

RESOLUTION NO. 2025-073

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-67-24, FERNANDEZ VILLAS PLAT, COMPRISING FIVE SINGLE-FAMILY DWELLING LOTS ON 10.4 ACRES; GENERALLY LOCATED AT THE NORTHWEST QUADRANT OF SW 178TH AVENUE AT ITS INTERSECTION WITH STIRLING ROAD; 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, Two Sister's Nursery, Inc. ("Petitioner") submitted Application No. PL-67-24 to subdivide 10.45 gross acres into five 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").

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 August 14, 2025, the Town Council hereby approves Plat Application No. PL-67-24, Fernandez Villas Plat legally described and attached as Exhibit "A" hereto, subject to the following conditions that shall obligate the Petitioner, its successor or assigns:


1. Demolish the metal storage building on future Lot 3 prior to issuance of any building or engineering permits for the plat.
2. Obtain all requisite permits for either converting the garage building on Lot 1 into a single-family dwelling, or constructing a separate single-family dwelling on Lot 1, prior to the Town issuing building permits for vertical construction on any of lots 2, 3 or 5. The purpose of this condition is to ensure that the existing detached garage building does not become a long-term impermissible principal use once the plat is recorded and the building occupies its own lot. The remodeled garage building or new single-family residence on Lot 1 must be issued a certificate of occupancy before a certificate of occupancy is issued for any of lots 2, 3 or 5.
3. Provide a shared driveway maintenance agreement in a form acceptable to the Town Attorney for recordation in the Broward County Public Records.

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.

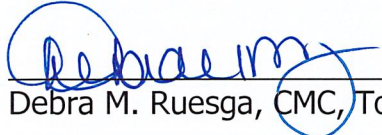
Section 4: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 14th day of August 2025, on a motion by v/m Hartmann and seconded by Chm Jablonski.

| | | | |
|------------|------------|------------|----------|
| Breitkreuz | <u>yes</u> | Ayes | <u>5</u> |
| Hartmann | <u>yes</u> | Nays | <u>0</u> |
| Allbritton | <u>yes</u> | Absent | <u>0</u> |
| Jablonski | <u>yes</u> | Abstaining | <u>0</u> |
| Kuczynski | <u>yes</u> | | |


Steve Breitkreuz, Mayor

ATTEST:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, J.D., Town Attorney
1001.062.2025

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF TRACTS 39 AND 40 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION SAID SECTION 31; THENCE NORTH 01°04'22" WEST ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 31 FOR 660.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT 39; THENCE SOUTH 89°44'01" WEST ON THE NORTH LINE OF SAID TRACT 39 FOR 50.01 FEET TO THE INTERSECTION WITH A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 39 AND 40, THE POINT OF BEGINNING; THENCE SOUTH 01°04'22" EAST ON SAID PARALLEL LINE FOR 584.76 FEET; THENCE SOUTH 44°19'50" WEST 28.68 FEET TO THE INTERSECTION WITH A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°44'02" WEST ON SAID PARALLEL LINE 729.49 FEET TO THE INTERSECTION WITH A LINE 520.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 39 AND 40; THENCE NORTH 00°34'51" WEST ON SAID PARALLEL LINE 605.13 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID TRACT 39; THENCE NORTH 89°44'01" EAST ON SAID NORTH LINE 744.72 FEET TO THE POINT OF BEGINNING.

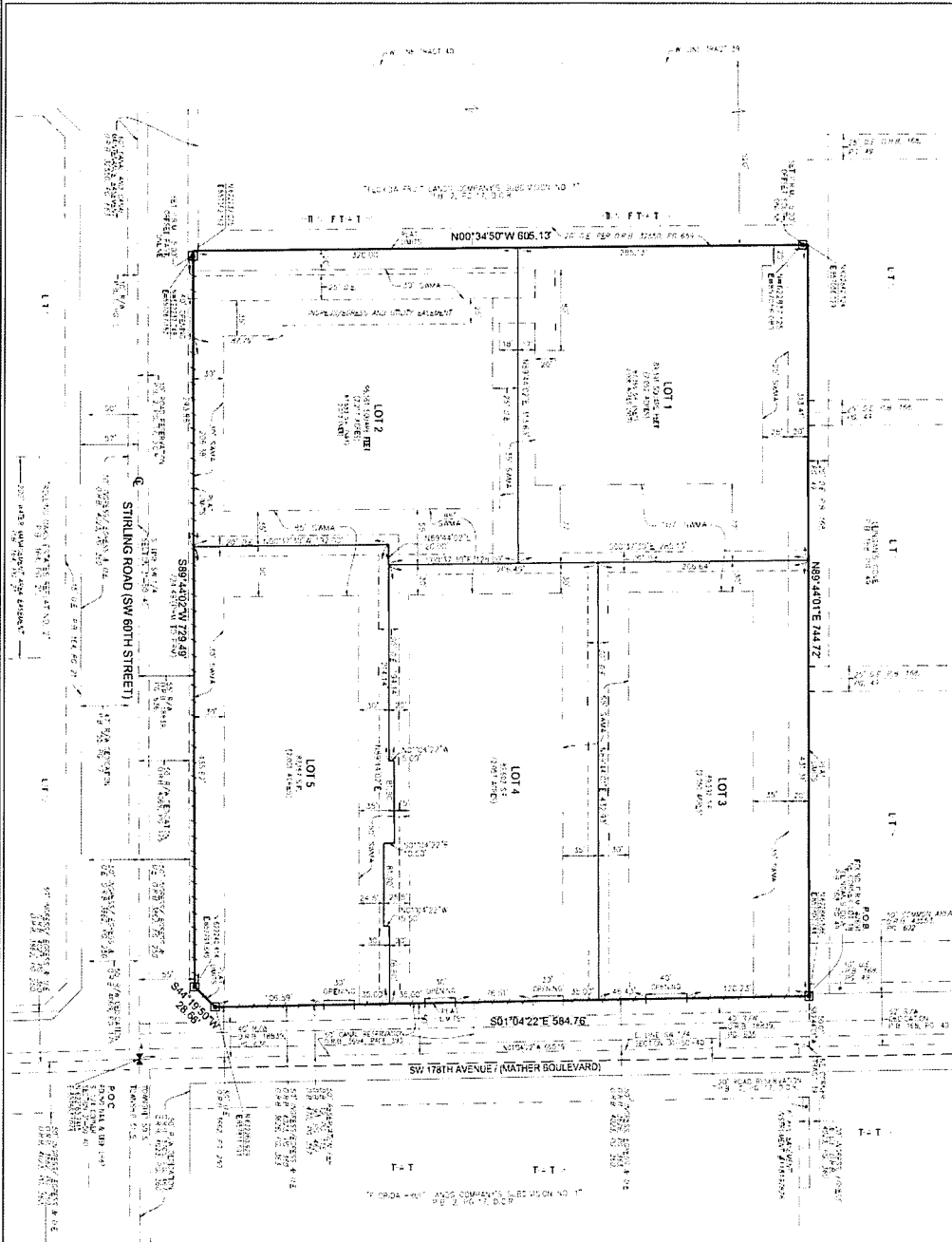
SAID TRACT OF LAND LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, CONTAINING 452,012 SQUARE FEET (10.377 ACRES), MORE OR LESS.

FERNANDEZ VILLAS

A REPLAT OF PORTIONS OF TRACTS 39 AND 40, FLORIDA FRUIT LANDS
COMPANY'S SUBDIVISION NO. 1, (P.B. 2, PG 17) D.C.R.
IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST,
TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5881 NOBLE HILL ROAD
SUNRISE, FLORIDA 33061
561-521-1777



PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS

GRAPHIC SCALE

1" = 200' FEET

SURVEYORS NOTES:

1. THE TITLE REFERRED TO IN THESE NOTES IS THE ORIGINAL PLAT.
2. THE SURVEY WAS MADE FROM A POINT OF BEGINNING LOCATED AT THE INTERSECTION OF THE CORNER OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AND THE CENTER LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, IN THE EAST-WEST LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AND THE CENTER LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, IN THE EAST-WEST LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST.
3. ALL MEASUREMENTS MADE IN THESE NOTES ARE IN FEET AND DECIMALS THEREOF.
4. THE BEARING AND DISTANCE OF EACH BOUNDARY LINE IS GIVEN IN DEGREES, MINUTES AND SECONDS.
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LEGEND AND ABBREVIATIONS:

- (A) P.M. = PLAT ORIGIN POINT
- (B) P.M. = PLAT ORIGIN POINT
- (C) P.M. = PLAT ORIGIN POINT
- (D) P.M. = PLAT ORIGIN POINT
- (E) P.M. = PLAT ORIGIN POINT
- (F) P.M. = PLAT ORIGIN POINT
- (G) P.M. = PLAT ORIGIN POINT
- (H) P.M. = PLAT ORIGIN POINT
- (I) P.M. = PLAT ORIGIN POINT
- (J) P.M. = PLAT ORIGIN POINT
- (K) P.M. = PLAT ORIGIN POINT
- (L) P.M. = PLAT ORIGIN POINT
- (M) P.M. = PLAT ORIGIN POINT
- (N) P.M. = PLAT ORIGIN POINT
- (O) P.M. = PLAT ORIGIN POINT
- (P) P.M. = PLAT ORIGIN POINT
- (Q) P.M. = PLAT ORIGIN POINT
- (R) P.M. = PLAT ORIGIN POINT
- (S) P.M. = PLAT ORIGIN POINT
- (T) P.M. = PLAT ORIGIN POINT
- (U) P.M. = PLAT ORIGIN POINT
- (V) P.M. = PLAT ORIGIN POINT
- (W) P.M. = PLAT ORIGIN POINT
- (X) P.M. = PLAT ORIGIN POINT
- (Y) P.M. = PLAT ORIGIN POINT
- (Z) P.M. = PLAT ORIGIN POINT

PLAT NO. 00334P-24