

RESOLUTION NO. 2006-070

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

WHEREAS, the La Rosa Plat is described as the North one-half of Tract 26, less the West 40.00 feet thereof, and the South one-half of Tract 27, less the West 40.00 feet thereof, THE EVERGLADE SUGAR AND LAND COMPANY SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST, as recorded in Plat Book 1, Page 152 of the Public Records of Dade County, Florida.

Said lands lying and being in the Town of Southwest Ranches, Broward County, Florida, and containing 9.555 acres (416,230 square feet).

Generally located on the east side of SW 2nd Avenue (Hancock Road) north of Stirling Road; and

WHEREAS, at a duly noticed public hearing held on June 8th, 2006, the Town Council reviewed the La Rosa Plat, which provides for four (4) single family detached dwelling units to be built on an approximately 9.48 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 330 feet wide and contains 3.235 net acres; and

WHEREAS, Lot 2 is 287 feet wide and contains 2.17 net acres; and

WHEREAS, Lot 3 is 165 feet wide and contains 2.04 net acres; and

WHEREAS, Lot 4 is also 165 feet wide and contains 2.04 net 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 25-foot ingress/egress easement connecting the four lots to SW 142nd Avenue; and

WHEREAS, the easement will be dedicated to the homeowners as a private roadway and it will be the responsibility of the homeowners to maintain; and

WHEREAS, the plat dedicates an addition ten feet of right-of-way along the west plat limit, for thirty feet total half section, in order to meet engineering width requirements for the existing, but unimproved right-of way;

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 public hearing, the Town Council hereby approves the La Rosa Plat subject to the following stipulated 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 owner pays the Town's park impact fee prior to the second and final signoff of the plat by the Town.
- d. That the owner executes a declaration of restrictive covenants prior to the Town's second and final plat signoff, acknowledging, and holding the Town harmless for the pavement width of SW 142nd Avenue and for its flood elevation level.
- e. That the owner 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.
- f. That the owner will demolish the existing asphalt drive when the new road is built and that the owner will receive the appropriate demolition permit from Broward County.

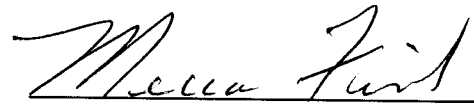
Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

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

Fink Y
Knight Y
Blanton Y
Maines Y
Nelson Y

Ayes 5
Nays 0
Absent 0
Abstaining 0



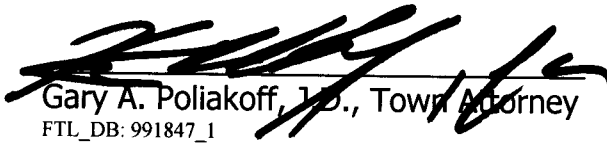
Mecca Fink, Mayor

ATTEST:



Susan A. Owens, Town Clerk

Approved as to Form and Correctness:



Gary A. Poliakoff, J.D., Town Attorney
FTL_DB: 991847_1

TOWN OF SOUTHWEST RANCHES

5300 SW 142ND AVENUE

LA ROSA PLAT

PL-019-05



NORTH ↑

Scale: Approx. 1" = 500'



*Professional Planning, Zoning
and Land Use Consulting Services*