

RESOLUTION NO. 2004-22

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

WHEREAS, the Broward 20 Trust is the owner of an approximately 6.1231 acre parcel legally 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 contains 6.1231 acres (nearest ten-thousandths); and

WHEREAS, at a duly noticed public hearing held on October 9, 2003, the Town Council reviewed and approved with conditions the Santa Fe Estates Plat, which provides for six (6) single-family dwelling units; and

WHEREAS, as part of its plat approval, the Town Council requested and the applicant agreed that the cul-de-sac on Lot 1 should be constructed as a stabilized grass surface, or similar non-asphalt surface; and

WHEREAS, on November 13, 2003, when presenting the Santa Fe Estates Site Plan, the applicant demonstrated that a smaller, but potentially asphalt cul-de-sac might be necessary to provide a safer turning radius; and

WHEREAS, after reviewing the evidence presented the Town Council approved the Santa Fe Estates Site Plan and modified its prior cul-de-sac condition to state that added that the applicant shall obtain the Town Engineer's signs off on the construction of a thirty-eight (38) foot asphalt cul-de-sac on Lot 1; and

WHEREAS, this Resolution seeks to modify the Santa Fe Estates Plat approval to conform with the Santa Fe Estates Site Plan approval;

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 December 11th, 2003, following the review of the Staff Report and all written and oral evidence received during the public hearing, the Town Council hereby modifies the conditions of the Santa Fe Estates Plat, as follows:

Section 2 condition "e", which states:

"[t]hat 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"

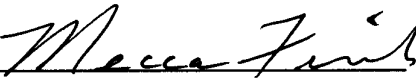
Shall be deleted and shall be replaced with the following:

"e. That the applicant obtains the Town Engineer's signs off on the construction of a thirty-eight (38) foot asphalt cul-de-sac on Lot 1."

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


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 11th day of December 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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