

RESOLUTION NO. 2005-053

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

WHEREAS, the Prancing Horse Estates Plat is described as the North one-half (N ½) of Tract 38, North one-half (N ½) of Tract 39 and the North one-half (N ½) of Tract 40, less and except the West 40 feet of said tract 40 and further less and except the North 40 feet of said Tracts 38, 39, and 40, all in Section 2. Township 51 South, Range 40 East, "The Everglades Sugar and Land Company Subdivision", according to the map or plat thereof as recorded in Plat Book 1, Page(s) 39, public records of Dade County, Florida.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida and containing 13.54 Acres;

Generally located on the southeast corner of Melaleuca Road and Luray Road; and

WHEREAS, at a duly noticed public hearing held on April 14, 2005, the Town Council reviewed the Prancing Horse Estates Plat, which provides for six (6) single-family dwelling units to be built on a 13.54 net acre parcel; and

WHEREAS, Lot One contains 3.18 gross acres or 2.21 net acres; and

WHEREAS, Lot Two contains 2.44 gross acres or 2.9 net acres; and

WHEREAS, Lots 3, 4, 5, and 6 contain 2.35 gross acres or 2.21 net acres each; and

WHEREAS, the parcel has a Rural Ranches 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 Prancing Horse Estates 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 the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title.
- c. That payment of the Park Impact Fee is made prior to the second and final signoff of the Plat by the Town.
- d. That the existing structures are demolished prior to the second and final signoff of the Plat by the Town.
- e. That the Town approves a Truck routing and schedule for vehicles carrying fill in conjunction with the issuance of any fill permit.
- f. That a the Town approves a cost estimate and that a bond is posted for the improvements and the construction within the right-of-way prior to the second and final signoff of the Plat by the Town.
- g. That construction of all required inputs within the right-of-way are completed prior to the issuance of the first certificate of occupancy, temporary or otherwise.
- h. That the owner enters into the Town's Declaration of Restrictive Covenants Agreement Relating to Roadways and Access prior to the second and final signoff of the plat by the Town.


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 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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