

**RESOLUTION NO. 2010-057**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A SITE PLAN MODIFICATION TO INCLUDE A NEW LANDSCAPE PLAN FOR THE COQUINA PLAZA; 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 Coquina Plaza (the "Property") is legally described as:

A PORTION OF PARCEL "A", "COQUINA FLATS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**WHEREAS**, the Property is generally located on the northeast corner of Sheridan Street and Dykes Road; and

**WHEREAS**, the Property consists of two separate shopping centers within one planned complex; and

**WHEREAS**, the original site plan was approved by the Town of Davie in 1998 under special agreement with Broward County, rather than utilizing the Broward County Code; and

**WHEREAS**, the 12.5 acre subject site contains approximately 2.5 acres of combined building area and 10 acres of access roads and parking facilities; and

**WHEREAS**, the Property is surrounded by the City of Pembroke Pines to the west across Dykes Road, as well as to the south across Sheridan Street, and it is bordered by the Town of Davie to the east, with additional commercial shopping site; and

**WHEREAS**, the subject property is within the Town's Community Business (CB) Zoning District; and

**WHEREAS**, the Applicant submitted a landscape plan for the Town's approval; and

**WHEREAS**, the new landscape plan is different from the plan approved by the Town of Davie as part of the original site plan in 1998; and

**WHEREAS**, the Town's Unified Land Development Code (ULDC) requires that the Applicant obtain site plan modification approval from the Town Council; and

**WHEREAS**, the Applicant revised its original approved landscape plan, due to the fact that certain plant material, as approved, did not thrive on the site;

**WHEREAS**, the proposed revised landscape plan, conforms to the Broward County code under which the site was originally approved; and

**WHEREAS**, the proposed plan consists of shade trees, which have proven to withstand strong winds, grow with little fertilizer, and withstand traffic flow; and

**WHEREAS**, the plan allows for more native species; and

**WHEREAS**, the irrigation system will be modified to ensure all plant material is receiving its necessary irrigation coverage prior to final landscape inspection; and

**WHEREAS**, the Town Council believes that the proposed landscape plan will enhance the Coquina Plaza aesthetics by decreasing conflicts with parking lot lights and stop signs, as well as allowing the site to have structurally sound trees and shrub material.

**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, at a duly noticed public hearing held on May 6, 2010, 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 Site Plan Modification (SP-039-09) for Coquina Plaza subject to the following agreed upon conditions:

- a. That the irrigation system will be modified to ensure all plant material is receiving its necessary irrigation coverage prior to final landscape inspection.

b. That all landscaping shall be planted in accordance with all applicable traffic engineering standards.

c. 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.** 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.

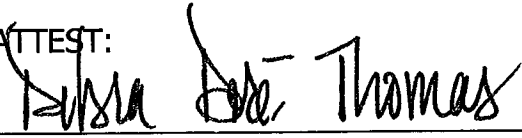
**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 6<sup>th</sup> day of May, 2010, on a motion by Vice Mayor Knight and seconded by Council Member Doug McKay.

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

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

By:   
Jeff Nelson, Mayor

ATTEST:

  
Debra Doré-Thomas, CMC, Town Clerk

Approved as to Form and Correctness:

  
Gary A. Poliakoff, J.D., Town Attorney  
ACTIVE: 2967734\_1