

**RESOLUTION NO. 2006-20**

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

**WHEREAS**, the Bella Acre Estates Plat is described as a Replat of a Portion of Tract 14 and all of Tract 15 "Chambers Land Company Subdivision" of the Northwest ¼ of Section 32-50-40 Plat Book 1, Page 5A of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida and containing 415,065 square feet (9.5286 acres);

Generally located on the east side of 172<sup>nd</sup> Avenue, just south of SW 49<sup>th</sup> Street; and

**WHEREAS**, at a duly noticed public hearing held on December 8<sup>th</sup>, 2005, the Town Council reviewed the Bella Acre Estates Plat, which provides for eight (8) single-family dwelling units to be built on an approximately 8.4 net acre parcel; and

**WHEREAS**, the parcel has a Rural Estates Land Use and a Rural Ranches zoning designation, which allows residential development at one unit per net acre, 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 provided on SW 172<sup>nd</sup> Avenue; and

**WHEREAS**, a 50-foot wide private road will provide access to the eight lots off of SW 172<sup>nd</sup> Avenue; and

**WHEREAS**, an additional 45-foot right-of-way along SW 172<sup>nd</sup> Avenue is being dedicated to match the existing road width in that area; and

**WHEREAS**, each lot has dedicated drainage easements along their perimeter; and

**WHEREAS**, the existing structures on the site will be in violation of the setback requirements for the newly created lots and will have to come into compliance with the Town's Unified Land Development Code;

**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 8<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 Bella Acre Estates Plat subject to the following agreed upon conditions:

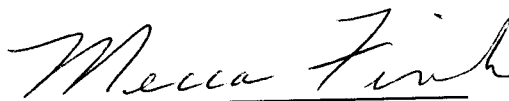
- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title, which must be current within 30 days of second signoff by the Town.
- c. That the applicant provides utility letters from all applicable utility providers prior to the second and final signoff of the plat by the Town.
- d. That the applicant bonds for and constructs any applicable off-site improvements relating to drainage or roadways as may be deemed necessary by the County or the Town's Tertiary Drainage Plan.
- e. That the applicant will demolish all existing structure, prior to the second and final signoff of the plat by the Town.
- f. That the applicant will execute the Town's Declaration of Restrictive Covenants Relating to sidewalks prior to the second signoff of the plat by the Town.
- g. That the applicant complies with the remaining Development Review Committee comments prior to the second signoff of the plat by the Town.
- h. That the applicant will meet with area residents to discuss the development prior to the submission of a site plan.

**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 8<sup>th</sup> day of December 2005, on a motion by Council Member Knight and seconded by Council Member Maines.

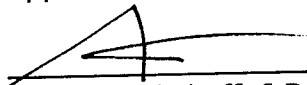
Fink	<u>Y</u>	Ayes	<u>5</u>
Knight	<u>Y</u>	Nays	<u>0</u>
Blanton	<u>Y</u>	Absent or	
Maines	<u>Y</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		

  
\_\_\_\_\_  
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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