

**RESOLUTION NO. 2007-076**

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

**WHEREAS**, the Southwest Ranches School Site Plat is described as a Replat of Tracts 45, 52 and a portion of Tract 61 of the Everglades Land Company subdivision of Section 1, Township 51 South, Range 39 East, including the 10' right-of-way lying South of and adjacent to Tract 45 and the 10' right-of-way lying North of and adjacent to Tract 52, "The Everglades Land Company Subdivision of Section 1-51-39 (P.B. 2, Pg. 1, D.C.R., lying in the Town of Southwest Ranches, Broward County, Florida, comprising 28.317 acres more or less.

Generally located on the North side of Sheridan Street and approximately one-quarter of one mile West of SW 185<sup>th</sup> Way; and

**WHEREAS**, the school board proposes to construct an elementary school on the site, requiring platting pursuant to the countywide platting rules; and

**WHEREAS**, the Town has agreed to process this plat in accordance with Article 7.2.2 of the purchase agreement between the Broward County School Board and the Town; and

**WHEREAS**, the site has a land use plan designation of Multi-family, Medium (16 du/ac), and a zoning designation of Community Facility (CF), both of which permit public schools; and

**WHEREAS**, the restrictive use note on the proposed plat permits development of up to 200,000 square feet of elementary school use; and

**WHEREAS**, a 200,000 square-foot building on the subject site, if one-story in height, would yield a plot coverage of 16.2 percent, which is within the 20 percent plot coverage allowance of the CF District; and

**WHEREAS**, the restrictive note is also consistent with the maximum floor area ratio of 0.25; and

**WHEREAS**, access to the site will be provided through SW 190<sup>th</sup> Avenue, which runs parallel to the western border of the plat and directly accesses Sheridan Street; and

**WHEREAS**, thirty-five (35) feet of right-of-way has been dedicated along the southern boundary of the plat (north side of Sheridan Street) for a total half section of 100 feet; and

**WHEREAS**, non-vehicular access lines (NVALs) are provided along the ultimate right-of-way line of Sheridan Street except for an 80-foot opening at the eastern edge of the plat, and northward for 300 feet from Sheridan Street along the western boundary of the plat; and

**WHEREAS**, a 12-foot-wide multi-purpose trail easement is provided north of the 35-foot right-of-way dedication along Sheridan Street; and

**WHEREAS**, the plat satisfies concurrency requirements for potable water, sanitary sewage treatment, solid waste disposal and minimum required water pressure for firefighting purposes; and

**WHEREAS**, Broward County will determine whether the plat satisfies regional road concurrency requirements, and the plat will be deemed denied upon failure to satisfy same; and

**WHEREAS**, schools are not subject to parks and recreation concurrency; and

**WHEREAS**, on April 20, 2006, pursuant to Ordinance No. 2006-011, the Town Council vacated twenty (20) feet of unimproved right-of-way, also known as SW 69<sup>th</sup> Street within the subject property, pursuant to the terms of the purchase agreement between the Town and the School Board.

**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 14, 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 Southwest Ranches School Site Plat subject to the following stipulated conditions:

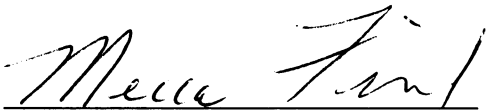
- a. Sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be deemed denied by the Town of Southwest Ranches.
- b. The provision of utility letters from applicable utility companies prior to second signoff by the Town of Southwest Ranches.
- c. Approval and signoff by the South Broward Drainage District.

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

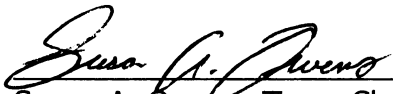
**Section 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 14<sup>th</sup> day of June 2007, on a motion by Council Member Aster Knight and seconded by Vice Mayor Don Maines.

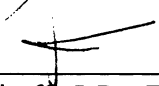
Fink	<u>Y</u>	Ayes	<u>5</u>
Maines	<u>Y</u>	Nays	<u>0</u>
Breitkreuz	<u>Y</u>	Absent	<u>0</u>
Knight	<u>Y</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		

  
 Mecca Fink, Mayor

ATTEST:

  
 Susan A. Owens, Town Clerk

Approved as to Form and Correctness:

  
 Gary A. Poliakoff, J.D., Town Attorney  
 FTL\_DB: 1055115\_1