

RESOLUTION NO. 2004-23

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

WHEREAS, the Stone Creek at Sunshine Ranches Plat is described as the West Half (W ½) of the East Half (E ½) of Tracts 57, 58, 59 and 60, Section 35, Township 50 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Together with the East Half (E ½) of Tract 61 and the East Half (E ½) of Tract 62 of Section 35, Township 50 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Less the North 15 Feet of said East Half (E ½) of Tract 62.

Said Lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida. Containing 856,441 Square Feet (19.661 Acres), More or Less; and

WHEREAS, at a duly noticed public hearing held on December 11, 2003, the Town Council reviewed the Stone Creek at Sunshine Ranches Plat, which provides for eight (8) single-family dwelling units to be built on an approximately 19.661-acre parcel; and

WHEREAS, the parcel has both a land use and zoning designation of Rural Ranches, which allows residential development at one unit per two and one-half gross acres, or one unit per two net acres, with a minimum lot width of 125 feet; 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.

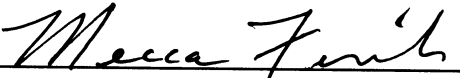
Section 2. That, at a duly noticed public hearing held on December 11th, 2003, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Stone Creek at Sunshine Ranches Plat subject to the following agreed upon 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 owner executes the Town's Declaration of Restrictive Covenants Agreement to allow Stirling Road to maintain the current asphalt width in the area contiguous to the plat, prior to the second and final signoff of the Plat by the Town.
- d. That the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title.
- e. That the owner executes the Town's Waiver of Sidewalks Requirement Agreement, for the area adjacent to Stirling Road, prior to the second and final signoff of the Plat by the Town.
- f. That the owner executes the Town's Waiver of Guardrail Requirements Agreement, which will indicate the portion of the guardrail that the owner does not have to immediately build, based upon the determination by the Town's Engineer. Said Agreement shall be executed prior to the second and final signoff of the Plat by the Town.
- g. That the owner executes an agreement with Cooper City for water, sewer, and easement dedications prior to the plat recordation.
- h. That the applicant grants all drainage easements and Cooper City utility easements by separate instrument prior to the plat recordation.
- i. That the applicant provides a bond for cost estimates for items located in the public right-of-way prior to the plat recordation.

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

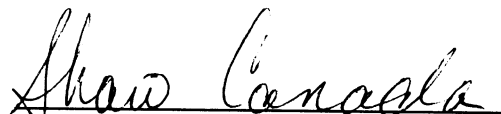
Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 11th day of December 2003.



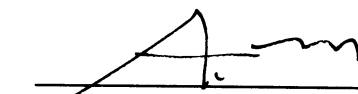
Mecca Fink, Mayor

Attest:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



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