



# Southwest Ranches Town Council

## REGULAR MEETING Agenda of August 22, 2024

Southwest Ranches Council Chambers  
7:00 PM Thursday

13400 Griffin Road  
Southwest Ranches, FL 33330

<b><u>Mayor</u></b> Steve Breitreuz	<b><u>Town Council</u></b> Jim Allbritton Bob Hartmann Gary Jablonski	<b><u>Town Administrator</u></b> Russell C. Muniz, MBA, MPA	<b><u>Town Attorney</u></b> Keith M. Poliakoff, J.D.
<b><u>Vice Mayor</u></b> David S. Kuczenski, Esq.		<b><u>Town Financial Administrator</u></b> Emil C. Lopez, CPM	<b><u>Town Clerk</u></b> Debra M. Ruesga

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**

### Quasi-Judicial Hearings

Please be advised that the following item on the Council agenda is quasi-judicial in nature. All witnesses who will testify on any item in this portion of the Agenda will be sworn. Participants who are members of the general public need not be sworn and will not be subject to cross-examination if they are not sworn. However, the Council shall not assign un-sworn testimony the same weight or credibility as sworn testimony in its deliberations.

The applicant has the burden of proof. After the applicant's concluding remarks, the hearing will be closed and no additional testimony, material or argument will be allowed unless the Council chooses to request additional testimony. The members of the Town Council will then deliberate.

All evidence relied upon by reasonably prudent persons in the conduct of their affairs may be considered in these proceedings, regardless of whether such evidence would be admissible in a court. Hearsay evidence may supplement or explain other evidence, but shall not alone support a conclusion unless it would be admissible over objection in court. The material in the Town Council agenda will be considered as evidence without authentication.

Anyone representing an organization must present written evidence of his or her authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears during a public hearing shall identify himself or herself and give their address, and if appearing on behalf of an organization state the name and mailing address of the organization. The Council may, on its own motion or at the request of any person, continue the hearing to a fixed date, time and

place.

No notice shall be required if a hearing is continued to a fixed date, time and place. Any Applicant shall have the right to request and be granted one continuance; however, all subsequent continuance shall be granted at the discretion of the Council and only upon good cause shown.

**3. Fields Ranches Plat**

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-66-23, FIELDS RANCHES PLAT, COMPRISING TWO LOTS ON 19.47 ACRES; GENERALLY LOCATED AT THE SOUTHEAST QUADRANT OF SW 172 AVENUE AT ITS INTERSECTION WITH SW 66 STREET (HUDSON DRIVE); 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.

**Presentations**

**4. Proclamation - Suicide Prevention Month - September, 2024**

**5. Presentation - Broward County Property Appraiser Marty Kiar**

**6. Public Comment**

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

**7. Board Reports**

**8. Council Member Comments**

**9. Legal Comments**

**10. Administration Comments**

**Ordinance - 2nd Reading**

- 11. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE (“ULDC”), ARTICLE 10, “DEFINITION OF TERMS,” SECTION 010-030, “TERMS DEFINED,” ARTICLE 45, “AGRICULTURAL AND RURAL DISTRICTS,” SECTION 045-030, “GENERAL PROVISIONS,” AND ARTICLE 55, “MANUFACTURING AND INDUSTRIAL DISTRICT,” SECTION 55-030, “GENERAL PROVISIONS,” PERTAINING TO THE MEASUREMENT OF HEIGHT, AND PARTICULARLY THE HEIGHT OF FENCES, WALLS, HEDGES, AND STRUCTURES OTHER THAN BUILDINGS AND SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. {Approved on First Reading August 8, 2024}**

## Resolutions

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, DECLARING SURPLUS INVENTORY; AUTHORIZING THE TOWN ADMINISTRATOR TO PROPERLY DECLARE AND TO DISPOSE OF THE SURPLUS INVENTORY; WAIVING ALL APPLICABLE PROCUREMENT CODE PROVISIONS TO THE CONTRARY; ALLOWING THE TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS THAT MAY BE NECESSARY TO PROPERLY DISPOSE OF THE SURPLUS INVENTORY; AND PROVIDING AN EFFECTIVE DATE.
13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A CHANGE ORDER WITH CPZ ARCHITECTS INC. IN THE AMOUNT OF THIRTY-FOUR THOUSAND FIVE HUNDRED NINETY DOLLARS AND FORTY-THREE CENTS (\$34,590.43) FOR ADDITIONAL ARCHITECTURAL SERVICES FOR THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDED SOUTHWEST MEADOWS SANCTUARY PARK RESTROOM FACILITIES PROJECT; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

## Discussion

14. Discussion - Southwest Meadows Preserve - Advisory Board Review - Vice Mayor Kuczenski
15. Appointments
  - a. Parks, Recreation, Forestry and Natural Resources Advisory Board Member Appointment - Council Member Gary Jablonski
  - b. Zero Waste Advisory Board Member Appointment - Jim Allbritton

## **16. Adjournment**

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

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**Town of Southwest Ranches**  
13400 Griffin Road  
Southwest Ranches, FL  
33330-2628  
(954) 434-0008 Town Hall  
(954) 434-1490 Fax

**Town Council**  
Steve Breitkreuz, *Mayor*  
David S. Kuczenski, Esq., *Vice Mayor*  
Jim Allbritton, *Council Member*  
Bob Hartmann, *Council Member*  
Gary Jablonski, *Council Member*

Russell C. Muniz, MBA, MPA, *Town Administrator*  
Keith M. Poliakoff, JD, *Town Attorney*  
Debra M. Ruesga, *Town Clerk*  
Emil C. Lopez, CPM, *Town Financial Administrator*

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitkreuz and Town Council  
**VIA:** Russell Muniz, Town Administrator  
**FROM:** Jeff Katims  
**DATE:** 8/14/2024  
**SUBJECT:** Fields Ranches Plat

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### **Recommendation**

Approval with conditions enumerated in the staff report.

### **Unanimous Vote of the Town Council Required?**

Yes

### **Strategic Priorities**

A. Sound Governance

### **Background**

The Petitioner requests plat approval to subdivide a 19.47-acre nursery into one, 1.4-acre single-family lot and one, 17.46-acre agricultural lot, located at the southeast corner of SW 172nd Avenue and Hudson Drive.

### **Fiscal Impact/Analysis**

N/A

### **Staff Contact:**

Jeff Katims

### **ATTACHMENTS:**

Description	Upload Date	Type
Resolution - TA Approved - FINAL	8/16/2024	Resolution
Staff Report - UPDATED	8/16/2024	Executive Summary
Plat	8/14/2024	Exhibit
Survey	8/14/2024	Exhibit
Mail Notice Map	8/14/2024	Backup Material
Mail Notice List	8/14/2024	Backup Material

**RESOLUTION NO. 2024-\_\_\_**

**A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-66-23, FIELDS RANCHES PLAT, COMPRISING TWO LOTS ON 19.47 ACRES; GENERALLY LOCATED AT THE SOUTHEAST QUADRANT OF SW 172<sup>ND</sup> AVENUE AT ITS INTERSECTION WITH SW 66<sup>TH</sup> STREET (HUDSON DRIVE); 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**, Stephen and Anita Grant, as co-trustees of the Grant Joint Revocable Trust ("Petitioner") submitted Application No. PL-66-23 to subdivide 19.475 gross acres into two lots of 17.46 acres (Lot 1) and 1.406 acres (Lot 2), with a 0.61-acre right-of-way dedication for SW 172<sup>nd</sup> Avenue; and

**WHEREAS**, the restrictive use note on the face of the plat limits Lot 1 to agricultural use and Lot 2 to one single-family dwelling unit; 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 22, 2024, the Town Council hereby approves Plat Application No. PL-66-23, Fields Ranches Plat attached hereto as Exhibit "A" hereto, subject to the following conditions that shall obligate the Petitioner, its successor or assigns:

1. Approval of an updated Opinion of Title by the Town Attorney prior to signing of the plat mylar.
2. The property owner shall work with the Town Attorney to determine if the shade structure needs to be modified to achieve a 25-foot setback from the property lines of Lot 2 prior to issuance of a building permit for Lot 2.

**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.

**PASSED** by the Town Council of the Town of Southwest Ranches, Florida, this 22<sup>nd</sup> day of August, 2024, on a motion by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Kuczenski \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

ATTEST:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, Town Attorney  
1001.053.2024



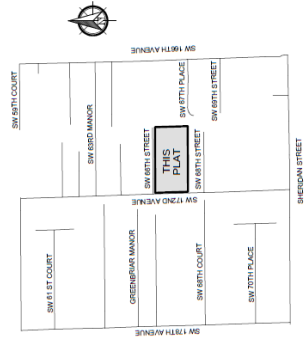
EXHIBIT "A"

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# FIELDS RANCHES

A REPLAT OF TRACTS 47 & 48, IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (P.B. 2, PG. 17, D.C.R.), TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
10000 W. UNIVERSITY BLVD., SUITE 100  
SUNRISE, FLORIDA 33321  
954-872-1777



LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION:**  
TRACTS 47 AND 48, IN SECTION 5, TOWNSHIP 51 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, FIELD RECORDS OF BROWARD COUNTY, FLORIDA.

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT STEPHEN GRANT AND ANITA F. GRANT, AS CO-TENANTS OF THE PARCEL RW AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES:

- THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR THE USE AND BENEFIT OF THE DISTRICT AND THE DISTRICT'S SUCCESSORS AND ASSIGNEES, WITH REVERSAL, WARRANTABLE COVENANTS OF THE PRESENT OWNERS.
- NO IMPROVEMENTS, TIES, OR ENCUMBRANCES INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER) LINES OR EASEMENTS RELATING TO THE SOUTH BROWARD DRAINAGE DISTRICT SHALL BE REQUIRED FOR AND A PERMIT TO CONSTRUCT SHALL BE OBTAINED FROM THE DISTRICT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY SUCH IMPROVEMENTS OR UTILITIES.
- THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR THE USE AND BENEFIT OF THE DISTRICT AND THE DISTRICT'S SUCCESSORS AND ASSIGNEES.

IN WITNESS WHEREOF, STEPHEN GRANT AND ANITA F. GRANT, AS CO-TENANTS OF THE GRANT JOINT PARCEL RW AS SHOWN HEREON, HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED IN THE PRESENCE OF TWO (2) WITNESSES ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESSES:  
 \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 AS TO: (PRINT) \_\_\_\_\_  
 BY: STEPHEN GRANT  
 \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 AS TO: (PRINT) \_\_\_\_\_  
 BY: ANITA F. GRANT  
 \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF FLORIDA, )  
COUNTY OF BROWARD, )  
I, \_\_\_\_\_, )  
NOTARY PUBLIC - STATE OF FLORIDA, )  
DO HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS VOLUNTARILY SIGNED BY THE SIGNATURES OR )  
PERSONS IDENTIFIED IN THE INSTRUMENT, THAT THE INSTRUMENT WAS SIGNED AND DATED ON \_\_\_\_\_ )  
DAY OF \_\_\_\_\_, 2024, AND THAT THE INSTRUMENT WAS SIGNED AND DATED BY THE SIGNATURES AND )  
PERSONS IDENTIFIED IN THE INSTRUMENT, AND THAT THE INSTRUMENT WAS SIGNED AND DATED BY THE )  
SIGNATURES AND PERSONS IDENTIFIED IN THE INSTRUMENT.

MY COMMISSION EXPIRES: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NUMBER: \_\_\_\_\_  
FIRST NAME: \_\_\_\_\_

**MORTGAGE CONSENT:**

KNOW ALL MEN BY THESE PRESENTS, THAT FARM CREDIT OF FLORIDA, A.C.A. IN ITS SOLE CAPACITY AND AS )  
AGENT FOR FARM CREDIT OF FLORIDA, A.C.A. IN ITS SOLE CAPACITY AND AS AGENT FOR FARM CREDIT OF )  
FLORIDA, HAS GIVEN ITS CONSENT TO THE REPLAT OF THE ABOVE INSTRUMENT AND TO THE REPLAT AS SHOWN )  
HEREON.

IN WITNESS WHEREOF, FARM CREDIT OF FLORIDA, A.C.A. IN ITS SOLE CAPACITY AND AS AGENT FOR FARM CREDIT OF )  
FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED IN THE PRESENCE OF TWO (2) WITNESSES, )  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
FARM CREDIT OF FLORIDA, A.C.A. IN ITS SOLE CAPACITY )  
AND AS AGENT FOR FARM CREDIT OF FLORIDA, A.C.A.  
WITNESSES:  
\_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF FLORIDA, )  
COUNTY OF BROWARD, )  
I, \_\_\_\_\_, )  
NOTARY PUBLIC - STATE OF FLORIDA, )  
DO HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS VOLUNTARILY SIGNED BY THE SIGNATURES OR )  
PERSONS IDENTIFIED IN THE INSTRUMENT, THAT THE INSTRUMENT WAS SIGNED AND DATED ON \_\_\_\_\_ )  
DAY OF \_\_\_\_\_, 2024, AND THAT THE INSTRUMENT WAS SIGNED AND DATED BY THE SIGNATURES AND )  
PERSONS IDENTIFIED IN THE INSTRUMENT.

MY COMMISSION EXPIRES: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NUMBER: \_\_\_\_\_  
FIRST NAME: \_\_\_\_\_

**TOWN OF SOUTHWEST RANCHES**  
BE IT CERTIFIED THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE TOWN )  
OF SOUTHWEST RANCHES, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
WHERE THE PLAT SHALL BE FILED ON THE DATE OF RECORDING OF THIS INSTRUMENT.

BY: \_\_\_\_\_  
TERRA TELESIA, TOWN CLERK

**SOUTH BROWARD DRAINAGE DISTRICT:**  
BE IT CERTIFIED THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE )  
DISTRICT BOARD OF THE SOUTH BROWARD DRAINAGE DISTRICT, THIS \_\_\_\_\_ DAY OF )  
\_\_\_\_\_, 2024.

BY: \_\_\_\_\_

**BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:**  
BE IT CERTIFIED THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD )  
BY THE BOARD OF THE BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT, THIS )  
\_\_\_\_\_, 2024.

BY: \_\_\_\_\_

**BROWARD COUNTY PLANNING COUNCIL:**  
BE IT CERTIFIED THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THE PLAT )  
AND HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED IN THE PRESENCE OF TWO (2) )  
WITNESSES, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DEPUTY

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES:**  
BE IT CERTIFIED THAT THIS PLAT COMplies WITH THE PROVISIONS OF CHAPTER 177, FLORIDA )  
STATUTES, AND HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED IN THE PRESENCE OF TWO (2) )  
WITNESSES, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
BROWARD COUNTY COMMISSIONER

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:**  
BE IT CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA )  
STATUTES, AND HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED IN THE PRESENCE OF TWO (2) )  
WITNESSES, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
BROWARD COUNTY COMMISSIONER

TOWN CLERK	COUNTY SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR



**TOWN OF SOUTHWEST RANCHES  
TOWN COUNCIL AGENDA REPORT**

- DATE:** August 22, 2024
- SUBJECT:** Plat Application PL-66-23; Fields Ranches Plat
- ADDRESS:** 6600-6700 block of SW 172<sup>nd</sup> Avenue; Generally located at the southwest corner of SW 172<sup>nd</sup> Avenue and Hudson Drive.
- OWNER/  
PETITIONER:** Stephen Grant and Anita F. Grant/Grant Joint Revocable Trust
- AGENT:** Pulice Land Surveyors, Inc.
- ZONING:** RE, Rural Estate District
- LAND USE PLAN  
DESIGNATION:** RE, Rural Estates
- REQUEST:** Plat approval to subdivide 19.47 acres into 2 lots
- EXHIBITS:** Staff Report, Aerial Photograph, Survey, Plat, Mail Notification Radius Map and Mailing List.

**BACKGROUND:**

*Request.* The Petitioner requests plat approval for one single-family lot and one agricultural lot on 19.47 acres located at the southeast corner of SW 172<sup>nd</sup> Avenue and Hudson Drive.

The Property’s Rural Estates zoning and Rural Estates land use designations require a minimum 1.0 net acre of area and 125 feet width for each lot. The new single-family lot (Lot 2) measures 1.406 acres in area and has a minimum dimension of 160 feet. The restrictive note on the face of the plat limits the remaining 17.46 acres of net plat area to agricultural use. The plat dedicates 0.61 acres of right-of-way for SW 172<sup>nd</sup> Avenue pursuant to the Broward County Trafficways Plan corridor requirement.

Section 010-030 of the ULDC excludes portions of surface water management areas, drainage easements or equivalent areas in the RE district that exceed 10 feet in width on lots that were 7.5 or more gross acres as of April 28, 2022. The intent of the requirement is to ensure that lots within the “one-acre” RE District, that are large enough to be extensively subdivided, are not encumbered by stormwater storage easements to the extent that there is insufficient area for equestrian or other

agricultural uses. The plat satisfies this requirement by exceeding the minimum one-acre lot size requirement by 40 percent, which will allow Lot 2 to have at least one full acre of useable land for equestrian and agricultural use exclusive of required stormwater storage areas.

*Access and rights-of-way.* Lots 2 will access Hudson Drive and the nursery on Lot 1 will continue to have access to 172<sup>nd</sup> Avenue. This segment of Hudson Drive terminates at the eastern plat limit, and there is a partial cul-de-sac located just east of the eastern plat limit within the Sutton Ranches Plat (the remainder of the cul-de-sac would come from the property directly east of the subject plat). Hudson Drive is a 55-foot right-of-way, and no additional dedication is required to complete the required corridor width.

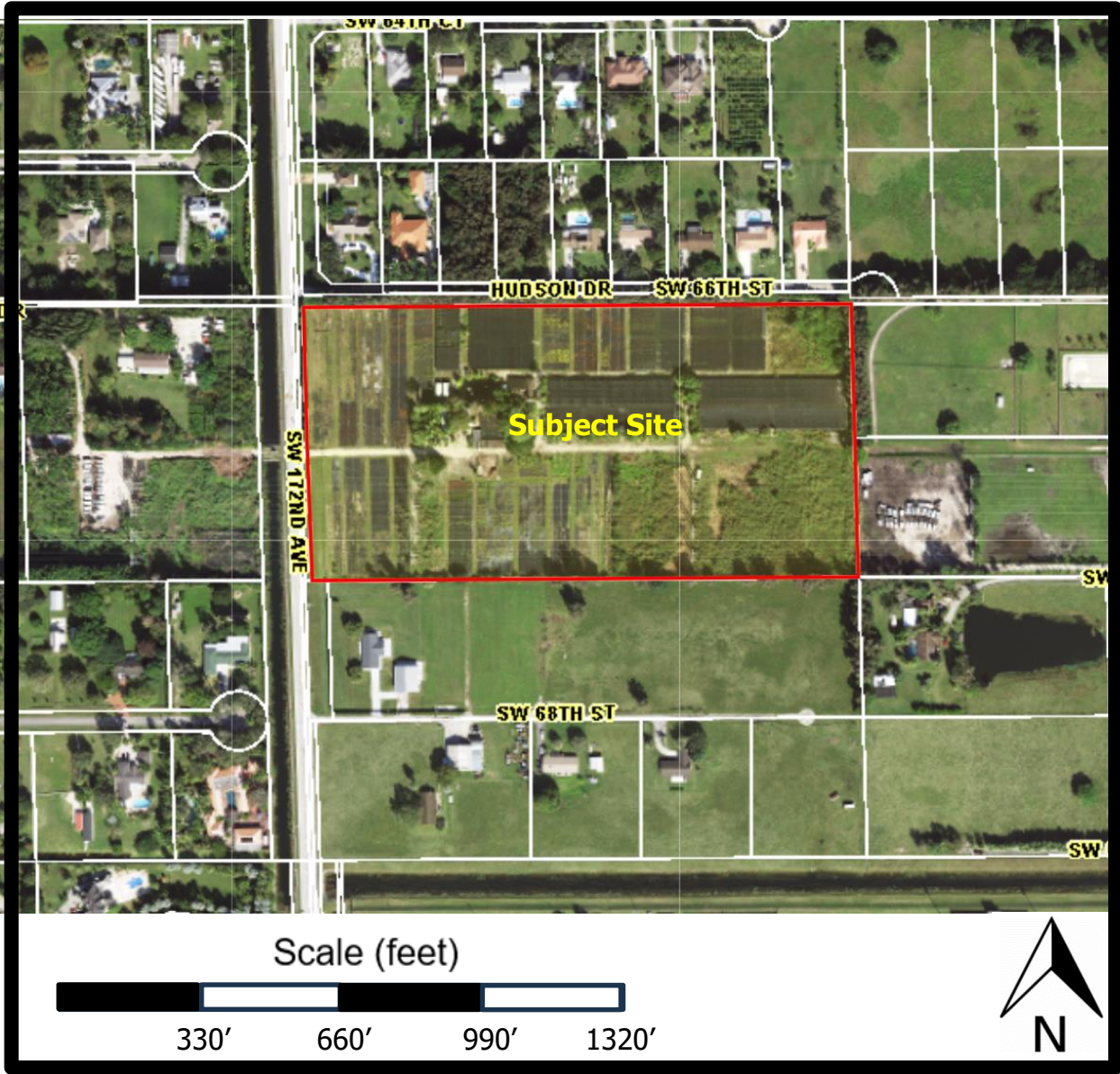
*Drainage, utilities and public facilities.* A future residence on Lot 2 will be served by septic tanks and wells. SBDD has approved the plat. The plat satisfies all concurrency requirements.

**RECOMMENDATION:**

Staff finds that the proposed plat complies with the requirements of the Unified Land Development Code and recommends approval subject to the following conditions:

1. Approval of an updated Opinion of Title by the Town Attorney prior to signing of the plat mylar.
2. The property owner shall work with the Town Attorney to determine if the shade structure needs to be modified to achieve a 25-foot setback from the property lines of Lot 2 prior to issuance of a building permit for Lot 2.

PL-66-23 AERIAL LOCATION MAP



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# FIELDS RANCHES

A REPLAT OF TRACTS 47 & 48, IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (P.B. 2, PG. 17, D.C.R.), TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777

**LEGAL DESCRIPTION:**  
TRACTS 47 AND 48, IN SECTION 5, TOWNSHIP 51 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, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

Said lands lying and being in the town of Southwest Ranches, Broward County, Florida, and containing 19.472 acres, more or less.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT STEPHEN GRANT AND ANITA GRANT, AS CO-TRUSTEES OF THE GRANT JOINT REVOCABLE TRUST U/T/A/ DATED DECEMBER 21, 2022, OWNERS OF THE LANDS DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "FIELDS RANCHES", A REPLAT.

- PARCEL RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR DRAINAGE PURPOSES, WITH PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS.
- NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE SOUTH BROWARD DRAINAGE DISTRICT. THE INTENT OF THIS PROVISION IS THAT ALL UTILITIES, EXCEPT FOR TELEPHONE LINES, CABLE AND PERMITTED LANDSCAPING, SHALL BE INSTALLED IN CLEARANCES PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT MUST BE REVIEWED AND PERMITTED BY SOUTH BROWARD DRAINAGE DISTRICT.

IN WITNESS WHEREOF: STEPHEN GRANT AND ANITA F. GRANT, AS CO-TRUSTEES OF THE GRANT JOINT REVOCABLE TRUST U/T/A/ DATED DECEMBER 21, 2022, HAVE HEREUNTO SET THEIR HANDS AND SEALS IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_  
(AS TO BOTH)  
PRINT NAME: \_\_\_\_\_  
BY: STEPHEN GRANT

WITNESS: \_\_\_\_\_  
(AS TO BOTH)  
PRINT NAME: \_\_\_\_\_  
BY: ANITA F. GRANT

**ACKNOWLEDGMENT:**

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR BY [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY STEPHEN GRANT AND ANITA F. GRANT, AS CO-TRUSTEES OF THE GRANT JOINT REVOCABLE TRUST U/T/A/ DATED DECEMBER 21, 2022, WHO ARE [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

**MORTGAGEE CONSENT:**

KNOW ALL MEN BY THESE PRESENTS: THAT FARM CREDIT OF FLORIDA, ACA, IN ITS SOLE CAPACITY AND AS AGENT/NOMINEE FOR FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: FARM CREDIT OF FLORIDA, ACA, IN ITS SOLE CAPACITY AND AS AGENT/NOMINEE FOR FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_ ITS \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
FARM CREDIT OF FLORIDA, ACA, IN ITS SOLE CAPACITY AND AS AGENT/NOMINEE FOR FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT:**

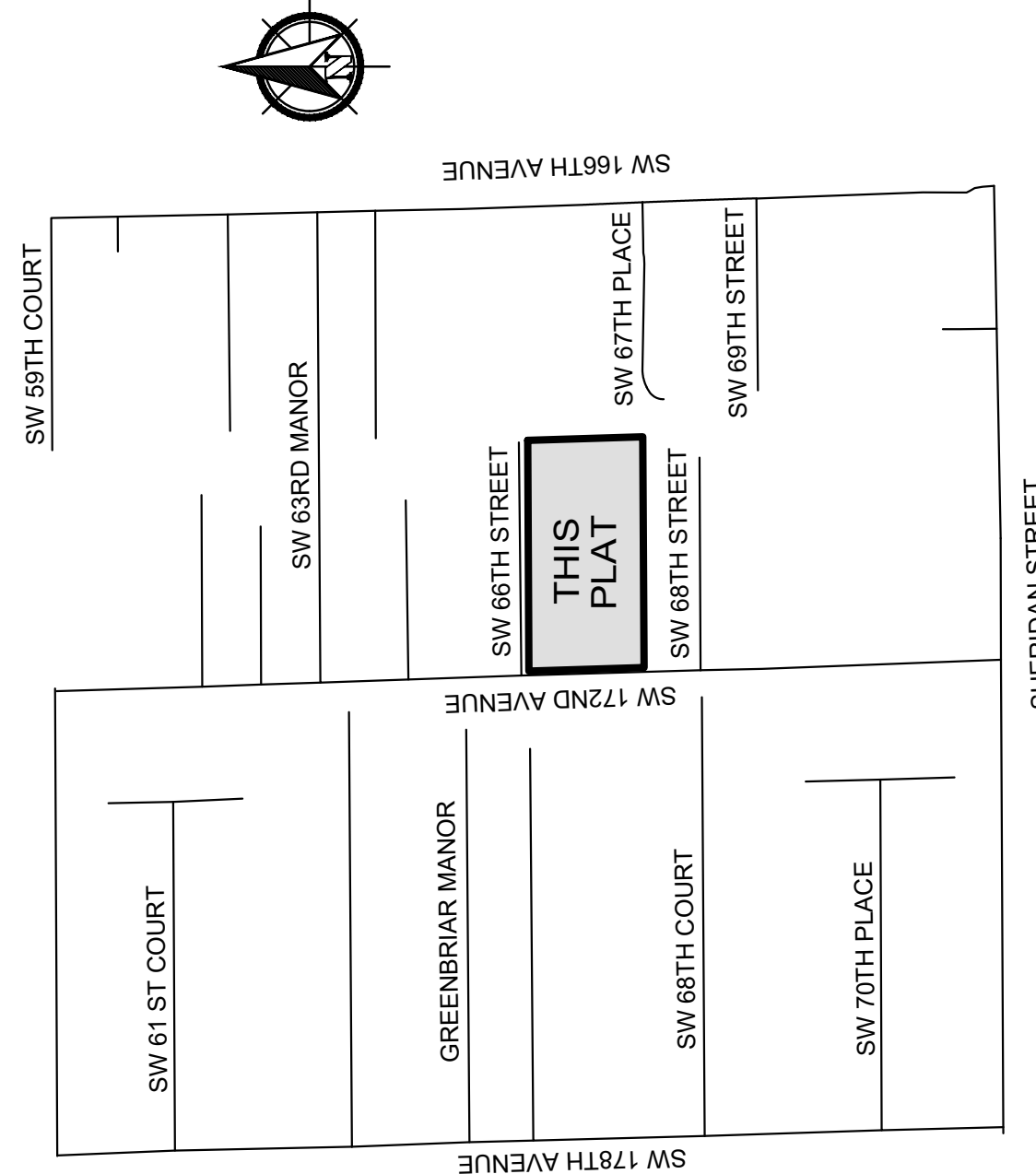
STATE OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR BY [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ OF FARM CREDIT OF FLORIDA, ACA, IN ITS SOLE CAPACITY AND AS AGENT/NOMINEE FOR FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC - STATE OF \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_



**LOCATION MAP**

NOT TO SCALE

TOWN OF SOUTHWEST RANCHES  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE TOWN OF SOUTHWEST RANCHES, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: STEVE BREITKREUZ, MAYOR

BY: DEBRA RUESCA, TOWN CLERK

**SOUTH BROWARD DRAINAGE DISTRICT:**

PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE SOUTH BROWARD DRAINAGE DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE/FLOWAGE/STORAGE/CANAL EASEMENTS OR OTHER MODIFICATIONS WHICH MAY BE REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT FOR DRAINAGE PURPOSES.

THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
DISTRICT DIRECTOR

DATE

**BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE

DATE

**BROWARD COUNTY PLANNING COUNCIL:**

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:**

THIS IS TO CERTIFY: THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERTO CHAVEZ, DIRECTOR OF HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION, FLORIDA REGISTRATION NO. LS7280  
RICHARD TORNESE, TOWN CLERK, FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 40263

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: JOHN F. PULICE, DATE \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870

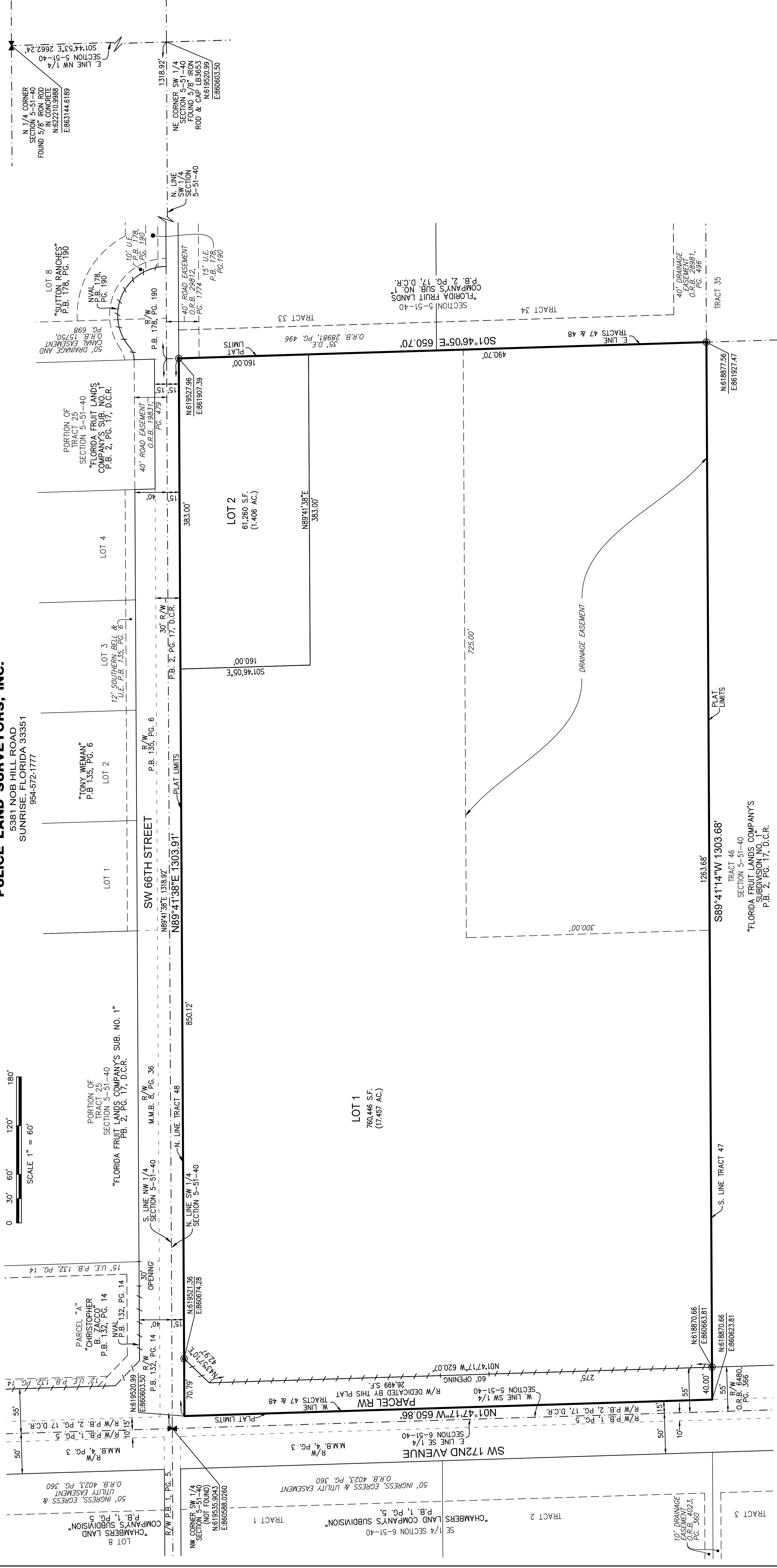
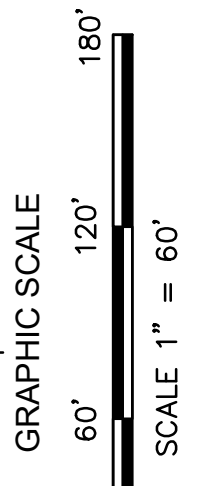
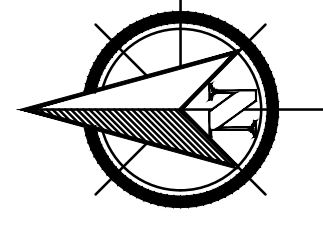
TOWN CLERK	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR
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# FIELDS RANCHES

A REPLAT OF TRACTS 47 & 48, IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (P.B. 2, PG. 17, D.C.R.), TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777



### SURVEYOR'S NOTES:

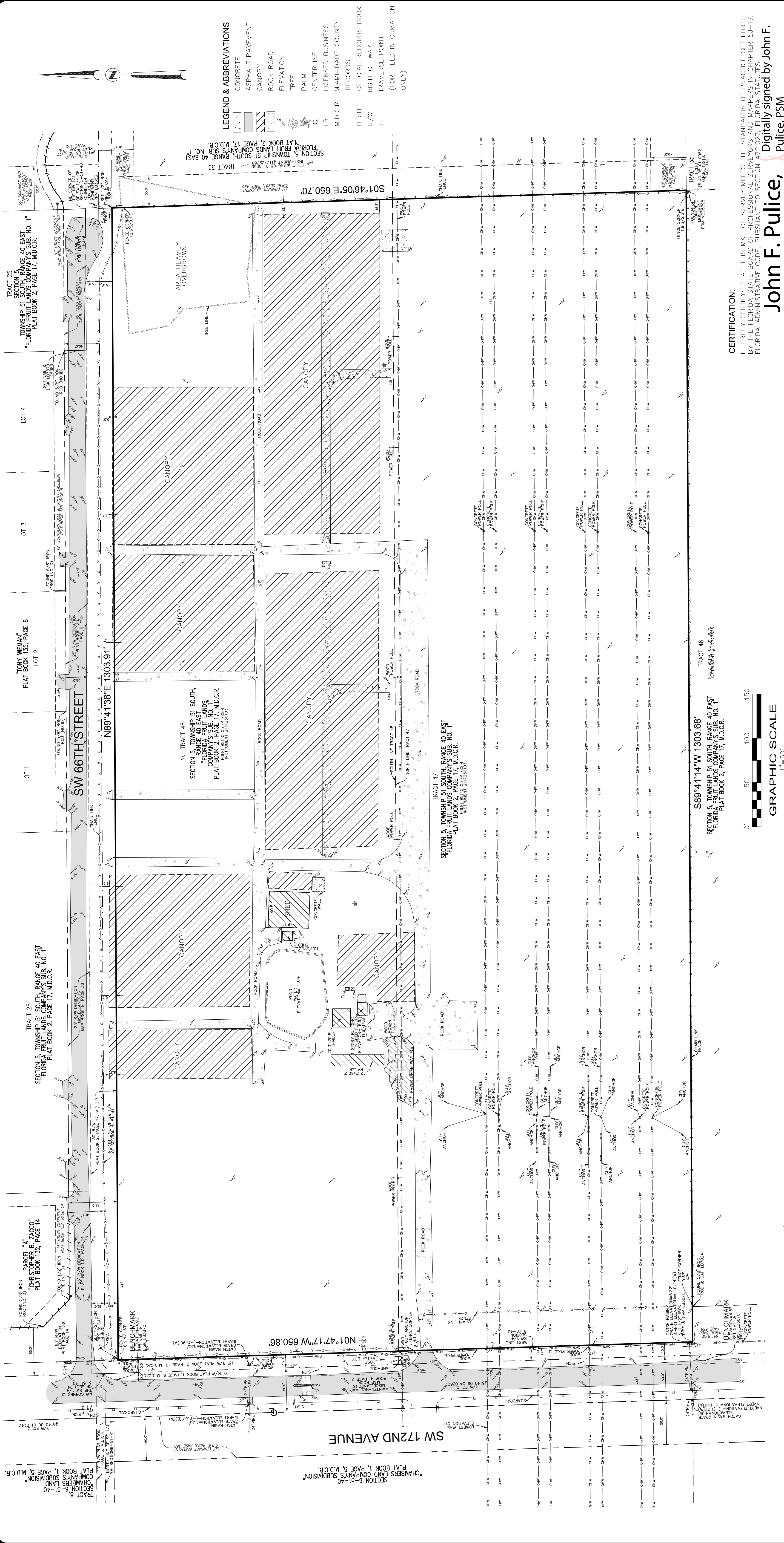
- THIS PLAT IS RESTRICTED TO 4,000 SQUARE FEET OF WHOLESALE NURSERY AND AGRICULTURAL ACREAGE ON LOT 1, AND 1 SINGLE FAMILY RESIDENCE ON LOT 2.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS HERETO ARE SOLELY INDICATING THE SURVEYOR'S OBLIGATION TO THE PROPERTY OWNER, INCLUDING AN OWNER OR OWNER'S OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNER'S PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 21.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO "GRAVEN THOMPSON AND ASSOCIATES INC. RESURVEY OF TOWNSHIP 51 SOUTH, RANGE 40 EAST", AS RECORDED IN BROWARD COUNTY PUBLIC RECORDS AS MISC. RECORDS PLAT BOOK 46, PAGE 3, BROWARD COUNTY PLAT BOOK 189, PLAT 189-01, SHOWING HEREON ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 5-51-40 BEING S01°44'53"E

- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE INDICATED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RECORDS OF THIS COUNTY.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR REPAIRING SUCH FACILITIES TO THE SATISFACTION OF THE PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

### LEGEND AND ABBREVIATIONS:

- = PERMANENT REFERENCE MONUMENT, PRM (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
- ⊕ = CENTERLINE
- / — / — = NON-VEHICULAR ACCESS LINE
- ⊕ = STATE PLANE COORDINATE - NORTHING
- ⊕ = STATE PLANE COORDINATE - EASTING
- AC = ACRES
- CBWCD = CENTRAL BROWARD WATER CONTROL DISTRICT
- D.C.R. = DADE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ID. = IDENTIFICATION
- LB. = LICENSED BUSINESS
- M.M.B. = MISCELLANEOUS MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT

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**LEGEND & ABBREVIATIONS**

	CONCRETE
	ASPHALT PAVEMENT
	CANOPY
	ROCK ROAD
	ELEVATION
	TREE
	PALM
	CENTERLINE
	LICENSED BUSINESS
	M.D.C.R.
	RECORDS
	O.R.B.
	R/W
	RIGHT OF WAY
	TRAVVERSE POINT
	(FOR FIELD INFORMATION ONLY)

**John F. Pulice, PSM**  
 Digitally signed by John F. Pulice, PSM  
 Date: 2023.09.06 12:02:01  
 O JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #1972325  
 O DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #1972714  
 STATE OF FLORIDA

**CERTIFICATION:**  
 I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**FIELDS RANCHES**  
 6640 SW 172ND AVENUE  
 SOUTHWEST RANCHES, FLORIDA 33331  
 (TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: survey@puliceandsurveyors.com  
 WEBSITE: www.puliceandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3570

CLIENT: GRANTS FARM NURSERY  
 ORDER NO.: 70892

SCALE: 1" = 50'  
 SURVEY DATE: 08/21/23

DRAWN BY: YM  
 CHECKED BY: J.F.P.

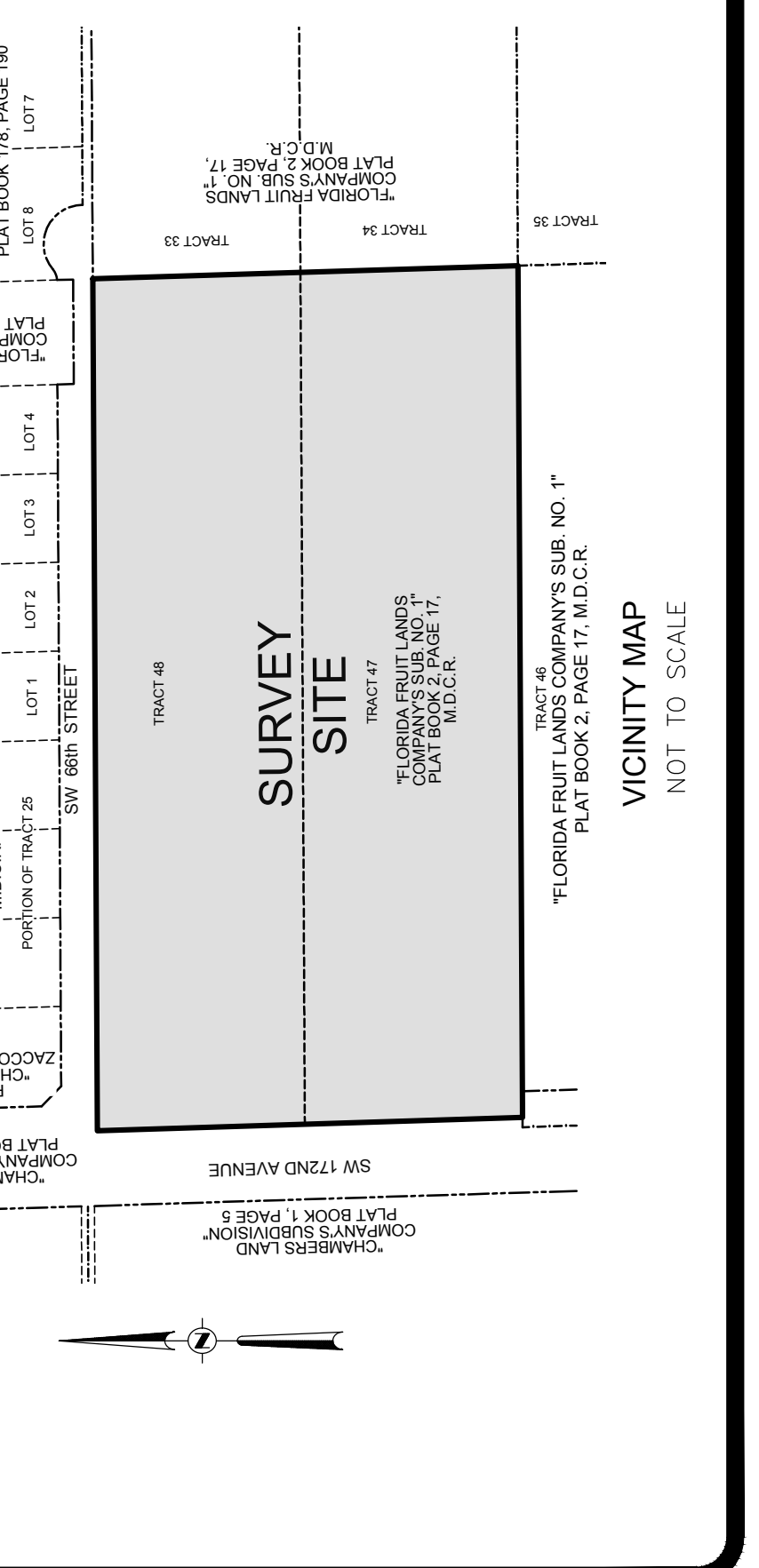
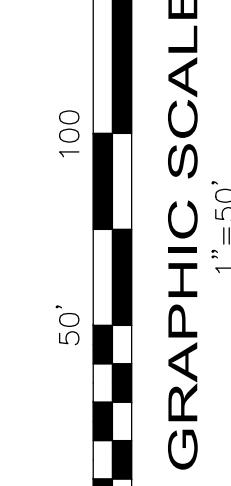
NO. REVISIONS BY

**NOTES:**

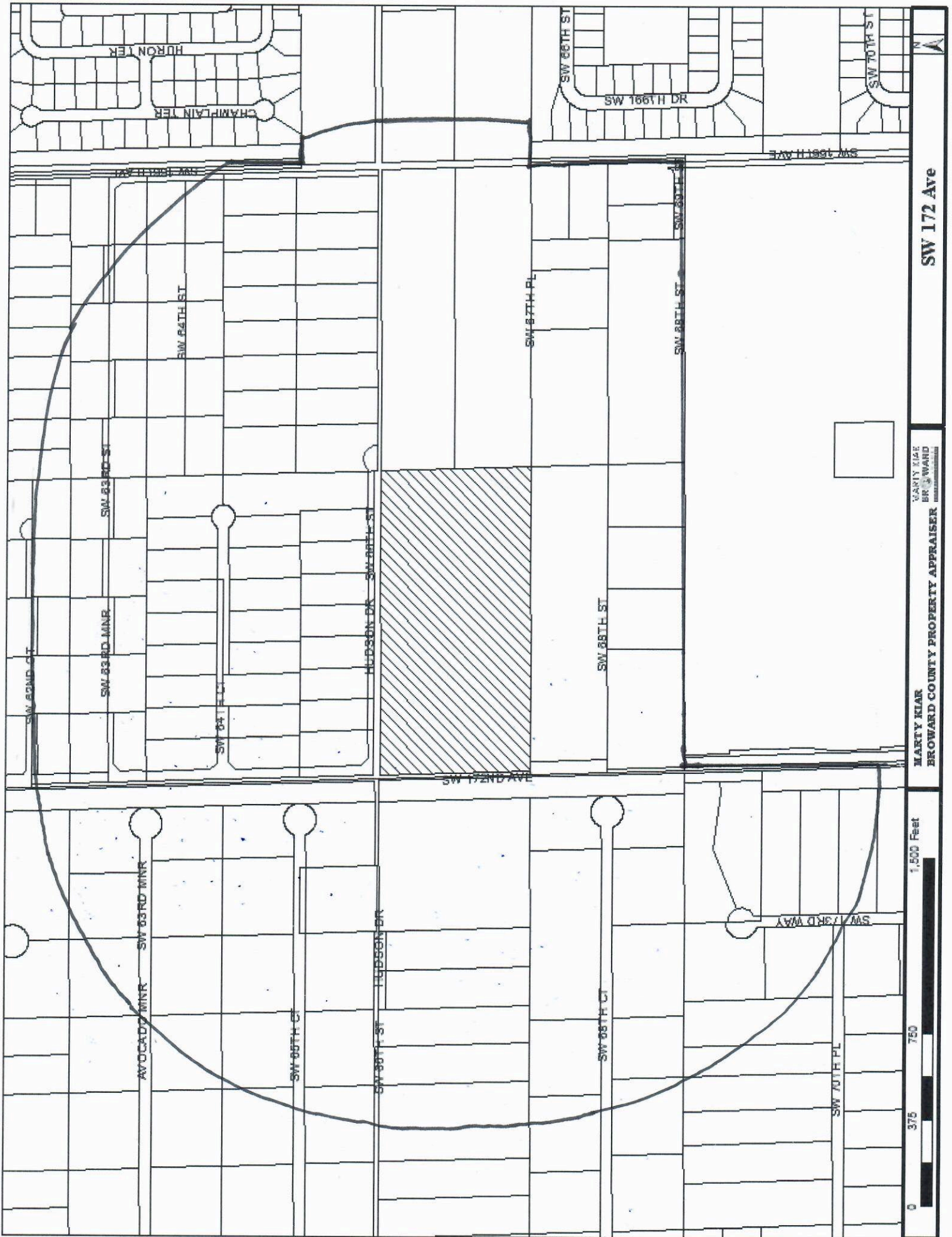
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY FLOOD ZONE ELEVATION IN FEET: FLOOD ZONE #236000; BASE FLOOD ELEVATION: 5 FEET; PANEL #12011C0520H & #12011C0540H; COMMUNITY #120691; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-ZONE, WITH THE NORTH LINE OF TRACT 48 BEING N89°41'38"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNKNOWN UTILITIES. GRANTS FARM NURSERY DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: GRANTS FARM NURSERY.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

**LEGAL DESCRIPTION:**  
 ALL OF TRACTS 47 AND 48 IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 846,205 SQUARE FEET (19.4721 ACRES), MORE OR LESS.



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FOLIO_NUMB	NAME
514005010020	R FARMS LAND LLC
514005010022	ESTATES OF STIRLING LAKE HMWNRS% MIAMI MANAGEMENT INC.
514005010028	ESTATES OF STIRLING LAKE HMWNRS% MIAMI MANAGEMENT INC
514005010052	CRIADO,JORGEDELGADO,OMaida
514005010053	PADILLA,FULGENCIO C & THERESA AFULGENCIO & THERESA REV LIV TR
514005010055	MONK,DAVID B & SUSAN E
514005010056	MORALES LEMUS,ERICK HMORALES,JUSTINE ROSE
514005010062	CONN,SAMUEL
514005010063	MORALES,RUBEN & JUDITH
514005010064	GRANT,STEPHEN & ANITA FGRANT REV TR
514005010067	LAPINTA,FRANK JFRANK J LAPINTA REV TR
514005010068	IKSIMAR INVESTMENTS LLCCO:SHELDON RUSSO
514005010070	IKSIMAR INVESTMENTS LLC% MANDEEP SINGH 2315 NW 107 AVE
514005010071	MILLER,CHARLES ADUNGAN,DIANA L
514005010072	FISIKELLI,JONATHAN C
514005010074	MARY SPENCER GONZALEZ REV TR
514005010075	BHAV INVESTMENTS LLC
514005010077	GONZALEZ,ANTHONY P
514005010078	TAV INVESTMENTS LLC
514005010079	GONZALEZ,JAMES M H/EGONZALEZ,GERMAINE ETAL
514005010082	MILLER,CHARLES A H/EDUNGAN,DIANA L
514005010086	TOWN OF SOUTHWEST RANCHES
514005010089	PETER GONZALEZ FAM TRGONZALEZ,MARY SPENCER TRSTEE
514005010092	ENRIQUEZ,ALAIN & ALIETTE MAURA
514005010093	ZACCO,MICHELLE M
514005010094	SANCHEZ,LAZARA A
514005010110	MALVASIO,MICHAEL & JODI
514005010160	ROBERTS,JEAN H
514005010161	RUIZ,CRISTIAN ANDRESMEKIC-RUIZ,GABRIJELA

514005010163 TOWN OF SOUTHWEST RANCHES

514005010165 EMILIE & ERICA LLC  
514005010166 MARITZA T MARTINEZ TRMARTINEZ,MARITZA T TRSTEE  
514005010168 RODRIGUEZ,IVANMUSA-RODRIGUEZ,CHRISTINA  
514005010169 ANNESTY,DAWNDAWN ANNESTY REV TR  
514005010170 SOTO,MICHELLEVASQUEZ,ANDRES E  
514005010172 WESSELHOFT,MICHAEL & SUSAN  
514005010220 ASOUS,WILLIAM & YVETTE  
514005010229 RAMIREZ,REGLA MARIAMACIAS,SERAFIN  
514005010263 FLYNN,JOHN E & DENISE H  
514005010370 TAMBURELLO 16650 LLC%ADAM SELIGMAN  
514005060010 MOLINA IBARRA,MAGALY JOSEFINA  
514005080010 KWIATKOSKI,ROBERT ALLENGORDECHE,YANELYS  
514005080020 LAWSON,BRADLEY & LISA K  
514005080030 BEDROSSIAN,RICHARD M  
514005080040 SANTOS,ALEJANDRINA DE LOS  
514005090010 HAZEL GUERRIERO LIV TRACCETTA,SUSAN H TRSTEE  
514005090020 LAVORANO,OSCAR A & JILL  
514005090030 PANAVELIL,THOMAS H/EPANAVELIL,SUMAN J  
514005090040 DELUCA,JUSTIN M  
514005090050 MIRANDA,CARLOS & ARACELI  
514005090060 VADAPARAMPIL,JOSEMADATHIL,MARY  
514005090070 LIBERTO,ROBERT & AILEEN  
514005090080 SANCHEZ,JOSE MANUEL

514005100010 COHEN,MICHAEL LM COHEN FL LAND TR  
514005100011 TOWN OF SOUTHWEST RANCHES  
514005140010 VILLAR,DALIA H/EVILLAR,OMAR & TANIA DENISE  
CALLAHAN,PETER M & TRACIE MPETER & TRACIE M  
514005140020 CALLAHAN REV TR  
514005140030 MOTA,ALLAN J & DIANA B  
OLIVER,DWIGHT A & DIANA J MDWIGHT & DIANA OLIVER  
514005140040 LIV TR  
CREARY,HORACE O & ROSALIE M HHALL-CREARY REV LIV  
514005140050 TR  
514005140060 DAVIS,VICTORIA ANNDAVIS,NORMAN  
514005150010 TODD,DONALD  
GOLDSTEIN,DAVID B & LYNE DD B & L D GOLDSTEIN REV  
514005150020 LIV TR  
514005150030 DAGER,ALFONSO A & FATIMA  
514005170010 PIERRE-LOUIS,MARIE JMARIE J PIERRE-LOUIS REV LIV TR  
514005170020 PIPPING,ANGIE GAMON  
514005170030 MANDARINO,DANIEL  
514005170040 KUBAT,ROBERT D & ELEINES P  
514005170060 TOLENTINO,ANA VICTORIATOLENTINO,KENNETH  
514005170070 FREDERICK,GARNETT GARNETT & S FREDERICK TR ETAL  
514005170080 RAJA,HAYDER A & ISMATRAJA FAM TR  
514005170090 MARTINEZ,ANTHONYRODRIGUEZ,CAROLINA V  
514005170100 AULD, JOHNAULD, OLGA CHRISTINA  
514005170110 DAVIS,VICTORIA A & DAVIS  
514005190010 HECTOR,ROSEMARIE  
514005190011 TOWN OF SOUTHWEST RANCHES  
514005190020 LYNCH,EDNA  
514005190030 CAPO DANIELDANIEL CAPO TR ETAL  
514005190031 TOWN OF SOUTHWEST RANCHES  
514005190040 M COHEN FLORIDA LAND TRCOHEN,MICHAEL TRSTEE  
514005190050 RAMIREZ-ORTEGA,JOERAMIREZ-ORTEGA,YOANA

514005260010 ALFONSO,JENNIFER H/ELUGO PEREZ,ALEJANDRO  
 514005260020 SW RANCHES CORNER PROPERTIES LLC  
 514005260030 ISMAIL,MOHAMMED TAHIR &TAHIR,JAMILA  
 514005260040 SEEBER,FRANK D & AUDREY  
 514005270010 SW RANCHES CORNERPROPERTIES LLC  
 514005270020 GONZALEZ,MAGALY  
 514005270030 FREIXAS,LEONARDO M  
 514005300010 DULAM FARMS LLC  
 514005300020 DULAM FARMS LLC  
 514005300030 DULAM FARMS LLC  
 514005300040 DULAM FARMS LLC  
 514005300050 DULAM FARMS LLC  
 514005300060 DULAM FARMS LLC  
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 514005300090 DULAM FARMS LLC  
 514005300100 DULAM FARMS LLC  
 514005300110 DULAM FARMS LLC  
 514005300120 DULAM FARMS LLC  
 514005300130 DULAM FARMS LLC  
 514005300140 DULAM FARMS LLC  
 514005300150 DULAM FARMS LLC  
 514005300160 DULAM FARMS LLC  
 514005300170 PUBLIC LAND% TOWN OF SOUTHWEST RANCHES  
 514005300180 PUBLIC LAND% TOWN OF SOUTHWEST RANCHES  
 514005310010 FISIKELLI,MICHAEL J & REBECCAFISIKELLI FAM TR  
  
 514005310020 FISIKELLI,MATTHEW JOSEPHFISIKELLI,COURTNEY FALLON  
 514005310030 PUBLIC LAND% TOWN OF SOUTHWEST RANCHES  
 514006010010 LARKIN,CHRISTOPHER TODD  
 514006010011 RODRIGUEZ,JOSE H/ERODRIGUEZ,JANINE  
 SIMMONS,BENJAMIN H III & TERRIBENJAMIN H SIMMONS III  
 514006010012 REV TR ET  
 514006010017 GARWOOD,WESLEY CONRAD  
 514006010040 ARIAS,MIGUEL  
 514006010061 SAROZA,ROBERTSAROZA,MARTHA  
 514006010062 CHAVEZ,OMAR DDEL RISCO,CLARA  
  
 514006010080 BOUTIN,OTTO H/EBOUTIN,NATALIA  
 514006010221 COLON,MICHAELMICHAEL COLON REV LIV TR  
 514006010222 MAS FUEL DISTRIBUTORS LLC  
 514006010230 GAMBOA,MARIO A &GAMBOA,CARMEN L  
 514006010231 WHELPTON,LINDA LEE  
 514006010232 SAHAI,LORNA S H/ESAMAROO,LLOYD & ELIZABETH  
 514006010234 RENOVA,BERTHA H/EVIDAL,RUBEN  
 514006010240 RODRIGUEZ,JUANITA  
 514006010241 MARKOVA,JITKA  
 514006010242 FORTOUL,ELIZABETH & MAURICE  
 514006010243 GREEN,LI-HSING  
  
 514006010247 SOUTH BROWARD DRAINAGE DISTRICT  
  
 514006010320 TOWN OF SOUTHWEST RANCHES

514006010330 TOWN OF SOUTHWEST RANCHES  
 514006040020 VIDAL,RUBENRENOVA,BERTHA  
 514006040031 FLACK,TODD & LINDAFLACK REV TR  
  
 514006040032 FLACK REV TRFLACK,TODD & FLACK,LINDA TRSTEE  
  
 514006040033 O'SHIELDS,DIANN MED R & D M O'SHIELDS REV LIV TR  
 514006040034 BRANDON,ROBERTO & NERVA  
 514006040040 KANALEY,JACQUELYN SLATERKANALEY,SCOTT  
 514006040041 MONTANTI,JOHN C & ANGELA  
  
 514006040042 BROSCHAT,TIMOTHY K & MONICA L  
 514006040043 FLACK REV TRFLACK,TODD A & LINDA R TRSTEE  
  
 514006040050 RYAN,ELA  
  
 514006040050 RYAN,ELA  
 LAFFEY,MARTIN G JR & KIMBERLY LMARTIN & KIM LAFFEY  
 REV LIV TR  
 514006040060 BLACK PEARL INVESTMENTS LLC  
 514006040061 GOMEZ,MARCOS B  
 514006040070 BAILEY,ROSETTA BBAILEY FAM TR  
 514006040071  
  
 514006040080 ALOIZOS,STAVROS C & DOREEN A  
 514006040081 DAY,WILLIAM H/EDAY,CHRISTINA LYN  
  
 514006040101 CARROLL,HARRY W III & MARY ANN  
 514006040102 CANAS,MADELAINE  
 514006040110 HUSE,MILES D & MELISSA S  
  
 514006040111 SMITH,KERRI RENEPETRILLO,DAMON MICHAEL  
 514006040112 17530 PONDEROSA LLC  
 514006040240 FUENTES,YARDIEL  
 514006040241 MHOON,DARRYL & BRENDA L  
  
 514006040260 SOUTH BROWARD DRAINAGE DISTRICT  
  
 514006040260 SOUTH BROWARD DRAINAGE DISTRICT  
  
  
  
  
 514006040280 TOWN OF SOUTHWEST RANCHES  
  
  
  
 514006040290 TOWN OF SOUTHWEST RANCHES  
  
  
  
 514006040300 TOWN OF SOUTHWEST RANCHES

514006060010 ESTEVEZ,NOEMY H/EESTEVEZ,NOEMI  
514006060020 PUBLIC LAND% TOWN OF SOUTHWEST RANCHES  
514006110010 LABOY,MICHAELLABOY,NATALIE  
  
514006110020 TOWN OF SOUTHWEST RANCHES  
514006180010 RUIZ,ALEXANDER & TATIANA  
514006180020 MOURRA,MUNIR & MARIE CARLINE

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ADDRESS_LI	CITY	STATE	ZIP	ZIP4
6601 SW 160 AVE	SOUTHWEST RANCHES	FL	33331	
1145 SAWGRASS CORPORATE PKWY	SUNRISE	FL	33323	
1145 SAWGRASS CORPORTATE PKWY	SUNRISE	FL	33323	
16800 SW 62 ST	SOUTHWEST RANCHES	FL	33331	
16840 SW 62 ST	SOUTHWEST RANCHES	FL	33331	2040
16730 SW 62 ST	SOUTHWEST RANCHES	FL	33331	2054
16810 SW 62 ST	SOUTHWEST RANCHES	FL	33331	2040
16780 SW 62 ST	SOUTHWEST RANCHES	FL	33331	
16830 SW 62 ST	SOUTHWEST RANCHES	FL	33331	2040
3300 SW 142 AVE	DAVIE	FL	33330	
16901 SW 66 ST	SOUTHWEST RANCHES	FL	33331	1945
6701 SW 166 AVE	SOUTHWEST RANCHES	FL	33331	
6701 SW 166 AVE	SOUTHWEST RANCHES	FL	33331	
6740 SW 169 AVE	SOUTHWEST RANCHES	FL	33331	
16700 SW 69 ST	SOUTHWEST RANCHES	FL	33331	2048
17120 SW 68 ST	SOUTHWEST RANCHES	FL	33331	1943
10465 NW 29 TER	DORAL	FL	33172	
17020 SW 68 ST	SOUTHWEST RANCHES	FL	33331	1940
10465 NW 29 TER	DORAL	FL	33172	
16930 SW 68 ST	SOUTHWEST RANCHES	FL	33331	1900
6740 SW 169 AVE	SOUTHWEST RANCHES	FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES	FL	33330	2628
17120 SW 68 ST	SOUTHWEST RANCHES	FL	33331	1943
17101 SW 66 ST	SOUTHWEST RANCHES	FL	33331	
13100 E PALOMINO DR	SOUTHWEST RANCHES	FL	33330	2200
PO BOX 39596	FORT LAUDERDALE	FL	33339	
6811 SW 166 AVE	SOUTHWEST RANCHES	FL	33331	
16730 SW 63 MNR	SOUTHWEST RANCHES	FL	33331	2007
16700 SW 63 MNR	SOUTHWEST RANCHES	FL	33331	

13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
6310 SW 172 AVE	SOUTHWEST RANCHES FL	33331	
3743 SW 150 CT	MIAMI FL	33185	
17020 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17100 SW 63 MNR	SOUTHWEST RANCHES FL	33331	1707
16800 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17101 SW 63 MNR	SOUTHWEST RANCHES FL	33331	1702
16830 SW 64 ST	SOUTHWEST RANCHES FL	33331	2052
16831 SW 64 ST	SOUTHWEST RANCHES FL	33331	2053
17110 SW 64 CT	SOUTHWEST RANCHES FL	33331	
777 S FLAGLER DR #300 E	WEST PALM BEACH FL	33401	
6530 SW 172 AVE	SOUTHWEST RANCHES FL	33331	
17021 SW 66 ST	SOUTHWEST RANCHES FL	33331	1946
17001 SW 66 ST	SOUTHWEST RANCHES FL	33331	1946
16935 SW 66 ST	SOUTHWEST RANCHES FL	33331	1945
16911 SW 66 ST	SOUTHWEST RANCHES FL	33331	1945
16601 SW 64 ST	SOUTHWEST RANCHES FL	33331	2009
16751 SW 64 ST	SOUTHWEST RANCHES FL	33331	
16801 SW 64 ST	SOUTHWEST RANCHES FL	33331	
16851 SW 64 ST	SOUTHWEST RANCHES FL	33331	
16800 SW 64 ST	SOUTHWEST RANCHES FL	33331	2052
16790 SW 64 ST	SOUTHWEST RANCHES FL	33331	
16700 SW 64 ST	SOUTHWEST RANCHES FL	33331	2015
16600 SW 64 ST	SOUTHWEST RANCHES FL	33331	2012
17001 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
17177 SW 64 CT	SOUTHWEST RANCHES FL	33331	
17111 SW 64 CT	SOUTHWEST RANCHES FL	33331	1703
17101 SW 64 CT	SOUTHWEST RANCHES FL	33331	1703
17021 SW 64 CT	SOUTHWEST RANCHES FL	33331	1701
17015 SW 64 CT	SOUTHWEST RANCHES FL	33331	1701
17120 SW 64 CT	SOUTHWEST RANCHES FL	33331	1700
16951 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
16740 SW 63 MNR	SOUTHWEST RANCHES FL	33331	2007
16731 SW 63 MNR	SOUTHWEST RANCHES FL	33331	2005
17189 SW 64 CT	SOUTHWEST RANCHES FL	33331	
17011 SW 64 CT	SOUTHWEST RANCHES FL	33331	
19463 NW 61 AVE	MIAMI FL	33015	
17001 SW 64 CT	SOUTHWEST RANCHES FL	33331	
157 NW 209 TRAIL	PEMBROKE PINES FL	33029	
17008 SW 64 CT	SOUTHWEST RANCHES FL	33331	
17010 SW 64 CT	SOUTHWEST RANCHES FL	33331	1762
17020 SW 64 CT	SOUTHWEST RANCHES FL	33331	
17100 SW 64 CT	SOUTHWEST RANCHES FL	33331	1700
17120 SW 64 CT	SOUTHWEST RANCHES FL	33331	1700
17150 SW 62 CT	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
17130 SW 62 CT	SOUTHWEST RANCHES FL	33331	
17120 SW 62 CT	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
17001 SW 63 MNR	SOUTHWEST RANCHES FL	33331	1772
17100 SW 62 CT	SOUTHWEST RANCHES FL	33331	



16901 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
6310 SW 172 AVE	SOUTHWEST RANCHES FL	33331	
16701 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
6211 SW 166 AVE	SOUTHWEST RANCHES FL	33331	2016
6310 SW 172 AVE	SOUTHWEST RANCHES FL	33331	
17030 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17000 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
108 COLONY DR	NATCHEZ MS	39120	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
16601 SW 69 ST	SOUTHWEST RANCHES FL	33331	2051
16651 SW 69 ST	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
17231 SW 65 CT	SOUTHWEST RANCHES FL	33331	
17325 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17245 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17221 SW 65 CT	SOUTHWEST RANCHES FL	33331	1740
6151 SW 173 WAY	SOUTHWEST RANCHES FL	33331	1738
17300 SW 63RD MANOR	SOUTHWEST RANCHES FL	33331	
17240 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17200 SW 65 CT	SOUTHWEST RANCHES FL	33331	1741
17501 SW 65 CT	SOUTHWEST RANCHES FL	33331	
17500 SW 65 CT	SOUTHWEST RANCHES FL	33331	
17433 SW 65 CT	SOUTHWEST RANCHES FL	33331	1744
17431 SW 65 CT	SOUTHWEST RANCHES FL	33331	1745
17431 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17430 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17400 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17401 SW 63 MNR	SOUTHWEST RANCHES FL	33331	
17331 SW 65 CT	SOUTHWEST RANCHES FL	33331	
17330 SW 65 CT	SOUTHWEST RANCHES FL	33331	1743
6591 SW 160 AVE	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628

13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
3109 JUNIPER LANE	DAVIE FL	33330	1352
17401 SW 70 PL	SOUTHWEST RANCHES FL	33331	
17401 SW 70 PL	SOUTHWEST RANCHES FL	33331	1935
17400 SW 68 CT	SOUTHWEST RANCHES FL	33331	1922
17211 SW 68 CT	SOUTHWEST RANCHES FL	33331	
17300 SW 68 CT	SOUTHWEST RANCHES FL	33331	
17210 SW 68 CT	SOUTHWEST RANCHES FL	33331	
17301 SW 68 CT	SOUTHWEST RANCHES FL	33331	1919
17401 SW 70 PL	SOUTHWEST RANCHES FL	33331	1935
17350 SW 66 ST	SOUTHWEST RANCHES FL	33331	
17350 SW 66 ST	SOUTHWEST RANCHES FL	33331	
7000 SW 173 WAY	SOUTHWEST RANCHES FL	33331	1903
7010 SW 173 WAY	SOUTHWEST RANCHES FL	33331	
12391 SW 98 ST	MIAMI FL	33186	
7030 SW 173 WAY	SOUTHWEST RANCHES FL	33331	1903
17400 SW 66 ST	SOUTHWEST RANCHES FL	33331	
17500 SW 66 ST	SOUTHWEST RANCHES FL	33331	
17431 SW 68 CT	SOUTHWEST RANCHES FL	33331	1921
17500 SW 68 CT	SOUTHWEST RANCHES FL	33331	1924
17520 SW 66 ST	SOUTHWEST RANCHES FL	33331	1931
17531 SW 68 CT	SOUTHWEST RANCHES FL	33331	1923
17530 SW 68 CT	SOUTHWEST RANCHES FL	33331	
6921 SW 173 WAY	SOUTHWEST RANCHES FL	33331	
17341 SW 70 PL	SOUTHWEST RANCHES FL	33331	1914
6591 SW 160 AVE	SOUTHWEST RANCHES FL	33331	
6591 SW 160 AVE	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628

17330 SW 66 ST	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
17230 SW 65 CT	SOUTHWEST RANCHES FL	33331	
13400 GRIFFIN RD	SOUTHWEST RANCHES FL	33330	2628
6950 SW 173 WAY	SOUTHWEST RANCHES FL	33331	1907
6990 SW 173 WAY	SOUTHWEST RANCHES FL	33331	

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LEGAL

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 63

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 64 W1/2

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 9,TR 10 S 13.30 OF E1/2E1/2 TR  
64K/A MITIGATION AREA

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 20 E 140 OF W 532

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 20 W 132

FLA FRUIT LANDS CO SUB NO 1TR 20 E 132 OF W 792

FLA FRUIT LANDS CO SUB NO 1TR 20 E 128 OF W 392

FLA FRUIT LAND CO SUB NO 12-17 D 5-51-40TR 20 E 128 OF W 660

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 20 E 132 OF W 264

FLA FRUIT LANDS CO SUB NO 12-19 D 5-51-40TRS 47 & 48

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TRACT 25 E 160 LESS PART  
LYING WITHIN 40 OF S/L OF NW 1/4,ROAD R/W PER OR 19831/479 TOG WITH LOT 5 OF  
RYDER ESTATES 145-4 B

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TRS 33

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 34

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 35 E 262.09 M/L OF W 851.66

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 36 LESS E 334.19

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TRACT 45 LESS COMM AT NW COR  
OF SAID TR, E 527.54 TO POB, CONT ELY 791.31 TO NE COR, S 332.78 M/L TO SE COR, W  
ALG S/L 791.24, N 332.73 TO POB

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TRACT 46, LESS W 55 FOR R/W

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40PORTION TR 45 DESC AS BEG NW  
COR OF SAID TR, E 527.54 TO POB, CONT E 263.77, S 332.73 M/L TO S/L OF SAID TR, W  
263.75, N 332.73 TO POB

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 35 N 165.5 (AS MEAS ALG N & W  
LINES), LESS W 982.71 (AS MEAS ALG N & S LINES)

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40PORTION TR 45 DESC AS COMM  
NWCORNER OF SAID TR, ELY ALG N/L 791.31 TO POB, CONT ELY 261.79, SLY 332.78  
TO PT ON S/L OF SAID TR, WLY ALG S/L 261.77, NLY 332.82 TO POB

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 35 W 589.57

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40POR OF TR 46 LYING WITHIN 55 FTE  
OF & PARA WITH W/L OF SAID SEC 5

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40PART OF TRACT 45 DESC'D AS, BEG AT  
NE COR OF TRACT 45, WLY ALGN/L 265.75, SLY 332.78, ELY 265.722 TO SE COR, N ALG  
E/L TO POB

FLA FRUIT LAND CO SUB NO 12-17 D 5-51-40TRACT 25 W 136 OF E 1112 LESS  
PTLYING WITHIN 40 OF S/L OF NW 1/4 FOR RD R/W - PER MISC MAP BK 8-36 AKA: LOT 2  
LESS R/W

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TRACT 25 W 136 OF E 976, LESS  
PTLYING WITHIN 40 OF S/L OF NW 1/4 AS MAINTAINED PER MISC MAP BK 8 PG 36  
BAKA: LOT 3 LESS RD

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TRACT 25 W 136 OF E 840, LESS  
PTLYING WITHIN 40 OF S/L OF NW 1/4 SAID 40 FT SHOWN ON MISC MAP BK 8 PG 36  
BAKA: LOT 4 LESS ROAD

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 35 LESS W 982.71 & LESS N 165.50

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 21 E 250 OF W 759 OF S 1/2

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 21 E 250 OF W 1009 OF S 1/2 LESS  
POR DESC IN OR 37669/1778 FOR R/W

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40THE N 25 OF E 250 OF W 1009 OFS1/2  
OF TR 21

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TRACT 28 N1/2 LESS E 1009& LESS PT  
LYING WITHIN 55 EOF & PARALLEL WITH W/L OFSEC 5

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 28 W 250 OF E 759 OF N1/2

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 28 W 250 OF E 509 OF S1/2

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 28 W 250 OF E 1009 OF S1/2

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 21 E 250 OF W 509 OF N1/2

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 28 W 250 OF E 1009 OF N1/2

FLA FRUIT LAND CO SUB NO 12-17 D 5-51-40TR 22 W 259 OF S1/2

FLA FRUIT LANDS CO SUB #12-17 D 5-51-40TR 22 W 259 OF N1/2

FLA FRUIT LAND CO SUB NO 12-17 D 5-51-40TR 26 W 136 OF E 992

FLA FRUIT LANDS CO SUB NO 12-17 D 5-51-40TR 35 E 131.05 OF W 982.71

CHRISTOPHER B ZACCO 132-14 BPARCEL A

TONY WIEMAN 135-6 BLOT 1

TONY WIEMAN 135-6 BLOT 2

TONY WIEMAN 135-6 BLOT 3

TONY WIEMAN 135-6 BLOT 4

FRIENDLY ACRES 137-17 BLOT 1

FRIENDLY ACRES 137-17 BLOT 2

FRIENDLY ACRES 137-17 BLOT 3

FRIENDLY ACRES 137-17 BLOT 4

FRIENDLY ACRES 137-17 BLOT 5

FRIENDLY ACRES 137-17 BLOT 6

FRIENDLY ACRES 137-17 BLOT 7

FRIENDLY ACRES 137-17 BLOT 8

PIPER'S CHATEAU 137-20 BTRACT A LESS S 25 TO CITY FORR/W PER OR  
38387/1442

PIPER'S CHATEAU 137-20 BTRACT A S 25 TO CITY FOR R/WPER OR 38387/1442

ORCHID ESTATES 142-30 BLOT 1

ORCHID ESTATES 142-30 BLOT 2

ORCHID ESTATES 142-30 BLOT 3

ORCHID ESTATES 142-30 BLOT 4

ORCHID ESTATES 142-30 BLOT 5

ORCHID ESTATES 142-30 BLOT 6

MELALEUCA ACRES 144-21 BLOT 1

MELALEUCA ACRES 144-21 BLOT 2

MELALEUCA ACRES 144-21 BLOT 3

RYDER ESTATES 145-4 BLOT 1

RYDER ESTATES 145-4 BLOT 2

RYDER ESTATES 145-4 BLOT 3

RYDER ESTATES 145-4 BLOT 4

RYDER ESTATES 145-4 BLOT 6

RYDER ESTATES 145-4 BLOT 7

RYDER ESTATES 145-4 BLOT 8

RYDER ESTATES 145-4 BLOT 9

RYDER ESTATES 145-4 BLOT 10

RYDER ESTATES 145-4 BLOT 11

GODALVILLE 151-11 BLOT 1 LESS N 25

GODALVILLE PLAT 151-11 BN 25 OF LOT 1

GODALVILLE 151-11 BLOT 2

GODALVILLE 151-11 BLOT 3 LESS N 25'

GODALVILLE 151-11 BN 25'OF LOT 3

GODALVILLE 151-11 BLOT 4

GODALVILLE 151-11 BLOT 5

H R SCHOSNIG PLAT 165-50 BLOT 1  
H R SCHOSNIG PLAT 165-50 BLOT 2  
H R SCHOSNIG PLAT 165-50 BLOT 3  
H R SCHOSNIG PLAT 165-50 BLOT 4  
C J SCHOSNIG PLAT 166-4 BLOT 1  
C J SCHOSNIG PLAT 166-4 BLOT 2  
C J SCHOSNIG PLAT 166-4 BLOT 3  
SUTTON RANCHES 178-190 BLOT 1  
SUTTON RANCHES 178-190 BLOT 2  
SUTTON RANCHES 178-190 BLOT 3  
SUTTON RANCHES 178-190 BLOT 4  
SUTTON RANCHES 178-190 BLOT 5  
SUTTON RANCHES 178-190 BLOT 6  
SUTTON RANCHES 178-190 BLOT 7  
SUTTON RANCHES 178-190 BLOT 8  
SUTTON RANCHES 178-190 BLOT 9  
SUTTON RANCHES 178-190 BLOT 10  
SUTTON RANCHES 178-190 BLOT 11  
SUTTON RANCHES 178-190 BLOT 12  
SUTTON RANCHES 178-190 BLOT 13  
SUTTON RANCHES 178-190 BLOT 14  
SUTTON RANCHES 178-190 BLOT 15  
SUTTON RANCHES 178-190 BLOT 16  
SUTTON RANCHES 178-190 BR/W (DEDICATED BY PLAT)  
SUTTON RANCHES 178-190 BR/W (DEDICATED BY PLAT)  
FISIKELLI PLAT 179-109 BPARCEL A

FISIKELLI PLAT 179-109 BPARCEL B  
FISIKELLI PLAT 179-109 BR/W (DEDICATED PER PLAT)  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 7 W1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TR 5 LESS E 380 & LESS R/W

CHAMBERS SUB NE1/4 1-5 B B6-51-40TR 5 E 380 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TR 7 E1/2 IN NE1/4 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 4 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TR 6 W1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5 B6-51-40TR 6 E1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-58 B6-51-40TRACT 8 LESS R/W & LESSW 282.91 OF TRACT  
8  
CHAMBERS SUB NE1/4 1-5B B6-51-40TR 22 N1/2 OF S1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 22 S1/2 OF S1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 23 N1/2 OF S1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 23 S1/2 OF S1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 23 N1/2 OF N1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 23 S1/2 OF N1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 24 S1/2 OF N1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 24 N1/2 OF N1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40TRACT 24 N1/2 OF S1/2 LESS R/W  
CHAMBER SUB NE1/4 1-5B B6-51-40TRACT 24 S1/2 OF S1/2 LESS R/W  
CHAMBERS SUB NE1/4 1-5B B6-51-40E 100 OF NE1/4 OF SEC LESS N 50& LESS PT  
INC'D INOR 17308/115 FOR RD  
CHAMBERS SUB NE1/4 1-5B B6-51-4050 STRIP OF LAND LYING 25 ONEACH SIDE OF  
FOLLOWING DESC C/L,BEG AT PT ON N/L OF TR 18 THATIS 50 E OF NW COR OF  
SAID TR,ELYALG N/L OF TR 18,THRU TRS 21,22,23,24 & ALG N/L OF TR 6 TO PT  
ONN/L OF TR 6 THAT LIES 170 W OFNE COR OF SAID TR & PT OFTERM,TOG WITH  
ALL LANDS WITHIN70 OF PT OF TERM & LESS P/P/ABORGIA PARCELS 177-66 B;AS  
PERR/W MAP13/81

CHAMBERS SUB NE1/4 1-5B B6-51-4050 STRIP OF LAND LYING 25 ONEACH SIDE OF FOLLOWING DESC C/L,BEG AT PT N/L OF TR 20 THAT IS50 E OF NW COR OF SAID TR,ELYALG N/L OF TR 20 THRU TRS 21,22,23,24,THEN ALG N/L TR 8 TO PT ONN/L TR 8 LYING 170 W OF NE COROF SAID TR (ALSO PT OF TERM),TOGWITH ALL LANDS WITHIN 70 OF PTOF TERM LESS P/P/A TNT RANCH156-27 B;AS PER R/W MAP 13/81

CHAMBERS SUB SE1/4 1-58 B6-51-40TRACTS 1 & 2 LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 23 E 197.82 OF N 1/2 LESSR/W

CHAMBERS SUB SE1/4 1-5B B6-51-40W 132.39 OF N 1/2 OF TR 23 &LESS R/W PER OR 4023/360

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 9 S1/2 OF S1/2,10 E1/5OF S1/2 OF S1/2,LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 3 E1/2 LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 4 W1/2 LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 4 E1/2 LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TRACT 3 W1/2 LESS R/W,TRACT 9N1/2 OF S1/2,TRACT 10 E1/5 OFN1/2 OF S1/2,LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 22 E1/2 OF E9/10 OF N1/2LESS R/W

CHAMBERS SUB SE1/4 1-5 B B6-51-40TRACT 9 W1/2 OF N1/2(SUBJECT TO ROAD EASEMENTACROSS N 40' OF SE1/4& SUBJECT TO FPL EASEMENT)

CHAMBERS SUB SE1/4 1-5 B B6-51-40TRACT 9 W1/2 OF N1/2(SUBJECT TO ROAD EASEMENTACROSS N 40' OF SE1/4& SUBJECT TO FPL EASEMENT)

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 6 N1/2 LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TRACT 6 S1/2 LESS R/W

CHAMBERS SUB SE1/4 1-58 B6-51-40TR 7 LESS N1/2 & LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 7 N1/2 LESS R/W

CHAMBERS SUB SE1/4 1-58 B6-51-40TR 10 E1/2 OF N1/2,LESS N 40PER OR 37272/1541

CHAMBERS SUB SE1/4 1-58 B6-51-40TR 10 W1/2 OF N1/2

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 10 W4/5 OF N1/2 OF S1/2,TR 11 E1/5 OF N1/2 OF S1/2,LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TRACT 10 W4/5 OF S1/2 OF S1/2LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TRACT 11 N1/2

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 11 W4/5 OF N1/2 OF S1/2,TR 12 E1/5 OF N1/2 OF S1/2,LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TRACT 11 S1/2 OF S1/2 LESS R/W

CHAMBERS SUB SE1/4 1-5B B6-51-40TR 24 N1/2 LESS S 318

CHAMBERS SUB SE1/4 1-5 B B6-51-40TR 24 S 318 OF N1/2 LESSR/W

CHAMBERS SUB SE1/4 1-5B B6-51-40E 100 OF N1/2 OF SE1/4 TOGETHERWITH E 100 OF S 3/8 OF SE1/4LESS S 50 THEREOF

CHAMBERS SUB SE1/4 1-5B B6-51-40E 100 OF N1/2 OF SE1/4 TOGETHERWITH E 100 OF S 3/8 OF SE1/4LESS S 50 THEREOF

CHAMBERS SUB SE1/4 1-5B B6-51-4050 STRIP OF LAND LYING 25 ONEACH SIDE OF FOLLOWING DESC C/L,BEG AT PT ON N/L OF TR 16 THATIS 50 E OF NW COR OF SAID TR,ELYALG N/L OF TR 16 THRU TRS 12,11,10,9 & ALG N/L TR 4 TO PT ON N/LOF SAID TR THAT LIES 170 W OFNE COR OF TR4 SAID PT BEING PTOF TERMINATION,TOGETHER WITH ALLLANDS THAT LIE WITHIN 70 OF PTOF TERMINATION;AS PER R/W MAP13/81

CHAMBERS SUB SE1/4 1-5 B B6-51-4050 STRIP OF LAND LYING 25 ONEACH SIDE OF FOLLOWING DESC C/L,BEG AT PT ON N/L OF TR 19 THATIS 50 E OF NW COR OF TR 19,ELYALG N/L OF TR 19 THRU CENTER OFTRS 21,22,23,24 TO NW COR OFTR 7 & PT OF TERMINATION;AS PERR/W MAP 13/81

CHAMBERS SUB SE1/4 1-5B B6-51-4050 STRIP OF LAND LYING 25 ONEACH SIDE OF FOLLOWING DESC C/L,BEG AT PT ON W/L OF TR 8 THATLIES 85 S OF NW COR OF SAID TR,NLY & ALG W/L OF TRS 8,7,6 & 5TO A PT ON W/L OF TR 5 THAT IS85 N OF SW COR OF SAID TR SAIDPT BEING PT OF TERMINATION,TOG WITH ALL LANDS WITHIN 70 OFPOB & PT OF TERMINATION LESSP/P/A 176-40 B AVRIL ESTATES;ASPER R/W MAP 13/81



SANTANGELO PLAT 141-13 BTRACT "A"  
SANTANGELO PLAT 141-13 BADDITIONAL THOROUGHFAREDEDICATED TO PUBLIC  
PER PLAT  
TNT RANCH 156-27 BTRACT A, LESS N 25 PER OR48364/1943  
TNT RANCH 156-27 BN 25 OF THE FOLLOWING DESCPROPERTY:ALL OF TNT RANCH  
156-27B,F/K/A W 282.91 TRACT 8 INNE1/4 SEC 6-51-40 ACCORDING TOPLAT OF  
CHAMBRES LAND CO SUB 1-5B  
AVRIL ESTATES 176-40 BLOT 1  
AVRIL ESTATES 176-40 BLOT 2

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**PROCLAMATION**  
**Suicide Prevention Month - September 2024**

**WHEREAS**, the Town Council is firmly committed to raising awareness about Suicide Prevention in the Town of Southwest Ranches and Broward County; and,

**WHEREAS**, the month of September is nationally recognized as Suicide Prevention Awareness Month; and,

**WHEREAS**, more than 50,000 Americans died by suicide in 2023. In Florida, a person dies by suicide every two hours on average. Suicides in Florida far outnumber homicides; and,

**WHEREAS**, suicide is a national epidemic costing the lives of 6,000 Veterans each year and is a leading cause of death for first responders. Firearms are the leading method of suicide in Florida and the most lethal method; and,

**WHEREAS**, the American Academy of Pediatrics, the Children’s Hospital Association, and the American Academy of Child and Adolescent Psychiatry have declared a national emergency in child mental health; and,

**WHEREAS**, suicide is the second leading cause of death for children, adolescents, and young adults aged 10 to 24 years; and,

**WHEREAS**, it is critical to recognize the signs of depression that may lead to thoughts of suicide including speaking about wanting to die, feelings of isolation or hopelessness, increased use of drugs or alcohol, and severe mood swings; and,

**WHEREAS**, it is critical to recognize the best methods to prevent suicide when a person is in crisis: ask if the person is thinking of taking their life; keep them safe and remove their access to lethal means such as poisons, prescription drugs, and firearms; get them professional help. In Florida, dial 988 or call the National Suicide Prevention Lifeline 1- 800-273-8255 or text 741741; and,

**WHEREAS**, the League of Women Voters of Broward County has provided significant leadership in suicide prevention through community education and creation of their Lock It Up! Gun Safety Program; and,

**WHEREAS**, the Florida Chapter of the American Academy of Pediatrics has provided significant leadership in suicide prevention through community education and programming; and,

**THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Southwest Ranches designates the month of September, 2024 as Suicide Prevention Month and supports the mission of Lock It Up!, and the League of Women Voters of Broward County Gun Safety Committee, as well as the Florida Chapter of the American Academy of Pediatrics, by encouraging safe storage of firearms and removal of other lethal means to prevent suicide.

Dated this 22<sup>th</sup> day of August, 2024

\_\_\_\_\_  
**STEVE BREITKREUZ, MAYOR**

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**Town of Southwest Ranches**  
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Southwest Ranches, FL  
33330-2628  
(954) 434-0008 Town Hall  
(954) 434-1490 Fax

**Town Council**  
Steve Breitkreuz, *Mayor*  
David S. Kuczenski, Esq., *Vice Mayor*  
Jim Allbritton, *Council Member*  
Bob Hartmann, *Council Member*  
Gary Jablonski, *Council Member*

Russell C. Muniz, MBA, MPA, *Town Administrator*  
Keith M. Poliakoff, JD, *Town Attorney*  
Debra M. Ruesga, *Town Clerk*  
Emil C. Lopez, CPM, *Town Financial Administrator*

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitkreuz and Town Council  
**VIA:** Russell Muñiz, Town Administrator  
**FROM:** Jeff Katims, Town Planner  
**DATE:** 8/22/2024  
**SUBJECT:** Wall Height Ordinance

---

### **Recommendation**

Staff recommends the Town Council approve the proposed Ordinance on second reading.

### **Unanimous Vote of the Town Council Required?**

Yes

### **Strategic Priorities**

A. Sound Governance

### **Background**

New residential construction often involves substantially elevating the grade of property. In these instances, the current method of measuring the height of walls and fences from the grade upon which they are erected can result in heights that are out of scale with adjacent rights-of-way and neighboring properties. The Mayor initiated the proposed Ordinance to ensure that the method for determining the height of fences and walls takes into account lower elevations of adjacent rights-of-way and properties. For example, if a property is filled behind a retaining wall, the height of the retaining wall must be deducted from the fence or wall height.

The proposed Ordinance also clarifies that hedges are not subject to a height limit in the rural, agricultural and manufacturing/industrial districts. The CPAB expanded the scope of the proposed Ordinance to include consideration of canal banks that had been raised on one side from dredging activity.

**Fiscal Impact/Analysis**

N/A

**Staff Contact:**

Jeff Katims, Town Planner

**ATTACHMENTS:**

Description	Upload Date	Type
Business Impact Statement	7/31/2024	Backup Material
Wall Height Ordinance - 2nd Reading	8/15/2024	Ordinance



## Town of Southwest Ranches Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with Section 166.041(4), Florida Statutes and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title of proposed ordinance:

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 10, "DEFINITION OF TERMS," SECTION 010-030, "TERMS DEFINED," ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-030, "GENERAL PROVISIONS," AND ARTICLE 55, "M MANUFACTURING AND INDUSTRIAL DISTRICT," SECTION 55-030, "GENERAL PROVISIONS," PERTAINING TO THE MEASUREMENT OF HEIGHT, AND PARTICULARLY THE HEIGHT OF FENCES, WALLS, HEDGES, AND STRUCTURES OTHER THAN BUILDINGS AND SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

### **Section A**

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- The proposed ordinance is an emergency ordinance;
- The proposed ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.



**Section B** This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur.

(b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

(c) An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information/methodology for preparation, if any:

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**ORDINANCE NO. 2024 - XXX**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 10, "DEFINITION OF TERMS," SECTION 010-030, "TERMS DEFINED," ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-030, "GENERAL PROVISIONS," AND ARTICLE 55, "MANUFACTURING AND INDUSTRIAL DISTRICT," SECTION 55-030, "GENERAL PROVISIONS," PERTAINING TO THE MEASUREMENT OF HEIGHT, AND PARTICULARLY THE HEIGHT OF FENCES, WALLS, HEDGES, AND STRUCTURES OTHER THAN BUILDINGS AND SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council wishes to ensure that method for determining the height of fences and walls takes into account the elevations of adjacent rights-of-way and properties; and

**WHEREAS**, after holding a duly noticed public hearing on August 8, 2024, the Local Planning Agency found the proposed amendments to be consistent with the adopted Town of Southwest Ranches Comprehensive Plan.

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

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

**Section 2.** Article 010, "Definition of Terms," Section 010-030, "Terms Defined," is hereby amended as follows:

*Grade, established or grade, finished.* The term "established grade" or "finished grade" means the elevation of land above mean sea level (~~NAVGD-1929~~ NAVD 88), in its final, graded condition.

Ordinance No. 2024-\_\_

New text is underlined and deleted text is ~~stricken~~

\* \* \*

Hedge. The term, "hedge," shall have the meaning ascribed to it in sec. 075-020.

Height. The term, "height," means as follows:

- 1) For all buildings and roofed structures, ~~except as provided below~~, the vertical distance from the highest point of finished grade at the location of the building pad to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof, and to the mean height level between eaves and ridge for gable, hip and gambrel roofs, ~~and to the highest point of any nonroofed structure~~, provided that any portion of the finished grade exceeding ~~ten (10)~~ 8.5 feet ~~NVGD NAVD 88~~ shall be included in the height calculation.
- 2) For ~~s~~Signs, as height is defined within [article 70](#), "Sign Regulations."
- 3) For fences, freestanding walls, retaining walls, all other structures, hedges and berms, ~~other than buildings and signs~~, height shall be the vertical distance from the lowest finished grade below abutting the structure, hedge or berm to the highest point of the structure, hedge or berm; provided that:
  - a. The the height calculation of structures, hedges and berms placed within any required yard abutting a public or private street right-of-way on berm shall be measured from the include the height of the berm. average finished grade of the abutting public or private right-of-way line. Where a street is not contained within a public or private right-of-way, height shall be measured from the average elevation of the closest edge of street pavement between the side lot lines.
  - b. The height of structures, hedges and berms placed within any required yard abutting a canal shall be measured from the average finished grade at the public or private right-of-way line of the canal between the lot lines, except as follows:  
When spoil from canal dredging has been deposited primarily on one side of a canal, as determined by the town engineer, height shall be measured from the average finished grade at the lower of the opposing right-of-way lines.
  - c. The height measurement of any structure or hedge placed on a berm, or placed on property elevated by a retaining wall, shall include the height of the berm or retaining wall. Berms height shall be the vertical distance from the height of the crown of the adjacent street to the top of the berm.

\* \* \*

Ordinance No. 2024-\_\_\_

New text is underlined and deleted text is ~~stricken~~

Shrub. The term, "shrub," shall have the meaning ascribed to it in sec. 075-020.

**Section 3.** Article 045, "Agricultural and Rural Districts," Section 045-030, "General Provisions" is hereby amended as follows:

(A) *Fences, walls and hedges.* Fences and walls, not including entrance features, shall be permitted to a maximum height of eight (8) feet ~~above the established grade~~ within any required yard, and in any location on a residential or agricultural plot; provided that a fence enclosing a tennis court or other customary enclosure may be higher if located outside of a required yard. Fences on farms shall be governed by F.S. ch. 588. Hedges are not limited as to maximum height.

**Section 4.** Article 055, "M Manufacturing and Industrial District," Section 055-030, "General Provisions" is hereby amended as follows:

(F) *Fences, walls and hedges.* Maximum height of fences and walls is ten (10) feet, except for penal institutions or detention facilities, which shall not be subject to a maximum fence or wall height limitation.

\* \* \*

(5) Hedges are not limited as to maximum height.

**Section 5. Codification.** The Town Clerk shall cause this ordinance to be codified as a part of the ULDC during the next codification update cycle.

**Section 6. 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 7. 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 8. Effective Date.** This Ordinance shall take effect immediately upon passage and adoption.

Ordinance No. 2024-\_\_\_

New text is underlined and deleted text is ~~stricken~~

**PASSED ON FIRST READING** this 8<sup>th</sup> day of August, 2024 on a motion made by Council Member Allbritton and seconded by Vice Mayor Kuczenski.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_ day of \_\_\_\_, 2024, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz	_____	Ayes	_____
Kuczenski	_____	Nays	_____
Allbritton	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Jablonski	_____		

\_\_\_\_\_  
Steve Breitkreuz, Mayor

ATTEST:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, J.D., Town Attorney  
1001.046.2024

Ordinance No. 2024-\_\_\_\_  
New text is underlined and deleted text is ~~stricken~~



**Town of Southwest Ranches**  
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(954) 434-1490 Fax

**Town Council**  
Steve Breitkreuz, *Mayor*  
David S. Kuczenski, Esq., *Vice Mayor*  
Jim Allbritton, *Council Member*  
Bob Hartmann, *Council Member*  
Gary Jablonski, *Council Member*

**Russell C. Muniz, MBA, MPA, *Town Administrator***  
**Keith M. Poliakoff, JD, *Town Attorney***  
**Debra M. Ruesga, *Town Clerk***  
**Emil C. Lopez, CPM, *Town Financial Administrator***

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitkreuz and Town Council  
**VIA:** Russell Muñiz, Town Administrator  
**FROM:** Russell Muñiz, Town Administrator  
**DATE:** 8/22/2024  
**SUBJECT:** Surplus Equipment - AR15s

---

### **Recommendation**

Town Council consideration for a motion to approve the resolution.

### **Unanimous Vote of the Town Council Required?**

No

### **Strategic Priorities**

- A. Sound Governance
- B. Enhanced Resource Management

### **Background**

The Town of Southwest Ranches received a donation from the Sunshine Ranches HOA in 2010 to purchase AR15 rifles for the Town's police services provider.

The Town's current police services provider, the Town of Davie, has determined that these AR15 rifles are obsolete and has reissued new rifles to its personnel.

The Town Administrator desires to dispose of these rifles, in accordance with Florida law, and to declare them as surplus inventory.

### **Fiscal Impact/Analysis**

No cost to dispose of this surplus property but the Town will receive \$345 per rifle from Tactal Life, a reputable gun shop located within the Town of Davie.

**Staff Contact:**

Russell Muñiz, Town Administrator

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution - TA Approved	8/14/2024	Resolution
Exhibit "A" Rock River Rifle List	8/14/2024	Exhibit



**RESOLUTION NO. 2024 - XXX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, DECLARING SURPLUS INVENTORY; AUTHORIZING THE TOWN ADMINISTRATOR TO PROPERLY DECLARE AND TO DISPOSE OF THE SURPLUS INVENTORY; WAIVING ALL APPLICABLE PROCUREMENT CODE PROVISIONS TO THE CONTRARY; ALLOWING THE TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS THAT MAY BE NECESSARY TO PROPERLY DISPOSE OF THE SURPLUS INVENTORY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, numerous years ago the Town of Southwest Ranches received a donation from the Sunshine Ranches HOA to purchase AR15 rifles for the Town's police services provider; and

**WHEREAS**, the Town's current police services provider, the Town of Davie, has determined that these AR15 rifles are obsolete and has reissued new rifles to its personnel; and

**WHEREAS**, the Town Administrator desires to dispose of these rifles, in accordance with Florida law, and to declare them as surplus inventory;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Southwest Ranches, Florida:

**Section 1:** The above-referenced recitals are true and correct and are incorporated herein by reference.

**Section 2:** The Town Council hereby declares the AR15 rifles, itemized and attached hereto as Exhibit "A", as surplus inventory.

**Section 3:** The Town Council hereby waives all applicable procurement code provisions that may be to the contrary, and it authorizes the Town Administrator to explore all available options to dispose of this surplus inventory, in accordance with Florida law.

**Section 4.** The Mayor, Town Administrator, and Town Attorney, are hereby authorized to execute any and all documents necessary and proper to effectuate the intent of this Resolution.

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

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 22<sup>nd</sup> day of August, 2024 on a motion by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz    \_\_\_  
Kuczenski    \_\_\_  
Allbritton    \_\_\_  
Hartmann     \_\_\_  
Jablonski     \_\_\_

Ayes            \_\_\_  
Nays            \_\_\_  
Absent          \_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

ATTEST:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith M. Poliakoff, Town Attorney  
1001.051.2024

EXHIBIT "A"

Location	Designation	Type	Make	Model	Caliber	Serial No.
Range	In Stock	Carbine	Rock River	LAR-15	0.223	KT1000527
Range	Issued	Carbine	Rock River	LAR-15	0.223	KT1001996
Range	In Stock	Carbine	Rock River	LAR-15	0.223	KT1000359
Range	In Stock	Carbine	Rock River	LAR-15	0.223	KT1000375
Range	In Stock	Carbine	Rock River	LAR-15	0.223	KT1000449
Range	In Stock	Carbine	Rock River	LAR-15	0.223	KT1000478
Range	In Stock	Carbine	Rock River	LAR-15	0.223	KT1000438
Range	Issued	Carbine	Rock River	LAR-15	0.223	KT1000495
Range	In Stock	Carbine	Rock River	LAR-15	0.223	KT1001463
Range	Issued	Carbine	Rock River	LAR-15	0.223	KT1000490
Range	Issued	Carbine	Rock River	LAR-15	0.223	KT1000447

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Debra M. Ruesga, *Town Clerk*  
Emil C. Lopez, CPM, *Town Financial Administrator*

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitkreuz and Town Council  
**VIA:** Russell Muniz, Town Administrator  
**FROM:** Emily Aceti, Community Services Manager  
**DATE:** 8/22/2024  
**SUBJECT:** Approving a Change Order to CPZ Architects for Additional Architectural Services for the Southwest Meadows Sanctuary Restroom Facilities

---

### **Recommendation**

Town Council consideration for a motion to approve the resolution.

### **Unanimous Vote of the Town Council Required?**

No

### **Strategic Priorities**

A. Sound Governance

E. Cultivate a Vibrant Community

### **Background**

The Town of Southwest Ranches is a recipient of American Rescue Act (ARPA) of 2021 funding and prioritized the Southwest Meadows Sanctuary Restroom Facilities Project as a critical project.

The overall project is for the design of a restroom building with a small storage area and enlarged canopies for picnic tables for Southwest Meadows Sanctuary Park located at the southwest corner of Dykes Road and Griffin Road. Additional site improvements will provide asphalt access road, asphalt handicapped parking, stabilized grass multi-function area, site lighting, and new perimeter fence with gate.

The Town has a continuing contract for architectural services with CPZ Architects as per RFQ 22-013 and Resolution 2023-004. The Town also approved the use of their subconsultants in this agreement. Pursuant to Resolution 2023-040, the Town approved a proposal from CPZ Architects for architectural services (\$81,180) plus civil engineering (Chen Moore \$92,137.50), structural engineering (MUEngineers \$10,920), landscape architecture (Chen Moore \$21,250), irrigation, if needed, (Chen Moore \$6,480), and detailed cost estimating, if needed, (CMS \$17,219.97), as well as mechanical, electrical and plumbing (MEP) engineering (Osborn \$19,000) for the project in the amount of \$241,707.47.

During the design phase, the location of the building changed, and additional modifications and presentations were required based on resident and Town Council input.. CPZ Architects, Inc. and their subconsultants require a change order for the additional work to complete the final design.

CPZ Architects, Inc. and their subconsultants originally submitted a Change Order request totaling \$44,420.43. However, staff negotiated a reduced amount. A breakdown of the additional work is below, and the detail is included in Exhibit "A."

<b>Vendor</b>	<b>Description</b>	<b>Change Order Amount</b>
CPZ Architects, Inc.	Architectural Design	\$25,230.00
CMS	Cost Estimating	(\$7,274.27) *Credit
Osborn	MEP	\$1,925.00
Chen Moore	Civil and Landscape	\$14,710.00
<b>TOTAL Change Order</b>		<b>\$34,590.43</b>

Final drawings are required for permitting and bidding. The contract for construction must be awarded by December 2024 to meet the ARPA deadline.

**Fiscal Impact/Analysis**

Funds are available in the FY 2023-2024 Budget in account #001-3920-572-63140 (American Rescue Plan Act).

**Staff Contact:**

Rod Ley, P.E., Public Works Director  
 December Lauretano Haines, Parks and Recreation Open Space Manager  
 Emily Aceti, Community Services Manager  
 Emil Lopez, Town Financial Administrator  
 Christina Semeraro, Procurement Officer

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution - TA Approved	8/14/2024	Resolution
Exhibit A	8/13/2024	Exhibit

## RESOLUTION NO. 2024

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A CHANGE ORDER WITH CPZ ARCHITECTS INC. IN THE AMOUNT OF THIRTY-FOUR THOUSAND FIVE HUNDRED NINETY DOLLARS AND FORTY-THREE CENTS (\$34,590.43) FOR ADDITIONAL ARCHITECTURAL SERVICES FOR THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDED SOUTHWEST MEADOWS SANCTUARY PARK RESTROOM FACILITIES PROJECT; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town was awarded American Rescue Plan Act (ARPA) funding and prioritized the Southwest Meadows Sanctuary Park Restroom Facilities project as a critical project; and

**WHEREAS**, funds have been included in FY 2023-2024 Proposed Budget in account #001-3920-572-63140 (American Rescue Plan Act) for this specific project; and

**WHEREAS**, architectural services are required for design and project management of the construction project; and

**WHEREAS**, pursuant to RFQ 22-013 and Resolution 2023-004, the Town has a continuing contract for architectural services with CPZ Architects, Inc.; and

**WHEREAS**, pursuant to RFQ 22-013 and Resolution 2023-004, the Town approved the use of CPZ Architects, Inc.'s listed sub-consultants; and

**WHEREAS**, the Town approved a proposal from CPZ Architects, Inc. for professional architectural services for the project in the amount of Two Hundred Forty-One Thousand Seven Hundred Seven Dollars and Forty-Seven Cents (\$241,707.47); and

**WHEREAS**, the location of the building changed during the design phase; and

**WHEREAS**, CPZ Architects, Inc. and their subconsultants require a change order in the amount of Thirty-Four Thousand Five Hundred Ninety Dollars and Forty-Three Cents (\$34,590.43) to complete the final drawings as detailed in Exhibit "A"; and

**WHEREAS,** final drawings are needed to move forward with permitting and bidding; and

**WHEREAS,** the contract for construction must be approved by December 2024, to meet the ARPA deadline; and

**WHEREAS,** the Town Council believes that the Change Order is in the best interest of the health, safety, and welfare of its residents.

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

**Section 1.** The recitals above are true and correct and are incorporated herein by reference.

**Section 2.** The Town Council hereby approves a Change Order with CPZ Architects, Inc. in the amount of Thirty-Four Thousand Five Hundred Ninety Dollars and Forty-Three Cents (\$34,590.43) for additional professional architectural services relating to the Southwest Meadows Sanctuary Park Restroom Facilities, in substantially the same form as that attached hereto as Exhibit "A".

**Section 3.** The Town Council hereby authorizes the Town Administrator to execute the Change Order in substantially the same form as that attached hereto as Exhibit "A" and to make such modifications, additions and/or deletions which they deem necessary to effectuate the intent of this Resolution.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**[Signatures on Following Page]**



**PASSED AND ADOPTED** by the Town Council of the Town of Southwest

Ranches, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2024 on a motion by

\_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Kuczenski \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

Attest:

\_\_\_\_\_  
Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, Town Attorney  
1001.052.2024

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## Additional Services Proposal #01

*"Designing Quality Architecture that Builds Lasting Relationships"*



July 2<sup>nd</sup>, 2024

**August 10<sup>th</sup>, 2024 – Revision 3**

Town of Southwest Ranches

Attn.: Ms. Emily McCord Aceti, Community Services Manager

13400 Griffin Road

Southwest Ranches, Florida 33330-2628

**Re: SWR Meadows Park Restroom and Site Improvements**

Dear Ms. Aceti:

We are pleased to offer the following additional service proposal for additional services related to the construction documents for SWR Meadows Park.

### DESCRIPTION

As the design of the SWR Meadows Park Pavilion developed, certain items were added to the plans in order to aid in the bidding process and to capture all owner requests. Additionally, the look and location of the building has been adjusted. **The final approved site plan iteration is attached to this proposal for reference.** The following is a list of some of the items that have developed over the course of the design process. We are presenting this additional service proposal to cover these efforts:

1. Renderings were produced to help the Client visualize the building and a possible color palette to present to the Commission.
2. Different driveway configurations were explored:
  - a. Driveway with connection to Dykes Road
  - b. Driveway with T turn option
  - c. Driveway with T turn option ending further west to avoid concurrent drainage projects.
  - d. Driveway at a diagonal to avoid conflict with concurrent drainage project.
3. Drainage culverts in line with swale at property entrance and at lowest point of driveway. This results in changes to the civil and architecture site plans.
4. Town Council meetings, PowerPoints and presentations.
5. Changes to the look of the building after presentation to Town Council to include:
  - a. Revisions to contract documents and renderings
  - b. Revisions to site plan schemes and cost projections
  - c. Coordination with civil and MEP for revised location of building.

### CREDIT

**Due to the nature of this project, the fee for the Design Development phase anticipated for CMS will not be necessary. That fee is being credited back to the project to offset this cost. Refer to the Compensation breakdown.**

## CPZ ARCHITECTS, INC.

MAIN: 4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317

1601 BELVEDERE RD., S-350, WEST PALM BEACH, FL 33406

200 NORTH EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FL 34957

1717 20<sup>TH</sup> STREET, SUITE 1, VERO BEACH, FL 32960

(954) 792-8525 WWW.CPZARCHITECTS.COM

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# Additional Services Proposal #01

"Designing Quality Architecture that Builds Lasting Relationships"



COMPENSATION

Add Service 01 - Meadows Park						
Project Principal	\$ 265.00	/hr	16	hrs	=	\$ 4,240.00
Project Manager/Arch.	\$ 235.00	/hr	62	hrs	=	\$ 14,570.00
Architectural Associate 3	\$ 140.00	/hr		hrs	=	\$ -
Architectural Associate 2	\$ 125.00	/hr	50	hrs	=	\$ 6,250.00
Architectural Associate 1	\$ 100.00	/hr		hrs	=	\$ -
Administration	\$ 85.00	/hr	2	hrs	=	\$ 170.00
<b>TOTAL</b>						<b>\$ 25,230.00</b>
Credit from CMS						
	CMS Cost Estimating Original Fee					\$17,219.97
	CMS Cost Estimating Revised Fee (CD Only)					\$9,945.40
	<b>Total Credit</b>					<b>(\$7,274.57)</b>
Additional Services (Consultants)						
Refer to separate proposal	Osborn (MEP)					\$1,925.00
Refer to separate proposal	Chen Moore (Civil & Landscape)					\$14,710.00
<b>TOTAL</b>						<b>\$ 34,590.43</b>

SCHEDULE IMPACT

There is no schedule impact associated with this add service proposal.

All terms and conditions shall be in accordance with our Master Agreement and this Work Order #118983.

We thank you for the opportunity to offer you these services. If this proposal meets with your approval, please sign this letter and return to my attention. If you have any questions, please contact me at 954-792-8525.

Respectfully,  
CPZ ARCHITECTS, INC.

Chris P. Zimmerman, AIA  
President

Accepted on \_\_\_\_\_ 2024.

By: \_\_\_\_\_

Title: \_\_\_\_\_

**CPZ ARCHITECTS, INC.**

MAIN: 4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
 1601 BELVEDERE RD., S-350, WEST PALM BEACH, FL 33406  
 200 NORTH EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FL 34957  
 1717 20<sup>TH</sup> STREET, SUITE 1, VERO BEACH, FL 32960  
 (954) 792-8525 WWW.CPZARCHITECTS.COM  
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# ADDITIONAL SERVICES REQUEST

PROJECT NO: J20230308.000 ASR NO: 01A DATE: 7/2/2024

CLIENT: CPZ Architects P.O. NO: \_\_\_\_\_

PROJECT DESCRIPTION: Park Pavilion – Add Service Request

ATTENTION: Heidi Rodriguez

The following described work is a change in the Scope of Services as provided under the basic contract. Your endorsement of this document indicates your agreement and gives your approval for the work to proceed. All terms and conditions of the above referenced contract will apply to this change in scope.


**BASIS / REASON FOR CHANGE IN SCOPE OF SERVICES:** Per the email received on 6/28/24 from Heidi Rodriguez, an additional service was requested to modify 100% CD MEP documents per the owner's request.

**DETAILED DESCRIPTION OF ADDITIONAL SERVICE:**

Per Option 2 site modification, it is my understanding the existing building is moving to the East maintaining the existing orientation and the roadway to be modified (shorten). Per CPZ, the interior of the building will not be modified. This will mainly impact Electrical and Plumbing Drawings. It is also understood that the Main Incoming Domestic water will enter, and the Main Sanitary lines will exit the building at the same location per the original design. Mechanical drawings will be minimally affected; however, time will be provided to review the drawings for any modifications based on the revised site plan layout. Any modifications to these stipulations will result in a request of additional fees. The proposed additional services fee will include updating backgrounds, revising MEP drawings accordingly and preparing drawings for permit submission to the AHJ.

CHANGE IN CONTRACT VALUE:	Lump Sum Fee:
TOTAL ADDITION FOR THIS ASR	\$1,925

SCHEDULE IMPACT:	None
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CLIENT DISPOSITION	OSBORN APPROVAL
Client Authorized Representative:	Osborn Authorized Representative: 
Title:	Title: Associate Director / Project Manager
Date:	Date: 7/2/24

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July 30, 2024

Heidi Rodriguez, AIA  
CPZ Architects  
Vice President  
4316 West Broward Blvd.  
Plantation, FL 33317

**Subject: SW Meadows Park Restroom and Site Improvements – Additional Service #1  
CMA Project No. 23-0430.00031**

Dear Ms. Rodriguez:

Chen Moore and Associates (CMA) is pleased to submit the attached scope to provide Additional Services to relocate and reorient the proposed restroom building, associated driveway, parking lot, and sidewalks. The services include professional services for civil engineering and landscape architecture.

**I. BACKGROUND**

The Town of Southwest Ranches has requested that the proposed restroom and associated driveway parking area be relocated within the site, along with additional sidewalk. This change will require modifications to the civil engineering and landscape architecture plans and construction documents, as well as permitting.

**I. SCOPE OF SERVICES**

**Task 1 – Construction Documents- *Civil Engineering and Landscape Architecture***

- Consultant shall prepare Construction Documents for the proposed restroom building relocation and sidewalk/driveway/parking area, meeting the Town’s site work and landscape requirements.
- The relocated restroom, driveway, parking area, and additional sidewalk will require site grading, drainage calculations, utility service connections, sanitary sewer routing, and landscape construction documents.

**Task 2 – Permitting- *Civil Engineering and Landscape Architecture***

- Consultant shall attend up to two (2) pre-application meetings with permitting agencies as well as provide responses/revisions as necessary.
- The architect (CPZ) will be the prime consultant for all Town and other agencies for permitting and review committee submittals, with CMA providing support.

**II. FEES**

Consultant shall schedule work upon receipt of signed approval for this project as required. The total fees for this project will be divided as follows:

<u>Task(s)</u>	<u>Task Description</u>	<u>Lump Sum Fees</u>	<u>Hourly NTE</u>	<u>Total Fees</u>
	<b><i>Landscape Architecture</i></b>			
Task 1	Construction Documents	\$2,060.00	\$0.00	\$2,060.00
Task 2	Permitting	\$1,200.00	\$0.00	\$1,200.00
	<b><i>Civil Engineering</i></b>			
Task 1	Construction Documents	\$8,850.00	\$0.00	\$8,850.00
Task 2	Permitting	\$2,600.0	\$0.00	\$2,600.00
	<b>TOTAL</b>	<b>\$14,710.00</b>	<b>\$0.00</b>	<b>\$14,710.00</b>

Should you have any questions, please do not hesitate to contact me at my office at +1 (954) 730-0707, direct at +1 (954) 947-1779, or send me an electronic message at [jbrownsey@chenmoore.com](mailto:jbrownsey@chenmoore.com).

Respectfully submitted,



CHEN MOORE AND ASSOCIATES  
Joel Brownsey, P.E.  
Senior Engineer – Fort Lauderdale