

RESOLUTION NO. 2021-054

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-56-20, THE CANAL DRIVE RANCH PLAT, COMPRISING FOUR SINGLE-FAMILY DWELLING LOTS ON 9.59 GROSS ACRES; GENERALLY LOCATED ON THE NORTH SIDE OF SW 50TH STREET, 700 FEET WEST OF MATHER BOULEVARD; 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, Joseph Abraham and Cyril Chorath have submitted Application No. PL-56-20 to subdivide 9.59 gross acres to create four parcels single-family dwelling plots; 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 satisfaction of the conditions 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 May 20, 2021 the Town Council hereby approves Plat Application No. PL-56-20 for the property legally described in Exhibit "A", attached hereto and made a part hereof, subject to the following conditions:

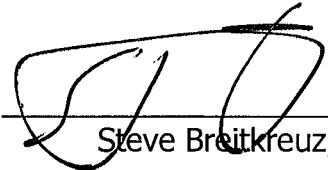
1. Prior to Town plat signoff, a maintenance agreement for the shared driveway easement must be approved by the Town Attorney.

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 27th day of May, 2021, on a motion by Council Member Jablonski and seconded by Vice Mayor Hartmann.

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

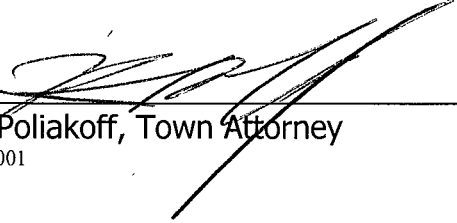


Steve Breitkreuz, Mayor

ATTEST:


Russell Muniz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, Town Attorney
#100013.001

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 89°44'07" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR 1,268.58; THENCE NORTH 00°12'31" WEST 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'31" WEST 723.31 FEET TO THE SOUTHWEST CORNER OF PARCEL 1, "ST. PAUL LUTHERAN CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°53'58" EAST ALONG THE SOUTH LINE OF PARCELS 1 AND 2 OF SAID "ST. PAUL LUTHERAN CHURCH" 570.81 FEET; THENCE SOUTH 00°12'31" EAST 741.60 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 50TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 4023, PAGE 360, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 25.00 FEET NORTH OF AND PARALLEL TO THE AFOREMENTIONED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE SOUTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 570.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA. CONTAINING 417,866 SQUARE FEET (9.5929 ACRES), MORE OR LESS.