

RESOLUTION NO. 2004-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE STONE CREEK AT SUNSHINE RANCHES SITE PLAN; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS TO EFFECTUATE SAID SITE PLAN; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, at a duly noticed public hearing held on December 11, 2003, the Town Council reviewed and approved with conditions the Stone Creek at Sunshine Ranches Plat, which provides for eight (8) single-family dwelling units to be built on an approximately 19.661 parcel; and

WHEREAS, at that same duly noticed public hearing held on December 11, 2003, the Town Council also reviewed the Stone Creek at Sunshine Ranches Site Plan; and

WHEREAS, the Stone Creek at Sunshine Ranches Site Plan is described as the West Half (W ½) of the East Half (E ½) of Tracts 57, 58, 59 and 60, Section 35, Township 50 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Together with the East Half (E ½) of Tract 61 and the East Half (E ½) of Tract 62 of Section 35, Township 50 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Less the North 15 Feet of said East Half (E ½) of Tract 62.

Said Lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida. Containing 856,441 Square Feet (19.661 Acres), More or Less; and

WHEREAS, the parcel has both a land use and zoning designation of Rural Ranches, which allows residential development at one unit per two and one-half gross acres, or one unit per two net acres, with a minimum lot width of 125 feet; 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.

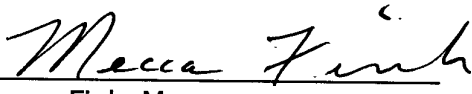
Section 2. That, at a duly noticed public hearing held on December 11th, 2003, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Stone Creek at Sunshine Ranches Site Plan subject to the following agreed upon conditions:

- a. That the applicant receives second and final signoff of the Plat by the Town.
- b. That the applicant provides to the Town a copy of the recorded homeowner's association documents.
- c. That the construction drawings shall comply with the remaining DRC technical issues.
- d. That the Town Engineer specifically reviews and approves the tertiary drainage system for the entire parcel.
- e. That the applicant brings back for the Town Council's approval a photometric lighting plan and examples of the lighting that will be provided in the development, which shall be consistent with the Town's rural lifestyle.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all necessary documents to effectuate this site plan.

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.



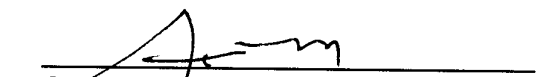
Mecca Fink, Mayor

Attest:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



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