

RESOLUTION NO. 2004-03

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

WHEREAS, the Santa Fe Estates Plat is described as Tract 64 in Section 33, Township 50 South, Range 40 East, of "Florida Fruit Lands Company's Subdivision No. 1", according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida; said lands now lying, situated and being in Broward County, Florida, less and except that portion described in the Order of Taking as recorded in Official Records Book 7783, at Page 236, of the Public Records of Broward County, Florida, being more particularly described as follows: Begin at the Northwest corner of Lot 49, of the Plat of "Waterford", according to the plat thereof, as recorded in Plat Book 116, at Page 43, of the Public Records of Broward County, Florida; thence South 01 Degrees 53 Minutes 31 Second East, along the East line of said Tract 64, for 315.17 feet; thence South 89 Degrees 43 Minutes 40 Seconds West, along the South line of said Tract 64, for 846.83 feet; said last described two courses being coincident with a portion of the boundary of the said plat of "Waterford"; thence North 01 Degrees 48 Minutes 03 Seconds West, along a portion of the Easterly right-of-way line of Interstate 75, for 315.18 feet; thence North 89 Degrees 43 Minutes 45 Seconds East, along a line that is parallel with and 15.00 feet South of, as measured at right angles to, the North line of the Southeast one-quarter of Section 33, Township 50 South, Range 40 East, for 846.33 feet to the Point of Beginning; all lying and being in the Northeast one-quarter of Section 33, township 50 South, Range 40 East, Town of Southwest Ranches, Broward County, Florida. Said lands situate in the Town of Southwest Ranches, Broward County, Florida and contain 6.1231 acres (nearest ten-thousandths); and

WHEREAS, at a duly noticed public hearing held on October 9, 2003, the Town Council reviewed the Santa Fe Estates Plat, which provides for six (6) single-family dwelling units to be built on an approximately 6.1231-acre parcel; and

WHEREAS, Lot 1 will contain approximately 1.12 net acres, and Lots 2 through 6 will contain approximately 1.003 net acres each; and

WHEREAS, upon certification by Broward County the parcel will have a future land use designation of Rural Estates and is located in a Rural Estates zoning district, which generally allows residential and ancillary uses on parcels that are a minimum of one (1) net acre and at least 125 feet in width; 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.

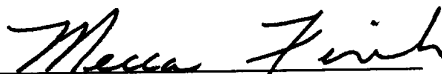
Section 2. That, at a duly noticed public hearing held on October 9th, 2003, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Santa Fe Estates Plat subject to the following agreed upon conditions:

- 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 a local park impact fee will be paid or a Recreational Impact Fee Agreement will be executed by the owner prior to the second and final signoff of the plat by the Town.
- c. That the applicant will obtain South Broward Drainage District's first signature on the plat linen.
- d. That the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title.
- e. That the applicant will construct the cul-de-sac on Lot 1 as a stabilized grass surface, or similar non-asphalt surface, if the Town's Staff finds such surface to be in harmony with the Life Safety Code, Land Development Code, and comports with Engineering requirements.

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 9th day of October 2003.



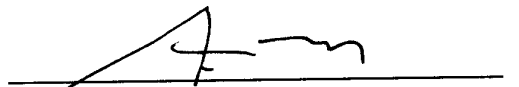
Mecca Fink, Mayor

Attest:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



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

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