

RESOLUTION NO. 2007-050

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

WHEREAS, the Estates at Sunshine Ranches II Plat is described as a Replat of Lot 1 of "Estates at Sunshine Ranches" as recorded in Plat Book 172, Page 94 of the Public Records of Broward County, Florida, Lying in Section 34 Township 50 Range 40 East, in the Town of Southwest Ranches, Broward County, Florida;

Generally located on the northeast corner of Stirling Road and SW 142nd Avenue (Hancock Road); and

WHEREAS, at a duly noticed public hearing held on March 8th, 2007, the Town Council reviewed the Estates at Sunshine Ranches II Plat, which provides for the subdivision of an approximately 4.16 net acre lot in order to create two (2) single-family lots; and

WHEREAS, Lot 1A is approximately 2.04 net acres and Lot 1B is approximately 2.12 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 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 access opening off of SW 142nd Avenue (Hancock Road); and

WHEREAS, Central Broward Drainage District has approved the site for first signatures.

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 March 8th, 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 Estates at Sunshine Ranches II 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 first signoff by the Town.
- c. 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.
- d. That the applicant pays the Town park impact fee prior to the second and final signoff of the plat by the Town.
- e. That the demolition of the existing structures including any driveways shall occur prior to second and final signoff of the plat by the Town.
- f. That a cost estimate is approved, and an evergreen bond is posted for all offsite and onsite improvements, including but not limited to both access bridges for canal crossing, as required by the Town Engineer, 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.

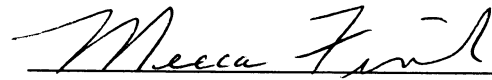
Section 4. This Resolution shall become effective immediately upon adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 8th day of March 2007, on a motion by Council Member Aster Knight and seconded by Vice Mayor Don Maines.

Fink	<u>Y</u>
Maines	<u>Y</u>
Breitkreuz	<u>Y</u>
Knight	<u>Y</u>
Nelson	<u>Y</u>

Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>




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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