

RESOLUTION NO. 2022-037

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-58-21, THE RILEY'S ESTATES PLAT, COMPRISING TWO SINGLE-FAMILY DWELLING LOTS ON 8.4 ACRES; GENERALLY LOCATED ON THE EAST SIDE OF THOROUGHbred LANE APPROXIMATELY 250 FEET FROM ITS SOUTHERN TERMINUS AND LEGALLY DESCRIBED AS LOT 8 OF MEADOWVIEW ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGE 17 OF THE BROWARD COUNTY PUBLIC RECORDS; 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, Jack Vernon Nix and Rosemarie Nix submitted Application No. PL-58-21 to subdivide 8.4 gross acres for two single-family dwelling lots of 2.0 and 4.5 net acres; 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") subject to the conditions of approval set forth herein.

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 February 10, 2022, the Town Council hereby approves Plat Application No. PL-58-21 for the property legally described as Lot 8 of Meadowview Estates, according to the Plat thereof as recorded in Plat Book 152, Page 17 of The Broward County Public Records, subject to the following conditions:

1. Title to the plat shall remain unified until such time as the sheds on proposed Lot 1 are demolished. Demolition shall be completed within 30 days following plat recordation.
2. The Unity of Title Agreement binding the northern portion of Meadowview Estates Lot 7 with Lot 8 (the subject property) shall be released, and a new Unity of Title

Agreement shall be executed and recorded combining all of Lot 7 with Lot 6. Executed documents shall be approved by Town Attorney as to form prior to Town signoff on the plat.

- 3. Provide for maintenance of the ingress/egress easement through the plat dedication or separate instrument, to be approved by Town Attorney as to form, prior to Town signoff of the plat.

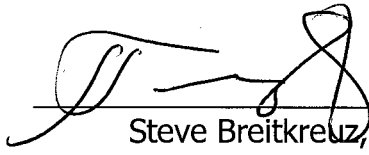
Section 3. The Mayor, Town Administrator, and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

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

PASSED by the Town Council of the Town of Southwest Ranches, Florida, this

10th day of February, 2022, on a motion by V/m Jablonski and seconded by Chm Kuczenski.


Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
Jablonski	<u>Yes</u>	Nays	<u>0</u>
Allbritton	<u>Yes</u>	Absent	<u>0</u>
Hartmann	<u>Yes</u>	Abstaining	<u>0</u>
Kuczenski	<u>Yes</u>		


Steve Breitkreuz, Mayor

ATTEST:

Russell Muniz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:


Keith Poffakoff, Town Attorney
1001.924.01