

RESOLUTION NO. 2008 - 028

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

WHEREAS, the Permونت Estates I Plat is legally described as:

A PORTION OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA; and

WHEREAS, the Permونت Estates I Plat is generally located on the south side of Griffin Road, approximately four hundred seventy (470) feet east of SW 130th Avenue; and

WHEREAS, this plat will create twelve (12) single-family lots on 13.96 net acres of vacant land on the west side of SW 128th Avenue; and

WHEREAS, the site has a land use plan designation of Rural Estate and a zoning designation of Rural Estate, both of which allow residential development at one (1) unit per one (1) net acre; and

WHEREAS, each lot contains over one (1) net acre each after accounting for fifty (50) foot private roadway dedication within the plat; and

WHEREAS, each lot will exceed the minimum width requirement of 125 feet and only two (2) of the twelve (12) lots are less than one hundred eighty (180) feet wide; and

WHEREAS, this plat satisfies both minimum lot width and area requirements; and

WHEREAS, the plat has access to Griffin Road via a fifty (50) foot private ingress/egress easement dedicated by the plat, which shall remain open to the general public; and

WHEREAS, Central Broward Water Control District has approved the plat for first signoff, and must approve the final drainage plan prior to issuance of a building permit for the proposed single-family residences; and

WHEREAS, twenty (20) foot drainage easements are proposed at the perimeter of the plat and thirty (30) foot utility easements are proposed between each of the lots; and

WHEREAS, the plat provided a ten (10) foot utility easement running along the outside perimeter of the fifty (50) foot roadway easement; and

WHEREAS, the plat has access to Griffin Road via a fifty (50) foot private ingress/egress easement dedicated by the plat; and

WHEREAS, the plat provides a ten (10) foot utility easement running along the outside perimeter of the fifty (50) foot roadway easement; and

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

WHEREAS, the owner has paid the Park Impact Fee required by the ULDC.

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 December 13th, 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 Permont Estates I 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 deemed denied by the Town of Southwest Ranches.
- b. Town Attorney review and approval of the legal information, including the Opinion of Title, which must be certified to the Town and updated within 30 days of second and final signoff by the Town.
- c. A cost estimate must be approved, and security must be provided pursuant to Section 90-160 of the ULDC for all offsite and onsite improvements as required by the Town Engineer and Drainage District prior to second signoff by the Town.

- d. Applicant shall pay the Town of Southwest Ranches an amount equal to the total expenses incurred by the Town in the processing and finalizing of this plat, prior to second and final signoff of the plat. This includes, but may not be limited to, expenses for engineering, planning, legal, advertising, 5 percent administrative fee, and any related expenses that the Town has or will incur as a direct cost of this plat.
- e. That the applicant shall record an agreement, which shall be approved by the Town Attorney, to allow the Town's law enforcement to patrol and to issue citations on the ingress egress easement.

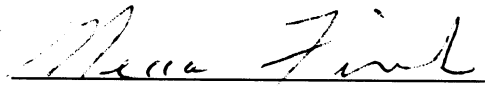
Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

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

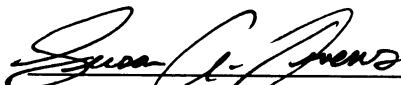
PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 13th day of December 2007, on a motion by Council Member Aster Knight and seconded by Council Member Don Maines.

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

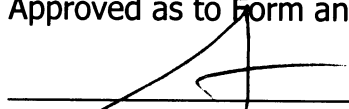
Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>


 Mecca Fink, Mayor

ATTEST:


 Susan A. Owens, Town Clerk

Approved as to Form and Correctness:


 Gary A. Poliakoff, J.D., Town Attorney
 FTL_DB: 1087888_1