

RESOLUTION NO. 2025-072

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-70-25, THE MP HOLDINGS PLAT, COMPRISING TWO SINGLE-FAMILY DWELLING LOTS ON 4.6 GROSS ACRES; GENERALLY LOCATED ON THE SOUTH SIDE OF SW 48TH STREET, 1,000 FEET EAST OF MATHER BOULEVARD; 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, MP Holdings, LLC has submitted Application No. PL-70-25 to re-subdivide 4.6 gross acres for two single-family dwelling plots of 2.16 and 2.09 net acres; 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").

**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 14, 2025, the Town Council hereby approves Plat Application No. PL-70-25 for the property legally described and attached as Exhibit "A" attached hereto and made a part hereof.

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.

[Signatures are on the following page]

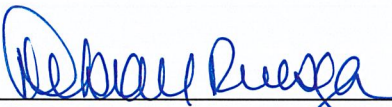
PASSED by the Town Council of the Town of Southwest Ranches, Florida, this
14th day of August, 2025, on a motion by Chm Allbritton
and seconded by Chm Kuczenski.

Breitkreuz	<u>yes</u>
Hartmann	<u>yes</u>
Allbritton	<u>yes</u>
Jablonski	<u>yes</u>
Kuczenski	<u>yes</u>

Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>


Steve Breitkreuz, Mayor

ATTEST:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

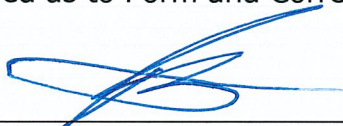

Keith Poliakoff, Town Attorney
1001.061.2025

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF SECTION 30, TOWNSHIP 50, RANGE 40 EAST TOGETHER WITH A PORTION OF TRACT 16 AND THE RIGHT-OF-WAY ADJACENT THERETO IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTIONS AS A WHOLE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 30 AND THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A GRID NORTH BEARING OF SOUTH 88°06'03" WEST 1387.26 FEET; THENCE SOUTH 01°53'57" EAST 985.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°53'57" EAST 277.59 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION 31 NORTH 89°43'56" EAST 104.29 FEET; THENCE SOUTH 01°34'18" EAST 330.10 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 16 IN SAID SECTION 31, SOUTH 89°43'53" WEST 380.68 FEET; THENCE NORTH 01°53'57" WEST 330.15 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION 30, NORTH 89°43'56" EAST 4.17 FEET; THENCE NORTH 01°53'57" WEST 269.78 FEET; THENCE NORTH 88°06'03" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SW 48TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 5123, PAGE 563, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA 274.00 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 4.613 ACRES, MORE OR LESS.

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

PREPARED BY
PULICE LAND SURVEYORS, INC.
ESTABLISHED 1911

RECEIVED AS FOLLOWS:

THE COURT OF THE LORDS OF THE KINGDOM OF GREAT BRITAIN AND IRELAND, IN PARLIAMENT ASSEMBLED, DO HEREBY DECLARE, That the said Act, in that behalf made, touching the said Bankrupts, is contrary to the Statute in that behalf made, touching the said Bankrupts, and is void in that behalf made.

KNOW ALL MEN BY THESE PRESENTS, THAT JOE HELLMON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREIN HAS GRANTED AND GRANTS TO BE VESTED AND ENJOINED IN SHERRILL HEEDEN (SHE) THAT THE LAND, AS SO DESCRIBED, IS BEING

[illegible]

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Corporation, this _____ day of _____, 19____.

ARTIST: _____
 FIRST NAME: _____
 ARTIST: _____
 FIRST NAME: _____

147 _____
 W. H. LINDEN, JR.
 2 RICHARD STREET, CHICAGO, ILL.

NAME: _____
 TITLE: _____

STATE OF ALABAMA
COUNTY OF INDAHO,) ss:

DATE OF BIRTH _____ SEX _____
 PLACE OF BIRTH _____
 ADDRESS OF PRESENT HOME _____
 ADDRESS OF LAST HOME _____
 NAME OF SCHOOL _____
 GRADE _____
 DATE OF ENTRY INTO U.S.A. _____
 NAME OF FIRST EMPLOYER _____
 ADDRESS OF FIRST EMPLOYER _____
 NAME OF SECOND EMPLOYER _____
 ADDRESS OF SECOND EMPLOYER _____

[illegible]

LOCATION MAP
NOT TO SCALE

SW 50TH STREET
SW 50TH COUR

SW 178TH AVENUE

SW 48TH STREET

THIS
PLAT

SW 51ST STREET

SW 173RD WAY

SW 172140 AVENUE

TOWN OF SOUTHWEST RANCHES
THIS IS TO CERTIFY THAT THE PLAT HEREIN, BEING
OF SOUTHWEST RANCHES, FLORIDA, WAS

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LISTED FOR DESTRUCTION OF ANIMALS, SEABIRDS, OR OTHER ANIMALS IN THE
EDUCATION AREA WAS REQUIRED BY THE SOUTH PACIFIC ISLANDS DISTRICT FOR SEABIRDS
EDUCATION.

IVU 64391494 44

31 REPTILES/CROCS GAR

PAY OF _____ 702 _____

SUBJECT TO HIS COMPLIANCE WITH THE EIGHTH-OF-EIGHTH-FOR-TWENTY-OAKS THIS

THIS FILE CONTAINS WITH THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF _____, AND BY AGREEMENT AND ACCORD FOR RECORD THE _____ DAY OF _____, 20____.

DATE OF BIRTH _____ DAY OF _____ MONTH _____ YEAR _____

0.256, 0.0017 (0.0015) V

STATES AND TERRITORIES AND DEPT. OF COMMERCE

[illegible]

TOWN CLERK	COUNTY SURVEYOR	COUNTY ENGINEER	PLANNING SURVEYOR
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PLAT NO.: 030-MP-24

MP HOLDINGS
A PORTION OF THE SE 1/4 OF SECTION 30, AND A PORTION OF TRACT 16, AND
THE RIGHT-OF-WAY ADJACENT THERETO IN SECTION 31, ALL IN TOWNSHIP 50 SOUTH RANGE 40 EAST

MP HOLDINGS

A PORTION OF THE SE 1/4 OF SECTION 30, AND A PORTION OF TRACT 18 AND THE RIGHT-OF-WAY ADJACENT THERETO IN SECTION 31, ALL IN TOWNSHIP 50 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1* (P.B. 2, P.5, 17 M.D.C.), TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS

SHEET 2 OF 2 SHEETS

GRAPHIC SCALE

0 15 30 60 90 120

FEET

SCALE 1 INCH = 30 FEET



SURVEYOR'S NOTES

1. The first step in the process of the investigation was the identification of the problem. The problem was identified as a lack of communication between the different departments of the company. This was identified through a series of interviews with the different departments and a review of the company's communication policies.

2. The second step was to identify the causes of the problem. This was done through a series of interviews with the different departments and a review of the company's communication policies. The causes identified were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

3. The third step was to identify the effects of the problem. This was done through a series of interviews with the different departments and a review of the company's communication policies. The effects identified were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

4. The fourth step was to identify the solutions to the problem. This was done through a series of interviews with the different departments and a review of the company's communication policies. The solutions identified were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

5. The fifth step was to implement the solutions. This was done through a series of interviews with the different departments and a review of the company's communication policies. The solutions implemented were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

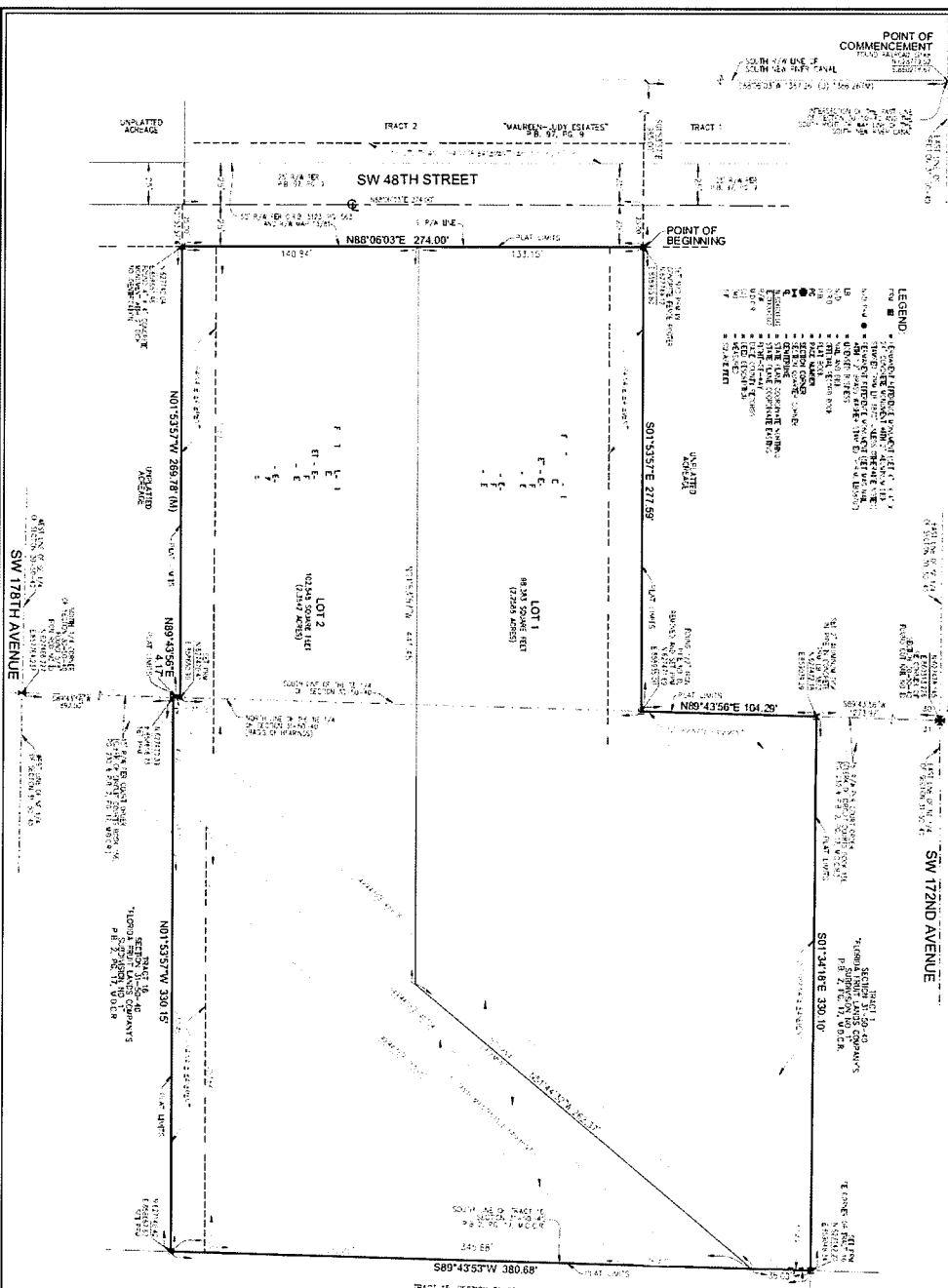
6. The sixth step was to evaluate the results of the investigation. This was done through a series of interviews with the different departments and a review of the company's communication policies. The results identified were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

7. The seventh step was to identify the lessons learned from the investigation. This was done through a series of interviews with the different departments and a review of the company's communication policies. The lessons learned were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

8. The eighth step was to identify the recommendations for the future. This was done through a series of interviews with the different departments and a review of the company's communication policies. The recommendations identified were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

9. The ninth step was to identify the conclusions of the investigation. This was done through a series of interviews with the different departments and a review of the company's communication policies. The conclusions identified were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.

10. The tenth step was to identify the final results of the investigation. This was done through a series of interviews with the different departments and a review of the company's communication policies. The final results identified were a lack of communication between the different departments, a lack of communication between the different departments, and a lack of communication between the different departments.



PLAT NO.: 030-MP-2-