

**RESOLUTION NO. 2024-070**

**A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-34-24 TO SUBDIVIDE 14.13 NET ACRES OF PROPERTY INTO TWO LOTS OF 3.21 AND 10.92 NET ACRES; GENERALLY LOCATED ON THE EAST SIDE OF HANCOCK ROAD APPROXIMATELY 1,200 FEET SOUTH OF EAST PALOMINO DRIVE; COMPRISING THE NORTH ONE-HALF OF TRACT 27 OF AND ALL OF TRACT 28 IN "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires Town Council approval of a Plat or Waiver of Plat Application prior to the subdivision of a parcel; and

**WHEREAS**, 5200 Hancock Road, LLC filed Application No. WP-34-24 ("Application") to subdivide the property described in the heading of this Ordinance ("Property"); and

**WHEREAS**, Section 115-070 requires Town Council approval of a Plat or Waiver of Plat Application; and

**WHEREAS**, the Application qualifies for the Waiver of Plat process under Sec. 115-070(C), paragraphs (1) and (3).

**WHEREAS**, at a duly noticed public hearing held on September 26, 2024, the Town Council reviewed the Application and determined that it complies with the Waiver of Plat eligibility criteria set forth in Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC"), complies with the minimum lot size and dimensional requirements of the land use plan and zoning designations, has legal and sufficient access, and will not create or exacerbate any nonconformities to the development standards of the 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, at a duly noticed public hearing held on September 26, 2024, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Waiver of Plat Application No. WP-34-24 to subdivide the Property into two parcels described and depicted in Exhibit "A" attached hereto and made a part hereof, subject to the following condition:

1. Recordation of a declaration of restrictive covenants, in a form approved by the Town Attorney, that prohibits any further subdivision of the Property that would create an additional lot.
2. Recordation of a Driveway Easement and Maintenance Agreement in a form approved by the Town Attorney.
3. Recordation of a quit-claim deed, in a form approved by the Town Attorney, dedicating 40 feet for Hancock Road right-of-way.
4. Recordation of a right-of-way encroachment agreement in a form approved by the Town Attorney, for structural wall/fence encroachment into the Hancock Road right-of-way. Aerial photos indicate that the encroachments have existed for at least 25 years.
5. Removal of the dumpster and enclosure on proposed Lot 1.

**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 approval shall expire 180 days from the date of approval if this Resolution is not first recorded in the Public Records of Broward County, Florida.

**Section 5.** This Resolution shall become effective upon its recordation.

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 26<sup>th</sup> day of September, 2024, on a motion by c/m JABLONSKF and seconded by v/m KUCZENSKI.

**[Signatures are on the following page]**

Breitkreuz YES  
Kuczenski YES  
Allbritton YES  
Hartmann YES  
Jablonski YES

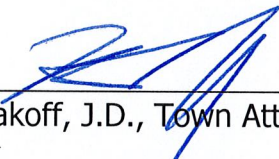
Ayes 5  
Nays 0  
Absent 0  
Abstaining 0

  
\_\_\_\_\_  
Steve Breitkreuz, Mayor

ATTEST:

  
\_\_\_\_\_  
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_  
Keith Poliakoff, J.D., Town Attorney  
1001.063.2024

**Exhibit "A"**  
**Legal description of Subdivided Lots**

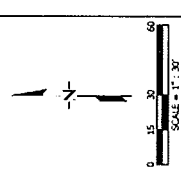
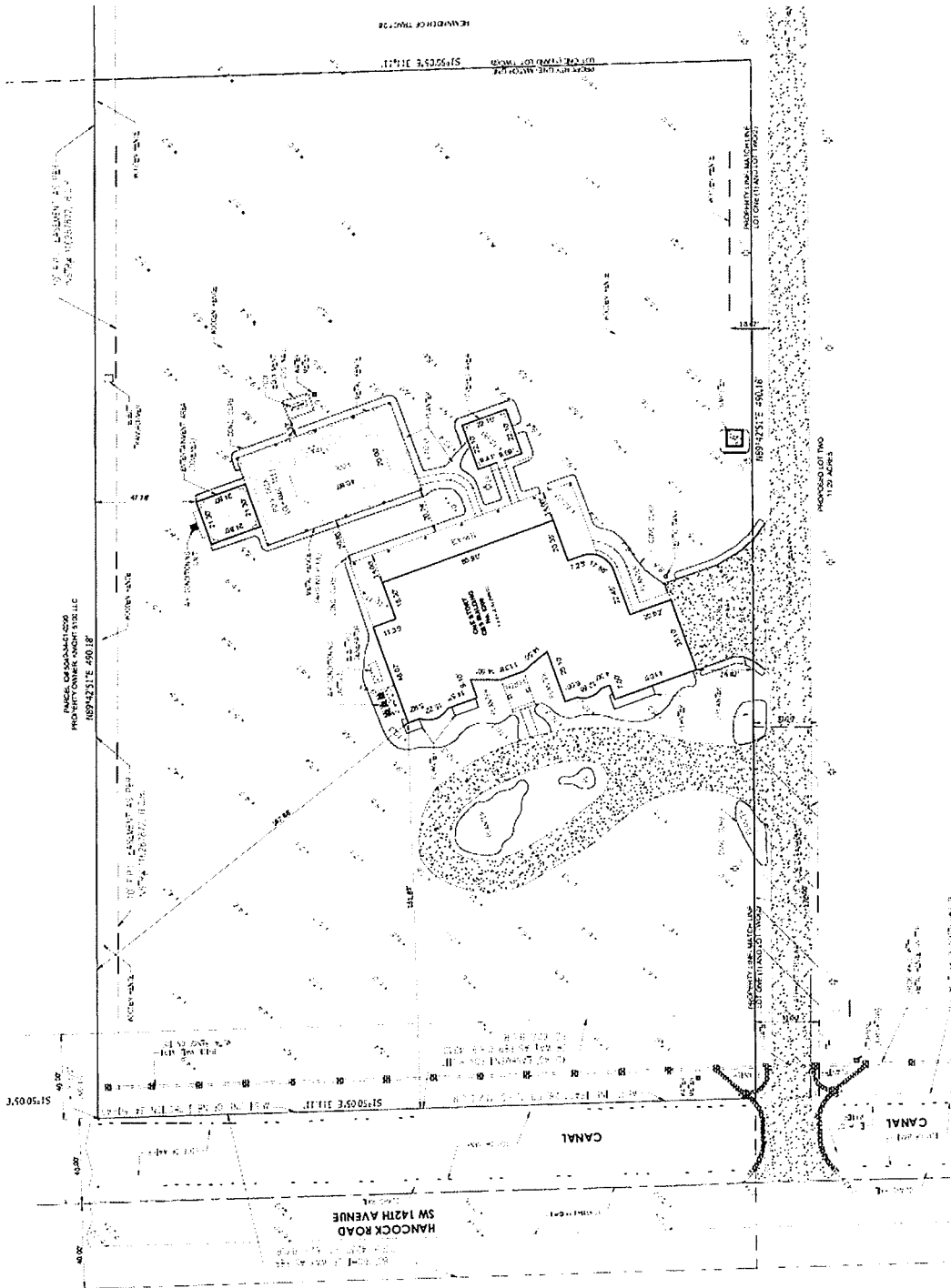
**PARCEL ONE (the west parcel)**

THE NORTH 311.11 FEET OF THE WEST 490.18 FEET OF TRACT 28 IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF THE EVERGLADES SUGAR AND LAND CO. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

# TOPOGRAPHIC SURVEY

HANCOCK ROAD SOUTHWEST RANCHES, FL 33330

18974251E 490.18'  
18974251E 364.55'  
18974251E 364.55'  
18974251E 364.55'  
18974251E 364.55'



"LOT TWO"  
11.29 ACRES.

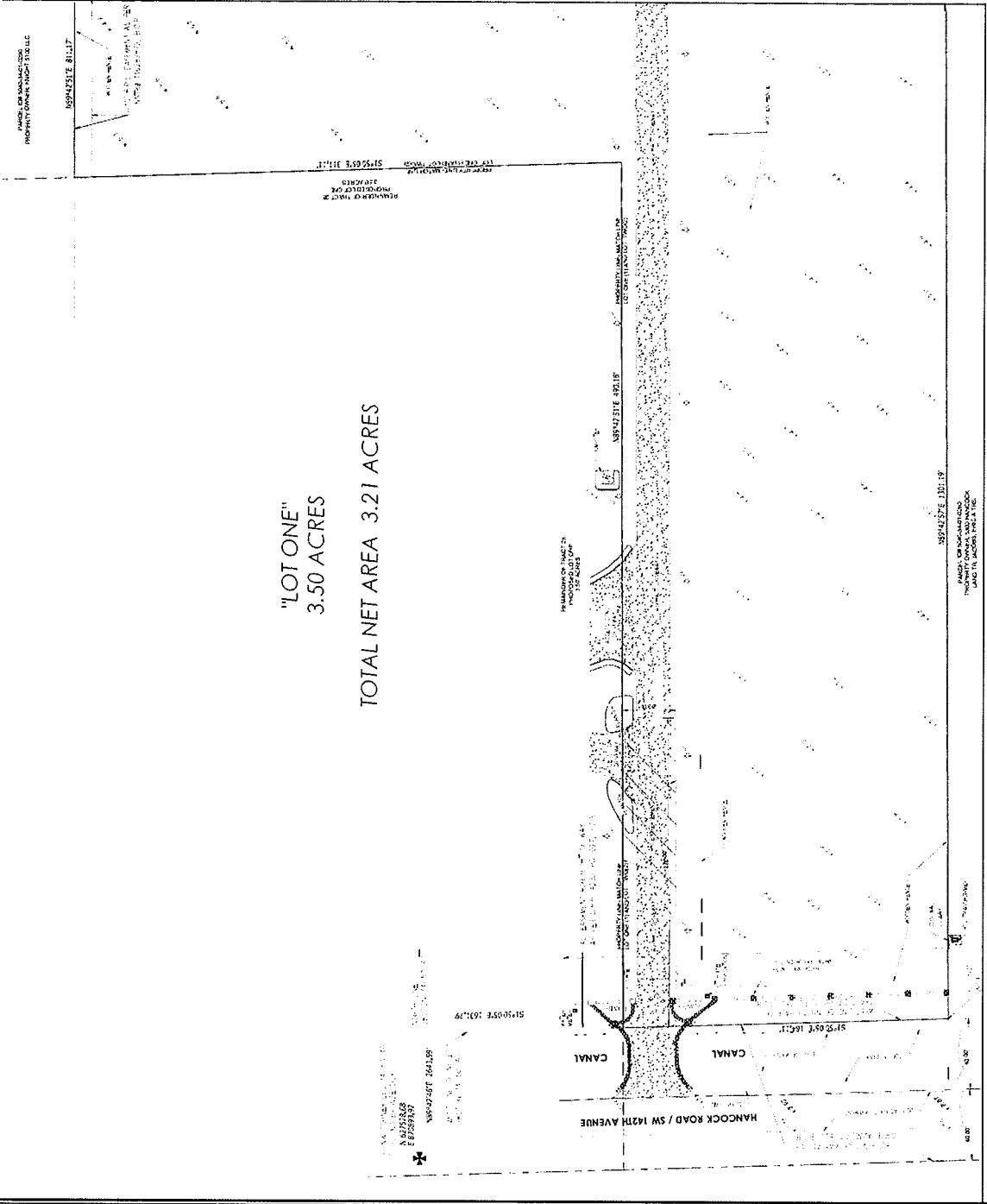
TOTAL NET AREA 10.92 ACRES.

**PARCEL TWO (the east parcel)**

THE NORTH ONE-HALF OF TRACT 27 AND ALL OF TRACT 28, LESS THE NORTH 311.11 FEET OF THE WEST 490.18 FEET OF TRACT 28 IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF THE EVERGLADES SUGAR AND LAND CO. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF DADE-COUNTY, FLORIDA; SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

# TOPOGRAPHIC SURVEY

HANCOCK ROAD SOUTHWEST RANCHES, FL 33330



## ABBREVIATIONS

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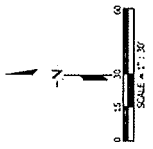
## LEGEND

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# TOPOGRAPHIC SURVEY

## HANCOCK ROAD SOUTHWEST RANCHES, FL 33330

PROJECT NO. 2024-070  
PROJECT NAME: HANCOCK RANCHES



PROPERTY  
OWNER  
HANCOCK RANCHES  
17240000000000

PROPERTY  
OWNER  
HANCOCK RANCHES  
17240000000000

MATCH LINE-SHEET 1/2

