

**RESOLUTION NO. 2014-046**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-006-14 RELATING TO 4.6 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF VOLUNTEER ROAD (SW 148<sup>th</sup> AVENUE) APPROXIMATELY 2,000 FEET NORTH OF STIRLING ROAD, AND IDENTIFIED AS LOT 20 OF THE MEADOWVIEW ESTATES PLAT, AS RECORDED IN PLAT BOOK 152, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, TO PROVIDE FOR THE CREATION OF TWO SINGLE-FAMILY LOTS; 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**, at a duly noticed public hearing held on May 8<sup>th</sup>, 2014, the Town Council reviewed an application by Yosef & Patricia Martin and Rola Elannan to subdivide a single tract into two separate lots, without platting; and

**WHEREAS**, the subject property is 4.6 net acres in area, and is located on the east side of Volunteer road approximately 2,000 feet north of Stirling road, and legally described as Lot 20 of the Meadowview Estates, according to the Plat thereof recorded in Plat Book 152, Page 17 of the Broward County, Florida Public Records ("Lot 20"); and

**WHEREAS**, the property is designated Rural Ranches on the Future Land Use Plan Map and is zoned Rural Ranches, which requires 2.0 net or 2.5 gross acres per lot; and

**WHEREAS**, this application proposes to subdivide Lot 20 into two lots, one being the north one-half of Lot 20 consisting of 2.19 net acres, and the other being the south one-half of Lot 20 consisting of 2.04 net acres, consistent with the land use and zoning designations, which combined net land area excludes a canal easement and ingress/egress easement totaling approximately 0.37 acre; and

**WHEREAS**, both lots will have in excess of the 125 feet minimum width requirement of the Rural Ranches zoning district; and

**WHEREAS**, access is available to both proposed lots via Volunteer Road (SW 148<sup>th</sup> Avenue).

**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 8, 2014, 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-006-14 to subdivide the subject property as depicted in Exhibit "A" attached hereto and made a part hereof, subject to the condition that the applicant shall pay to the Town an amount equal to the total expense incurred by the Town in processing this application prior to the final recordation of the waiver of plat by the Town. This fee includes, but, shall not be limited to expenses for engineering, planning, legal, advertising, a five percent administrative fee, and any related expenses that the Town has or will incur as a direct cost of this waiver of plat.

**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 be recorded in the Public Records of Broward County, Florida.

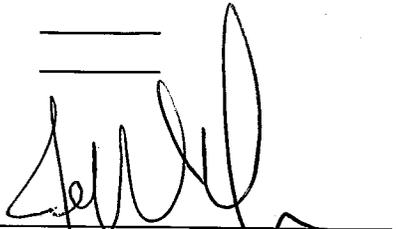
**Section 5.** This Resolution shall become effective immediately upon adoption.

**[Signatures on Following Page]**

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 8<sup>th</sup> day of May 2014, on a motion by Council Member Fisikelli and seconded by Council Member Breitkreuz.

Nelson        Yes  
Jablonski    Yes  
Breitkreuz   Yes  
Fisikelli     Yes  
McKay        Yes

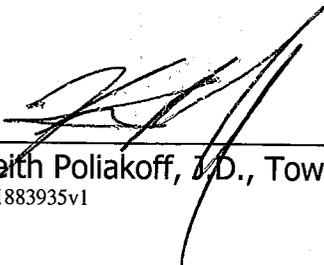
Ayes           5  
Nays           0  
Absent        \_\_\_\_\_  
Abstaining    \_\_\_\_\_

  
\_\_\_\_\_  
Jeff Nelson, Mayor

ATTEST:

  
\_\_\_\_\_  
Russell Muñiz, MBA, MPA, MMC

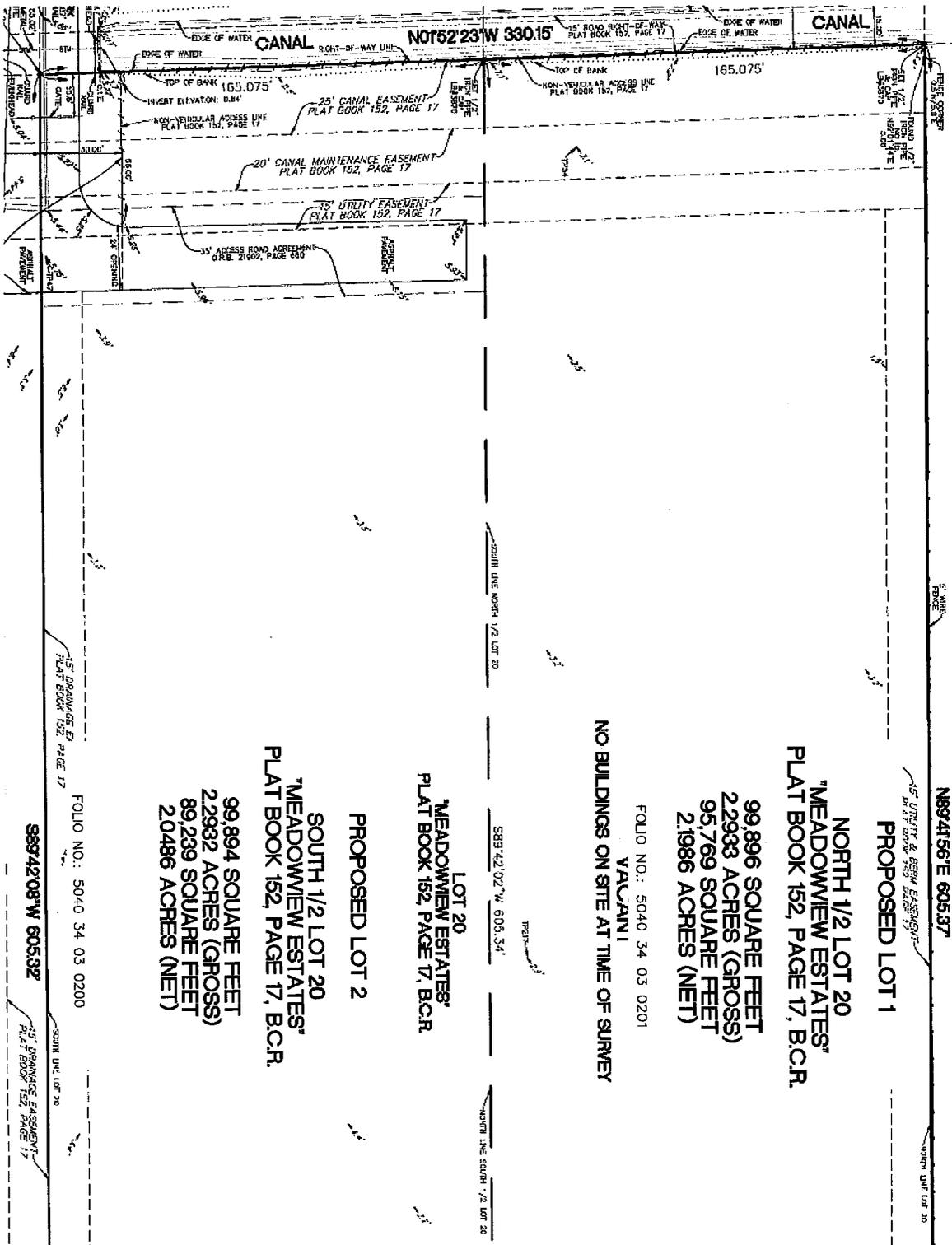
Approved as to Form and Correctness:

  
\_\_\_\_\_  
Keith Poliakoff, J.D., Town Attorney  
#11883935v1





# EXHIBIT "A" (3 of 3) Partial Survey Enlargement



N89°41'56"E 605.37'

PROPOSED LOT 1

NORTH 1/2 LOT 20  
MEADOWVIEW ESTATES,  
PLAT BOOK 152, PAGE 17, B.C.R.

99,896 SQUARE FEET  
2,293.33 ACRES (GROSS)  
95,769 SQUARE FEET  
2,198.6 ACRES (NET)

FOLIO NO.: 5040 34 03 0201  
VACANT

NO BUILDINGS ON SITE AT TIME OF SURVEY

S89°42'02"W 605.34'

LOT 20  
MEADOWVIEW ESTATES,  
PLAT BOOK 152, PAGE 17, B.C.R.

PROPOSED LOT 2

SOUTH 1/2 LOT 20  
MEADOWVIEW ESTATES,  
PLAT BOOK 152, PAGE 17, B.C.R.

99,894 SQUARE FEET  
2,293.2 ACRES (GROSS)  
89,239 SQUARE FEET  
2,048.6 ACRES (NET)

FOLIO NO.: 5040 34 03 0200

S89°42'08"W 605.32'