

**RESOLUTION NO. 2007 - 033**

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

**WHEREAS**, the Borgia Plat is described as Tract 17, in the Northeast ¼ of Section 6, Township 51 South, Range 40 East, According to the Plat of the "Chambers Land Company Subdivision", as recorded in Plat Book 1, Page 5, of the Public Records of Broward County, Florida;

Generally located on the northeast corner of the intersection of SW 178<sup>th</sup> Avenue and SW 63<sup>rd</sup> Manor; and

**WHEREAS**, at a duly noticed public hearing held on January 11<sup>th</sup>, 2007, the Town Council reviewed the Borgia Plat, which provides for the subdivision of an approximately 4.31 net acre lot in order to create two (2) single-family lots; and

**WHEREAS**, lot one, which contains the existing residence, will consist of 2.31 net acres, and lot two, which is undeveloped will consist of 2.0 net acres; 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**, access to lot one shall be provided from SW 178<sup>th</sup> Avenue as well as SW 63<sup>rd</sup> Manor and access to lot two shall be provided from SW 63<sup>rd</sup> Manor; and

**WHEREAS**, drainage for the property will be provide through a twenty-foot drainage easement and a forty five-foot surface water management area on the west side of the property, and a thirty five-foot drainage easement and a ten-foot surface water management area on the north side of the property; and

**WHEREAS**, utility companies have access to the property via a ten-foot utility easement adjacent to the west and south plat boundaries; 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 January 11<sup>th</sup>, 2007, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Borgia 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.

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

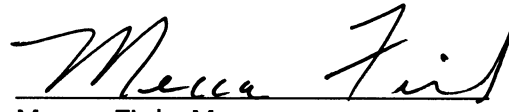
**Section 4.** This Resolution shall become effective immediately upon adoption.

**[Signatures on Following Page]**

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 11<sup>th</sup> day of January 2007, on a motion by Council Member Aster Knight and seconded by Vice Mayor Don Maines.

Fink                Y      
Maines            Y      
Breitkreuz        Y      
Knight            Y      
Nelson            Y    

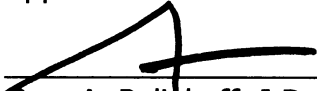
Ayes                5      
Nays                0      
Absent             0      
Abstaining        0    

  
\_\_\_\_\_  
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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