

RESOLUTION NO. 2005-051

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE DOWNY RANCHES SITE PLAN; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Downey Ranches is described as all of "Tara" Plat, according to the Plat thereof, recorded in Plat Book 162, Page 20 of the Public Record of Broward County, Florida. Said lands situate lying and being within Sections 25-50S-39E and 36-50S-39E in the Town of Southwest Ranches, Broward County Florida, containing 36.13 acres, more or less.

Generally located South of Griffin Road, West of SW 184th Avenue; and

WHEREAS, at a duly noticed public hearing held on April 14, 2005, the Town Council reviewed the Downey Ranches Site Plan, which provides for sixteen (16) single-family dwelling units to be built on a 36.13 acre parcel; and

WHEREAS, the plat for Downey Ranches was recorded on January 15, 1997 and provides for sixteen single-family homes on at least two net acres each; and

WHEREAS, the site will maintain access from Griffin Road via SW 184th Avenue; and

WHEREAS, the development will include a wetland mitigation area of approximately two and one-half acres located between Lot 4 and Lots 5 and 6; and

WHEREAS, an equestrian and recreation easement will be provided along the west side of SW 184th Avenue; and

WHEREAS, the parcel has a Rural Ranch Land Use and a Rural Ranches zoning designation, 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 April 14th, 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 Downey Ranches Site Plan subject to the following agreed upon conditions:

- a. That the applicant receives approval from all utility providers allowing the location of the entry feature within a utility easement prior to the issuance of a building permit.
- b. That the signage shown of S-1 shall conform to all dimensional and area requirements of the zoning code at the time of permit issuance.
- c. That construction drawings shall comply with remaining DRC technical issues.
- d. That the Town Engineer and the Broward County Engineering Division shall approve the bond for SW 184th Avenue in
- e. That the only function of the homeowners association that will be formed in conjunction with this development shall be for the maintenance of the common area.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

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

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 14th day of April 2005, on a motion by Council Member Knight and seconded by Council Member Maines.

Fink Y
Knight Y
Blanton Y
Maines Y
Nelson Y

Ayes 5
Nays 0
Absent or
Abstaining 0



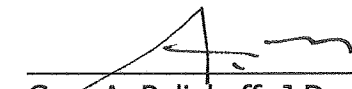
Mecca Fink, Mayor

ATTEST:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



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