

ORDINANCE NO. 2007- 07

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, PURSUANT TO SECTION 95.361, FLORIDA STATUTES, "ROADS PRESUMED TO BE DEDICATED", CONVEYING ALL RIGHT, TITLE, EASEMENTS, AND APPURTENANCES IN AND TO SW 208th LANE, SW 209th AVENUE, SW 210th TERRACE, AND SW 50th STREET BETWEEN SW 208th LANE AND SW 210th TERRACE, (COLLECTIVELY THE "ROADWAYS") TO THE TOWN OF SOUTHWEST RANCHES; CERTIFYING THAT THE ROADWAYS HAVE BEEN MAINTAINED OR REPAIRED CONTINUOUSLY AND UNINTERRUPTED BY THE TOWN FOR THE IMMEDIATE PAST SEVEN YEARS; CERTIFYING THAT ALL OF THE AFFECTED PROPERTY OWNERS ABUTTING THE ROADWAYS HAVE BEEN NOTIFIED OF THE DEDICATION; DIRECTING THE TOWN CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND FILE A MAP OF THE DEDICATION IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches (the "Town") was formed pursuant to Chapter 2000-475, of the Laws of the State of Florida, on June 6, 2000; and

WHEREAS, Section 1.03 of Chapter 2000-475, Laws of Florida, transfers all of Broward County's unincorporated lands to the Town; and

WHEREAS, Chapter 2000-475 transferred jurisdiction of SW 208th Lane, SW 209th Avenue, SW 210th Avenue, and SW 50th Street between SW 208th Land and SW 210th Terrace (collectively the "Roadways"), to the Town; and

WHEREAS, prior to the incorporation of the Town, Broward County routinely and continuously maintained the Roadways; and

WHEREAS, Section 95.361, Florida Statutes, "Roads presumed to be dedicated", prescribes a mechanism for private roadways to be dedicated for public use; and

WHEREAS, Subsection (1) is invoked when the roadway has been constructed and maintained by a governmental entity; and

WHEREAS, Subsection (1) requires the roadway to be maintained or repaired continuously and uninterruptedly for four years by a governmental entity; and

WHEREAS, Subsection (2) is utilized when the roadway has been constructed by a non-governmental entity; and

WHEREAS, Subsection (2) requires the roadway to be regularly maintained or repaired for the immediate past seven years by a governmental entity; and

WHEREAS, in the instant scenario the Town has not yet determined the developer of the Roadways; and

WHEREAS, therefore, in an abundance of caution, and without tacking on the County's continuous maintenance of the Roadways, the Town through the adoption of this Ordinance will certify that the Roadways have been regularly maintained or repaired by the Town for the immediate past seven years; and

WHEREAS, since the Town has maintained the Roadways for the immediate past seven years, pursuant to Section 95.361, Florida Statutes, the Roadways are presumed to be dedicated to the public and all right, title, easements, and appurtenances in the Roadways shall vest with the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1: Recitals Adopted. That the foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated in this Ordinance.

Section 2: Pursuant to Section 95.361, Florida Statutes, all right, title, easements, and appurtenances in and to SW 208th Lane, SW 209th Avenue, SW 210th Terrace, and SW 50th Street between SW 208th Lane and SW 210th Terrace (collectively the "Roadways") as specifically shown and described in Exhibit "A", attached hereto and incorporated herein by reference, shall vest with the Town.

Section 3: The Town hereby certifies, by way of affidavit from its independent contractor, attached hereto and incorporated herein by reference as Exhibit "B", that the Roadways have been regularly maintained or repaired continuously and uninterruptedly by the Town for the immediate past seven years.

Section 4: The Town's Zoning Director hereby certifies that, although not required by law, all of the effected property owners abutting the Roadways have been

notified of the dedication. A copy of the notification labels and notice has been attached as Exhibit "C".

Section 5: The Town Clerk is hereby directed to record a certified copy of this Ordinance in the Public Records of Broward County, Florida.

Section 6: The Town Clerk shall file a map, duly certified by the Town Mayor and Town Clerk, reciting that the Roadways are vested in the Town in accordance with Section 95.361(2), in the Office of the Clerk of the Circuit Court of Broward County, Florida.

Section 7: Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8: Severability. If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

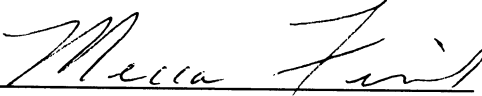
Section 9: Effective Date. This Ordinance shall be effective immediately upon its adoption.

PASSED ON FIRST READING this 14th day of June, 2007 on a motion made by Council Member Aster Knight and seconded by Vice Mayor Don Maines.

PASSED AND ADOPTED ON SECOND READING this 12th day of July, 2007, on a motion made by Council Member Jeff Nelson and seconded by Council Member Steve Breitkreuz.

Fink	<u>Y</u>	Ayes	<u>4</u>
Maines	<u>Y</u>	Nays	<u>0</u>
Breitkreuz	<u>Y</u>	Absent	<u>1</u>
Knight	<u>ABSENT</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		

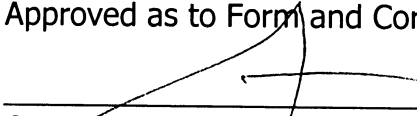
[SIGNATURES ON FOLLOWING PAGE]


Mecca Fink, Mayor

Attest:


Susan Owens, Town Clerk

Approved as to Form and Correctness:


Gary A. Poliakoff, J.D., Town Attorney
FPL_DB: 1050718_2

June 14, 2007

PLEASE TAKE NOTICE OF A QUASI-JUDICIAL PUBLIC HEARING THAT WILL BE CONDUCTED TO CONSIDER THE FOLLOWING ORDINANCE THAT OFFICIALLY DEDICATES PORTIONS OF THE FOLLOWING ROADWAYS, ILLUSTRATED ON THE ATTACHED MAP, TO THE TOWN OF SOUTHWEST RANCHES:

ORDINANCE NO. 2007-

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, PURSUANT TO SECTION 95.361, FLORIDA STATUTES, "ROADS PRESUMED TO BE DEDICATED", CONVEYING ALL RIGHT, TITLE, EASEMENTS, AND APPURTENANCES IN AND TO THOSE PORTIONS OF SW 208th LANE, SW 208th AVENUE, SW 209th AVENUE, SW 210th TERRACE, AND SW 50th STREET BETWEEN SW 208th LANE AND SW 210th TERRACE (COLLECTIVELY THE "ROADWAYS") AS DESCRIBED ON EXHIBIT "A" HERETO, TO THE TOWN OF SOUTHWEST RANCHES; CERTIFYING THAT THE ROADWAYS HAVE BEEN MAINTAINED OR REPAIRED CONTINUOUSLY AND UNINTERRUPTED BY THE TOWN FOR THE IMMEDIATE PAST SEVEN YEARS; CERTIFYING THAT ALL OF THE AFFECTED PROPERTY OWNERS ABUTTING THE ROADWAYS HAVE BEEN NOTIFIED OF THE DEDICATION; DIRECTING THE TOWN CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND FILE A MAP OF THE DEDICATION IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This matter will be considered by the Town of Southwest Ranches Town Council at an advertised public hearing that will be conducted as follows:

Date: Thursday, July 12th, 2007
Location of Hearing: South Broward Drainage District
6591 SW 160th Ave (Dykes Rd)
Southwest Ranches, FL 33331
Time: 7:00 p.m.

Any decision made by the Town Council may be appealed. Appeal of the Town Council's decision shall be by petition for writ or certiorari to the circuit court pursuant to the Florida Rules of Civil Procedure, within thirty (30) days of the rendition of the Town Council's findings.

FOR THE TOWN OF SOUTHWEST RANCHES

MICHELE MELLGREN & ASSOCIATES, INC.
CONTACT TRAVIS SCHENK,
(954) 475-3070, EXT. 808

Record and return to:
Carol Capri Kalliche, Attorney at Law
Becker & Poliakoff, P.A.
3111 Stirling Road
Fort Lauderdale, Florida 33312

DEPUTY CLERK 2145
#1, 10 Pages

The Town of Southwest Ranches Ordinance No. 2007-07 recorded May 30, 2008 in Official Records Book 45409, Pages 528-537, Public Records of Broward County, Florida, is being re-recorded with a replacement Recording Cover Page to correct scrivener's errors contained in the original Recording Cover Page.

**RECORDING COVER PAGE FOR
ORDINANCE NO. 2007- 07**

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ORDINANCE NO. 2007- 07

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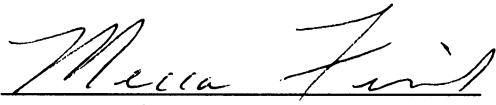
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Fink	<u>Y</u>
Maines	<u>Y</u>
Breitkreuz	<u>Y</u>
Knight	<u>ABSENT</u>
Nelson	<u>Y</u>

Ayes	<u>4</u>
Nays	<u>0</u>
Absent	<u>1</u>
Abstaining	<u>0</u>

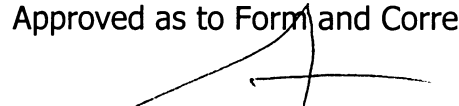
[SIGNATURES ON FOLLOWING PAGE]


Mecca Fink, Mayor

Attest:


Susan Owens, Town Clerk

Approved as to Form and Correctness:


Gary A. Poliakoff, J.D., Town Attorney
ETL_DB: 1050718_2



SKETCH AND DESCRIPTION OF A PROPOSED RIGHT-OF-WAY AND MAINTENANCE AREA FOR S.W. 208th LANE, S.W. 209th AVENUE, S.W. 210th TERRACE, S.W. 50th STREET IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

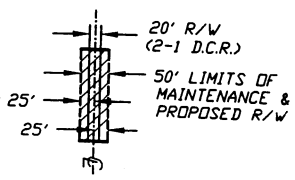
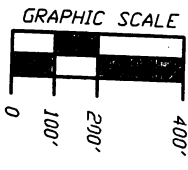
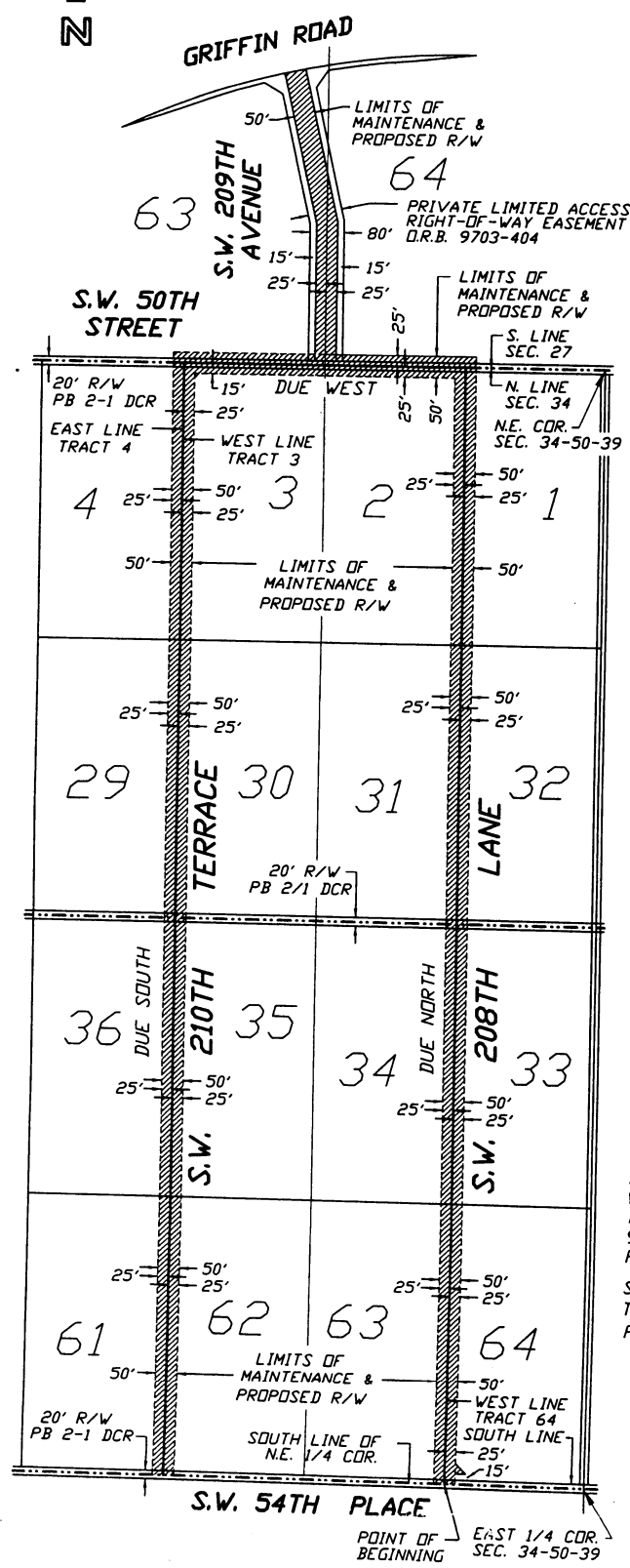
DESCRIBED AS A STRIP OF LAND BEING 50 FEET IN WIDTH, LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) LINE OF SECTION OF 34, TOWNSHIP 50 SOUTH RANGE 39 EAST AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF TRACT 64 "EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. THENCE RUN DUE NORTH (ON AN ASSUMED BEARING) ALONG THE COMMON LINES OF TRACTS 64, 63, 33, 34, 31, 32, 1 AND 2 TO THE NORTH LINE OF SAID SECTION 34; THENCE RUN DUE WEST ALONG SAID NORTH SECTION LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 4 OF SAID PLAT; THENCE RUN DUE SOUTH ALONG THE COMMON LINES OF TRACTS 3, 4, 29, 30, 35, 36, 61 AND 62 TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 34,

TOGETHER WITH: THAT PORTION OF TRACT 3 OF SAID PLAT LYING NORTHWESTERLY OF A CHORD BASED ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 10 FEET, BEING TANGENT TO A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3, AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 3, IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 9 EAST OF "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH: THAT PORTION OF TRACT 64 OF SAID PLAT LYING SOUTHWESTERLY OF A CHORD BASED ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25 FEET, BEING TANGENT TO A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 64, AND TANGENT TO A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 64, IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 9 EAST OF "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH: THE CENTER 50 FEET OF THAT PORTION OF AN 80 FOOT PRIVATE LIMITED ACCESS RIGHT-OF-WAY EASEMENT AS DESCRIBED IN O.R.B. 9703, PAGE 402 (DESCRIBED ON PAGE 404) AND O.R.B. 9117, PAGE 138 (DESCRIBED ON PAGE 140) IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.



NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SURVEY, IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON

BY: Mark D. Sturgis 4-28-08
 MARK D. STURGIS
 LICENSED SURVEYOR AND MAPPER No. 4829
 STATE OF FLORIDA

WINNINGHAM & FRADLEY, INC.
 ENGINEERS-PLANNERS-SURVEYORS
 111 N.E. 44th STREET, OAKLAND PARK, FL 33334
 954-771-7440 FAX: 954-771-0298
 L.B. #0002995

FIELD BOOK No: _____ SCALE: 1"=350' DATE: 5-3-07 SKETCH No: M05 0057 0000

Exhibit "A"

Dig-It Tractor Services, Inc.
Infrastructure Asset Management
Deborah Stanfield
17501 Southwest 70 Place
Southwest Ranches, Florida 33331

Affidavit of Deborah Stanfield

STATE OF FLORIDA
COUNTY OF BROWARD

DEBORAH STANFIELD, personally appeared before me this 15th day of May, 2007, on behalf of Dig-It Tractor Services, Inc., a Florida corporation and having taken an oath, she states that the information contained herein is true, accurate and correct. He is personally known to me or has produced Florida drivers license as identification, and states as follows:

1. Affiant, Deborah Stanfield, is over the age of twenty-one (21) years old, and the information contained in this Affidavit is from personal knowledge.

2. Affiant is President of Dig-It Tractor Services, Inc., and is authorized by the corporation to provide this Affidavit.

3. Affiant confirms that Dig-It Tractor Services, Inc., is a contract vendor to the Town of Southwest Ranches, a Florida municipal corporation ("Town"), and performs work including but not limited to: maintaining and repairing the Town's roadways, cleaning up illegal dumping, and clearing various rights-of-way located within the boundaries of the Town.

4. Affiant verifies that it has been a contract vendor to the Town for the immediate past (7) years.

5. Affiant attests that it has regularly maintained and/or repaired, continuously and uninterruptedly, SW 208th Lane, SW 209th Avenue, SW 210th Terrace, and SW 50th Street between SW 208th Lane and SW 210th Terrace (collectively the "Roadways") as shown and described in Exhibit "A", which is attached hereto and made a part hereof, for the Town for the immediate past seven (7) years.

6. Affiant confirms that Dig-It Tractor Services, Inc., has regularly maintained or repaired, continuously and uninterruptedly the entire length and width of the Roadways, as shown on Exhibit "A", on behalf of the Town.

7. The above is true and correct.

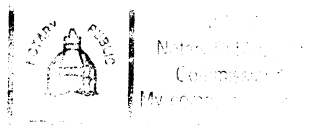
FURTHER AFFIANT SAYETH NAUGHT

Deborah Stanfield
Deborah Stanfield

SWORN TO and subscribed before me this 13th day of May, 2007.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
John Robayo
Print name of Notary

My Commission Expires:



FTL_DB: 1050871_1

Name 1	Name 2	Address	City_State_ZIP
AMEZQUITA, EDGAR		780 SW 167 AVE	PEMBROKE PINES FL 33027
AMEZQUITA, EDGAR & ASSEMBLY HALL OF JEHOVAH'S BERGERON SW RANCHES LLC	COLLIER, FRANZ ALEXANDER WITNESSES FOR SOUTH FL INC	308 SW 185 WAY 20850 GRIFFIN RD 19612 SW 69 PL 19612 SW 69 PL	PEMBROKE PINES FL 33029 FORT LAUDERDALE FL 33332-2016 PEMBROKE PINES FL 33332 FT LAUDERDALE FL 33332
BERMUEDEZ, JOSE L 1/2 INT	BERMUEDEZ, ELENA C	20521 SW 48TH PL 5380 SW 208 LN 5380 SW 208 LANE	SOUTHWEST RANCHES FL 33332-1065 SOUTHWEST RANCHES FL 33332-1553 SOUTHWEST RANCHES FL 33332-1553
BOYETT, MARY KATHERINE	MARTELL, LAWRENCE J % DELOITTE TAX LLP	400 WEST 15 ST STE 1700 13543 SW 7 PL 20521 SW 54 PL	AUSTIN TX 78701-1648 PEMBROKE PINES FL 33028 PEMBROKE PINES FL 33334
BOYETT, MARY KATHERINE 1/2 INT	CID, RIGOBERTO	14913 SW 34 ST 5130 SW 210TH TER 20720 SW 54 PL	DAVIE FL 33331 SOUTHWEST RANCHES FL 33332-1511 SOUTHWEST RANCHES FL 33332
BROADWING COMMUNICATIONS		4841 SW 205 AVE 20510 SW 49TH CT 20950 SW 54 PL	SOUTHWEST RANCHES FL 33332-1025 SOUTHWEST RANCHES FL 33332-1069 SOUTHWEST RANCHES FL 33332
CAMACHO, HILDA	OFFICE OF RIGHT OF WAY	PO BOX 290173 3400 W COMMERCIAL BLVD 20850 GRIFFIN RD	DAVIE FL 33329-0173 FORT LAUDERDALE FL 33309-3421 FORT LAUDERDALE FL 33332-2016
CAMACHO, ISRAEL SR	% GOFF/FAYAD	20511 SW 48 PL 8061 ROYAL PALM CIR 5320 SW 210TH TER	SOUTHWEST RANCHES FL 33332 TAMARAC FL 33321 SOUTHWEST RANCHES FL 33332-1505
CID, ALEXANDER & CID, RIGOBERTO & AMPARO		20510 SW 50TH PL 4811 SW 205 AVE 13122 NW 11 ST	SOUTHWEST RANCHES FL 33332-1073 FT LAUDERDALE FL 33332 PEMBROKE PINES FL 33028
CLARK, WESLEY J JR	% CYPRESS LAND TITLE INC	20850 GRIFFIN RD 5345 SW 210 TERR 20521 SW 51ST ST	FORT LAUDERDALE FL 33332-2016 SOUTHWEST RANCHES FL 33332 FORT LAUDERDALE FL 33332-1022
DACHTON, CHARLES W		5425 SW 210 TERR 13728 HAWKEYE DR 20511 SW 50TH PL	SOUTHWEST RANCHES, FL 33332-1510 ORLANDO FL 32837 SOUTHWEST RANCHES FL 33332-1072 SOUTHWEST RANCHES FL 33332-1125
DIRMANN, PAUL R JR & DIANA N	MILLER, MARSHA	19612 SW 69 PL 18701 NW 3 ST 287 LAS BRISAS CT	FT LAUDERDALE FL 33332-1618 PEMBROKE PINES FL 33029 CORAL GABLES FL 33143
ERENS, RICHARD B & CAROL LEE	PANDO, EMILIO	20530 SW 50TH PL 4800 SW 205 AVE 20520 SW 50 PL	SOUTHWEST RANCHES FL 33332-1073 FT LAUDERDALE FL 33332-1042 SOUTHWEST RANCHES FL 33332-1073
FL FOLIAGE GROWERS INC	SULLIVAN, TIMOTHY M	5105 SW 208 LANE 4831 SW 205 AVE 4690 US HIGHWAY 27	SOUTHWEST RANCHES FL 33332-1555 SOUTHWEST RANCHES FL 33332-1041 WESTON FL 33332
FLORIDA DEPT OF TRANSPORTATION	RODRIGUEZ, CARIDAD	20521 SW 50 PL PO BOX 130548 20526 SW 54 PLACE	SOUTHWEST RANCHES FL 33332-1072 SOUTHWEST RANCHES FL 33332-1072 HOUSTON TX 77219-0548
FT LAUDERDALE JEHOVAH WITNESS	SCHUBARG, LORAN N	4821 SW 205 AVE 7515 W OAKLAND PARK BLVD #100 6591 SW 160 AVE	PEMBROKE PINES FL 33332 FORT LAUDERDALE FL 33332 FORT LAUDERDALE FL 33319
GONZALEZ, LUZ MARINA	SHOURDS, CINDY	PO BOX 24680 5441 SW 130 AVE 5130 SW 208 LANE	SOUTHWEST RANCHES FL 33332-1519 FT LAUDERDALE FL 33332 SOUTHWEST RANCHES FL 33332-1065
GRIFFIN PROPERTIES LTD	SOTOLONGO, ALEIDA P	20431 SW 48 PL 20520 SW 48 PL 20531 SW 50 PL	FT LAUDERDALE FL 33332 FT LAUDERDALE FL 33332 FT LAUDERDALE FL 33332
HARROD, JAMES M JR & DIANA J	SOULE, JANET	630 JONAS HOLLOWAY LANE 5131 SW 210 TERR 20701 STIRLING RD	GRANDVIEW TN 37337 SOUTHWEST RANCHES FL 33332-1512 PEMBROKE PINES FL 33332
HILL, LINDA L	DISTRICT	1840 W 49 ST STE 410 7536 W 4TH LN 4801 SW 205 AVE	HIALEAH FL 33012 HIALEAH FL 33014-4923 SOUTHWEST RANCHES FL 33332-1041
HILMS, RONALD T			
IVY, THOMAS EDWARD JR & JAZMIN D	TEMES, ODALYS		
JEHOVAH'S WITNESSES FOR S FL	TORO, ANA		
JUST PERFECT LANDSCAPING INC	VARDAMAN, ROBERT P TRSTEE		
KAPLAN, FRANCINE			
KHAN, HABEEB & MOONIAH	FREEMAN, PAUL		
KHAN, HAZIM & KAMELIA			
LAWSON, DALE L & NORA I	ZAMMAS, JACQUELINE P		
MC HUGH, RONALD & JANICE			
MILLER, JOEL & OLD FARM LLC			
PANDO, ROBERTO & PODRECCA, ADOLFO & KATHY			
PONTE, MICHELLE L 1/2 INT			
RAMOS, SAMUEL			
RARE FRUIT & VEGETABLE COUNCIL			
RODRIGUEZ, LAZARO & SAVITS-DANIEL TRAVEL CENTERS INC			
SCHUBARG, WILLIAM A & SCI FUNERAL SERV OF FL INC			
SHOURDS, STEVEN & SOTOLONGO, JOSE H & SOULE, JAMES & SOUTH BROWARD DRAINAGE DISTRICT			
SOUTH FLORIDA WATER MANAGEMENT			
SUAREZ, LUIS			
SUAREZ, LUIS			
TEJEDA, ALEJANDRO & CARMEN			
TEMES, CARLOS & TORO, RAFAEL & VARDAMAN, JOAN M REV TR			
WARREN, JAMES W & AUDREY L			
WEEKLEY BROS LEASING CO			
WEISS, BRADLEY S & ZAHLENE, MIGUEL A & BEATRIZ			
ZAMMAS, GEORGE T 1/2 INT			

June 14, 2007

PLEASE TAKE NOTICE OF A QUASI-JUDICIAL PUBLIC HEARING THAT WILL BE CONDUCTED TO CONSIDER THE FOLLOWING ORDINANCE THAT OFFICIALLY DEDICATES PORTIONS OF THE FOLLOWING ROADWAYS, ILLUSTRATED ON THE ATTACHED MAP, TO THE TOWN OF SOUTHWEST RANCHES:

ORDINANCE NO. 2007-

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, PURSUANT TO SECTION 95.361, FLORIDA STATUTES, "ROADS PRESUMED TO BE DEDICATED", CONVEYING ALL RIGHT, TITLE, EASEMENTS, AND APPURTENANCES IN AND TO THOSE PORTIONS OF SW 208th LANE, SW 208th AVENUE, SW 209th AVENUE, SW 210th TERRACE, AND SW 50th STREET BETWEEN SW 208th LANE AND SW 210th TERRACE (COLLECTIVELY THE "ROADWAYS") AS DESCRIBED ON EXHIBIT "A" HERETO, TO THE TOWN OF SOUTHWEST RANCHES; CERTIFYING THAT THE ROADWAYS HAVE BEEN MAINTAINED OR REPAIRED CONTINUOUSLY AND UNINTERRUPTED BY THE TOWN FOR THE IMMEDIATE PAST SEVEN YEARS; CERTIFYING THAT ALL OF THE AFFECTED PROPERTY OWNERS ABUTTING THE ROADWAYS HAVE BEEN NOTIFIED OF THE DEDICATION; DIRECTING THE TOWN CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND FILE A MAP OF THE DEDICATION IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This matter will be considered by the Town of Southwest Ranches Town Council at an advertised public hearing that will be conducted as follows:

Date: Thursday, July 12th, 2007
Location of Hearing: South Broward Drainage District
6591 SW 160th Ave (Dykes Rd)
Southwest Ranches, FL 33331
Time: 7:00 p.m.

Any decision made by the Town Council may be appealed. Appeal of the Town Council's decision shall be by petition for writ or certiorari to the circuit court pursuant to the Florida Rules of Civil Procedure, within thirty (30) days of the rendition of the Town Council's findings.

FOR THE TOWN OF SOUTHWEST RANCHES

MICHELE MELLGREN & ASSOCIATES, INC.
CONTACT TRAVIS SCHENK,
(954) 475-3070, EXT. 808