

**RESOLUTION NO. 2004-10**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE SANTA FE ESTATES SITE PLAN; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID SITE PLAN; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, the Broward 20 Trust is the owner of an approximately 6.1231 acre parcel legally described as Tract 64 in Section 33, Township 50 South, Range 40 East, of "Florida Fruit Lands Company's Subdivision No. 1", according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida; said lands now lying, situated and being in Broward County, Florida, less and except that portion described in the Order of Taking as recorded in Official Records Book 7783, at Page 236, of the Public Records of Broward County, Florida, being more particularly described as follows: Begin at the Northwest corner of Lot 49, of the Plat of "Waterford", according to the plat thereof, as recorded in Plat Book 116, at Page 43, of the Public Records of Broward County, Florida; thence South 01 Degrees 53 Minutes 31 Second East, along the East line of said Tract 64, for 315.17 feet; thence South 89 Degrees 43 Minutes 40 Seconds West, along the South line of said Tract 64, for 846.83 feet; said last described two courses being coincident with a portion of the boundary of the said plat of "Waterford"; thence North 01 Degrees 48 Minutes 03 Seconds West, along a portion of the Easterly right-of-way line of Interstate 75, for 315.18 feet; thence North 89 Degrees 43 Minutes 45 Seconds East, along a line that is parallel with and 15.00 feet South of, as measured at right angles to, the North line of the Southeast one-quarter of Section 33, Township 50 South, Range 40 East, for 846.33 feet to the Point of Beginning; all lying and being in the Northeast one-quarter of Section 33, township 50 South, Range 40 East, Town of Southwest Ranches, Broward County, Florida. Said lands situate in the Town of Southwest Ranches, Broward County, Florida and contains 6.1231 acres (nearest ten-thousandths); and

**WHEREAS**, at a duly noticed public hearing held on October 9, 2003, the Town Council reviewed and approved with conditions the Santa Fe Estates Plat, which provides for six (6) single-family dwelling units; and

**WHEREAS**, Lot 1 will contain approximately 1.12 net acres, and Lots 2 through 6 will contain approximately 1.003 net acres each; and

**WHEREAS**, at a duly noticed meeting held on November 13, 2003, the Broward 20 Trust, through its applicant the Cordova Mendez Design Group, Inc., sought Town Council approval for the site plan for the aforementioned described property; and

**WHEREAS**, after reviewing the site plan, Staff Report, and all evidence presented, the Town Council determined that the site plan complies with the Town's regulations, subject to certain conditions contained 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.

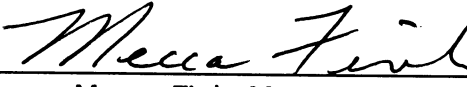
**Section 2.** That, at a duly noticed public hearing held on November 13<sup>th</sup>, 2003, following the review of the Staff Report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Santa Fe Estates Site Plan subject to the following agreed upon conditions:

- a. That there is second and final sign off on the plat by the Town.
- b. That the owner executes and records the Town's Declaration of Restrictive Covenants for Private Roadways and Access in order to reduce the pavement width requirement from twenty-two (22) feet to twenty (20) feet.
- c. That the wall height must meet the Town's Code provisions in effect at the time of construction.
- d. That the construction drawings shall comply with the remaining DRC technical issues.
- e. That the site plan approval is subject to the terms and conditions contained in the Settlement Agreement dated November 13, 2003, by and between Santa Fe Estates, LLC, and Ivanhoe Waterford Homeowners Association, Inc., which is attached hereto and incorporated herein by reference.
- f. That the applicant obtains the Town Engineer's sign off on the construction of a thirty-eight (38) foot asphalt cul-de-sac on Lot 1.

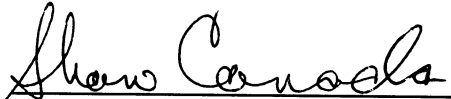
**Section 3.** The Mayor, Town Administrator and Town Attorney are each authorized to execute said site plan.

**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 13th day of November 2003.

  
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Mecca Fink, Mayor

Attest:

  
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Shari Canada, Town Clerk

Approved as to Form and Correctness:

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

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