

RESOLUTION NO. 2005-110

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

WHEREAS, the Green Land Estates Plat is described as the North ½ of Tract 33, less the North 40 feet thereof and less the South 40 feet thereof and less the East 40 feet of Tract 33, THE EVERGLADES SUGAR & LAND COMPANY SUBDIVISION of Sections 6, 7, 18, 19, 30 and 31, Township 51 South, Range 41 East, and the East half of Township 51 South, Range 40 East, Plat Book 2, at Page 39, Dade County Records.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida and containing 4.661 gross acres;

Generally located on the southwest corner of 136th Avenue (Holatee Trail) and Luray Road; and

WHEREAS, at a duly noticed public hearing held on September 8th, 2005, the Town Council reviewed the Green Land Estates Plat, which provides for one (1) single-family dwelling units to be built on an approximately 4.661 gross acre parcel, 3.661 net acres; and

WHEREAS, the parcel has a Rural Ranch Land Use and a Rural Ranch 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 lot complies with the minimum net lot size and dimension requirements; and

WHEREAS, access to the site will be from SW 136th Avenue; and

WHEREAS, drainage will be accomplished through easements along the north, west and south sides of the property; and

WHEREAS, utility easements will be provided on the east and west sides of the site.

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 September 8th, 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 Green Land Estates Plat subject to the following 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, which must be current within 30 days of second signoff by the Town.
- c. That the applicant receives approval from all affected utility companies prior to second signoff of the plat by the Town.
- d. That the applicant receives approval and signoff by the Central Broward Water Control District prior to the second signoff of the plat by the Town.
- e. That the Town's Declaration of Restrictive Covenants Relating to Roadways and Access, is executed prior to the second signoff of the plat by the Town.
- d. That the applicant complies with the remaining Development Review Committee comments prior to the second signoff of the plat by the Town.

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

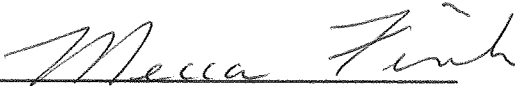
Section 4. This Resolution shall become effective immediately upon adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 8th day of September 2005, on a motion by Council Member Aster Knight and seconded by Council Member Jeff Nelson.


Fink Y
Blanton Y
Knight 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

933245_1.DOC