



Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Winslow Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andy Berns, Town Administrator
Keith M. Poliakoff, Town Attorney
Russell Muñiz, Assistant Town Administrator
Martin D. Sherwood, CPA CGFO, Town Financial Administrator

February 28, 2020

Florida Department of Economic Opportunity
Division of Community Planning
Plan Processing Team
107 E. Madison Street
Tallahassee, Florida 32399-4120
Attention: D. Ray Eubanks

Re: Transmittal of ADOPTED Town of Southwest Amendment No. 19-01ESR

Dear Mr. Eubanks:

With regard to the above, please be advised that the Town Council of the Town of Southwest Ranches held a duly advertised public hearing to adopt the above-captioned amendment to the Comprehensive Plan on February 13, 2020. The Town Council voted unanimously to adopt Ordinance No. 2020-002 on second reading. One paper copy and two electronic copies of the amended Future Land Use Map and executed ordinance are enclosed. No additional changes or findings were made subsequent to transmittal.

This letter constitutes transmittal of all relevant documentation by the Town to the Florida Department of Economic Opportunity under the expedited state review process, pursuant to Section 163.3184(3), F.S. A copy of the adopted amendment package has been transmitted to those review agencies under Ch. 163.3184(1)(c), F.S. that provided timely comments.

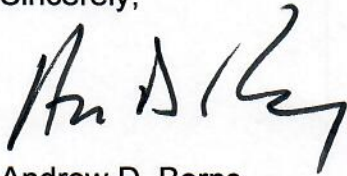
Should you have any questions or require additional information regarding this submittal package, please feel free to contact Jeff Katims, AICP, of the Mellgren Planning Group. He may be reached at any of the following:

Phone: 954.475.3070

Email: jeff@FloridaPlanning.com

Mail: The Mellgren Planning Group, 3350 NW 53rd Street, Suite 101, Fort Lauderdale, Florida, 33309

Sincerely,



Andrew D. Berns
Town Administrator

Enclosures: Adopted ordinance and amended future land use map

cc:

- o Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection
- o Terry Manning, Water Supply Coordination Unit, South Florida Water Management District

ORDINANCE NO. 2020 -002

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 33 ACRES FROM MEDIUM DENSITY RESIDENTIAL (16 DU/AC) TO RURAL RANCH, TO MATCH BROWARD COUNTY'S FUTURE LAND USE MAP DESIGNATION, GENERALLY LOCATED AT THE NORTHEAST QUADRANT OF SHERIDAN STREET AND SW 190TH AVENUE; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-2)

WHEREAS, the property legally described in Exhibit "A" hereto (the "Property") has a land use designation of Medium Density Residential (16 du/ac) on the Town of Southwest Ranches Future Land Use Map; and

WHEREAS, the Town Council finds that the land use plan designation does not match Broward County's future land use map designation, and as such it is required, pursuant to the Broward County Charter, to make its map consistent; and

WHEREAS, since the property is deed restricted for an educational institution this map amendment will have no impact on the use of the property.

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on December 12, 2019 and recommended that the Town Council adopt the proposed amendment; and

WHEREAS, the Town Council finds that the amendment is consistent with goals, objectives and policies of the adopted Comprehensive Plan.

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

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2: Map Amendment. The Medium-Density Residential land use plan map designation of the Property, legally described in Exhibit "A" attached hereto, and made a part hereof, is hereby amended to Rural Ranch.

Section 3: F.S. Chapter 163 Transmittal. That the Town Planner is hereby directed to transmit the amendment to the State Land Planning Agency immediately following first reading of this Ordinance, and is hereby directed to transmit the adopted amendments to the State Land Planning Agency immediately following the second and final reading of this Ordinance.

Section 4: Recertification. That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Map subsequent to the effective date of this Ordinance.

Section 5: Effective Date. This Ordinance shall take effect 31 days after the Department of Economic Opportunity notifies the Town that the plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the Department of Economic Opportunity or the Administration Commission enters a final order determining the adopted amendment to be in compliance.


PASSED ON FIRST READING this 12th day of December, 2019 on a motion made by C/m Jablonski and seconded by C/m Schroeder.

PASSED AND ADOPTED ON SECOND READING this 13 day of ~~Feb~~^{February}, 2020, on a motion made by C/m Hartmann and seconded by C/m Jablonski.

(Signatures on Next Page)

McKay yes
Schroeder yes
Amundson yes
Hartmann yes
Jablonski yes

Ayes 5
Nays 0
Absent 0
Abstaining 0



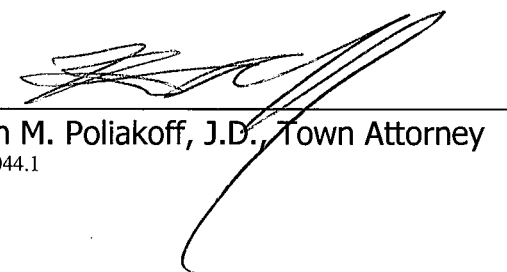
Doug McKay, Mayor

Attest:



Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:



Keith M. Poliakoff, J.D., Town Attorney
36292044.1

EXHIBIT "A"

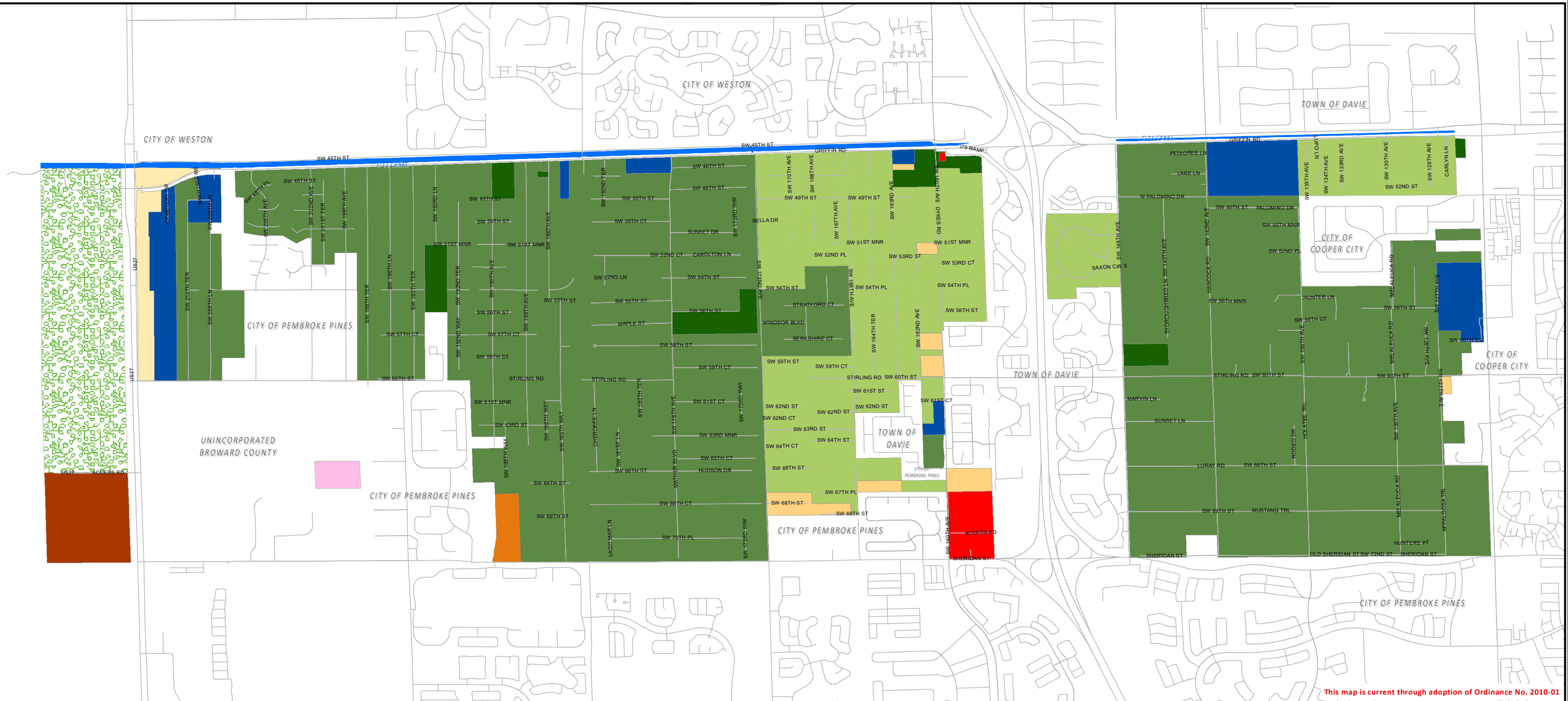
LEGAL DESCRIPTION

Tracts 45, 52 and 61, Section 1, Township 51 South, Range 39 East of "THE EVERGLADES LAND COMPANY SUBDIVISION" as recorded in Plat Book 2, Page 1, of the Public Records of Miami-Dade County, Florida, LESS that portion lying within 65.00 feet of the South line of the Southeast one-quarter (SE ¼) of said Section 1, and ALSO LESS that portion lying within 10.00 feet of the West line of the Southeast one-quarter (SE ¼) of said Section 1; and ALSO LESS therefrom those portions of said Tracts 45 and 52 lying within 10 feet of the north line of the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of said Section 1.

Said lands situate and lying in Broward County, Florida.

TOWN OF SOUTHWEST RANCHES

FUTURE LAND USE MAP



This map is current through adoption of Ordinance No. 2010-01

Prepared Dec. 2016 By:



- | | | | |
|----------------------|-------------------------------------|-----------------------------|---------------------------|
| C-11 CANAL | FUTURE LAND USE DESIGNATIONS | CONSERVATION | RECREATION AND OPEN SPACE |
| ROADWAYS | AGRICULTURAL | ESTATE (1) RESIDENTIAL | RURAL ESTATES (1 DU / AC) |
| COMMERCIAL | INDUSTRIAL | RURAL RANCH (1 DU / 2.5 AC) | UTILITIES |
| COMMUNITY FACILITIES | MEDIUM DENSITY (16) RESIDENTIAL | | |



ABSOLUTE SCALE

1 : 36,000

RELATIVE SCALE

1 Inch = 3,000 Feet

0 1,250 2,500 5,000 Feet

Map Date: December 2016

Path: \\watches\GIS\Future Land Use Map\June 2014 Update\TOSWR FLM JUNE 2014 11x17.mxd



TOWN OF SOUTHWEST RANCHES

FUTURE LAND USE MAP



This map is current through adoption of Ordinance 2020-002

Prepared Dec. 2016 By:



- | | | | |
|----------------------|-------------------------------------|-----------------------------|---------------------------|
| C-11 CANAL | FUTURE LAND USE DESIGNATIONS | CONSERVATION | RECREATION AND OPEN SPACE |
| ROADWAYS | AGRICULTURAL | ESTATE (1) RESIDENTIAL | RURAL ESTATES (1 DU / AC) |
| COMMERCIAL | INDUSTRIAL | RURAL RANCH (1 DU / 2.5 AC) | |
| COMMUNITY FACILITIES | MEDIUM DENSITY (16) RESIDENTIAL | UTILITIES | |



ABSOLUTE SCALE	
1 : 36,000	
RELATIVE SCALE	
1 inch = 3,000 Feet	
0	1,250 2,500 5,000
Feet	
Map Date: February, 2020	

