

RESOLUTION 2011-033

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING SITE PLAN MODIFICATION SP-043-10, SE PETRO ONE, LLC, OWNER, CURT KEYSER, PINNACLE DEVELOPMENT SERVICES, INC. PETITIONER, FOR THE SHELL GAS STATION PROPERTY LOCATED AT 15991 SHERIDAN STREET; 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 THEREFORE.

WHEREAS, the subject property is located at 15991 Sheridan Street, in an outparcel of the Coquina Plaza generally situated at the northeast corner of Sheridan Street and Dykes Road; and

WHEREAS, the subject property is legally described as A PORTION OF PARCEL A OF THE COQUINA FLATS PLAT; and

WHEREAS, the subject property comprises approximately 1.24 acres and it contains a Shell gas station, a convenience store, and a car wash; and

WHEREAS, the proposed site plan modification and related improvements reflect a change of the convenience store brand name, and an overall upgrade to the appearance of the existing buildings, mainly through renovations to the convenience store façade, including a new portico and decorative columns, replacement of the wall sign, expansion of an existing sidewalk adjacent to the store front, removal and reshaping of existing curbing at the west side of the store-front parking area, ADA enhancement through new parking space signage and access isle, addition of an incidental sign directing traffic to the car wash building, and new exterior paint to change color for both the convenience store and the car wash to match the new brand name scheme; and

WHEREAS, the applicant has also proposed new molding along the south and a portion of west elevations, including a new cornice above the existing roofline, new wheel stops, and the enlargement of store entrance from two separate swinging doors to one double sliding door; and

WHEREAS, Town Council approves this application with the stipulated conditions delineated below.

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 February 10, 2011, following the review of the staff report and all written and oral evidence received during the advertised public hearing, the Town Council hereby approves site plan modification SP-043-10, SE Petro One, LLC, Owner, Curt Keyser, Pinnacle Development Services, Inc. Petitioner, for the Shell gas station property generally located at 15991 Sheridan Street to Site Plan Modification subject to the following agreed upon conditions:

- a. That Applicant shall pay the Town an amount equal to the total expenses incurred by the Town in 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, five (5%) percent administrative fee, and any related expenses that the Town has or will incur as a direct result of this application.
- b. That the Applicant shall add an emergency generator transfer switch, and within thirty-six (36) hours following a power outage shall bring emergency power to the site. A violation of this provision shall be deemed to be irreparable or irreversible in nature and such irreparable or irreversible harm shall be deemed to occur daily until the violation is cured.
- c. All other conditions of the original site plan approval shall remain in full force and effect.

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.

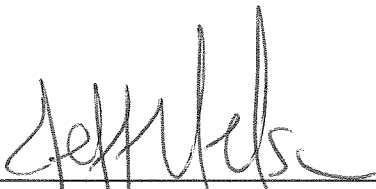
Section 4. This Resolution shall become effective immediately upon adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 10th day of February 2011, on a motion by Council Member McKay and seconded by Vice Mayor Fisikelli.


Nelson	<u>AYE</u>
Fisikelli	<u>AYE</u>
Breitkreuz	<u>NO</u>
Jablonski	<u>AYE</u>
McKay	<u>AYE</u>

Ayes	<u>4</u>
Nays	<u>1</u>
Absent	<u>0</u>
Abstaining	<u>0</u>




Jeff Nelson, Mayor

ATTEST:



Debra Doré-Thomas, CMC, Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, Town Attorney
ACTIVE: 3255336_1