

**RESOLUTION NO. 2020-050**

**A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-54-20, THE CIRCLE S ESTATES PLAT, COMPRISING 42 SINGLE-FAMILY DWELLING LOTS ON 47.48 ACRES, GENERALLY LOCATED 500 FEET SOUTH OF GRIFFIN ROAD ON THE EAST SIDE OF SW 160<sup>TH</sup> AVENUE; 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.**

**WHEREAS**, CC Homes at Southwest Ranches, LLC has submitted Application No. PL-54-20 to subdivide 47.48 acres known as Circle S Farms to construct 42 single-family homes; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed plat complies with the requirements of the Town's Unified Land Development Code ("ULDC") upon satisfaction of the conditions set forth herein.

**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, upon reviewing the application, analysis of the Town Staff, testimony and the evidence submitted at a duly noticed public hearing held on August 27, 2020 the Town Council hereby approves Plat Application No. PL-54-20 for the property legally described in Exhibit "A", attached hereto and made a part hereof, subject to the following technical corrections to be made prior to final Town signoff on the plat:

1. Revise the Town acceptance and signature block to read, "corporate seal of said Town."
2. Change the "R/W" label within Tract "S" on pages 2-9 of the plat to "easement."

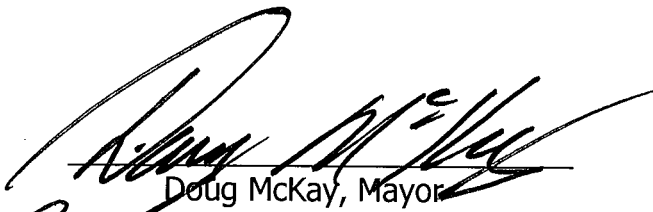
**Section 3.** The Mayor, Town Administrator, and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.


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

**PASSED** by the Town Council of the Town of Southwest Ranches, Florida, this 27<sup>th</sup> day of August, 2020, on a motion by e/m Jablonski and seconded by v/m Schroeder.

McKay	<u>yes</u>	Ayes	<u>5</u>
Schroeder	<u>yes</u>	Nays	<u>0</u>
Amundson	<u>yes</u>	Absent	<u>0</u>
Hartmann	<u>yes</u>	Abstaining	<u>0</u>
Jablonski	<u>yes</u>		

ATTEST:

  
\_\_\_\_\_  
Doug McKay, Mayor

  
\_\_\_\_\_  
Russell Muniz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_  
Keith Poliakoff, Town Attorney

37330182.1

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE NORTHERLY, ALONG THE WEST LINE OF SECTION 28, A DISTANCE OF 545.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF SECTION 28 A DISTANCE OF 322.75 FEET; THEN EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 674.93 FEET; THEN SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 322.75 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 674.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF TRACTS 31 AND 32 TOGETHER WITH THE NORTH 149.80 FEET OF TRACT 30, SECTION 33, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO FLORIDA FRUIT LANDS COMPANY'S PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART CONVEYED BY RALPH C. SESSA AND ELIZABETH A. SESSA, HIS WIFE TO BROWARD COUNTY IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 7572, PAGE 723, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF SECTION 28, A DISTANCE OF 322.75 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 404.90 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 322.75 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 404.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF THE WEST ONE-HALF OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N 0°33'38" W, ON AN ASSUMED BEARING, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 223.0 FEET; THENCE S 89°17'43" E, A DISTANCE OF 404.9 FEET; THENCE N 0°33'38" W, A DISTANCE OF 322.75 FEET; THENCE S 89°17'43" E, A DISTANCE OF 269.93 FEET; THENCE N 0°33'38" W, A DISTANCE OF 177.38 FEET; THENCE S 89°17'43" E, A DISTANCE OF 647.06 FEET; THENCE S 0°37'49" E, A DISTANCE OF 723.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 28; THENCE N 89°17'43" W, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1322.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART CONVEYED BY RALPH C. SESSA AND ELIZABETH A. SESSA, HIS WIFE TO BROWARD COUNTY IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 7572, PAGE 723, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS: THE WEST 55.0 FEET OF THE SOUTH 223.0 FEET OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST; TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING WITHIN 55.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 40 EAST: TRACTS 31, 32 AND THE NORTH 149.80 FEET OF TRACT 30, "FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL SAID LANDS LYING, SITUATE, AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 2,068,101 SQUARE FEET OR 47.477 ACRES, MORE OR LESS.