

**RESOLUTION NO. 2003-22**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE ESTATES AT SUNSHINE RANCHES SITE PLAN; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID SITE PLAN; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, the Estates at Sunshine Ranches Plat described as Tracts 17 and 18, excepting therefrom the East 363 feet and the South 20 feet and the West 40 feet of Section 34, Township 50 South, Range 40 East, of "The Everglades Sugar and Land Company Subdivision" recorded in Plat Book 1, Page 152, of the Public Records of Dade County, Florida, and is located in the Town of Southwest Ranches, Broward County, Florida, was approved by the Town Council of the Town of Southwest Ranches on May 9, 2002; and

**WHEREAS**, at a duly noticed public hearing held on January 16, 2003, the Town Council reviewed the Estates at Sunshine Ranches Site Plan; and

**WHEREAS**, the Estates at Sunshine Ranches Site Plan was determined to comply with the Town's regulations, subject to certain conditions contained 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 following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Estates at Sunshine Ranches Site Plan subject to the following conditions:

- a. That the Petitioner, at Petitioner's sole expense, shall cause to be installed, in conformity with all applicable codes and regulations, a guardrail on the south side of Stirling Road for the length of the subject site or will, in the alternative, fund all costs associated with the Town's construction of same.
- b. That the Petitioner will execute a right-of-way agreement, in a form approved by the Town Attorney, to dedicate a fifteen (15) foot right-of-way in lieu of the proposed 15-foot road easement along Stirling Road and amend the plat and

site plan prior to issuance of the first building permit to reflect the change.

- c. That the Petitioner will revise the trail easement cross-section to reflect that muck will be replaced by compacted soil to stabilize the seeded riding surface prior to approval of final construction drawings .
- d. That the Petitioner will obtain final approval of landscape plans prior to the issuance of the first building permit.
- e. That all construction drawings must be approved prior to the issuance of the first building permit and shall comply with the remaining DRC technical requirements.


**Section 2.** The Mayor, Town Administrator and Town Attorney are each authorized to execute said plan.

**Section 3.** This Resolution shall become effective immediately upon adoption.

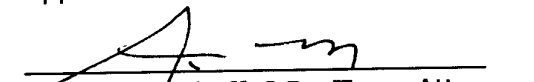
**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 16<sup>th</sup> day of January 2003.

  
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Mecca Fink, Mayor

Attest:

  
\_\_\_\_\_  
Arielle Haze Tyner, Town Clerk

Approved as to Form and Correctness:

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