

RESOLUTION NO. 2019 - 026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-22-18 TO SUBDIVIDE APPROXIMATELY 4.6 NET ACRES OF PROPERTY INTO TWO LOTS OF APPROXIMATELY 2.3 NET ACRES EACH; GENERALLY LOCATED ON THE SOUTH SIDE OF SW 50TH COURT, APPROXIMATELY 1,800 FEET WEST OF MATHER BOULEVARD/SW 178TH AVENUE; LEGALLY DESCRIBED AS THE EAST HALF OF THE WEST HALF OF TRACTS 29 AND 30 IN 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 MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW SITUATE IN BROWARD COUNTY, FLORIDA; 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, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires Town Council approval of a Plat or Waiver of Plat application prior to the subdivision of a parcel of land into two lots; and

WHEREAS, at a duly noticed public hearing held on January 24, 2019, the Town Council reviewed Waiver of Plat Application No. WP-22-18 by Masineco Corp. ("Petitioner") to subdivide 4.6 net acres of property located at 18300 SW 50th Court, Southwest Ranches ("Property") into two lots of 2.3 net acres each in land area; and

WHEREAS, the Property is designated Rural Ranch on the Future Land Use Map and Rural Ranches on the Zoning Map, thereby requiring that each lot comprise at least 2.0 net acres or 2.5 gross acres in area, and 125 feet in width, with access to a public or private street; 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 does 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. ADOPTION OF RECITALS. The foregoing recitals are true and correct, and are incorporated herein by reference.

Section 2. APPROVAL OF APPLICATION. That, at a duly noticed public hearing held on March 14, 2019, 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-22-18, for the subdivision of the Property, as described and depicted in Exhibit "A," attached hereto and made a part hereof.

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. The Town Attorney shall cause this Resolution to be recorded in the Public Records of Broward County.

Section 5. EFFECTIVE DATE. This Resolution shall become effective upon its recordation pursuant to Section 4 herein.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, this 14th day of March, 2019, on a motion by Vin Jablonski, seconded by Chris Schroeder.

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

Doug McKay
Doug McKay, Mayor

ATTEST:
Russell Muñiz
Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to legal Form and Correctness
Keith M. Poliakoff
Keith M. Poliakoff, Esq., Town Attorney

34402846.1

Resolution No. 2019-026

EXHIBIT "A"
LEGAL DESCRIPTIONS

PARENT TRACT:

The East ½ of the West ½ of Tracts 29 and 30 in 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, at Page 17, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Broward County, Florida; being more particularly described as follows:

COMMENCE at the NW corner of the NW ¼ of the NW ¼ of said Section 31; thence run S00°05'45"E, along the West line of the NW ¼ of the NW ¼ of said Section 31, for distance of 660.12 feet to the point of intersection with the North line of the South ½ of the NW ¼ of the NW ¼ of said Section 31; thence run N89°44'05"E, along the last intersected line, and along the North line of said Tract 30, coincident with the centerline of SW 50th Court, for a distance of 320.21 feet to the point of intersection with the West line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°13'05"E, along the last intersected line, for a distance of 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence run N89°44'05"E, along a line being 25.00 feet southerly of and parallel with the North line of said Tract 30, coincident with the centerline of SW 50th Court, for a distance of 320.27 feet to the point of intersection with the East line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°20'24"E, along the last intersected line, for a distance of 635.11 feet to the point of intersection with the South line of said Tract 29; thence run S89°44'03"W, along the South line of said Tract 29, for a distance of 321.62 feet to the point of intersection with the West line of the East ½ of the West ½ of said Tracts 29 and 30; thence run N00°13'05"W, along the last intersected line, for a distance of 635.12 feet to the POINT OF BEGINNING.

Containing an area of 200,438.88 square feet (4.60144 net acres) more or less.

PARCEL 1:

The West ½ of the East ½ of the West ½ of Tracts 29 and 30, in 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, at Page 17, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Broward County, Florida; being more particularly described as follows:

COMMENCE at the NW corner of the NW ¼ of the NW ¼ of said Section 31; thence run S00°05'45"E, along the West line of the NW ¼ of the NW ¼ of said Section 31, for a distance of 660.12 feet to the point of intersection with the North line of the South ½ of the NW ¼ of the NW ¼ of said Section 31; thence run N89°44'05"E, along the last intersected line, and along the North line of said Tract 30, coincident with the centerline of SW 50th Court, for a distance of 320.21 feet to the point of intersection with the West line of the West ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°13'05"E, along the last intersected line, for a distance of 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence run N89°44'05"E, along a line being 25.00 feet southerly of and parallel with the North line of said Tract 30, coincident with the centerline of SW 50th Court, for a distance of 160.13 feet to the point of intersection with the East line of the West ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°16'45"E, along the last intersected line, for a distance of 635.11 feet to the point of intersection with the South line of said Tract 29; thence run S89°44'03"W, along the South line of said Tract 29, for a distance of 160.81 feet to the point of intersection with the West line of the West ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run N00°13'05"W, long the last intersected line, for a distance of 635.12 feet to the POINT OF BEGINNING.

Containing an area of 100,219.44 square feet (2.300721 acres).

PARCEL 2

The East ½ of the East ½ of the West ½ of Tracts 29 and 30 in Section 31, Township 50 South, Range 40 East, according to the plat of FLORIDA FRUIT LANDS SUBDIVISION NO. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Broward County, Florida; being more particularly described as follows:

COMMENCE at the NW corner of the NW ¼ of the NW ¼ of said Section 31; thence run S00°05'45"E, along the West line of the NW ¼ of the NW ¼ of said Section 31, for a distance of 660.12 feet to the point of intersection with the North line of the South ½ of the NW ¼ of the NW ¼ of said Section 31; thence run N89°44'05"E, along the last intersected line, and along the North line of said Tract 30, coincident with the centerline of SW 50th Court, for a distance of 320.21 feet to the point of intersection with the West line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°13'05"E, along the last intersected line, for a distance of 25.00 feet; thence run N89°44'05"E, along a line being 25.00 feet southerly of and parallel with the North line of said tract 30, coincident with the centerline of SW 50th Court, for a distance of 160.13 feet to the point of intersection with the West line of the East ½ of the East ½ of the West ½ of said Tracts 29 and 30, said point also being the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89°44'05"E, along said line being 25.00 feet southerly of and parallel with the North line of said Tract 30, coincident with the centerline of SW 50th Court, for a distance of 160.13 feet to the point of intersection with the East line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°20'24"E, along the last intersected line, for a distance of 635.11 feet to the point of intersection with the South line of said Tract 29; thence run S89°44'03"W, along the South line of said Tract 29, for a distance of 160.81 feet to the point of intersection with the West line of the East ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run N00°16'45"W, along the last intersected line, for a distance of 635.11 feet to the POINT OF BEGINNING.

Containing an area of 100,219.44 square feet (2.300721 acres).

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