

RESOLUTION NO. 2010-078

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE NEW HOPE CHURCH ("NEW HOPE CHURCH") SITE PLAN; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the New Hope Church is located at 6201 Dykes Road and is legally described as:

PARCEL 'A', Sonshine Acres Plat, Plat Book 125, Page 47 Broward County, Florida (the "Property"); and

WHEREAS, the Property is approximately 4.12 net acres in area and is located within a CF, Community Facility zoning district, which allows for churches and private academic schools; and

WHEREAS, on December 24, 1985, the Sonshine Acres Plat was recorded to provide for a 4.12-acre parcel restricted to 46,811 square feet of church use; and

WHEREAS, on November 5, 1991, the plat was amended to allow only 6,425 square feet of church use; and

WHEREAS, as such, the property was developed to contain an approximately 5,540 square foot church building on the southern 1.1-acre portion of the site, and ancillary development that includes a paved parking area and a 2,500 square-foot patio intended for outdoor gatherings; and

WHEREAS, the remaining northern 3 acres of the site is vacant; and

WHEREAS, on May 20, 2010, the Town Council approved Resolution No. 2010-053, which amends the plat to allow for 25,000 square feet of church and school use; and

WHEREAS, in accordance with the plat, the proposed site plan includes: the existing 5,540 square-foot building, which will be utilized as the Church's day care and Sunday school; the existing patio will be demolished in order to add in its place a 10,227 square-foot two-story building with classrooms, offices, and a

sanctuary with capacity for 600 seats, which are located on both the ground floor and mezzanine; a 2,020 square-foot classroom building located just north of the sanctuary; a 3,456 square-foot permanent modular building to be utilized for youth group services; and a playground for the day care center; and

WHEREAS, parking calculations were based solely on the 600-seat sanctuary, since the applicant has advised that the sanctuary will not be utilized at the same time as the other uses on the Property; and

WHEREAS, there is an existing 41-space paved parking lot and the site plan will add six new paved handicap-accessible spaces with two additional paved spaces next to the sanctuary and classroom buildings; and

WHEREAS, the existing paved parking lot will be supplemented by a paved, two-way loop system driveway connected to a stabilized-grass parking lot, which will contain 122 parking spaces and six light poles; and

WHEREAS, additional parking will be provided through a cross-parking agreement with the AppleTree Montessori School, which is adjacent to the southern property line of the subject property, and will provide an additional 50+ parking spaces; and

WHEREAS, two extra light poles are located to the east of the sanctuary, and additional building-mounted fixtures will be used to illuminate the south parking lot; and

WHEREAS, a dumpster and dumpster enclosure will be provided with accessibility from the north parking lot; and

WHEREAS, City of Sunrise water and sewer is proposed to be extended to the property from the AppleTree Montessori School property;

WHEREAS, a 35,000 square-foot retention area is proposed on the northern portion of the property terminating at the edge of a 25-foot ingress/egress easement; and

WHEREAS, applicant is aware that all playground equipment must meet the Town's setback requirements; and

WHEREAS, a permit for signage will be applied for at a later date.

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 August 4, 2010, 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 New Hope Site Plan subject to the following agreed upon conditions:

- (A) Applicant shall pay to the Town of Southwest Ranches an amount equal to the total expenses incurred by the Town in the processing and finalizing of this application, prior to the issuance of the first building permit. This includes, but may not be limited to, expenses for legal, engineering, planning, and advertising, plus a five (5%) percent administrative fee, and any related expenses that the Town has or will incur as a direct cause of this application.
- (B) That the plat note shall be recorded prior to any vertical construction on the Property.
- (C) That the applicant shall provide a bond or other surety acceptable to the Town Attorney for any off-site improvements prior to any vertical construction on the Property
- (D) That the applicant shall comply with any Fire Marshal requirements.
- (E) That the site plan shall be adjusted to comply with all Code requirements prior to any vertical construction on the Property, including but not limited to the following:
 - (a) Photometric Plan requires approval to ensure compliance with the Town's outdoor lighting Ordinance.
 - (b) No lighting is shown for the existing parking lot. Applicant states that fixtures are building-mounted. Applicant will need a photometric plan to ensure no overspill or glare is produced onto residentially zoned property.
 - (c) Fire Marshal approval required.
 - (d) SBDD approval required.
 - (e) New Landscape Plan showing required relocation of dumpster requires a secondary review.
 - (f) Verify that the Simpson Stopper along the west property line can and will be maintained at a height of six (6) to eight (8) feet and provide full screening of the church site from the adjacent residential properties.

- (g) Location of the monument sign, shown at 6.5 ft. from edge of right-of-way needs to be dimensioned on the plans. Separate sign permit shall be required.
- (h) Plans need to demonstrate wall signage; note on plans defers to separate sign permit.
- (i) Any setback encroachment of playground equipment will require approval by variance (separate application required).
- (j) Surety will be required for on and off-site improvements.
- (k) Sidewalk connecting with existing sidewalk at southeast corner of sanctuary building is not labeled as new.
- (l) Labeling for all existing fences to remain and proposed fences are shown on plans but are currently hard to read.
- (m) FPL approval required for removal of overhead power-lines.
- (n) Site data for number of parking spaces is erroneous.
- (o) That the site plan will be modified to create a turn lane to provide for five inbound vehicle reservoir spaces (sec. 80-130).
- (p) Provide cross-parking agreement/restrictive covenant, in a form approved by the Town Attorney, for the church and AppleTree sites, prior to any vertical construction on the Property.
- (q) Engineering comment regarding parking spaces adjacent to DRA.
- (r) Provide specifications for stabilized grass parking.
- (s) Plans must specify pick-up/drop-off area.
- (t) North and East sanctuary elevations must provide 20% minimum glass area at 5' to 5.5' (approximately) above sidewalk per sec. 080-100. Only one conceptual elevation was provided.
- (u) That the playground shall be relocated in an appropriate area to reduce any impact on the single family residences.

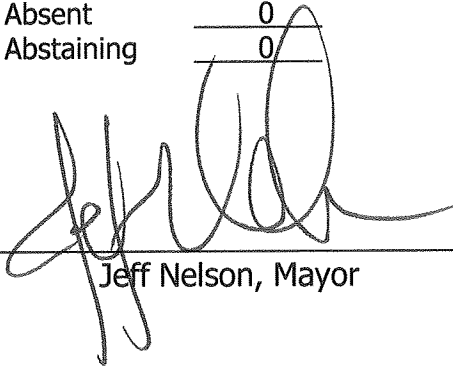
Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

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 4th day of August, 2010, on a motion by Council Member Steve Breitkreuz and seconded by Council Member Doug McKay.

Nelson	<u>Y</u>
Knight	<u>Y</u>
Breitkreuz	<u>Y</u>
Fisikelli	<u>Y</u>
McKay	<u>Y</u>

Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>

By: 
Jeff Nelson, Mayor

ATTEST:


Debra Doré-Thomas, CMC, Town Clerk

Approved as to Form and Correctness:


Keith M. Poliakoff, Town Attorney
ACTIVE: 3066766_1