

**RESOLUTION NO. 2006 - 047**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE STIRLING 132 PLAT; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, the Stirling 132 Plat is described as the West one-half (W 1/2) of the East one-half (E 1/2) of the West one-half (W 1/2) of Tracts 37, 38, 39 and 40 of Section 35, Township 50 South, Range 40 East, of "Florida Fruit Lands Company's Subdivision No. 1" Sheet 2 According to the Plat thereof as Recorded in Plat Book 2, Page 17, of the Public Records of Miami Dade County, Florida; said land situate and lying within Broward County.

And

The East 82.50 Feet of the West one-half (W 1/2) of the West one-half (W 1/2) of Tracts 37, 38, 39 and 40 of Section 35 , Township 50 South, Range 40 East of "Florida Fruit Lands Company's Subdivision No. 1" Sheet 2 according to the Plat thereof as Recorded in Plat Book 2, Page 17, of the Public Records of Miami Dade County, Florida; said land situate and lying within Broward County.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida and containing 7.50 acres;

Generally located on Stirling Road, 750 feet west of SW 130<sup>th</sup> Avenue; and

**WHEREAS**, at a duly noticed public hearing held on March 2<sup>nd</sup>, 2006, the Town Council reviewed the Stirling 132 Plat, which provides for three (3) single-family dwelling units to be built on an approximately 6.74 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**, Lot 1 is 400 feet wide and contains 2.21 net acres; and

**WHEREAS**, Lot 2 is 440 feet wide and contains 2.12 net acres; and

**WHEREAS**, Lot 3 is also 440 feet wide and contains 2.41 acres; and

**WHEREAS**, the proposed lots comply with the minimum net lot size and dimension requirements; and

**WHEREAS**, access to the plat is via a 30-foot ingress/egress and drainage easement connecting the three lots to Stirling Road; and

**WHEREAS**, the easement will be dedicated to the Stirling 132 Homeowner's Association and will be the responsibility of the Association to maintain; and

**WHEREAS**, the plat dedicates a 10-foot utility easement, surrounding the three lots, and proposes to utilize a well and septic tank for water and sewage;

**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 March 2<sup>nd</sup>, 2006, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Stirling 132 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 complies with any remaining Development Review Committee technical issues.
- d. That the applicant pays the Town's park impact fee prior to the second and final signoff of the plat by the Town.
- e. That the applicant executes a declaration of restrictive covenants prior to the Town's second and final plat signoff, acknowledging, and holding the Town harmless, for Stirling Road being below the ten year flood elevation.

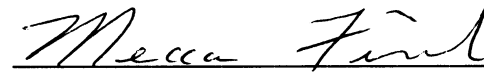
- f. That the applicant shall provide a bond with associated cost estimates for site improvements for review and approval by the Town prior to the second and final signoff of the plat by the Town.
- g. That the applicant will demolish an existing 12' X 36' structure and will receive the appropriate demolition permit from Broward County prior to the second and final sign off 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 2<sup>nd</sup> day of March 2006, on a motion by Council Member Nelson and seconded by Council Member Maines.

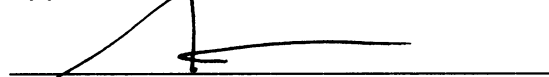
Fink	<u>Y</u>	Ayes	<u>4</u>
Knight	<u>A</u>	Nays	<u>0</u>
Blanton	<u>Y</u>	Absent	<u>1</u>
Maines	<u>Y</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		

  
 Mecca Fink, Mayor

ATTEST:

  
 Susan A. Owens, Town Clerk

Approved as to Form and Correctness:

  
 Gary A. Poliakoff, J.D., Town Attorney  
 FTL\_DB: 971800\_1

TOWN OF SOUTHWEST RANCHES

PATRICIA LAND TRUST, SERGIO MEJIA AND MIRIAM PATRICIA  
CRISPI CO-TRUSTEES; AND THE MEJIA LAND TRUST, NELLY  
AND ALBERTO MEJIA CO-TRUSTEES

"STIRLING 132"  
PL-017-05



NORTH ↑

SCALE: Approx. 1"=415'



Professional Planning, Zoning  
and Land Use Consulting Services