

RESOLUTION NO. 2006-071

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

WHEREAS, the Shawn's Acre Plat is described as that portion of Tract 7 in Section 32, Township 50 South, Range 40 East, according to the plat of "CHAMBERS LAND COMPANY SUBDIVISION" as recorded in Plat Book 1, Page 5-A of the Public Records of Broward County, Florida, described as follows: The North ½ of Tract 7, less the East 316.95 feet thereof.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida, containing 56,198 square feet (1.290 acres).

Generally located on the east side of SW 162nd Avenue, just north of SW 54th Place; and

WHEREAS, at a duly noticed public hearing held on June 8th, 2006, the Town Council reviewed the Shawn's Acre Plat, which provides for one (1) single family dwelling unit to be built on an approximately 1.19 net and 1.30 gross acre parcel; and

WHEREAS, the parcel has a Rural Estates Land Use and a Rural Estate 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 plat will be provided by SW 162nd Avenue; and

WHEREAS, water and sewer facilities are being provided by well and septic tank; and

WHEREAS, a thirty foot right-of-way is being dedicated by this plat to match the existing road width in that area; and

WHEREAS, the property has dedicated a drainage easement of 15 feet in width on its north, south, and east side;

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 Shawn's Acre Plat subject to the following stipulated conditions:

- a. That the existing utility shed must be removed or relocated in conformity with the Town's Unified Land Development Code, and such removal or relocation must be verified by a signed and sealed survey prior to the second and final signoff of the plat 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 and final signoff of the plat 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 obtains utility letters from all applicable utility providers prior to the second and final signoff 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.

[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 Vice Mayor Don Maines and seconded by Council Member Aster Knight.

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:



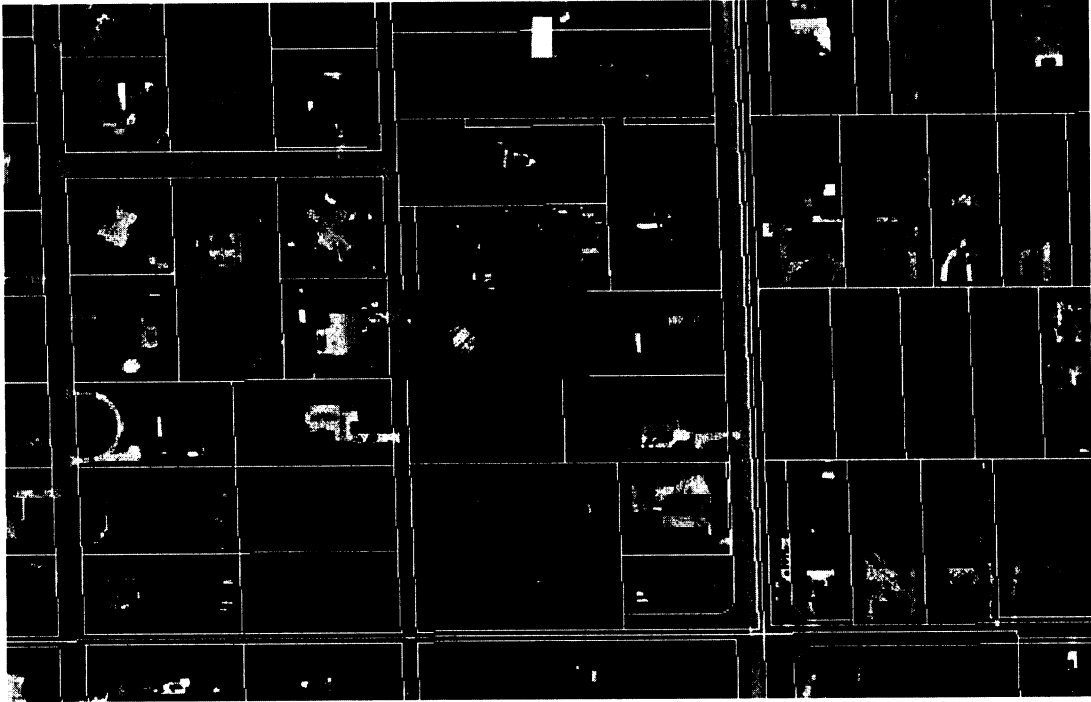
Gary A. Poliakov, J.D., Town Attorney
FTL_DB: 992013_1

TOWN OF SOUTHWEST RANCHES

53XX SW 162nd AVE

MICHAEL AND MARY DICKMAN

**"SHAWN'S ACRE"
PL-005-03**



NORTH ↑

SCALE: Approx. 1"=260'



*Professional Planning, Zoning
and Land Use Consulting Services*