

RESOLUTION NO. 2014 – 27

INSTR # 112205109
OR BK 50675 Pages 1526 - 1531
RECORDED 04/04/14 03:06:56 PM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3370
#1, 6 Pages

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-004-13 RELATING TO 4.5 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SW 51ST STREET (SUNSET DRIVE), APPROXIMATELY 800 FEET EAST OF SW 178TH AVENUE, TO ALLOW FOR THE CREATION OF TWO SINGLE FAMILY LOTS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at a duly noticed public hearing held on February 27th, 2014, the Town Council reviewed an application by Patricia Garces to subdivide a single tract into two single family separate lots, without platting; and

WHEREAS, the subject property is 4.5 net acres in area, and is located on the south side of SW 51st street (Sunset Drive), approximately 800 feet East of SW 178th Avenue and legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the property is designated Rural Ranches on the Future Land Use Plan Map and is zoned Rural Ranches, which requires 2.0 net or 2.5 gross acres per lot; and

WHEREAS, this application proposes two lots of 2.0 and 2.1 acres of net land area after excluding approximately 0.40 acres of a shared water body and drainage easements between the two lots, consistent with the land use and zoning designations; and

WHEREAS, both lots will have in excess of the 125 feet minimum width requirement of the Rural Ranches zoning district; and

WHEREAS, access is available to both proposed lots via Appaloosa Trail; and

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 27, 2014, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Waiver of Plat Application No. WP-004-13 to subdivide the subject property as depicted in Exhibit "B", subject to the condition that the applicant shall pay to the Town an amount equal to the total expense incurred by the Town in processing this application prior to the final recordation of the waiver of plat by the Town. This

fee includes, but, shall not be limited to expenses for engineering, planning, legal, advertising, a five percent administrative fee, and any related expenses that the Town has or will incur as a direct cost of this waiver of plat.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall be recorded in the Public Records of Broward County, Florida.

Section 5. This Resolution shall become effective immediately upon adoption.

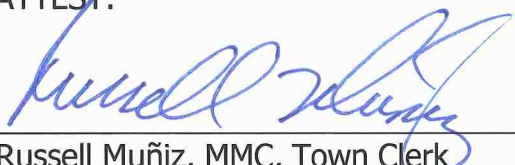
PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 27th day of February 2014, on a motion by Council Member McKay and seconded by Council Member Fisikelli .

Nelson	<u>Yes</u>	Ayes	<u>5</u>
Jablonski	<u>Yes</u>	Nays	<u>0</u>
Breitkreuz	<u>Yes</u>	Absent	<u> </u>
Fisikelli	<u>Yes</u>	Abstaining	<u> </u>
McKay	<u>Yes</u>		



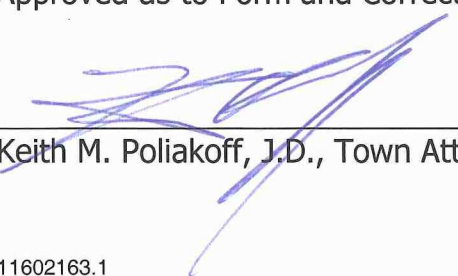
Jeff Nelson, Mayor

ATTEST:



Russell Muñiz, MMC, Town Clerk

Approved as to Form and Correctness:



Keith M. Poliakoff, J.D., Town Attorney

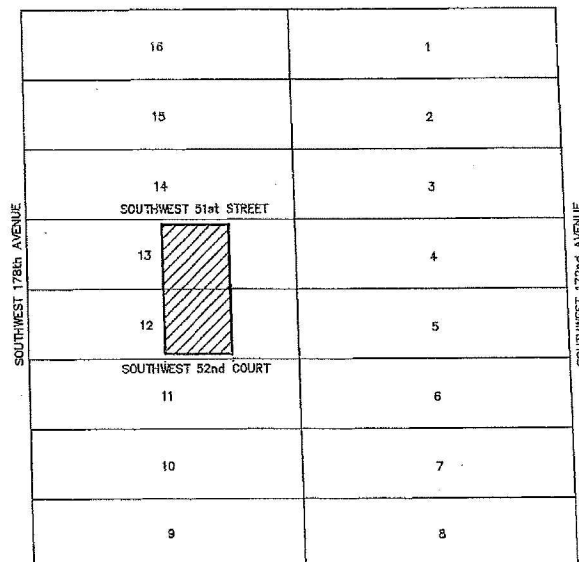
EXHIBIT "A"

LEGAL DESCRIPTION:

THE WEST ONE-HALF OF THE EAST ONE-HALF OF TRACT 13, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE NORTH 25 FEET THEREOF.

TOGETHER WITH:

THE WEST ONE-HALF OF THE EAST ONE-HALF OF TRACT 12, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE SOUTH 25 FEET THEREOF.

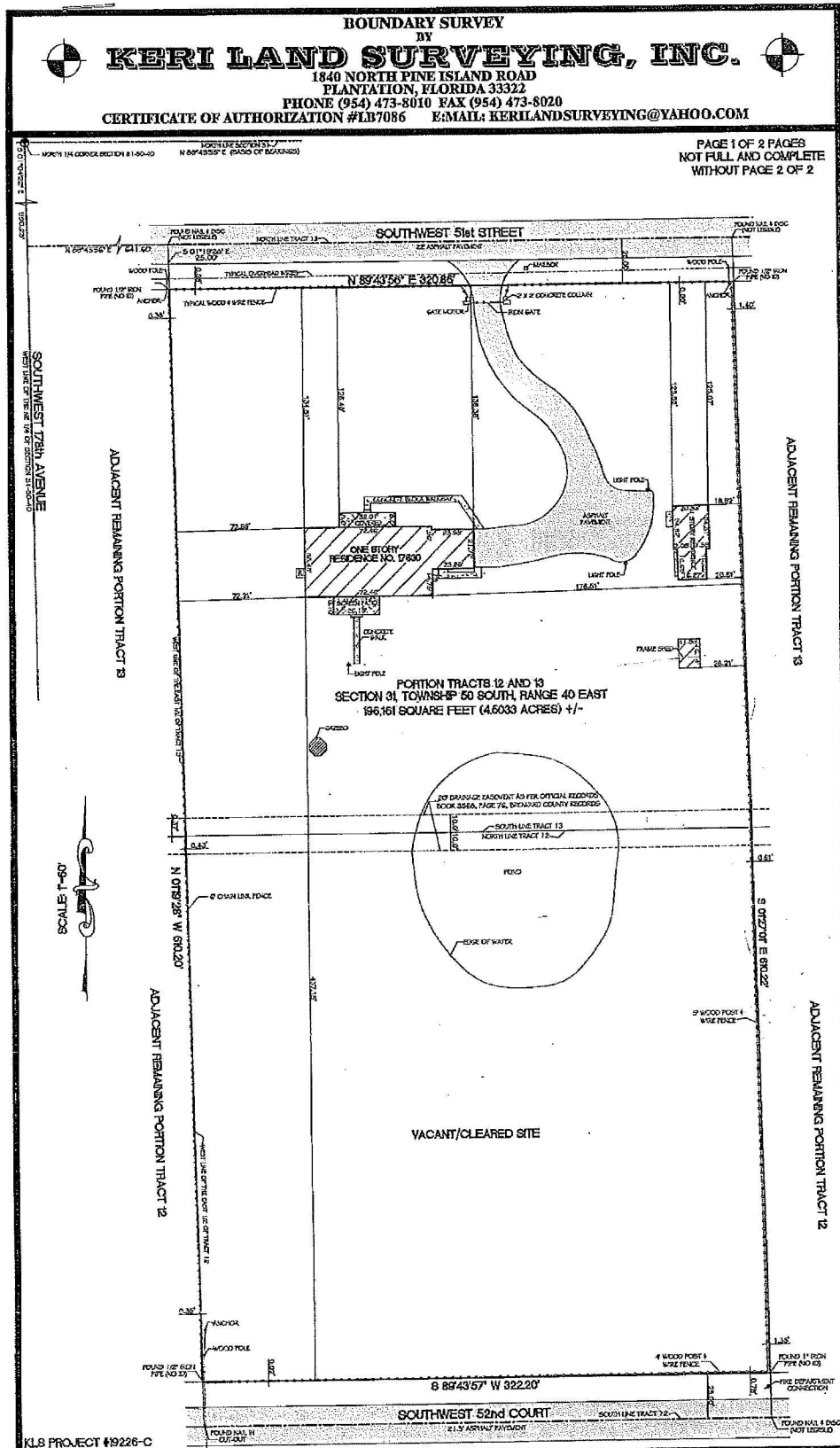


NE 1/4 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST

LOCATION SKETCH
NOT TO SCALE

EXHIBIT "B"

(Page 1 of 3)



(Page 2 of 3)

PLANTATION, FLORIDA 33322
ONE (850) 472-8010 FAX (850) 472-

PHONE (954) 473-8010 FAX (954) 473-8020

CERTIFICATE OF AUTHORIZATION #LB7086 E-MAIL: KERILANDSURVEYING@YAHOO.COM

A PORTION OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF TRACT 13, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 (ONE-QUARTER) CORNER OF SAID SECTION 31;
THENCE RUN SOUTH 01°04'22" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4
OF SAID SECTION 31 FOR A DISTANCE OF 930.23 FEET TO A POINT LYING ON THE
NORTH LINE OF SAID TRACT 13; THENCE RUN NORTH 89°43'56" EAST ALONG THE
NORTH LINE OF SAID TRACT 13 FOR A DISTANCE OF 641.60 FEET; THENCE RUN
SOUTH 01°19'28" EAST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF
BEGINNING; THENCE RUN NORTH 89°43'56" EAST FOR A DISTANCE OF 320.86 FEET;
THENCE RUN SOUTH 01°27'01" EAST FOR A DISTANCE OF 305.11 FEET TO A POINT
LYING ON THE SOUTH LINE OF SAID TRACT 13; THENCE RUN SOUTH 89°43'57" WEST
ALONG SAID SOUTH LINE FOR A DISTANCE OF 321.53 FEET; THENCE RUN NORTH
01°19'28" WEST FOR A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 97,978 SQUARE FEET (2.2493 ACRES) MORE OR LESS.

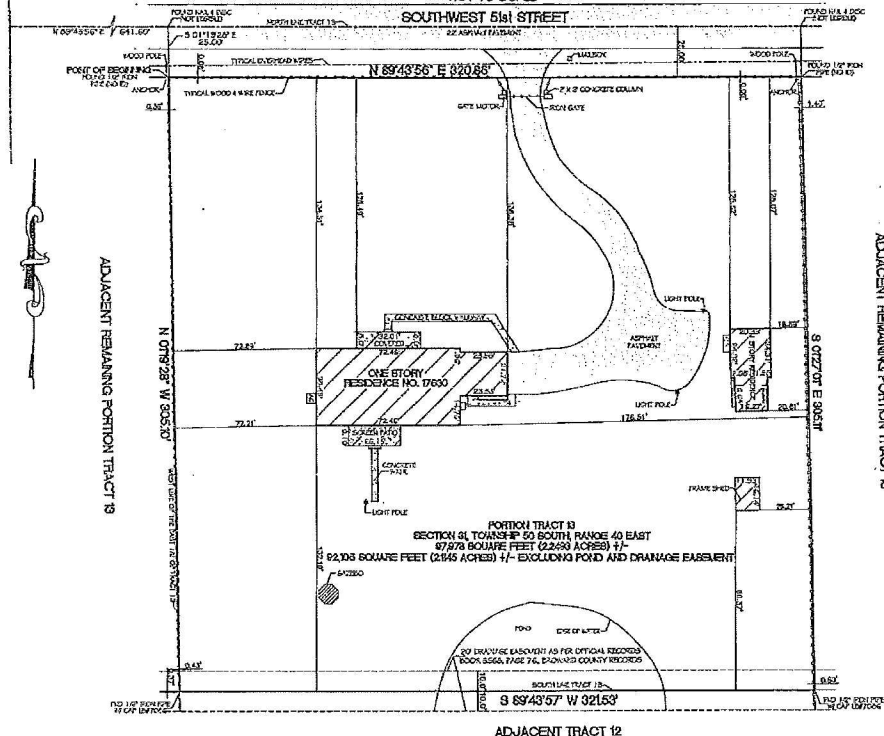
LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THEREFORE, ONLY THOSE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THE REFERENCED PLAT ARE SHOWN.

18	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

NE 1/4 OF SECTION 31, TOWNSHIP 50 SOUTH
RANGE 40 EAST

LOCATION SKETCH
NOT TO SCALE

- 1) ELEVATIONS, IF SHOWN HEREON, ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
- 3) DATA SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 31 BEING NORTH 89°43'55" EAST (AS PER BROWARD COUNTY ENGINEERING SECTION MAP).
- 4) ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
- 5) THIS SURVEY IS FOR BUILDING PERMITTING PURPOSES ONLY.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) FIELD MEASUREMENTS/ANGLES AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER FLAT) UNLESS OTHERWISE SHOWN.
- 8) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PATRICIA F. GARCES
TOWN OF SOUTHWEST RANCHES, FLORIDA
BROWARD COUNTY, FLORIDA
- 9) ----- DENOTES OVERHEAD WIRES.



I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 "NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER."

JAY KERI
PROFESSIONAL SURVEYOR AND MAPPER NO. 5721
STATE OF FLORIDA

FLOOD ZONE: AH	BASE FLOOD ELEV.: 5.0 FEET
COMMUNITY PANEL #120691 0285 F	
BUILDING DIAGRAM N/A	MAP DATE: 08-18-92
LOWEST FLOOR ELEVATION : N/A	
GARAGE FLOOR ELEVATION : N/A	

CLIENT: GARCES
PROJECT NO: 19226-A
SURVEY DATE: OCTOBER 10, 2013
17630 SOUTHWEST 51st STREET
SOUTHWEST RANCHES, FL 33331
SCALE: 1"=60'
FILE: GARCES

(Page 3 of 3)

BOUNDARY SURVEY
BY

KERI LAND SURVEYING, INC.

**1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 32322**

PHONE (954) 473-8010 FAX (954) 473-8020

CERTIFICATE OF AUTHORIZATION #LB7086 E:MAIL: KERILANDSURVEYING@YAHOO.COM

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SAID LANDS CONTAINING 98, 183 SQUARE FEET (2.2540 ACRES) MORE OR LESS.

NOTICE

NOTICE
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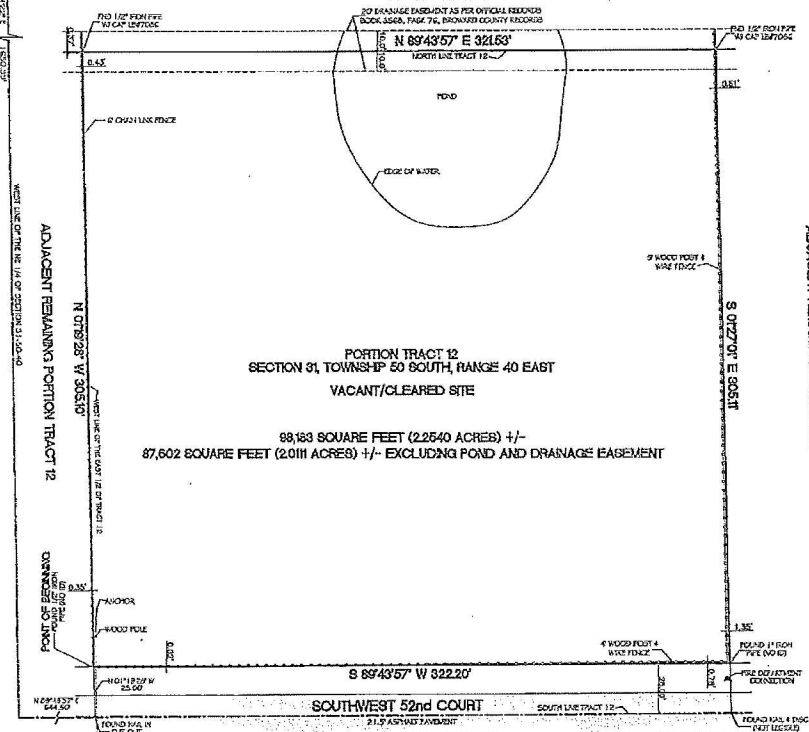
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NE 1/4 OF SECTION 31, TOWNSHIP 50 SOUTH
RANGE 40 EAST

LOCATION SKETCH

NOT TO SCALE

ADJACENT TRACT 13



CERTIFICATION:

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JAY KERI
PROFESSIONAL SURVEYOR AND MAPPER NO. 5721
STATE OF FLORIDA

FLOOD INFORMATION

FLOOD ZONE: AH		BASE FLOOD ELEV.: 5.0 FEET	
COMMUNITY PANEL #12069		0285 F	
BUILDING DIAGRAM N/A		MAP DATE: 08-18-92	
LOWEST FLOOR ELEVATION: N/A			
GARAGE FLOOR ELEVATION: N/A			

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PROJECT NO.: 19226-B
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