

RESOLUTION NO. 2015-073

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING DELEGATION REQUEST APPLICATION NUMBER DE-19-15 TO AMEND THE NON-VEHICULAR ACCESS LINE AND CONDITIONS OF APPROVAL OF THE TARA PLAT (A.K.A. "DOWNEY RANCHES"), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GRIFFIN ROAD AND UNIMPROVED S.W. 184TH AVENUE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tara Plat ("Plat") was recorded in Plat Book 162, Page 20 of the Public Records of Broward County, Florida on January 15, 1997; and

WHEREAS, access to the recorded Plat is provided exclusively from S.W. 184th Avenue; and

WHEREAS, under the recorded plat, the developer is required to bond for and construct that portion of unimproved S.W. 184th Avenue south of Griffin Road that is needed for access to the Plat, along with attendant turn lanes and other improvements; and

WHEREAS, construction of S.W. 184th Avenue is not feasible at this time because of insufficient right-of-way on the east side of the roadway alignment; and

WHEREAS, since access from S.W. 184th Avenue is not a possibility, the current owner of the Plat property proposes to obtain access to the Plat from Griffin Road; and

WHEREAS, an amendment to the Non-Vehicular Access Line (N.V.A.L.) on the Plat is required in order to accommodate the Griffin Road access; and

WHEREAS, the owner of the Plat wishes to modify the N.V.A.L. and to eliminate several conditions of plat approval imposed by Broward County relating to S.W. 184th Avenue, associated turn lanes and other improvements, and other conditions of approval that no longer apply as a result of the Plat's incorporation into the Town of Southwest Ranches.

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 August 27, 2015 following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Delegation Request Application No. DE-19-15 to modify the N.V.A.L. and to eliminate several conditions of plat approval enumerated in Exhibit "A", attached hereto and made a part hereof, subject to the condition that the applicant shall pay to the Town of Southwest Ranches an amount equal to the total expense incurred by the Town in processing this application prior to 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.

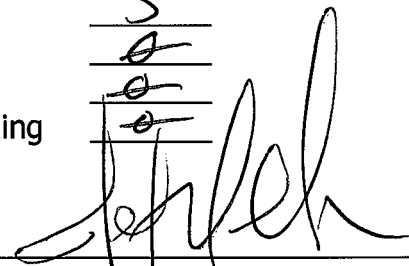
Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches,

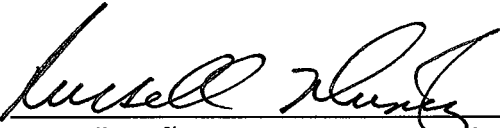
Florida, this 29th day of September, 2015, on a motion by Council Member Jablonski
 and seconded by Council Member McKay.

Nelson	<u>Yes</u>
Fisikelli	<u>Yes</u>
Breitkreuz	<u>Yes</u>
Jablonski	<u>Yes</u>
McKay	<u>Yes</u>

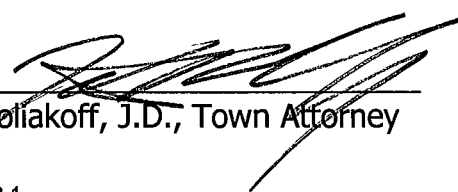
Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>



 Jeff Nelson, Mayor

ATTEST:


 Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:


 Keith Poliakoff, J.D., Town Attorney

112612293.1

Schwabke - Shiskin  *& Associates, Inc.*

Mark S. Johnson, P.S.M.
Ronald A. Fritz, P.S.M.
Jose G. Hernandez, P.S.M.
Michael J. Alley, P.S.M.

Land Surveyors - Engineers - Land Planners
3240 Corporate Way • Miramar, Florida 33025
Phone: (954) 435-7010 • Fax: (954) 438-3288

Alfonso C. Tello, P.E., P.S.M.
Hernando J. Navas, P.E.
Luis F. Leon, P.E.
Alberto A. Mora, P.E.
John C. Tello, P.E.

September 29, 2015

Jeff Katims, AICP, CNU-A
The Mellgren Planning Group
3350 N. W. 53rd Street, Suite 101
Fort Lauderdale, Florida 33309

Re: Delegation Request for TARA Plat, Plat Book 162, Page 60

Dear Mr. Katims,

This application is requesting the Town of Southwest Ranches to approve the following changes to the TARA Plat Development Review Report.

- 1) Modification to the NVAL line along Griffin Road per the attached sketch and legal description to allow for a temporary opening for a Frontage Road.
- 2) Modification to the NVAL line along the Right-of-Way of N. W. 184th Avenue per the attached sketch and legal description to remove two accesses to N. W. 184th Avenue, Staff Comment Number 2, Sections A & B and Staff Comment Number 10 in the Development Review Report.
- 3) Remove Staff Comment 15 in the Development Review Report, stating provide 28 feet of pavement of Southwest 184 Avenue from the nearest paved access to a point sufficiently south of the unnamed east/west roadway to encompass the transition for the northbound left turn lane at the roadway.
- 4) Remove Staff Comment 16 in the Development Review Report, stating the piping or possible relocation of the existing canal necessary for the construction of Southwest 184 Avenue.

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- 5) Remove Staff Comment 17 in the Development Review Report, stating an eastbound right turn lane on Griffin Road at Southwest 184 Avenue with 300 feet of storage* and 150 feet of transition.
- 6) Remove Staff Comment 18 in the Development Review Report, stating a northbound left turn lane on Southwest 184 Avenue at Griffin Road with 300 feet of storage# and 200 feet of transition.
- 7) Remove Staff Comment 19 in the Development Review Report, stating a southbound right turn lane on Southwest 184 Avenue at the unnamed roadway with 150 feet of storage* and 100 feet of transition.
- 8) Remove Staff Comment 20 in the Development Review Report, stating a northbound left turn lane on Southwest 184 Avenue at the unnamed roadway with 200 feet of storage# and 100 feet of transition.
- 9) Remove Staff Comment 24 in the Development Review Report, stating sidewalk requirement along Griffin Road adjacent to this plat.
- 10) Remove Staff Comment 25 in the Development Review Report, stating sidewalk requirement along Southwest 184 Avenue adjacent to this plat.
- 11) Remove Staff Comment 26 in the Development Review Report, stating Bond or letter of credit to extend up to two (2) years after completion of the total development. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from the obligation.
 - A) 25 percent of the installation cost of traffic signal at the intersection of Griffin Road and Southwest 184th Avenue in the amount of \$12,500.00.
- 12) Remove Staff Comment 27 sub-section (a) in the Development Review Report, stating a Pavement Marking and Signing Plan, three copies, including cost estimate shall be provided to the Traffic Engineering Division. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. No Bonds shall be released without field inspection and final approval by the Division of all materials, installations and locations.

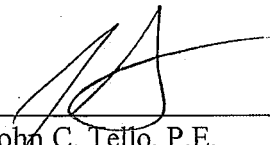
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13) Remove Staff Comment 28 in the Development Review Report, stating provide fire protection facilities pursuant to the Broward County Land Development Code as required by the Broward County Fire Marshall and as described in the attached comments from the Broward County Fire Marshall's Office. Plans for fire protection must be submitted to the Fire Marshall's Office and secured before plat recordation. Bond for 9 fire hydrants in the amount of \$28,800.00 (\$3,200.00 each). See Staff Comment No. 20.

Should you have any questions during your review or if you require additional information, please do not hesitate to contact me.

Sincerely,

SCHWEBKE-SHISKIN & ASSOCIATES, INC.



John C. Tello, P.E.
Assistant Vice President

T:/Lynda/letters/the mellgren planning group/jeff katims