

RESOLUTION NO. 2006-069

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE ROLLING OAKS ESTATES, LLC SITE PLAN TO CONSTRUCT EIGHTEEN SINGLE FAMILY DWELLING UNITS ON THE WEST SIDE OF SW 178th AVENUE, NORTH OF STIRLING ROAD, IN ACCORDANCE WITH THE CLINGAN'S COVE PLAT; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Rolling Oaks Estates Site Plan is described as:

LOTS 1 THROUGH 18 INCLUSIVE, ACCORDING TO THE PLAT OF CLINGAN'S COVE, AS RECORDED IN PLAT BOOK 168 AT PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 37.1069 ACRES, MORE OR LESS; and

WHEREAS, the property is generally located on the west side of 178th Avenue, North of Stirling Road; and

WHEREAS, the property contains approximately 37.95 gross acres, and is comprised of 18 lots; and

WHEREAS, the applicant is requesting site plan approval to construct eighteen single family dwelling units in accordance with the Clingan's Cove Plat; and

WHEREAS, access to the site will be from SW 178th Avenue via a fifty foot private roadway, drainage and utility easement; and

WHEREAS, an additional ten foot utility easement shall be dedicated to provide access to applicable utility companies for all lots; and

WHEREAS, drainage easements will be provided around the perimeter of all lots and a canal easement shall run in a north-south direction through Lots 4, 5, 14, and 15; and

WHEREAS, the entrance of the subdivision will not be gated and no lighting shall be proposed for the site.

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 June 8th, 2006, following the review of the staff report and all written and oral evidence received during the advertised public hearing, the Town Council hereby approves the Rolling Oaks Estates, LLC Site Plan subject to the following agreed upon conditions:

- a. Construction drawings shall comply with remaining DRC technical issues.
- b. Prior to issuance of the first building permit, the owner shall bond for and construct all required site improvements listed in the DRC comments from Winningham Fradley, Inc. and Michele Mellgren & Associates, Inc.
- c. That an east to west multi-purpose trail easement shall be dedicated along the length of the utility easement.
- d. That the berm shall be lowered from four to two feet.
- e. That the entryway feature, a.k.a "Entry Kiosk Plan" shall be removed.
- f. That there shall be no restrictions on animals placed within the property.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

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 June 2006, on a motion by Council Member Aster Knight and seconded by Vice Mayor Don Maines.

Fink Y
Knight Y
Blanton Y
Maines Y
Nelson Y

Ayes 5
Nays 0
Absent 0
Abstaining 0

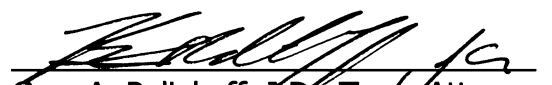


Mecca Fink, Mayor

ATTEST:


Susan A. Owens, Town Clerk

Approved as to Form and Correctness:


Gary A. Poliakoff, J.D., Town Attorney
FTL_DB: 991829_1

TOWN OF SOUTHWEST RANCHES

5791 SW 178TH AVENUE

ROLLING OAKS ESTATES

SP-020-06



NORTH ↑

Scale: Approx. 1" = 480'



*Professional Planning, Zoning
and Land Use Consulting Services*