

RESOLUTION NO. 2006-19

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

WHEREAS, the Plata Estate Plat is described as a Replat of Portion of the South ¼ of Tract 6 "The Everglades Sugar & Land Co. Subdivision of Section 34, Township 50 South, Range 40 East" Plat Book 1, 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 101,554 square feet (2.3314 acres);

Generally located on the west side of SW 136th Avenue, six-tenths of a mile north of Stirling Road; and

WHEREAS, at a duly noticed public hearing held on December 8th, 2005, the Town Council reviewed the Plata Estate Plat, which provides for one (1) single-family dwelling units to be built on an approximately 2.29 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 a fifteen foot driveway easement connecting the property to SW 136th Avenue through an intervening property that fronts SW 136th Avenue; and

WHEREAS, abutting the plat to the West is SW 139th Avenue, an unimproved right-of-way with a designated 60-foot cross section; and

WHEREAS, the plat dedicates an additional ten feet to complete its 30-foot half section, consistent with properties to the north and south of the plat; and

WHEREAS, a ten foot utility easement will be provided on the plat;

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 Plata Estate 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 pays the Town park impact fee prior to the second and final signoff of the plat by the Town.
- d. That the applicant constructs a driveway culvert for the access drive pursuant to the Town's Master Tertiary Drainage Exhibit and as required by the Town's Engineer, prior to the issuance of a certificate of occupancy on the property.
- e. That the applicant provides conceptual engineering and access plan prior to the second and final signoff of the plat by the Town, unless the Town Engineer defers this requirement until the permit review stage.
- f. That the applicant will construct and install all improvements the ULDC requires for access drives.
- g. 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.
- h. 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.

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

Ayes 5

Knight Y

Nays 0

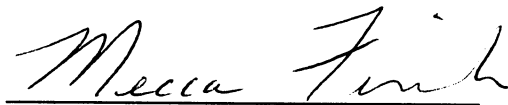
Blanton Y

Absent or

Maines Y

Abstaining 0

Nelson Y




Mecca Fink, Mayor

ATTEST:


Susan Owens, Town Clerk

Approved as to Form and Correctness:


Gary A. Poliakoff, J.D., Town Attorney
950853_1.DOC