

**RESOLUTION NO. 2003-76**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE WILLIAMS PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, the Williams Plat is described as a replat of a portion of Tract 32, Section 31, Township 50 South, Range 40 East, of "Florida Fruit Lands Company's Subdivision No. 1", as recorded in Plat Book 2 at Page 17, Dade County, Florida. Said lands situate in the Town of Southwest Ranches, Broward County, Florida and contains 2.2846 gross acres, more or less; and

**WHEREAS**, at a duly noticed public hearing held on September 10, 2003, the Town Council reviewed the Williams Plat, which provides for one (1) single-family residential dwelling unit to be built on a 2.2846 gross or 2.115 net acre parcel located on the South side of SW 50<sup>th</sup> Street, between SW 178<sup>th</sup> Avenue and SW 184<sup>th</sup> Avenue; and

**WHEREAS**, the parcel has a Rural Ranches land use designation and is located in an E-2 zoning district, which generally allows residential and ancillary uses on parcels that are a minimum of two (2) net acres or two and one-half (2.5) gross acres in size, and a minimum lot dimension of 250 feet; and

**WHEREAS**, the proposed lot complies with the minimum net lot size and dimension requirements;

**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 public hearing, the Town Council hereby approves the Williams Plat subject to the following agreed upon conditions:

- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That a local park impact fee will be paid or a Recreational Impact Fee Agreement will be executed by the applicant prior to the second and final signoff of the plat by the Town.
- c. That the Town Attorney approves all of the required legal information including, but not limited to the Opinion of Title, prior to the second and final signoff of the plat by the Town.
- d. That the Petitioner will provide adequate Fire Protection as required by the Broward County Fire Marshal.


**Section 3.** The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

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

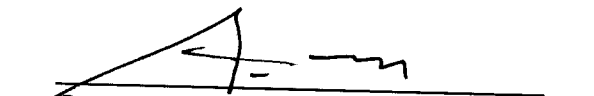
**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 10<sup>th</sup> day of September 2003.

  
\_\_\_\_\_  
Mecca Fink, Mayor

Attest:

  
\_\_\_\_\_  
Shari Canada, Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_  
Gary A. Poliakoff, J.D., Town Attorney