

**RESOLUTION NO. 2023-069**

**A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-83-23 BY ARCHBISHOP EDWARD A. MCCARTHY HIGH SCHOOL TO AMEND ITS SITE PLAN BY ADDING 3,418 SQUARE FEET OF PORTABLE CLASSROOMS, ADDING A NEW 16,000 SQUARE-FOOT INDOOR ATHLETIC TRAINING AND PRACTICE FACILITY, EXPANDING THE EXISTING ATHLETIC TRAINING FACILITY BY 2,500 SQUARE FEET, AND ADDING AN OUTDOOR POOL; NULLIFYING RESOLUTION NO. 2020-043, WHICH APPROVED A SITE PLAN MODIFICATION FOR FACILITIES THAT WERE NOT CONSTRUCTED; 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.**

**WHEREAS**, Archdiocese of Miami, Edward A. McCarthy High School is the current owner ("Owner") of Broward Central Catholic High School Plat, as recorded in Plat Book 163 Page 32 of the Broward County, Florida Public Records ("Property"); and

**WHEREAS**, Owner requests site plan approval to erect four portable classroom buildings, a 16,000 square-foot athletic training and practice facility, a 2,500 square-foot expansion to the existing athletic training facility, and an outdoor pool; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed site plan amendment will comply with the requirements of the Town's Unified Land Development Code ("ULDC") upon implementation of the conditions set forth herein.

**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, upon reviewing the application, analysis of the Town Staff, testimony and the evidence submitted at a duly noticed public hearing held on August 24, 2023, the Town Council hereby approves Site Plan Modification Application No. SP-83-23, in accordance with the following stipulated conditions to be satisfied prior to issuance of a building permit for any of the proposed improvements:

1. Execute a Declaration of Restrictive Covenants that:

- a. Prohibits access to the Broward Central Catholic High School Plat from any street other than Flamingo Road;
  - b. Restricts the school's capacity to its 2019-2020 level of 1,700 students prior to completion and county or state acceptance of the roadway improvements required herein and subsequently to 1,800 students;
  - c. Requires regular reporting in a form determined acceptable by the Town Attorney, which at a minimum shall be the enrollment list thirty (30) days prior to the fall semester and thirty (30) days prior to the spring semester. The Town shall be allowed to seek an updated enrollment list at any time.
2. Tree relocation within the construction area shall comply with the previously approved plans from 2020 as adjusted for the new portables configuration, and is subject to issuance of tree relocation permits.
3. Minor corrections to site data to be approved administratively.
4. Construct/implement the following improvements:
  - a. Extend the southbound right turn lane on Flamingo Road at the main entrance to the longest distance feasible which is approximately 450 feet of storage plus 50 feet of taper.
  - b. Extend the southbound left turn lane on Flamingo Road at the main entrance/SW 53rd Street for a total of approximately 450 feet of storage plus 50 feet of taper.
  - c. Extend the southbound left turn lane on Flamingo Road at SW 55th Street to run "back to back" with the northbound left turn lane on Flamingo Road at the main school entrance. This improvement includes modifying the existing taper from approximately 175 feet to 50 feet with the remaining 125 feet converting to vehicle storage for the southbound left turn lane.
  - d. Coordinate with Broward County to optimize signal timing at the intersections of Flamingo Road at Griffin Road and SW 55th Street.
5. Submit an action plan to the Town Administrator for directing higher utilization of north school driveway, particularly during school dismissal to help alleviate traffic backup onto Flamingo Road and improve overall efficiency of the roadway corridor. Implement the plan following the Town Administrator's approval. It is noted that the north school driveway has approximately 71 queueing spaces onsite compared to just 30 queueing spaces for the main driveway. The action plan may be amended by the Town at any time to satisfy its traffic and life safety concerns.
6. Adjust the start and end times of the high school and adjacent St. Marks school as approved by the Town's Administrator based upon the traffic engineer's recommendations.
7. Retain a certified school safety expert, approved by the Town Administrator, to perform a Florida Safe School Assessment, in accordance with Section 1006.1493

Florida Statutes, and to implement such recommendations in accordance with the Marjory Stoneman Douglas High School Public Safety Act. In the event that the recommendations cannot be readily implemented, Owner shall propose a timeline to bring the property into compliance, which shall be subject to the approval of the Town Administrator.

**Section 3.** This Resolution shall supersede Resolution No. 2020-043, rendering it null and void.

**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.

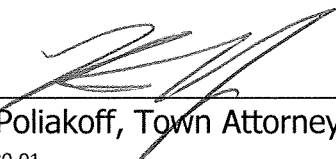
**Section 5.** This Resolution shall become effective immediately upon adoption.

**PASSED** by the Town Council of the Town of Southwest Ranches, Florida, this 24<sup>th</sup> day of August, 2023, on a motion by Council Member Jablonski and seconded by Council Member Kuczenski.

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|------------|------------|------------|----------|
| Breitkreuz | <u>Yes</u> | Ayes       | <u>5</u> |
| Allbritton | <u>Yes</u> | Nays       | <u>0</u> |
| Hartmann   | <u>Yes</u> | Absent     | <u>0</u> |
| Jablonski  | <u>Yes</u> | Abstaining | <u>0</u> |
| Kuczenski  | <u>Yes</u> |            |          |

  
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Steve Breitkreuz, Mayor

ATTEST:  
  
\_\_\_\_\_  
Russell Muniz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:  
  
\_\_\_\_\_  
Keith Poliakoff, Town Attorney  
1001.2380.01