

RESOLUTION NO. 2019- 038

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RE-APPROVING THE EXPIRED TERRA RANCHES SITE PLAN; 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 THEREFOR.

WHEREAS, Terra Ranches Investments, LLC ("Owner") is the owner of real property described as Terra Ranches, according to the plat thereof recorded in Plat Book 181, Page 49 of the Public Records of Broward County, Florida ("Property"); and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") approved Site Plan Application No. SP-52-13 on May 23, 2013 for eleven single-family dwelling lots on the Property; and

WHEREAS, the SP-52-13 approval expired on May 23, 2014 pursuant to Sec. 120-060 of the Unified Land Development Regulations ("ULDRs"); and

WHEREAS, Owner has applied for re-approval of the site plan; and

WHEREAS, the Broward County Findings of Adequacy for the Terra Ranches Plat remain valid through April 28, 2023; and

WHEREAS, the Town Council, having considered Owner's request, submitted evidence, criteria set forth in the ULDRs, analysis and recommendations of the Town Staff, and comments from other interested parties, upon motions duly made and acted upon, approved the site plan modification subject to the conditions set forth herein.

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

Section 1. Recitals. That the foregoing recital clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated and made a specific part of this Resolution.

Section 2. Site Plan Approval. That, upon reviewing the testimony and the evidence submitted at a duly noticed public hearing held April 25, 2019 the Town Council approves Application No. SP-75-19, subject to the following stipulated conditions:

- (A) Homeowners association ("HOA") documents shall not restrict the keeping of horses or other animals except as restricted by the ULDC.

- (B) HOA documents shall require that HOA maintain the bridal/multi-purpose trail within the Stirling Road right-of-way.
- (C) Developer shall provide final homeowners association documents to the Town Attorney for review and approval prior to issuance of the first building permit.
- (D) Construction of any models with associated signage and parking shall be subject to Town Council approval.
- (E) Any construction trailer shall be subject to Town Council approval.
- (F) Construct southbound left turn lane with 200 feet of storage and 100 feet of transition prior to issuance of the 4th building permit for a residence.

Section 3. 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 4. Effective Date. This Resolution shall become effective immediately upon adoption.

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

Ranches, Florida, this 23rd day of May, 2019 on a motion by C/M Schroeder
and seconded by C/M Fisikelli.

McKay _____
Jablonski _____
Fisikelli _____
Hartman _____
Schroeder _____

Ayes _____
Nays _____
Absent _____
Abstaining _____


Doug McKay, Mayor


Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:


Keith M. Poliakoff, Town Attorney