g. That the initial closing hours shall be 10:00 p.m. and that if extended hours are desired additional security measures shall be taken.
- h. No alcoholic beverages shall be sold at this location without prior approval of the Town Council.
- i. That the applicant shall maintain an emergency generator in accordance with the letter attached hereto as Exhibit "A".

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.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 8th day of November 2007, on a motion by Vice Mayor Don Maines and seconded by Council Member Steve Breitkreuz.

Fink	<u>Y</u>	Ayes	<u>4</u>
Maines	<u>Y</u>	Nays	<u>0</u>
Breitkreuz	<u>Y</u>	Absent	<u>1</u>
Knight	<u>ABSENT</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		



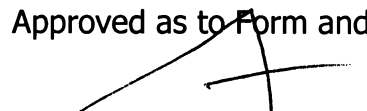
Mecca Fink, Mayor

ATTEST:



Susan A. Owens, Town Clerk

Approved as to Form and Correctness:



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

FTL_DB: 1085437_1



EXHIBIT A

February 22, 2008

VIA KERRY-ANN WILSON

Mayor Mecca Fink
Town of Southwest Ranches
6589 SW 160th Avenue
Southwest Ranches, FL 33331

RE: WALGREEN'S STORE # 10648, DYKES & SHERIDAN, SOUTHWEST RANCHES, FL 33331

Dear Mayor Fink:

I am writing you on behalf of the future Walgreen's store #10648, located at Dykes and Sheridan in Southwest Ranches, Florida. In accordance with your request, Walgreen Co. agrees to put a generator in place at the store, should loss of regular power occur, within three days following a hurricane when the installation of such a generator is reasonably safe and accessible. Providing pharmacy and retail services to your community after a hurricane is of the utmost importance to our company.

Walgreen Co. agrees to build the store with the ability to accept a generator in case of a hurricane emergency by installing a 4-inch sleeve in the store's wall with a screw cap at both ends to allow passage of cords through conduit between a generator outside the building and electrical receptors inside the building. In responding to a hurricane-based power outage emergency at the store, Walgreen, Co. will conduct preventive maintenance on the generator off-site prior to transport to the store in order to ensure that the generator is sufficiently oiled and that all belts and hoses are fully operational. Based on Walgreen Co.'s recent experiences in Key West and New Orleans, this also prevents storm surge and localized flooding from destroying the generators when they are needed most by the community.

If you have any questions regarding Walgreen Co.'s post-hurricane emergency plan for alternate sources of power at store #10648, please do not hesitate to give me a call. Walgreens is looking forward to providing your community outstanding service and ensuring that its residents have access to food and pharmaceutical care following a hurricane emergency.

Very Truly Yours,

Erin L. Neff
Attorney
Walgreen Co.
Corporate and Regulatory Law
847-315-2698
847-315-4660

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