

ORDINANCE NO. 2002-9

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, TO REZONE THE PROPERTY LOCATED EAST OF I-75 BETWEEN GRIFFIN ROAD AND STIRLING ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," FROM A-1, AGRICULTURAL ESTATES DISTRICT, TO RE, RURAL ESTATES DISTRICT; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council has created a Comprehensive Plan Advisory Board to make recommendations regarding the adoption of the Town's first Comprehensive Plan; and

WHEREAS, after holding numerous public meetings, the Comprehensive Plan Advisory Board has recommended that the vacant property located east of I-75 between Griffin Road and Stirling, as more particularly described in Exhibit "A" (the "Property"), should have a land use classification of Rural Estates, which would allow the Property to have a maximum of one dwelling unit per acre; and

WHEREAS, the Property currently has a land use classification of Residential, Low 3, which provides for three dwelling units per acre, but the Property is currently zoned Agricultural Estates District, A-1, which only allows the Property to have one dwelling unit per two and one-half acres; and

WHEREAS, the Property owner recognizes the proposed land use change and has requested that the Property be rezoned to RE, Rural Estates, which provides for a maximum of one dwelling unit per acre, making the zoning directly consistent with the proposed Comprehensive Plan.

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

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the Town Council. All exhibits referenced herein and attached hereto are hereby incorporated herein.

Section 2 The Town Council of the Town of Southwest Ranches, Florida, hereby rezones the vacant property located east of I-75 between Griffin Road and Stirling Road, as more particularly described in Exhibit "A," from A-1, Agricultural Estates District, to the RE, Rural Estates designation.

Section 3. The appropriate Town officials are hereby authorized and directed to execute the necessary documents to effectuate this Ordinance.

Section 4. The Town Clerk is hereby directed to record a copy of this Ordinance in the Public Records of Broward County, Florida.

Section 5: Conflicts. 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 6: 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 7: Effective Date. This Ordinance shall be effective immediately upon its adoption.

PASSED ON FIRST READING this 11th day of July, 2002.

PASSED AND ADOPTED ON SECOND READING this 12th day of September, 2002.

Mecca Fink, Mayor

Attest:

 Arielle Haze Tyner, Town Clerk

Approved as to Form and Correctness:

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

EXHIBIT "A"

Tract 64 of "FLORIDA FRUIT LANDS SUBDIVISION, No. 1", Section 33, Township 50 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

LESS:

A portion of Tract 64 in the SE $\frac{1}{4}$ of Section 33, 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, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 33, Township 50 South, Range 40 East; thence run N01°52'49" W along the East line of the Southeast $\frac{1}{4}$ of said Section 33 for 2640.97 feet to the Northeast corner of said Southeast $\frac{1}{4}$; thence run S89°44'03"W along the North line of the Southeast $\frac{1}{4}$ of said Section 33 for 2167.85 feet; thence run S01°48'45"E for 15.01 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue S01°48'45"E for 315.07 feet to an intersection with the South line of the aforementioned Tract 64; thence run S89°44'06"W along said South line of Tract 64 for 459.23 feet to an intersection with the line that is 15.00 feet easterly of and parallel to the West line of the said Southeast $\frac{1}{4}$ of Section 33; thence run N01°54'56"W along the last described parallel line for 315.07 feet to an intersection with a line that is 15.00 feet Southerly of and parallel to the North line of the said Southeast $\frac{1}{4}$; thence run N89°44'03"E along the last described parallel line for 459.80 feet to the POINT OF BEGINNING.