

RESOLUTION NO. 2025-036

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING SITE PLAN MODIFICATION APPLICATION NO. SP-87-24 BY SW RANCHES 6670, LLC FOR ACCESSORY OUTDOOR DINING TO A RESTAURANT LOCATED AT 6670 DYKES ROAD; 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, SW Ranches 6670, LLC is the current owner ("Owner") of 6670 Dykes Road (the "Property") legally described in Exhibit "A" to this Resolution; and

WHEREAS, Owner requests site plan modification for 451 square feet of outdoor dining area; 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 January 23, 2025, the Town Council hereby approves Site Plan Application No. SP-87-24 for the Property as legally described in Exhibit "A" attached hereto and made a part hereof, in accordance with the following stipulated conditions:

1. Prior to issuance of any Town permits for construction of the outdoor dining area, i) the property owner shall enter into a parking easement with Lowes approved as to form by the Town Attorney, that allocates at least 10 adjacent parking spaces to the restaurant and ii) the easement shall be recorded in the Public Records of Broward County.

2. The operation of the outdoor dining area is contingent upon the parking easement remaining in full force and effect. Should the parking easement terminate, the outdoor seating should be removed immediately. If alternate off-site parking is not secured in accordance with the ULDC, the area approved by this application for the outdoor seating shall be restored to its sodded and irrigated condition within 24 months of the easement termination.
3. Install bollards between the parking spaces and the outdoor seating area to be approved by staff as an additional level of protection for diners in the event of a car overrunning both the wheel stop and the curb.


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 by the Town Council of the Town of Southwest Ranches, Florida, this 23rd day of January, 2025 on a motion by Council Member Jablonski and seconded by Vice Mayor Hartmann.

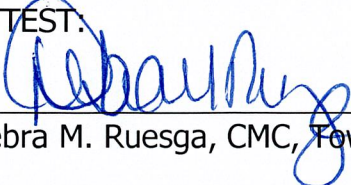
Breitkreuz	<u>Yes</u>
Hartmann	<u>Yes</u>
Allbritton	<u>Yes</u>
Jablonski	<u>Yes</u>
Kuczenski	<u>Yes</u>

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



Steve Breitkreuz, Mayor

ATTEST:



Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, Town Attorney
1001.002.2025

Exhibit "A"

Legal Description

A portion of parcel a of the plat of "Coquina Flats" as recorded in Plat Book 155, Page 29 of the public records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest one-quarter of Section 4, township 51 South, range 40 East; thence South 01 degrees 42 minutes 28 seconds East along the West line of said Southwest one-quarter, a distance of 1572.30 feet; thence North 88 degrees 17 minutes 32 seconds East a distance of 61.04 feet to the point of beginning; thence continue North 88 degrees 17 minutes 32 seconds East a distance of 173.98 feet; thence South 01 degrees 45 minutes 42 seconds East a distance of 278.66 feet; thence South 88 degrees 17 minutes 32 seconds West a distance of 178.27 feet to a point on the East right-of-way line of Dykes Road, according to said plat; thence North 09 degrees 36 minutes 07 seconds East a distance of 61.19 feet; thence North 01 degrees 42 minutes 28 seconds West a distance of 100.00 feet; thence North 20 degrees 08 minutes 34 seconds West a distance of 37.95 feet; thence North 01 degrees 42 minutes 28 seconds West a distance of 49.00 feet; thence North 05 degrees 08 minutes 06 seconds East a distance of 33.89 feet to the point of beginning; (the preceding five courses being coincident with said East right-of-way line)