

RESOLUTION NO. 2005-38

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A DELEGATION REQUEST TO MODIFY THE FRENCH OAKS PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT MODIFICATION; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the French Oaks Plat is a 20.31 gross-acre plot approved by the Broward County Commission in June of 1990; and

WHEREAS, the French Oaks Plat described as Parcel "A": The East 310.77 Feet of Lot 1, "French Oaks" according to the Plat thereof as recorded in Plat Book 148, at Page 41 of the Public Records of Broward County Florida; and Parcel "B": Lot 1 less the East 310.77 Feet, "French Oaks" according to the Plat thereof as recorded in Plat Book 148, at Page 41 of the Public Records of Broward County Florida; and

WHEREAS, at a duly noticed public hearing held on January 13, 2005, the Town Council reviewed a delegation request to modify the restrictive note on the French Oaks Plat to allow one detached single-family home on Lots 2, 3 and 4, and to allow two (2) detached single-family homes on Lot 1, which is a 4.56 acre lot; and

WHEREAS, the two single-family homes on Lot 1 will sit on a 2.29 acre parcel and a 2.27 acre parcel, of net lot area; and

WHEREAS, the parcel has a Rural Ranches land use designation and is located in a Estates-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 one hundred and twenty-five (125) feet in width; and

WHEREAS, the proposed lots comply with the minimum net lot size and width 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 January 13th, 2005, following the review of the Staff Report and all written and oral evidence received

during the public hearing, the Town Council hereby approves the delegation request to modify the French Oaks Plat subject to the following agreed upon conditions:

- a. That the Broward County Commission approves the request and a revised plat is recorded; and
- b. That the petitioner pays any additional impact fees associated with the additional dwelling unit; and
- c. That the petitioner removes the asphalt pavement and entrance located at the North end of the property perpendicular to Southwest 178th Avenue.

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

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 January 2005, on a motion by Vice Mayor Knight and seconded by Council Member Maines.

Fink	<u>Y</u>	Ayes	<u>4</u>
Knight	<u>Y</u>	Nays	<u>0</u>
Blanton	<u>A</u>	Absent or	
Maines	<u>Y</u>	Abstaining	<u>1</u>
Nelson	<u>Y</u>		



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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