

**RESOLUTION NO. 2012 - 065**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A MODIFICATION TO COQUINA PLAZA SHOPPING CENTER'S SITE PLAN, TO ESTABLISH A MASTER SIGN PLAN, IN COMPLIANCE WITH SECTION 070-100 OF THE TOWN OF SOUTHWEST RANCHES' UNIFIED LAND DEVELOPMENT CODE, WHICH REQUIRES ALL PLOTS HAVING MORE THAN TWO (2) TENANTS DISPLAYING SIGNS TO OBTAIN SITE PLAN APPROVAL CONCURRENTLY WITH A MASTER SIGN 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; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, the Applicant is Coquina Plaza Shopping Center ("the Plaza"), located on the north side of Sheridan Street, approximately 400 feet east of Dykes Road (15701 - 15801 Sheridan Street and 6800 - 6880 Dykes Road), and is seeking a modification of its Site Plan to establish its First Master Sign Plan, pursuant to Section 070-100 of the Town's Unified Land Development Code (ULDC); and

**WHEREAS**, in November 2010, the Town Council adopted an overall update to the sign regulations for the Town of Southwest Ranches, which included a new requirement that all multiple-tenant properties obtain Council approval of a master sign plan that coordinates the placement and design of the various tenant signs within the Town; and

**WHEREAS**, Section 070-100 of the Town's ULDC, requires all plots having more than two (2) tenants displaying signs, obtain site plan approval by the Town Council concurrently with the approval of a Master Sign Plan; and

**WHEREAS**, the instant site plan modification seeks to accomplish this requirement by obtaining approval of the Plaza's Site Plan Modification Application and defining further conditions required for the approval of the Plaza's First Master Sign Plan.

**NOW, THEREFORE BE IT RESOLVED BY 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 June 28, 2012, 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 Coquina Plaza Shopping Center Site Plan Modification to establish a Master Sign Plan subject to the following agreed upon conditions:

- (A) Applicant shall apply for three (3) variances to allow for: 1. greater area, sign length, and letter height for all wall signs within the Plaza; 2. allow for greater height, area and distance of the Plaza's two ground/freestanding signs; and 3. allow for additional time to comply with the new master sign plan.
- (B) Applicant shall utilize the Town's Law Enforcement Service Provider for its Police Detail within the Plaza.
- (C) Lowe's shall not appear on either of the two ground/free-standing signs absent Lowe's agrees to become a party to the Plaza's Master Sign Agreement, and further agrees to become subject to all provisions thereof, including the use of the Town's Law Enforcement Service Provider.
- (D) 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 engineering, planning, legal, advertising, five (5%) percent administrative fee, and any related expenses that the Town has or will incur as a direct cost of this application.

**Section 3. 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, provided that such severability does not affect the intent of this Resolution.

**Section 4.** 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 5.** This Resolution shall become effective immediately upon adoption.

**DONE AND ORDERED** this 28<sup>th</sup> day of June 2012, on a motion to approve made by Council Member Jablonski and seconded by Council Member Fisikelli.

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

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

TOWN OF SOUTHWEST RANCHES COUNCIL

By: 

Jeff Nelson, Mayor

This is to certify that this Resolution and Final Order has been filed by the undersigned for the records, and a copy provided to the Applicant and/or authorized agent this 12<sup>th</sup> day of July 2012.

By: 

Erika Gonzalez-Santamaria, CMC, Town Clerk

Approved as to Form and Correctness:

  
Keith M. Poliakov, Town Attorney

ACTIVE: 4067232\_1