

**RESOLUTION NO. 2005-96**

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

**WHEREAS**, the Escondido Estates Plat is described as all of Tract 22 in the Northwest-Quarter (NW ¼) of Section 32, Township 50 South, Range 40 East, in Chambers Land Company Subdivision, According to the Plat thereof, Recorded in Plat Book 1, Page 5-A of the Public Records of Broward County, Florida. Said Lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida, Containing 9.94 acres;

Generally located North of SW 54<sup>th</sup> Street, East of SW 172<sup>nd</sup> Avenue; and

**WHEREAS**, at a duly noticed public hearing held on July 14, 2005, the Town Council reviewed the Escondido Estates Plat, which provides for eight (8) single-family dwelling units to be built on an approximately 9.9 net acre parcel; and

**WHEREAS**, access to the site will be from SW 54<sup>th</sup> Street via a 35 foot right-of-way extending from SW 172<sup>nd</sup> Avenue; and

**WHEREAS**, the internal roadway of the plat will be public right-of-way where the roadway meets SW 54<sup>th</sup> Street, to allow access to Beltran Estates Plat to the West; and

**WHEREAS**, drainage will be accomplished through a 50-foot canal easement along the east property line, and the 50-foot ingress/egress, utility easement along the West property line; and

**WHEREAS**, all lots would have a minimum lot size of one net acre, with a minimum lot width of 125 feet; and

**WHEREAS**, the parcel has a Rural Estates Land Use and an Rural Estate zoning designation, which allows residential development at one unit per one net acre, 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 July 14<sup>th</sup>, 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 Escondido 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 through the execution of a regional road concurrency agreement. In the event that sufficient capacity is not met, or that an agreement is not executed, then the plat shall be denied by the Town.
- b. That the Town Engineer must approve a cost estimate, and a bond must be posted for improvements and construction within the right-of-way prior to the second signoff of the plat by the Town.
- c. That the applicant receives final approval of the utility providers.
- d. That payment of all park impact fees will be made prior to the second signoff of the plat by the Town.
- e. That the Town Attorney shall review and approve all legal information, including a recent Opinion of Title, prior to the second signoff of the plat by the Town.
- f. That fire protection shall be provided as required by the Broward County Fire Marshal.
- g. That the applicant shall provide addresses for each lot 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.

**[Signatures on Following Page]**


**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 14<sup>th</sup> day of July 2005, on a motion by Vice Mayor Blanton and seconded by Council Member Knight.

Fink          Y    
Knight       A    
Blanton      Y    
Maines       Y    
Nelson       Y  

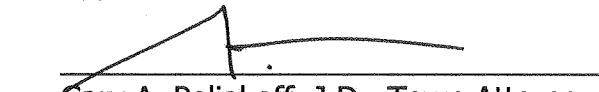
Ayes            4      
Nays            0      
Absent or  
Abstaining       1    

  
\_\_\_\_\_  
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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