

RESOLUTION NO. 2008-030

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

WHEREAS, the Canada Estates Plat is legally described as:

The East ½ of Tract 22, Section 31, Township 50 South, Range 40 East, according to the plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, LESS the North 25 feet thereof and less the East 50 feet thereof.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida, containing 4.170 acres, more or less.

WHEREAS, the Canada Estates Plat is generally located on the southwest corner of SW 178th Avenue and SW 52nd Court; and

WHEREAS, this plat will create two (2) single-family lots on approximately 4.16 net acres; and

WHEREAS, the property currently contains a single-family home and pond, both of which will remain; and

WHEREAS, the property has a Rural Ranch (RR) Land Use and a Rural Ranch (RR) zoning designation, both of which allow residential development at two (2) units per two (2) net acres; and

WHEREAS, each of the proposed lots contain over two (2) net acres each after accounting for a thirty (30) foot corner chord dedication at the corner of SW 178th Avenue and SW 52nd Court; and

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

WHEREAS, Lot 1 will continue to access SW 52nd Court and Lot 2 will have access off both SW 52nd Court and SW 178th Avenue; and

WHEREAS, a ten (10) foot utility easement will be provided at the dividing line between Lots 1 and 2 as well as along the entire limits of the plat abutting SW 52nd Court; and

WHEREAS, both water management areas and drainage easements are being dedicated as required and approved by engineering and the South Broward Drainage District; and

WHEREAS, the owner has paid the applicable Park Impact Fees required by the Town's Unified Land Development Code.

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 10th, 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 Canada Estates 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. That the Town Attorney will review and will approve all necessary 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. That a cost estimate must be approved, and security must be provided pursuant to Section 90-160 of the Town's Unified Land Development Code for all offsite and onsite improvements as required by the Town Engineer and the Drainage District prior to second signoff by the Town.
- d. That the applicant shall pay to the Town an amount equal to the total expenses incurred by the Town in processing and finalizing 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, a 5

percent administrative fee, and any related expenses that the Town has or will incur as a direct cost of this plat.

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 10th day of January 2008, on a motion by Council Member Aster Knight and seconded by Vice Mayor Jeff Nelson.

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

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



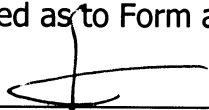
Mecca Fink, Mayor

ATTEST:



Susan A. Owens, Town Clerk

Approved as to Form and Correctness:



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

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