

RESOLUTION NO. 2021-064

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-29-21 TO SUBDIVIDE 9.97 ACRES OF PROPERTY INTO TWO LOTS OF 7.47 AND 2.50 ACRES; GENERALLY LOCATED ON THE SOUTH SIDE OF STIRLING ROAD, ONE QUARTER MILE WEST OF MATHER BOULEVARD; LEGALLY DESCRIBED AS TRACT 11 LESS THE NORTH 55 FEET, AND A PORTION OF TRACT 12, IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires Town Council approval of a Plat or Waiver of Plat Application prior to the subdivision of a parcel; and

WHEREAS, at a duly noticed public hearing held on July 8, 2021 the Town Council reviewed Waiver of Plat Application No. WP-29-21 by Lake House Holdings, LLC ("Petitioner") to subdivide 9.97 acres into two lots of 7.47 and 2.50 acres; and

WHEREAS, the proposed subdivision complies with the minimum lot size and dimensional requirements of the effective land use plan and zoning designations, has legal and sufficient access, and will not create or exacerbate any nonconformities with the development standards of the ULDC.

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 July 8, 2021, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Waiver of Plat Application No. WP-29-21 to subdivide the property described in Exhibit "A" attached hereto and made a part hereof,

into two parcels described and depicted in Exhibit "B" attached hereto and made a part hereof, subject to the following conditions that shall be satisfied prior to recording this Resolution:

1. Recordation of an ingress/egress easement agreement approved as to form by the Town Attorney prior to recordation of this Resolution.
2. Recordation of a deed restriction approved as to form by the Town Attorney prohibiting subdivision of the 7.47-acre Lot 1 described and depicted in Exhibit "B" hereto.
3. Recordation of a deed restriction approved as to form by the Town Attorney designating and reserving an area for agricultural use only, suitable for a two-horse paddock set back at least 50 feet from the existing lake top-of-bank and a two-stall barn with tack room set back at least 50 feet from all property lines and the existing lake top-of-bank, and including a barrier protecting horses and livestock from inadvertently entering the lake during flood conditions that obscure the lake boundary.

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 approval shall expire 180 days from the date of approval if this Resolution is not first recorded in the Public Records of Broward County, Florida.

Section 5. This Resolution shall become effective upon recordation in the Public Records of Broward County, Florida with all required signatures.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 29th day of July, 2021, on a motion by Vice Mayor Hartmann and seconded by Council Member Jablonski.

Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
Hartmann	<u>Yes</u>	Nays	<u>0</u>
Allbritton	<u>Yes</u>	Absent	<u>0</u>
Jablonski	<u>Yes</u>	Abstaining	<u>0</u>
Kuczenski	<u>Yes</u>		

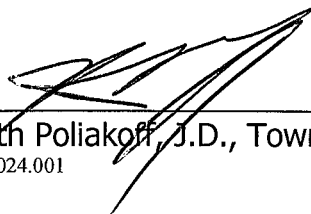
(Signatures are on the following page)


Steve Breitkreuz, Mayor

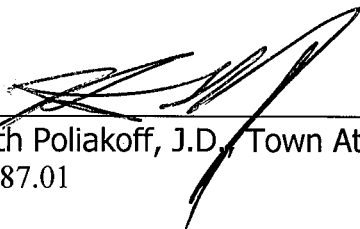
ATTEST


Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:


Keith Poliakoff, J.D., Town Attorney
#100024.001

I hereby affirm that all conditions of Town Council approval have been satisfied, and authorize recordation of this Resolution:


Keith Poliakoff, J.D., Town Attorney
10087.01

July 29, 2021
Date

Exhibit "A"

Parent Tract Legal Description

ALL OF TRACT 11 IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH THAT PORTION OF TRACT 12 OF SAID NORTHWEST ONE-QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID TRACT 12 A DISTANCE OF 365 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY A DISTANCE OF 303.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 12, SAID POINT BEING 30.11 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SAID TRACT 12; THENCE NORTHERLY ALONG A LINE THAT IS 30.11 FEET WEST OF A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 12 A DISTANCE OF 240 FEET; THENCE NORTHEASTERLY A DISTANCE OF 63.06 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 12; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TRACT 12 A DISTANCE OF 597.12 FEET TO THE POINT OF BEGINNING. ALL IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS THAT PORTION OF TRACT 11 IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING NORTH OF LINE 55.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 6.

SAID LAND SITUATED IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

Exhibit "B"

Legal description of Subdivided Lots

LOT 1 (NORTH PARCEL)

A PORTION OF TRACT 11 IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST; THENCE NORTH 89°44'02" EAST, A DISTANCE OF 990.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE SOUTH 01°47'04" EAST, A DISTANCE OF 55.02 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND; THENCE NORTH 89°44'02" EAST, A DISTANCE OF 330.10 FEET; THENCE SOUTH 01°47'07" EAST, A DISTANCE OF 942.82 FEET; THENCE SOUTH 88°18'05" WEST, A DISTANCE OF 330.0 FEET; THENCE NORTH 01°47'04" WEST, A DISTANCE OF 38.85 FEET, THENCE NORTH 07°28'49" WEST, A DISTANCE OF 303.39 FEET, THENCE NORTH 01°47'04" WEST, A DISTANCE OF 240.0 FEET, THENCE NORTH 26°44'12" EAST, A DISTANCE OF 63.06 FEET; THENCE NORTH 01°47'04" WEST, A DISTANCE OF 314.87 FEET TO THE POINT OF BEGINNING, ALL IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

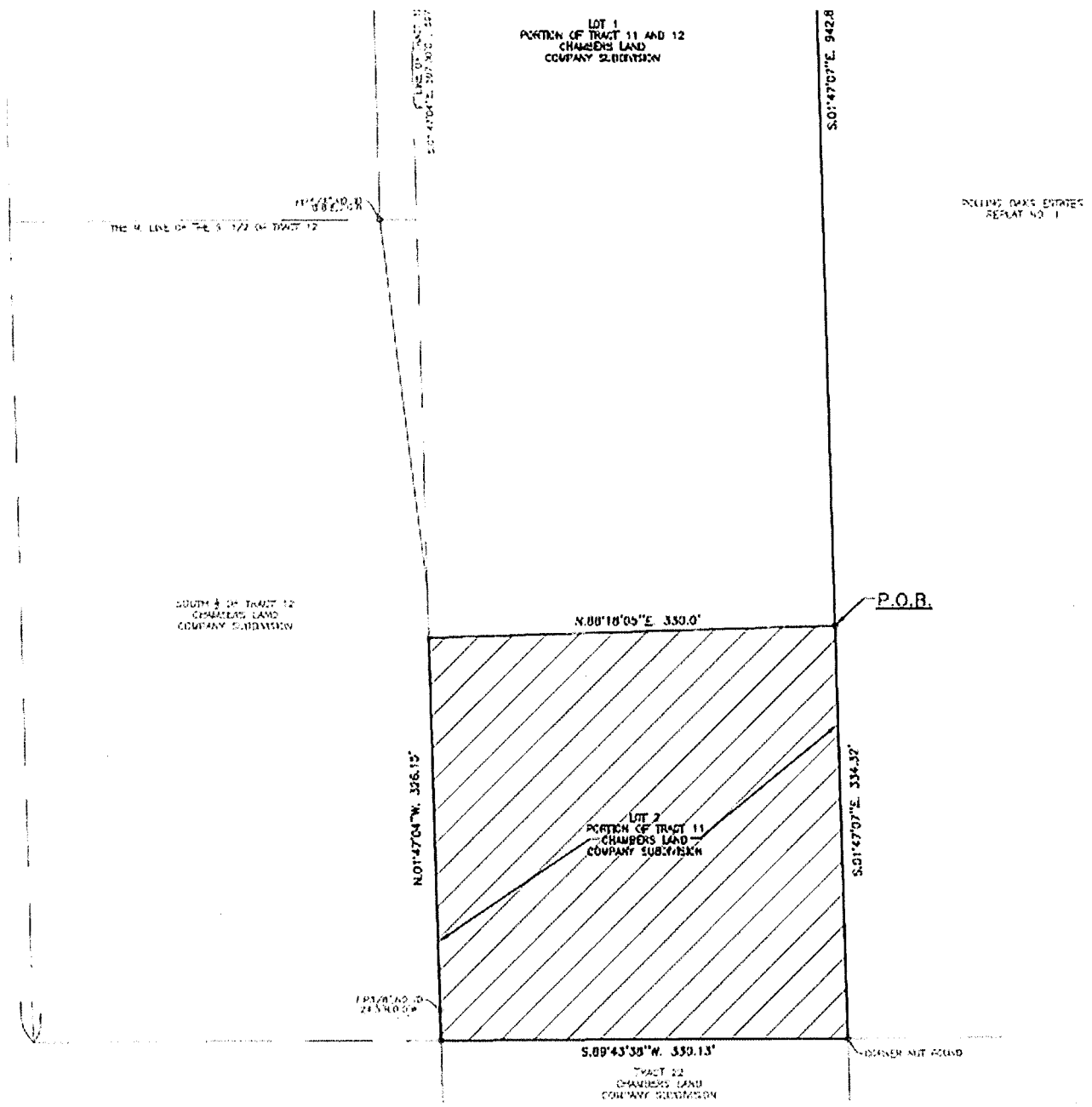
SAID LAND SITUATE, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA. CONTAINING 325,083 SQUARE FEET (7.47 ACRES) MORE OR LESS.

LOT 2 (SOUTH PARCEL)

A PORTION OF TRACT 11 IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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SAID LAND SITUATE, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA. CONTAINING 108,979 SQUARE FEET (2.50 ACRES) MORE OR LESS.



RESOLUTION NO. 2021-064

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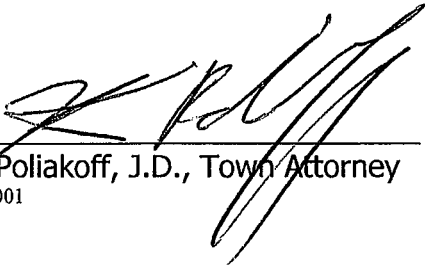
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Steve Breitkreuz, Mayor

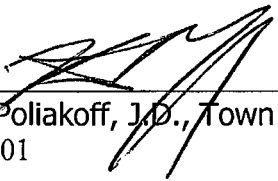
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LOT 2 (SOUTH PARCEL)

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