

RESOLUTION NO. 2006-18

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

WHEREAS, the Danal at Through Plat is described as the North 165 Feet of the East ½ of Tract 58, Less the Easterly 30 Feet Thereof, of "The Everglades Sugar and Land Company's Subdivision of Section 34, Township 50 South, Range 40 East" According to the Plat Thereof as Recorded in Plat Book 1, at Page 152 of the Public Records of Dade County, Florida.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida and containing 104,040 square feet (2.3884 acres);

Generally located on the west side of 145th Avenue, approximately ¼ of a mile south of 49th Street; and

WHEREAS, at a duly noticed public hearing held on December 8th, 2005, the Town Council reviewed the Danal at Thorough Plat, which provides for one (1) single-family dwelling units to be built on an approximately 2.39 net acre parcel; 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 lot complies with the minimum net lot size and dimension requirements; and

WHEREAS, access to the site will be from SW 145th Avenue; and

WHEREAS, a ten foot utility easement will be provided along the perimeter of the plat; and

WHEREAS, a catch basin and corresponding outfall at the northeast corner of the property will be constructed to comply with the Town's Tertiary Drainage Plan;

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 December 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 Danal at Through 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 a cost estimate, approved by the Town, and posts a bond for the catch basin and outfall, including pavement restoration, 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.

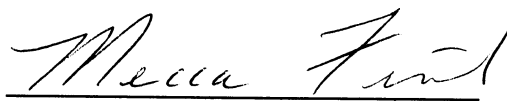
Section 4. This Resolution shall become effective immediately upon adoption.

[Signatures on Following Page]

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

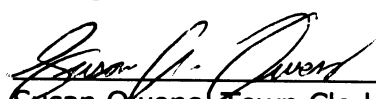
Fink Y
Knight Y
Blanton Y
Maines Y
Nelson Y

Ayes 5
Nays 0
Absent or
Abstaining 0




Mecca Fink, Mayor

ATTEST:



Susan Owens, Town Clerk

Approved as to Form and Correctness:



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