

RESOLUTION NO. 2006-59

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

WHEREAS, the Knightsbridge Estates Plat is described as a replat of portions of Tracts 33 and 34 "Florida Fruit Lands Company's Subdivision No. 1", Plat Book 2, Page 17, D.C.R. Section 35, Township 50 South, Range 40 East; said land situate and lying within the Town of Southwest Ranches, Broward County, Florida and containing 19.2458 acres; and

WHEREAS, the Knightsbridge Estates Plat is generally located North of Stirling Road, West of SW 130th Avenue (Melaleuca Road) 750 feet west of SW 130th Avenue; and

WHEREAS, at a duly noticed public hearing held on April 6th, 2006, the Town Council reviewed the Knightsbridge Estates Plat, which provides for nine (9) single-family dwelling units to be built on an approximately 19.25 gross 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 lots comply with the minimum net lot size and dimension requirements; and

WHEREAS, drainage will be accomplished through drainage easements around the perimeter of the plat and through a 50-foot ingress/egress, drainage, and utility easement (Knightsbridge Boulevard); and

WHEREAS, a 12-foot utility easement shall be dedicated separately from the 50-foot ingress/egress drainage and utility easement and a 20-foot utility easement shall be placed along the eastern boundary of the plat; and

WHEREAS, a 15-foot recreational trail easement shall be located along the eastern and northern boundaries of the plat; and

WHEREAS, access to the plat will be from SW 130th Avenue through a 50-foot ingress/egress, drainage, and utility easement that will be maintained by the Knightsbridge Homeowners Association; and

WHEREAS, the intersections of SW 130th Avenue, SW 56th Street, and the existing roadway servicing the existing single family residence will be realigned; and

WHEREAS, SW 130th Avenue will continue northward, north of SW 56th Street, on the east side of the canal and a canal crossing will be provided from SW 130th Avenue to give access to the plat from the east side of the canal 305 feet north of SW 56th Street;

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 April 6th, 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 Knightsbridge 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 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 SW 130th Avenue being below the ten year flood elevation, and being less than 24 feet in width, prior to the second and final signoff of the plat by the Town.

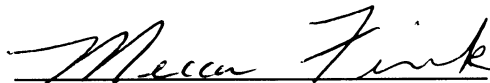
- f. That the applicant shall provide fire protection as required by the Broward County Fire Marshal.
- g. That there shall be no self imposed prohibitions or restrictions concerning the keeping of animals within the plat boundaries.

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

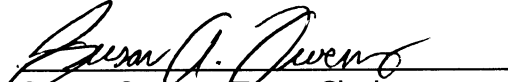
Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 6th day of April 2006, on a motion by Council Member Knight and seconded by Vice Mayor Maines.


Fink	<u> Y </u>	Ayes	<u> 5 </u>
Maines	<u> Y </u>	Nays	<u> 0 </u>
Blanton	<u> Y </u>	Absent	<u> 0 </u>
Knight	<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, Esq., Town Attorney
 FTL_DB: 980850_1