

**ORDINANCE NO. 2003-7**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE TOWN'S FIRST COMPREHENSIVE PLAN, PURSUANT TO FLORIDA STATUTES, CHAPTER 163, PART II, AS AMENDED; FLORIDA ADMINISTRATIVE CODE 9J-5; PROVIDING FOR INSTRUCTIONS TO THE TOWN CLERK; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Southwest Ranches was established on June 6, 2000;  
and

**WHEREAS**, the Town Council wishes to adopt its first Comprehensive Plan as required in Chapter 163, Part II, Florida Statutes, Section 163.3161, as amended; and

**WHEREAS**, on October 10, 2002 the Town Council, sitting as the Local Planning Agency and then as the Town Council, first recommended and then approved Resolution No. 2003-02, pursuant to Section 163.3184(15) Florida Statutes, authorizing the transmittal of the Town of Southwest Ranches' Comprehensive Plan to the Florida Department of Community Affairs for its review and comment; and

**WHEREAS**, at the October 10, 2002 meeting, all parties in interest and all other citizens so desiring had an opportunity to be, and were, heard; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches has determined that, pursuant to the public procedures incorporated in its Comprehensive Plan, the public has adequately participated in the planning process as required by Florida Statutes, Section 163.3161, during the preparation and adoption process and will be included in all future amendments thereto as provided; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches will receive the Department of Community Affairs recommendations, Objections, Recommendations, and Comments in writing (the "ORC Report"); and

**WHEREAS**, the Town Council will consider the ORC Report included in the letter from the Department of Community Affairs and all other written comments received pertaining to its proposed Comprehensive Plan and will make all appropriate revisions to its text and then proceed to adopt with changes, Volume I of the Comprehensive Plan, containing sections on Goals, Objectives and Policies, and approve the data and analysis included in Volume II and the Appendix to keep available copies of the Plan for public review.

**NOW, THEREFORE, BE IT ORDAINED** BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, AS FOLLOWS:

**Section 1. Recitals Adopted.** That the recitals set forth above are hereby adopted and incorporated herein.

**Section 2. Adoption of Plan.** Volume I of the Comprehensive Type West Plan (Exhibit A) is hereby adopted.

**Section 3. Instructions to Town Clerk.** The Town Clerk is hereby authorized and instructed to submit five (5) copies of Volume I, the adopted portions of the Comprehensive Plan, and Volume II, the Data and Elements to the Department of Community Affairs pursuant to Chapter 163, Florida Statutes, as amended, and to keep available copies of the Plan for public review. The Town Clerk is also authorized to submit one copy of the Comprehensive Plan to Broward County Planning Council for certification upon DCA findings that the Comprehensive Plan is in compliance.

**Section 4. Conflict.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

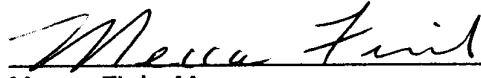
**Section 5. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 6. Effective Date.** The effective date of this plan shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the Town's Comprehensive Plan amendment in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before the Plan in compliance has become effective. If a final order of noncompliance is issued by the Administration Commission, this Comprehensive Plan may nevertheless be made effective by adopting a Resolution affirming its effective status, a copy of which Resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, Tallahassee, Florida.


The effective date of this Plan is also contingent upon certification by the Broward County Planning Council.

**PASSED ON FIRST READING THIS 10<sup>th</sup> DAY OF OCTOBER, 2002.**

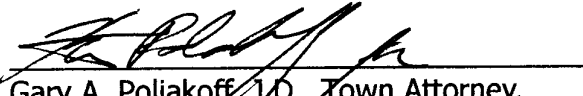
**PASSED AND ADOPTED ON SECOND READING THIS 8 DAY OF May, 2003.**

  
\_\_\_\_\_  
Mecca Fink, Mayor

Attest:

  
\_\_\_\_\_  
Arielle Haze Tyner, Town Clerk

Approved as to Form and Correctness:

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

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