

RESOLUTION NO. 2017-032

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-18-17 TO SUBDIVIDE APPROXIMATELY 4.47 NET ACRES OF PROPERTY INTO TWO LOTS OF APPROXIMATELY 2.3 and 2.2 ACRES FOR THE PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF SW 142ND AVENUE (HANCOCK ROAD) APPROXIMATELY 300 FEET SOUTH OF SUNSET LANE, AND DESCRIBED AS THE SOUTH HALF OF THE NORTH HALF OF TRACTS 23 AND 24, LESS THE EAST 70 FEET OF TRACT 24 FOR ROAD RIGHT-OF-WAY, ACCORDING TO THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE MIAMI-DADE COUNTY, FLORIDA PUBLIC RECORDS SAID LAND NOW LYING AND BEING SITUATED IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEAREAS, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires the Town Council's approval for a Plat or a Waiver of Plat application prior to the subdivision of a parcel of land into two (2) lots; and

WHEREAS, at a duly noticed public hearing held on February 9, 2017, the Town Council reviewed Waiver of Plat Application No. WP-18-17 by Carol B. Napoli ("Petitioner") to subdivide 4.47 net acres located at 6401 SW 142nd Avenue (Hancock Road), Southwest Ranches ("Property") into 2.303 net acres and 170.19 feet in width (Lot 1), and 2.167 acres in area and 160.19 feet in width (Lot 2) without platting; and

WHEREAS, the Property has a Rural Ranch land use plan designation and Rural Ranches zoning, both of which require 2.0 net or 2.5 gross acres per lot; and

WHEREAS, the Rural Ranches zoning regulations require a minimum lot width of 125 feet; and

WHEREAS, access to the lots will be provided from SW 142nd Avenue; and

WHEREAS, the subdivision complies with the minimum lot size and dimensional requirements of the effective land use plan and zoning designations, has legal and sufficient access, and will not create or exacerbate any nonconformities with the development standards of the ULDC.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. Recitals. 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. Approval. That, at a duly noticed public hearing held on February 9, 2017, 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-18-17, for the subdivision of the Property, as described and depicted in Exhibit "A" attached hereto and made a part hereof.

Section 3. Cost Recovery. Petitioner shall pay to the Town of Southwest Ranches an amount equal to the total expenses incurred by the Town in the processing and finalizing of this application. This includes, but may not be limited to, expenses for engineering, planning, legal, advertising, and any related expenses that the Town has or will incur as a direct cost of this application.

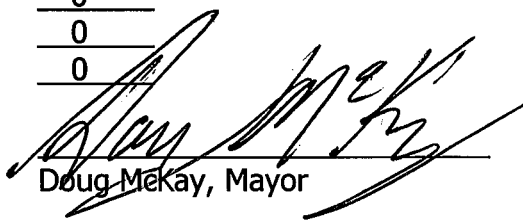
Section 4. Effectuation. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 5. Recordation. This Resolution shall be recorded in the Public Records of Broward County, Florida.

Section 6. Effective Date. This Resolution shall become effective upon final recordation as described in Section 5 herein.

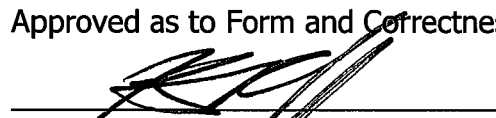
PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 9th day of February, 2017 on a motion by Vice Mayor Breitkreuz and seconded by Council Member Schroeder.

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


Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

113836923.1

Resolution No. 2017-032

Exhibit "A"
Legal Descriptions and Survey

Parent Tract

THE SOUTH ½ OF THE NORTH ½ OF TRACTS 23 AND 24, LESS THE EAST 70 FEET OF TRACT 24 FOR ROAD RIGHT-OF-WAY, ACCORDING TO THE EVERGLADES SUGAR & LAND CO. SUBDIVISION PLAT OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE MIAMI-DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LAND NOW LYING AND BEING SITUATED IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

New Lot "1"

THE NORTH 170.19 FEET OF THE SOUTH ½ OF THE NORTH ½ OF TRACT 23, AND THE NORTH 170.19 FEET OF THE SOUTH ½ OF THE NORTH ½ OF TRACT 24, LESS THE EAST 70 FEET FOR ROAD RIGHT-OF-WAY, ACCORDING TO THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE MIAMI-DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LANDS NOW SITUATED, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 100,311 SQUARE FEET (2.303 ACRES), MORE OR LESS.

New Lot "2"

THE SOUTH 160.19 OF THE SOUTH ½ OF THE NORTH ½ OF TRACT 23, AND THE SOUTH 160.19 FEET OF THE SOUTH ½ OF THE NORTH ½ OF TRACT 24, LESS THE EAST 70 FEET FOR ROAD RIGHT-OF-WAY, ACCORDING TO THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE MIAMI-DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LANDS NOW SITUATED, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 94,412 SQUARE FEET (2.167 ACRES), MORE OR LESS.

COUSINS SURVEYORS & ASSOCIATES, INC.

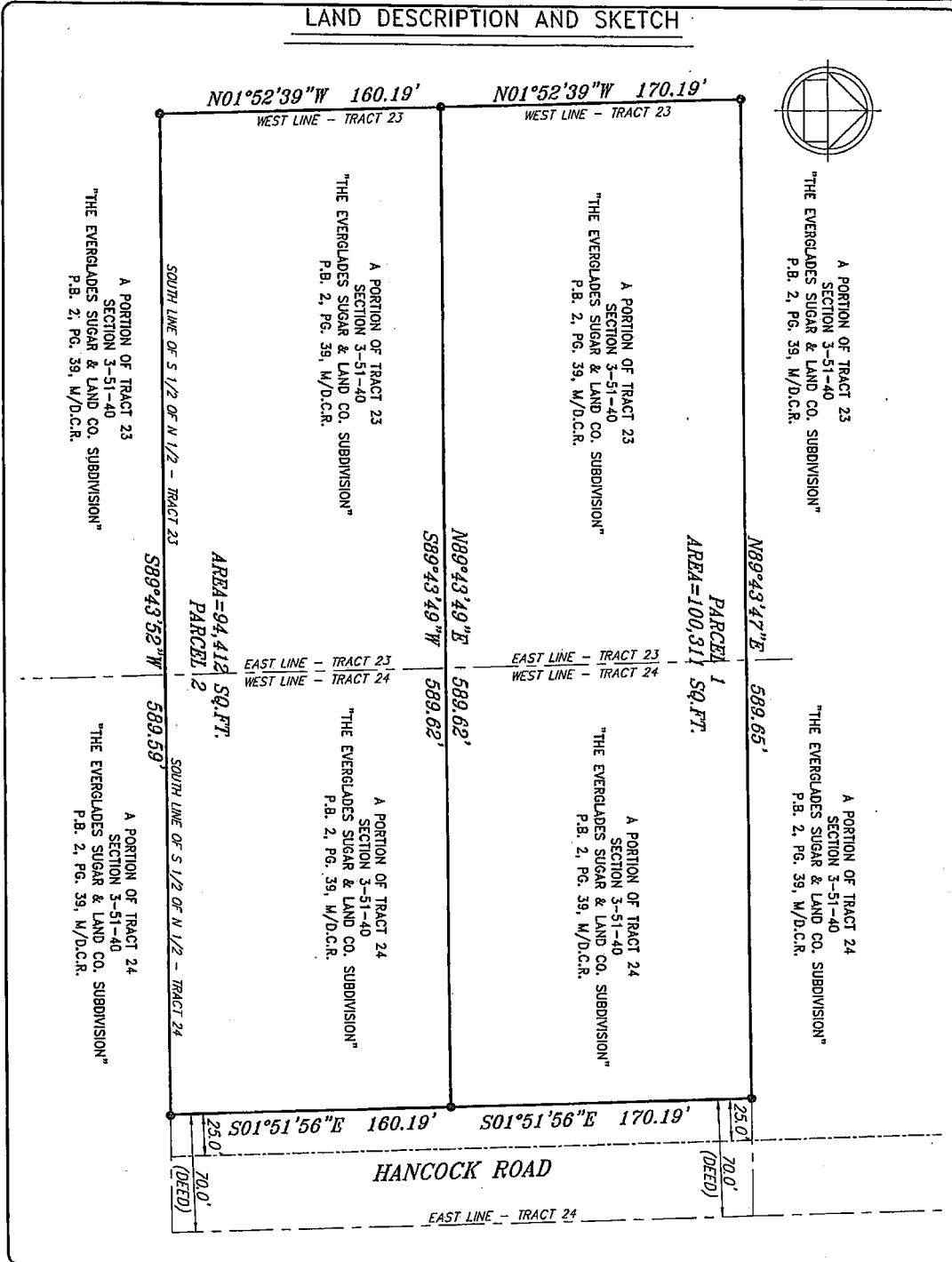


3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8015-16

CLIENT :
 JILL NAPOLI

LAND DESCRIPTION AND SKETCH



REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	11/04/16	----	AM	REC
REVISED PROPERTY LINE PER ARCHITECT'S COMMENT	01/17/17	----	JD	REC

LAND DESCRIPTION
 AND SKETCH
 PARCEL 1
 AND PARCEL 2

PROPERTY ADDRESS :
 6401 HANCOCK ROAD

SCALE: 1" = 70'

SHEET 2 OF 2