

**RESOLUTION NO. 2007-045**

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

**WHEREAS**, the Oakbrook Ranches Plat is described as a Replat of all of Tracts 17 and 18 of "Florida Fruit Lands Company's Subdivision No. 1" in Section 5, Township 51 South, Range 40 East, Plat Book 2, Page 17 of the Public Records of Dade County, Florida, being in the Town of Southwest Ranches, Broward County, Florida;

Generally located on the west side of SW 166<sup>th</sup> Avenue, immediately south of Stirling Road; and

**WHEREAS**, at a duly noticed public hearing held on February 8<sup>th</sup>, 2007, the Town Council reviewed the Oakbrook Ranches Plat, which provides for the subdivision of an approximately 19.5 net acre lot in order to create sixteen (16) single-family lots; and

**WHEREAS**, the lot sizes range from one net acre to 1.3 net acres; and

**WHEREAS**, the parcel has a Rural Estates Land Use and a Rural Estates zoning designation, which allows residential development at one unit per one net acre; and

**WHEREAS**, the proposed lots comply with the minimum net lot size and dimension requirements; and

**WHEREAS**, access to the plat will be via a 50-foot right-of-way dedicated to the public connecting the property to SW 166<sup>th</sup> Avenue; and

**WHEREAS**, additional right-of-way has been dedicated along Stirling Road and SW 166<sup>th</sup> Avenue to meet the minimum right-of-way requirements for those roads; and

**WHEREAS**, forty (40) feet of right-of-way has been dedicated along Stirling Road and twenty-five (25) feet has been dedicated along SW 166<sup>th</sup> Avenue; and

**WHEREAS**, drainage for the property will be provide through an on-site lake that is approximately 1,215 feet long by 107 feet at its maximum width and stretches the entire length of the south boundary of the plat; and

**WHEREAS**, in addition to the lake, the Drainage District has required Lake Maintenance Easements to completely surround the lake; and

**WHEREAS**, the applicant will be constructing covered resting areas within the multi-purpose trail within the Stirling Road right-of-way for public use on the north plat boundary, in lieu of paying the park impact fee.

**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 February 8<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 Oakbrook Ranches 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 Oakbrook Ranches Drive shall be dedicated as a fifty foot (50') public right-of-way that shall be maintained by the residents of Oakbrook Ranches.
- c. 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.
- d. That the plat and vacation of the drainage easements as shown "to be released" must be approved by the South Broward Drainage District prior to second and final signoff of the plat by the Town.
- e. That the applicant shall comply with the remaining Development Review Committee technical issues prior to the second and final signoff of the plat by the Town.
- f. That the applicant provides a utility letter from Teco People's Gas prior to the second and final signoff of the plat by the Town.
- g. That the demolition of the existing structures including any driveways shall occur prior to second and final signoff of the plat by the Town.


- h. That a cost estimate is approved, and a bond is posted for all offsite and onsite improvements as required by the Town Engineer and Drainage District 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.

**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 Council Member Jeff Nelson.

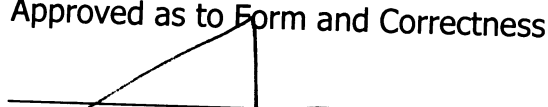
Fink	<u>Y</u>	Ayes	<u>5</u>
Maines	<u>Y</u>	Nays	<u>0</u>
Knight	<u>Y</u>	Absent	<u>0</u>
Nelson	<u>Y</u>	Abstaining	<u>0</u>
Breitkreuz	<u>Y</u>		

  
 Mecca Fink, Mayor

ATTEST:

  
 Susan Owens, Town Clerk

Approved as to Form and Correctness:

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

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