

RESOLUTION NO. 2012 – 071

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A MODIFICATION TO GRIFFIN ROAD CHURCH OF CHRIST'S SITE PLAN, TO INSTALL A TOTAL OF FIVE MODULAR BUILDINGS BEHIND THE EXISTING CHURCH BUILDING, IN COMPLIANCE WITH SECTION 120-050 OF THE TOWN OF SOUTHWEST RANCHES' UNIFIED LAND DEVELOPMENT CODE, WHICH REQUIRES ANY CHANGE IN DEVELOPMENT PLANS THAT OCCUR AFTER RECEIVING SITE PLAN APPROVAL TO OBTAIN APPROVAL FOR SUCH MODIFICATION; 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 Applicant, Griffin Road Church of Christ, Inc., is the owner of real property located at 14550 Griffin Road, Southwest Ranches (the "Property"), which is located on the south side of Griffin Road, between SW 142nd Avenue (Hancock Road) and SW 148th Avenue (Volunteer Road); and

WHEREAS, the Property is comprised of two (2) separate plots; the northern portion faces Griffin Road and contains the main building and parking lot upon 1.75 acres of lot area, and the southern portion is a 3-acre vacant lot; and

WHEREAS, the entire Property is zoned CF, Community Facility District, and is surrounded by properties zoned RR, Rural Ranches, to the south, east and west; to the north is a County owned park (Vista View Park); and

WHEREAS, the Applicant submitted for approval a Site Plan Modification Application (SP-045-11) for the installation of five (5) modular building behind the existing church building, which was accompanied with a variance (VA-059-11) seeking relief of certain sections of Article 75, of the Town of Southwest Ranches Unified Land Development Code (ULDC); and

WHEREAS, Section 075-070(J)(3), of the Town's ULDC, requires a minimum of one (1) tree and three (3) shrubs planted in every parking area landscape island; and

WHEREAS, the Town Council granted relief from Section 075-070(J)(3) of the Town's ULDC, to eliminate the tree requirement for the sixteen (16) landscape islands that are located within the rear yard grass parking area and allowed them to be replaced with shrubbery; and

WHEREAS, Section 080-010(D), of the Town's ULDC, requires that parking for the entire premises be brought into compliance if any structure or use is increased in capacity by more than fifty percent (50%); and

WHEREAS, the Applicant's plan appropriately provides for the parking improvements required in Section 080-010(D), of the Town's ULDC; and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida, having considered the Applicant's request, submitted evidence, criteria set forth in the Town's Unified Land Development Code, the analysis and recommendations of the Town Staff, and comments from other interested parties, upon motions duly made and acted upon, approved the site plan modification subject to the following.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. That the foregoing recital clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated and made a specific part of this Resolution.

Section 2. That, upon reviewing the testimony and the evidence submitted at a duly noticed public hearing held September 27, 2012, the Town Council of the Town of Southwest Ranches, approved the Applicant's Site Plan Modification Application, in accordance with the following stipulated conditions:

- (A) That, prior to issuance of the building permit, Applicant shall provide additional plans and comply with all conditions of the Town's ULDC, subject to Applicant's variance from ULDC Section 075-070(J)(3).
- (B) That, prior to issuance of the building permit, Applicant shall comply with the comments identified in the memoranda from the Fire Marshal, dated 07/05/2012, and from Casey K. Lee, Landscape Consultant, dated 07/05/2012;
- (C) That, prior to issuance of the building permit, the Applicant shall renew Broward County's Finding of Adequacy;
- (D) That, prior to the issuance of any engineering and/or building permits, Applicant shall have plans reviewed by Broward County's Department of Environmental Regulations Division to ensure that no conflict exists with jurisdictional wetlands;
- (E) That Applicant make known to the Town the exact location where the modular buildings are planned to be placed, for administrative approval, provided that the total floor area of same does not exceed four thousand five hundred and eighty four (4,584) square feet for the two modulars

specifically shown on the site plan, and up to three thousand (3,000) square feet for the additional modulars; and

- (F) 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. This Resolution shall become effective immediately upon adoption.

DONE AND ORDERED this 27th day of September, 2012, on a motion to approve made by Council Member Breitkreuz and seconded by Vice Mayor McKay.

Nelson	<u>Y</u>	Ayes	<u>5</u>
Fisikelli	<u>Y</u>	Nays	<u>0</u>
Breitkreuz	<u>Y</u>	Absent	<u>0</u>
Jablonski	<u>Y</u>	Abstaining	<u>0</u>
McKay	<u>Y</u>		

[Signatures on Following Page]

TOWN OF SOUTHWEST RANCHES BOARD
OF ADJUSTMENT

By: , Chair
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
22nd day of March 2013.

Town of Southwest Ranches Board of Adjustment

By: 
Erika Gonzalez-Santamaria, CMC, Town Clerk

Approved as to Form and Correctness:


Keith M. Poliakoff, Town Attorney
ACTIVE: 4576115_1