

RESOLUTION No. 2004-65

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING PARCEL B OF THE ALDERMAN PARCELS SITE PLAN; 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 10, 2002 the Town Council adopted Resolution No. 2003-7, which approved the site plan for the development of a two-story 10,610 square foot house of worship on parcel A of the Alderman Parcels; and

WHEREAS, in furtherance of Resolution No. 2004-64, Dennis Alderman now seeks site plan approval to develop three single-family residents on Parcel B, which contains 8.80 acres; and

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

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 Parcel B of the Alderman Parcels Site Plan subject to the following agreed upon conditions, which shall occur prior to the issuance of any building permit:

- a. The temporary cul-de-sac in Christy's Ranches shall be removed and replaced to align with the existing pavement.
- b. A dead end sign shall be erected at an appropriate location, as determined by the Town's Engineer.
- c. No permits shall be issued until all requirements of the delegation request have been satisfied.
- d. All construction drawings shall comply with the remaining DRC technical requirements.
- e. The owner has offered to deed restrict the three parcels, in the Town's favor, to allow only one single-family residence on each parcel, and the legal instrument shall specify that the property shall not be utilized for any other purpose, including but not limited to the establishment of a group home.

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.

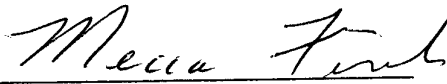
Section 4. This Resolution shall become effective immediately upon adoption.

[INTENTIONALLY LEFT BLANK]

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 Nelson.

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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