

RESOLUTION NO. 2024-037

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-62-23, HAYDEE GROVE PLAT, COMPRISING FOUR SINGLE-FAMILY DWELLING LOTS ON 9.05 ACRES; GENERALLY LOCATED ON THE SOUTH SIDE OF LURAY ROAD AND THE EAST SIDE OF APPALOOSA TRAIL; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, EMMAUS Property Holdings, LLC ("Petitioner") submitted Application No. PL-62-23 to subdivide 9.05 gross acres for four single-family dwelling lots; and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed plat complies with the requirements of the Town's Unified Land Development Code ("ULDC") subject to the conditions of approval set forth herein.

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, upon reviewing the application, analysis of the Town Staff, testimony, and the evidence submitted at a duly noticed public hearing held on March 28, 2024, the Town Council hereby approves Plat Application No. PL-62-23 subject to the following conditions that shall obligate the Petitioner, its successor or assigns:

1. Title to lots 1 and 2 shall remain unified until such time as the accessory structures on proposed Lot 1 are demolished. Demolition shall occur no later than September 28, 2024. Owner shall provide an affidavit acknowledging this condition, and that violation of the condition shall be enforceable as a violation of the Town's regulations.

Construct the following improvements prior to the issuance of a building permit for a residence on any of lots 3 and 4:

2. The turnaround on Luray Road.
3. A 15-foot recreational trail within the Luray Road right-of-way, extending east from the turnaround to the Flamingo Road Greenways Trail. Contemporaneously with

construction of the trail, Petitioner shall record a Declaration of Restrictive Covenants acceptable to the Town Attorney, obligating current and future owners of Lot 4 to maintain the Luray trail in good condition and repair that is free of obstacles and debris, mowed and level.

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 become effective immediately upon adoption.

PASSED by the Town Council of the Town of Southwest Ranches, Florida, this 28th day of March, 2024, on a motion by Vice Mayor Kuczenski and seconded by Council Member Hartmann .

Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
Kuczenski	<u>Yes</u>	Nays	<u>0</u>
Allbritton	<u>Yes</u>	Absent	<u>0</u>
Hartmann	<u>Yes</u>	Abstaining	<u>0</u>
Jablonski	<u>Yes</u>		



Steve Breitkreuz, Mayor

ATTEST:



Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, Town Attorney
1001.2024.13