

RESOLUTION No. 2004-107

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A MODIFICATION TO THE APPLE TREE MONTESSORI SITE PLAN; 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 THEREFOR.

WHEREAS, the Apple Tree Montessori School is located on a 4.52 acre parcel at 6301 SW 160th Avenue, Southwest Ranches, Florida 33331, which is on the west-side of SW 160th Avenue, north of Sheridan Street; and

WHEREAS, the Apple Tree Montessori parcel is legally known as the Levine Plat, which was approved by Broward County on July 22, 1996, in Plat Book 161, Page 26; and

WHEREAS, on August 18, 1999, Broward County approved an amendment that increased the buildable square footage on the parcel to allow 8,930 square feet of preschool and 16,070 square feet of elementary school; and

WHEREAS, Apple Tree Montessori now seeks to place a modular unit on the parcel to provide additional space for the elementary school's extracurricular activities; and

WHEREAS, the proposed 37.0' X 68.33' unit will contain 2,528 square feet, and will be located toward the rear of the site in the southwest section of Parcel "B"; and

WHEREAS, the addition of the modular unit will increase the total elementary school square footage to 16,063 square feet, in accordance with the August 18, 1999 amendment; and

WHEREAS, the modular unit will be a one-story, flat-roofed structure that will be 13.68' in height, with decks and stairs providing access from the north, south, and east; and

WHEREAS, the northern entrance will include a handicapped ramp and new concrete walkways will connect the east and south side stairs to existing decks and walkways;

WHEREAS, fifty-two parking spaces will be provided, including three (3) handicapped spaces; and

WHEREAS, six (6) inbound and four (4) outbound stacking spaces will be provided for student pick up and drop off; and

WHEREAS, new landscaping will be installed around the perimeter of the modular unit, and will include red maple trees, pitch apple trees, and coco plum hedges; and

WHEREAS, no additional lighting is proposed;

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 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 modification to the Apple Tree Montessori Site Plan subject to the following agreed upon condition, which shall occur prior to the issuance of any building permit:

- a. Construction drawings shall comply with the remaining DRC technical issues.
- b. Additional development will require amendment to the plat note

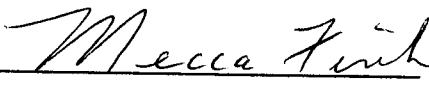
Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

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

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 28th day of July 2004, on a motion by Vice Mayor Knight and seconded by Council Member Maines.


Fink Y
Knight Y
Blanton Y
Maines Y
Nelson Y

Ayes 5
Nays 0
Absent or
Abstaining 0




Mecca Fink, Mayor

ATTEST:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



Gary A. Poliakov, J.D., Town Attorney
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