

RESOLUTION NO. 2003-11

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A DELEGATION REQUEST TO MODIFY THE SUNHAWK STABLES PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT MODIFICATION; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Sunhawk Stables Plat described as Lot 1: Parcel "A", of "Sunhawk Stables" according to the Plat thereof as recorded in Plat Book 157, Page 21 of the Public Records of Broward County, Florida, less therefrom the South 288.68 feet thereof. Containing 111,846 square feet, 2.5676 acres; Lot 2: The North 144.34 feet of the South 288.68 feet of Parcel "A", "Sunhawk Stables" according to the plat thereof as recorded in Plat Book 157, Page 21 of the Public Records of Broward County, Florida. Containing 111,844 square feet, 2.5676 acres; Lot 3: The South 144.34 feet of Parcel "A", "Sunhawk Stables" according to the plat thereof as recorded in Plat Book 157, Page 21 of the Public Records of Broward County, Florida. Containing 111,843 square feet, 2.5676 acres. The subject property lying and being in Broward County, Florida, was approved by the Broward County Commission on July 20, 1993; and

WHEREAS, at a duly noticed public hearing held on December 12, 2002, the Town Council reviewed a delegation request to modify the Sunhawk Stables Plat to allow three (3) single-family units to be built on a 7.70-acre parcel; and

WHEREAS, the parcel has a Rural Ranches land use designation and is located in a Rural Ranches zoning district, which generally allows residential and ancillary uses on parcels that are a minimum of two (2) net acres or two and one-half (2.5) gross acres in size, and one hundred and twenty-five (125) feet in width; and

WHEREAS, the proposed lots comply with the minimum net lot size and width requirements

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 public hearing, the Town Council hereby approves the

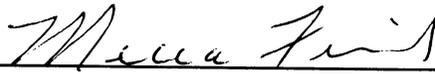
delegation request to modify the Sunhawk Stables Plat subject to the following agreed upon conditions:

- a. That prior to the issuance of the first building permit, the entire plat will be brought back before the Town Council to review the finalized boundaries for each parcel; and
- b. That each of the parcels must be separately reviewed and approved by the Central Broward Water Control District prior to the issuance of a building permit for each specific parcel.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat modification.

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 12th day of December 2002.



Mecca Fink, Mayor

Attest:



Arielle Haze Turner, Town Clerk

Approved as to Form and Correctness:



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