

**RESOLUTION NO. 2003-12**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE SOUTHWEST PINES PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, the Southwest Pines Plat is described as all of Tract 31, and the 10.00 foot right-of-way adjacent thereto, in Section 34, Township 50 South, Range 39 East, of "The Everglades Land Company Subdivision", according to the Plat thereof, as recorded in Plat Book 2 at Page 1 of the Public Records of Dade County, Florida. Said lands situate in the Town of Southwest Ranches, Broward County, Florida and contain 4.996 acres, more or less; and

**WHEREAS**, at a duly noticed public hearing held on December 12, 2002, the Town Council reviewed the Southwest Pines Plat, which provides for two (2) single-family units to be built on a 4.996-acre parcel; and

**WHEREAS**, Lot 1 will contain approximately 2.48 net acres, and Lot 2 will contain approximately 2.49 net acres; and

**WHEREAS**, the parcel has a Rural Ranches land use designation and is located in an A-1 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 a minimum lot dimension of 250 feet; and

**WHEREAS**, the proposed lots comply with the minimum net lot size and dimension 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.

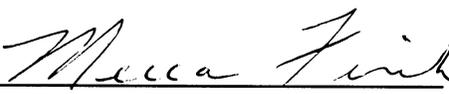
**Section 2.** That following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Southwest Pines Plat subject to the following agreed upon conditions:

- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That a local park impact fee will be paid or a Recreational Impact Fee Agreement will be executed by the applicant prior to the second and final signoff of the plat by the Town.
- c. That the Town waives the minimum required paved roadway width to allow nineteen (19) feet of pavement and that a Declaration of Restrictive Covenants for Private Roadways and Access indemnifying the Town for this waiver will be executed prior to the second and final signoff of the plat by the Town.

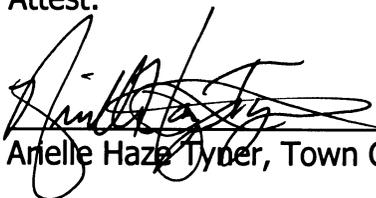
**Section 3.** The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

**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.

  
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Mecca Fink, Mayor

Attest:

  
\_\_\_\_\_  
Anelle Haza Tyler, Town Clerk

Approved as to Form and Correctness:

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