

RESOLUTION NO. 2021-004

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-78-20 BY THE SIKH SOCIETY OF FLORIDA, INC. TO AMEND ITS ORIGINALLY APPROVED SITE PLAN TO ADD AN ADDITIONAL 2,021 SQUARE FEET OF BUILDING AREA TO THE EXISTING FACILITY; REPEALING RESOLUTION NO. 2019-32, WHICH SOUGHT TO AMEND THE ORIGINAL 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.

WHEREAS, the Sikh Society of Florida, Inc. is the current owner ("Owner") of property within Parcel "A" of Sikh Society Plat, as recorded in Plat Book 120, Page 9 of the Broward County, Florida Public Records, as well as the owner of Parcel A of Requejo Subdivision, as recorded in Plat Book 163, Page 14 ("Property"); and

WHEREAS, on April 25, 2019, the Town Council sought to modify the original site plan pursuant to Resolution No. 2019-32; and

WHEREAS, Petitioner now desires to abandon that site plan modification and to seek a new amended site plan to erect a 2,021 square-foot building addition; and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed site plan amendment complies with the requirements of the Town's Unified Land Development Code ("ULDC") subject to satisfaction 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 October 22, 2020 the Town Council hereby approves Site Plan Application No. SP-78-20 for the Property, subject to the following conditions:

1. Prior to the issuance of a building permit, Owner shall:
 - a. Execute a Unity of Title Agreement in a form and format acceptable to the

Town Attorney that unifies the title of the developed 1.67 acre parcel to the undeveloped 0.73 acre parcel. This agreement shall be recorded in the Broward County Public Records and shall be binding on successors and assigns.

- b. Execute a Parking Agreement in a form and format acceptable to the Town Attorney that prohibits the use of more than one assembly area at any one time. The agreement shall include provisions authorizing Town's un-noticed right of inspection to confirm compliance with the Agreement, enforcement, and recovery of Attorney's fees for any violation thereof. This agreement shall be recorded in the Broward County Public Records and shall be binding on successors and assigns.
 - c. Dedicate the road and bikeway easements along Dykes Road in fee simple to the Town.
 - d. Confirm the acceptability of the dumpster orientation with Waste Pro and adjust if necessary.
 - e. Include notation on the site plan that assembly areas shall not be used concurrently, except that classrooms for religious instruction of children only may be utilized concurrent with the Diwan Hall assembly area.
 - f. Submit a landscape plan in compliance with this Resolution to the Town's landscape reviewer for approval.
2. Prior to issuance of a certificate of occupancy, Owner shall:
- a. Plant a continuous hedge on the inside of the existing metal fence.
 - b. Install a buffer on the vacant lot consisting of an opaque fence 5 to 6 feet in height behind a hedge along Dykes Road and SW 61 Court (except for any approved gate). The buffer shall also include trees planted 30 feet on center, of a species appropriate for proximity to power lines.

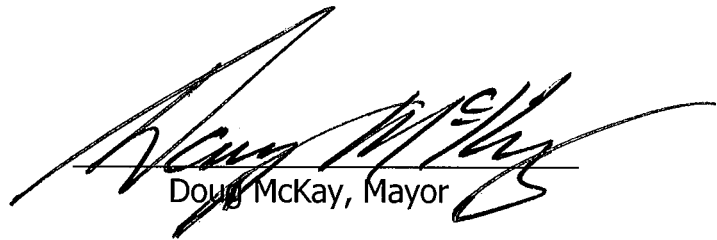
Section 3. Resolution No. 2019-32 is hereby repealed in its entirety.

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 22nd day of October 2020, on a motion by Council Member Jablonski and seconded
by Council Member Hartmann.

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| McKay | <u>Yes</u> | Ayes | <u>5</u> |
| Schroeder | <u>Yes</u> | Nays | <u>0</u> |
| Amundson | <u>Yes</u> | Absent | <u>0</u> |
| Hartmann | <u>Yes</u> | Abstaining | <u>0</u> |
| Jablonski | <u>Yes</u> | | |



Doug McKay, Mayor

ATTEST:



Russell Muniz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:



Keith Pollakoff, Town Attorney
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