

RESOLUTION No. 2004-64

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE ALDERMAN PARCELS PLAT NOTE TO ALLOW THREE SINGLE FAMILY UNITS ON PARCEL B; 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 THEREFOR.

WHEREAS, on June 14, 2001 the Town Council adopted Resolution No. 2001-60, which approved the Alderman Parcels Plat; and

WHEREAS, the Alderman Parcels Plat is described as a replat of Tracts 54 and 59 of the "Everglades Land Company's Subdivision," Section 25, Township 50 South, Range 39 East in Plat Book 1, Page 63 DCR, is located in the Town of Southwest Ranches, Broward County, Florida; and

WHEREAS, on October 17, 2002 the Alderman Parcels Plat was recorded in Plat Book 172, Page 12 of the Public Records of Broward County, Florida; and

WHEREAS, the recorded plat limits the development of Parcel A to an 18,000 square foot house of worship and Parcel B to one single-family residential unit; and

WHEREAS, the delegation request seeks to amend the plat note to further divide Parcel B, which contains 8.80 acres, into three single-family residences; and

WHEREAS, Lot 1 will contain 4.36 acres and Lots 2 and 3 will contain 2.22 acres each; and

WHEREAS, the request is consistent with the zoning district and meets all of the requirements concerning lot size and lot width;

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 following the review of the staff report and all written and oral evidence received during the advertised public hearing, the Town Council hereby approves the Alderman Parcels Delegation Request subject to the following agreed upon conditions:

- a. All requirements of the original plat approval remain in full force and effect and must be satisfied as stated therein.
- b. The access road must be constructed in accordance with the Land Development Code.
- c. An updated Opinion of Title must be provided and approved by the Town Attorney within thirty days of the date of this Resolution.
- d. The executed agreement for the Amendment of Notation on the Plat shall include a dedication for a fifty foot (50') ingress/egress easement for the private use of the owner(s) of the three lots, and shall provide that the property owner(s) shall have the perpetual obligation for the maintenance of the private road.
- e. The owner shall dedicate an additional fifteen feet (15') of right-of-way along SW 49th Street prior to the issuance of any building permits.
- f. Site planning is required prior to the issuance of any building permits.
- g. No street lights shall be placed along the access road.

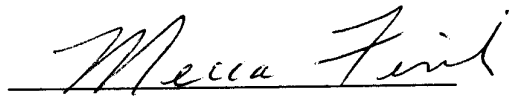
Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

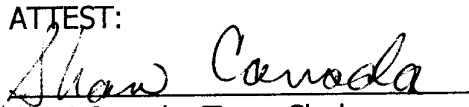
PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 13th day of May 2004, on a motion by Vice Mayor Knight and seconded by Council Member Blanton.

Fink Y
Knight Y
Blanton Y
Maines Y
Nelson Y

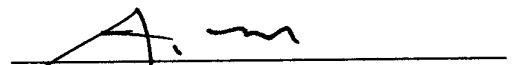
Ayes 5
Nays 0
Absent or
Abstaining 0



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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