

RESOLUTION NO. 2006 - 088

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

WHEREAS, the Garden Creations Plat is described as a Replat of a portion of Tract 32 "The Everglades Land Company's Subdivision of Section 36 and South Half of Section 25-50-39" Plat Book 1, Page 63, D.C.R.

Section 36, Township 50 South, Range 39 East Town of Southwest Ranches, Broward County, Florida and containing 2.0984 net acres, more or less;

Generally located on the west side of 184th Avenue, North of SW 54th Place; and

WHEREAS, at a duly noticed public hearing held on July 20th, 2006, the Town Council reviewed the Garden Creations Plat, which provides for one (1) single-family dwelling units to be built on an approximately 2.0984 net acre parcel; and

WHEREAS, the parcel has a Rural Ranch Land Use and a Agricultural Estate 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 lot complies with the minimum net lot size and dimension requirements; and

WHEREAS, access to the site will be from a 25-foot private access easement connecting the property to SW 54th Place though an intervening property that fronts SW 54th Place; and

WHEREAS, drainage for the property will be provide through a 20-foot drainage easement and a 50-foot surface water management area on the north and west sides of the property; and

WHEREAS, Florida Power and Light has access to the property via a ten-foot utility easement previously recorded, but has not yet indicated whether or not they will require additional easements; and

WHEREAS, the applicant proposes to utilize a well and septic tank for water and sewer.

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 July 20th, 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 Garden Creations 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 first signoff by the Town.
- c. That the applicant receives approval from all affected utility companies prior to second signoff of the plat by the Town.
- 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 provides a revised and updated DRR from Broward County.
- f. That the applicant records the private access easement 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 20th day of July 2006, on a motion by Council Member Jeff Nelson and seconded by Council Member Forest Blanton.

Fink Y
Maines Y
Blanton Y
Knight Y
Nelson Y

Ayes 5
Nays 0
Absent 0
Abstaining 0



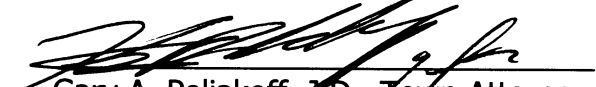
Mecca Fink, Mayor

ATTEST:



Susan A. Owens, Town Clerk

Approved as to Form and Correctness:



Gary A. Poliakoff, J.D., Town Attorney
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