

RESOLUTION NO. 2004-04

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

WHEREAS, the Moses Palmyra Plat is described as a replat of a portion of Tract 30, Section 3, Township 51 South, Range 40 East, Everglades Sugar & Land Co. Subdivision, Plat Book 2, Page 39, Dade County Records, Lying in Broward County Florida; and

WHEREAS, at a duly noticed public hearing held on October 9, 2003, the Town Council reviewed the Moses Palmyra Plat, which provides for three (3) lots on an approximately 9.699-acre parcel; and

WHEREAS, Lots 1 and 2 will contain approximately 2.05 net acres each, and Lot 3 will contain approximately 5.49 net acres; and

WHEREAS, the parcel has a land use designation of Rural Ranches and is located in a Rural Ranches zoning district, which generally allows residential and ancillary uses on parcels that are a minimum of two (2) net acre and at least 125 feet in width; and

WHEREAS, the proposed lots comply 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.

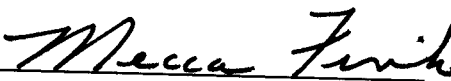
Section 2. That, at a duly noticed public hearing held on October 9th, 2003, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Moses Palmyra Plat subject to the following agreed upon conditions:

- 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 owner prior to the second and final signoff of the plat by the Town.
- c. That the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title.
- d. The Town has agreed to waive the asphalt width requirement to allow Luray Road to maintain the current asphalt width in the area contiguous to the plat.
- e. That the owner will execute the Town's Sidewalk Waiver Agreement prior to the plat recordation.
- f. That prior to the second and final signoff of the plat by the Town, the applicant must demonstrate that the existing zoning violations have been addressed.

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 9th day of October 2003.



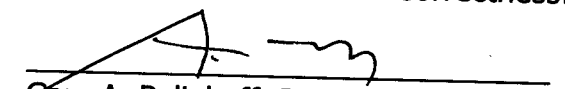
Mecca Fink, Mayor

Attest:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



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