

RESOLUTION NO. 2024-049

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING SITE PLAN APPLICATION NO. SP-85-23 BY MG SOUTHWEST RANCHES, LLC FOR A 1,900 SQUARE-FOOT FIFTH THIRD BANK AT 15891 SHERIDAN STREET; 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, MG Southwest Ranches, LLC is the current owner ("Owner") of 15891 Sheridan Street (the "Property") legally described in Exhibit "A" to this Resolution; and

WHEREAS, Owner requests site plan approval to construct a freestanding 1,900 square-foot Fifth Third Bank with drive-through service lanes; and

WHEREAS, the existing building, formerly occupied by Bank of America, will be demolished; 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 July 25, 2024, the Town Council hereby approves Site Plan Application No. SP-85-23 for the Property as legally described in Exhibit "A" attached hereto and made a part hereof, in accordance with the following stipulated conditions to be satisfied prior to issuance of a building permit for any vertical construction:

1. Building signage is subject to compliance with dimensional and area requirements to be reviewed at time of permitting.
2. Wall signs shall be mounted directly to the building face (no raceway).
3. Revisions shall be made to comply with labelling and technical comments in the Town memorandum dated July 15, 2024.

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 25th day of July, 2024, on a motion by Chm Jablonski and seconded by V/m Kuczenski.

Breitkreuz	<u>yes</u>
Kuczenski	<u>yes</u>
Allbritton	<u>yes</u>
Hartmann	<u>yes</u>
Jablonski	<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, Town Clerk

Approved as to Form and Correctness:


Keith Poliakoff, Town Attorney
1001.046.2024

Exhibit "A"

Legal Description

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL 'A', SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SHERIDAN STREET; THENCE NORTH 89°19'31" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 'A', SAME BEING SAID NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, 575.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'39" WEST, 101.16 FEET; THENCE NORTH 05°49'52" WEST, 93.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°07'23", AN ARC DISTANCE OF 82.14 FEET; THENCE NORTH 88°17'31" EAST, 177.79 FEET; THENCE SOUTH 01°45'36" EAST, 216.20 FEET TO THE SOUTH LINE OF AFORESAID PARCEL 'A', SAME BEING AFORESAID NORTH RIGHT OF WAY LINE OF SHERIDAN STREET; THENCE SOUTH 86°02'16" WEST ALONG SAID SOUTH LINE OF PARCEL 'A' AND SAID NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, 102.67 FEET; THENCE SOUTH 00°40'29" EAST, CONTINUE ALONG SAID SOUTH LINE OF PARCEL 'A', AND SAID NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, 30.00 FEET; THENCE SOUTH 89°19'31" WEST, CONTINUE ALONG SAID SOUTH LINE OF PARCEL 'A', AND SAID NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, 119.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, CONTAINING 1.1968 ACRES (52,131.7250 SQUARE FEET), MORE OR LESS.