

RESOLUTION NO. 2005-49

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE AVRIL ESTATES PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Avril Estates Plat is described as all of Tract 5 in the Southeast one-quarter (SE ¼) of Section 6, Township 51 South, Range 40 East, according to the Plat of "Chambers Land Company Subdivision" as recorded in Plat Book 1, Page 5A-5B of the Public Records of Broward County, Florida, Less that portion thereof which lies within 55.00 feet West of and parallel with the East line of the Southeast one-quarter (SE ¼) of said Section 6.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida and containing 201,500 Square Feet (4.6258 Acres);

Generally located South of Stirling Road, on the East side of SW 173rd Way; and

WHEREAS, at a duly noticed public hearing held on March 10, 2005, the Town Council reviewed the Avril Estates Plat, which provides for two (2) single-family dwelling units to be built on an approximately 4.6 net acre parcel; and

WHEREAS, Lot One would contain 2.2965 gross acres and 2.246 net acres; and

WHEREAS, Lot Two would contain would contain 2.3293 gross acres and 2.2344 net acres; and

WHEREAS, the parcel has a Rural Ranches Land Use and an E-2 (2-Acre Estates) zoning designation, which allows residential development at one unit per two and one-half gross acres, or one unit per two net acres, with a minimum lot width of 125 feet; and

WHEREAS, the proposed lots comply with the minimum net lot size and dimension requirements

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 March 10th, 2005, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Avril Estates Plat subject to the following agreed upon conditions:

- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title.
- c. That sufficient fire protection will be provided as required by the Broward County Fire Marshal prior to the second and final signoff of the plat by the Town.
- d. That the requirements of the development review technical memorandum dated February 25, 2005 have been satisfied.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

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 10th day of March 2005, on a motion by Council Member Blanton and seconded by Vice Mayor Knight.

Fink	<u>Y</u>
Knight	<u>Y</u>
Blanton	<u>Y</u>
Maines	<u>Y</u>
Nelson	<u>Y</u>

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

[Signatures on Following Page]

Mecca Fink
Mecca Fink, Mayor

ATTEST:

Shari Canada
Shari Canada, Town Clerk

Approved as to Form and Correctness:

Gary A. Poliakoff
Gary A. Poliakoff, J.D., Town Attorney
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