

**RESOLUTION NO. 2024-057**

**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.

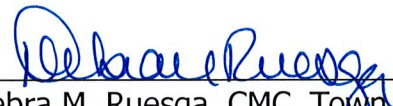
**Section 4.** This Resolution shall become effective immediately upon adoption.

**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 Chm Jablonski and seconded by Chm Hartmann.

Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
Kuczenski	<u>Yes</u>	Nays	<u>0</u>
Allbritton	<u>Yes</u>	Absent	<u>0</u>
Hartmann	<u>Yes</u>	Abstaining	<u>0</u>
Jablonski	<u>Yes</u>		

  
Steve Breitkreuz, Mayor

ATTEST:

  
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:


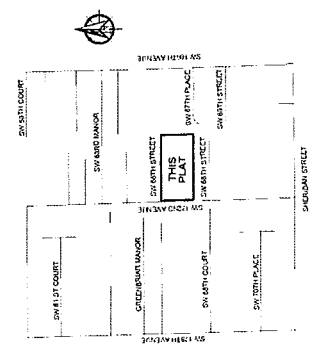
  
Keith Poliakoff, Town Attorney  
1001.053.2024

EXHIBIT "A"

# 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  
 954-976-0177



LOCATION MAP  
 NOT TO SCALE

**LEGAL DESCRIPTION:**  
 THE PART 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, AS SHOWN ON THE PLAT OF THE SAID TRACTS, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

**DEDICATION:**  
 THESE RANCHES, TRACTS 47 & 48, ARE HEREBY DEDICATED TO THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF THE SAID TRACTS, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND HAS DETERMINED THAT THE SAID TRACTS ARE SUBJECT TO THE SAID DEDICATION.
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**ACKNOWLEDGMENT:**  
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 TOWN CLERK

**TOWN OF SOUTHWEST RANCHES**  
 TOWN ENGINEER

**TOWN OF SOUTHWEST RANCHES**  
 PLATTING SURVEYOR

**TOWN OF SOUTHWEST RANCHES**  
 COUNTY ENGINEER

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