

RESOLUTION NO. 2004-66

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE MOSES PALMYRA 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 October 9, 2003, the Town Council adopted Resolution No. 2004-04, which approved the Moses Palmyra Plat; and

WHEREAS, the Moses Palmyra parcel is described as a replat of a portion of Tract 30, Section 3, Township 51 South, Range 40 East, Everglades Sugar & Land Co. Subdivision, Plat Book 2, Page 39, Dade County Records, Lying in Broward County Florida; and

WHEREAS, as part of the plat approval the Town Council has retained the right to review the site plan for each parcel prior to the issuance of a building permit; and

WHEREAS, the applicant has submitted a site plan, which includes the initial development of one (1) single-family residence on Lot 3; and

WHEREAS, Lots 1 and 2 are currently being utilized for agricultural purposes and the owner has joined all three lots together with a Unity of Title Agreement to allow the farm structures to remain on the property while the farm is in operation; and

WHEREAS, Lots 1 and 2 contain approximately 2.05 net acres each, and Lot 3 contains approximately 5.49 net acres;

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 May 13, 2004, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Moses Palmyra Site Plan

subject to the following agreed upon conditions, which shall occur prior to the issuance of any building permit:

- a. That all construction drawings shall comply with the remaining DRC technical issues.
- b. That the demolition of all non-farm structures, as indicated on the site plan, shall be completed prior to the issuance of a certificate of occupancy, temporary or otherwise, for Lot 3.
- c. That a guardrail shall be constructed on Luray Road prior to the issuance of a certificate of occupancy, temporary or otherwise, and if the Land Development Code requires the bonding for such improvement prior to the issuance of any permit, then the owner shall comply with the Code's requirement.

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 Council Member Blanton and seconded by Vice Mayor Knight.

Fink	<u>Y</u>
Knight	<u>Y</u>
Blanton	<u>Y</u>
Maines	<u>N</u>
Nelson	<u>Y</u>

Ayes	<u>4</u>
Nays	<u>1</u>
Absent or Abstaining	<u>0</u>

[SIGNATURES ON FOLLOWING PAGE]

Mecca Fink

Mecca Fink, Mayor

ATTEST:

Shari Canada

Shari Canada, Town Clerk

Approved as to Form and Correctness:

Gary A. Poliakoff

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

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