

ORDINANCE NO. 2010 - 11

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING AND CHANGING THE ZONING CLASSIFICATIONS OF THE TOWN PARKS KNOWN AS SOUTHWEST MEADOWS SANCTUARY, CALUSA CORNERS, SUNSHINE RANCHES EQUESTRIAN PARK, COUNTRY ESTATES FISHING HOLE, AND FRONTIER TRAILS, AS MORE PARTICULARLY DESCRIBED IN EXHIBITS "A" THROUGH "E" TO THE OSR, RECREATION AND OPEN SPACE DISTRICT, TO MAKE THE ZONING CLASSIFICATIONS CONSISTENT WITH THE UNDERLYING FUTURE LAND USE DESIGNATION OF RECREATION AND OPEN SPACE; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches owns several parks and open spaces known as Southwest Meadows Sanctuary, Calusa Corners, Sunshine Ranches Equestrian Park, Country Estates Fishing Hole, And Frontier Trails; and

WHEREAS, the Town of Southwest Ranches Future Land Use Plan Map designates all of said parks and open spaces Recreation and Open Space ; and

WHEREAS, the Town of Southwest Ranches Official Zoning Map still reflects the zoning classifications of these parcels that existed prior to the Town acquiring and preserving the land as parks and open space; and

WHEREAS, the Town wishes to change the zoning classifications of these parcels to match the designations shown on the Future Land Use Plan Map.

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

Section 1. 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. That following an extensive review of the Staff Report, all written and oral evidence received during the public hearing, and the criteria set-forth in the Town Code, the Town Council hereby finds that the petitioner has demonstrated by

(12)

competent substantial evidence that the rezoning criteria has been satisfied and therefore approves the following rezonings:

1. Southwest Meadows Sanctuary, as more particularly described in Exhibit "A", from RE, Rural Estate District and MUS, Mixed-Use Services District, to OSR, Recreation and Open Space District.
2. Calusa Corners, as more particularly described in Exhibit "B", from CB, Community Business District, to OSR, Recreation and Open Space District.
3. Sunshine Ranches Equestrian Park, as more particularly described in Exhibit "C", from RR, Rural Ranches District to OSR, Recreation and Open Space District.
4. Country Estates Fishing Hole, as more particularly described in Exhibit "D", from A-1, Agricultural District to OSR, Recreation and Open Space District.
5. Frontier Trails, as more particularly described in Exhibit "E", from A-1, Agricultural District to OSR, Recreation and Open Space District.

Section 3. The Town Council hereby directs the appropriate Town official to amend the Town's Zoning Map to change the zoning classifications of the properties delineated in Section 2, above.

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

Section 5. Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 6. Severability. If any word, phrase, clause, sentence, or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall be effective immediately upon its adoption.

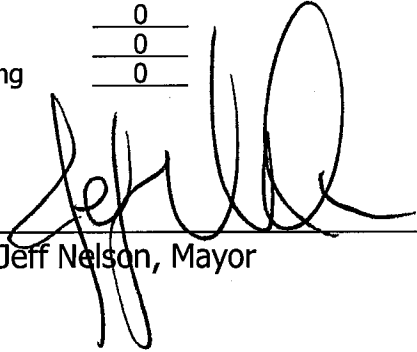
[Signatures on Following Page]

PASSED ON FIRST READING this 4th day of August 2010 on a motion made by Vice Mayor Knight and seconded by Council Member Breitzkreuz.

PASSED AND ADOPTED ON SECOND READING this 1st day of September 2010, on a motion made by Vice Mayor Knight and seconded by Council Member McKay.

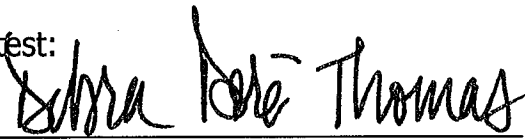
Nelson	<u>AYE</u>
Knight	<u>AYE</u>
Breitzkreuz	<u>AYE</u>
Fisikelli	<u>AYE</u>
McKay	<u>AYE</u>

Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>




Jeff Nelson, Mayor

Attest:



Debra Doré-Thomas, CMC, Town Clerk

Approved as to Form and Correctness:



Keith M. Poljakoff, Town Attorney
ACTIVE: 3051803_1

EXHIBIT "A"
SOUTHWEST MEADOWS SANCTUARY LEGAL DESCRIPTION

Parcel "B" of the Southwest Meadows Sanctuary Plat as recorded in Plat Book 178, Page 175 of the Broward County, Florida Public Records.

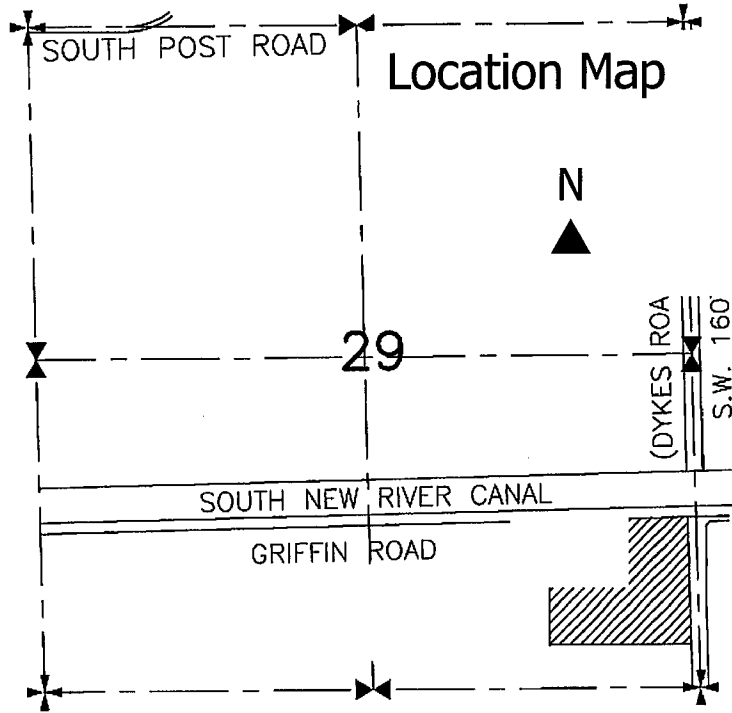


EXHIBIT "B"
CALUSA CORNERS LEGAL DESCRIPTION

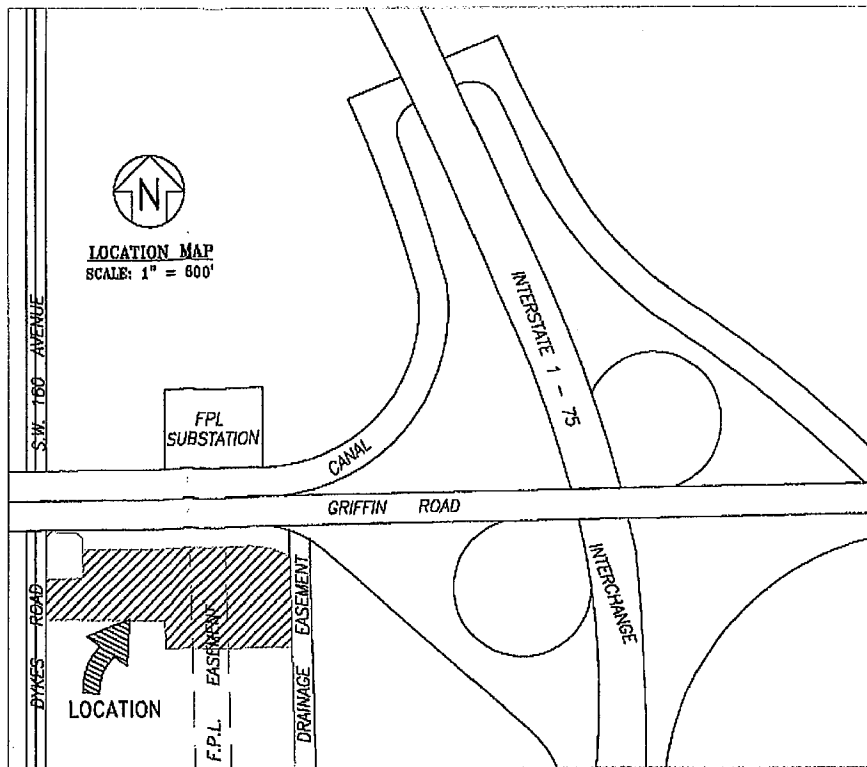
PARCEL "A" OF "CALUSA CORNERS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 150, AT PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING;

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 01° 38' 10" WEST, ALONG THE WEST LINE OF SAID SECTION 28 FOR 1070.96 FEET; THENCE NORTH 88° 21' 49" EAST FOR 74.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 38' 11" WEST, ALONG A LINE 74.00 FEET EAST OF THE WEST LINE OF SAID SECTION 28 FOR 213.91 FEET; THENCE NORTH 43° 30' 16" EAST FOR 41.95 FEET; THENCE SOUTH 82° 16' 58" EAST FOR 54.25 FEET; THENCE NORTH 88° 37' 37" EAST FOR 75.00 FEET; THENCE SOUTH 46° 22' 18" EAST FOR 42.43 FEET; THENCE SOUTH 01° 09' 23" EAST FOR 204.20 FEET; THENCE SOUTH 88° 21' 49" WEST FOR 186.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.788 ACRES OF LAND MORE OR LESS.



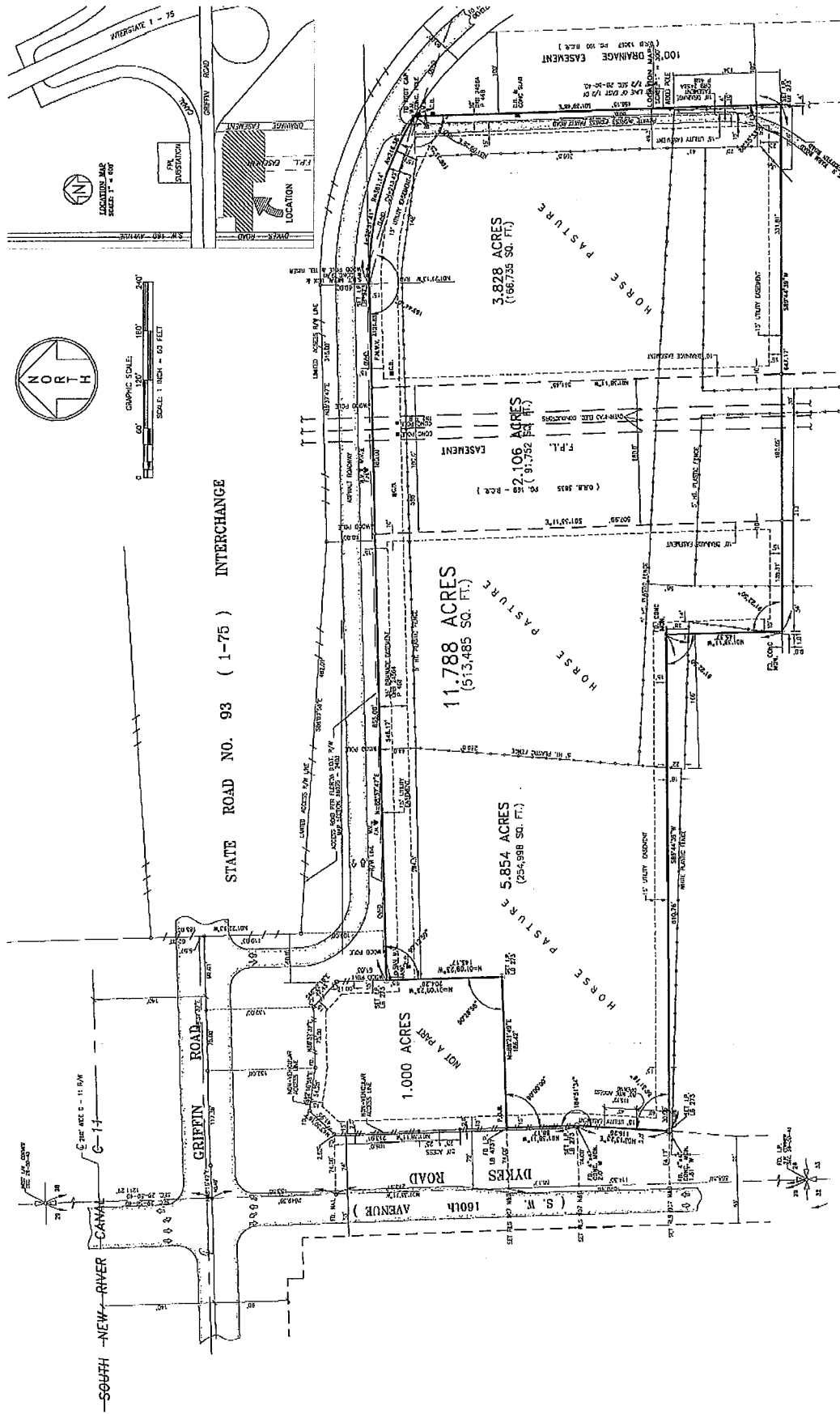
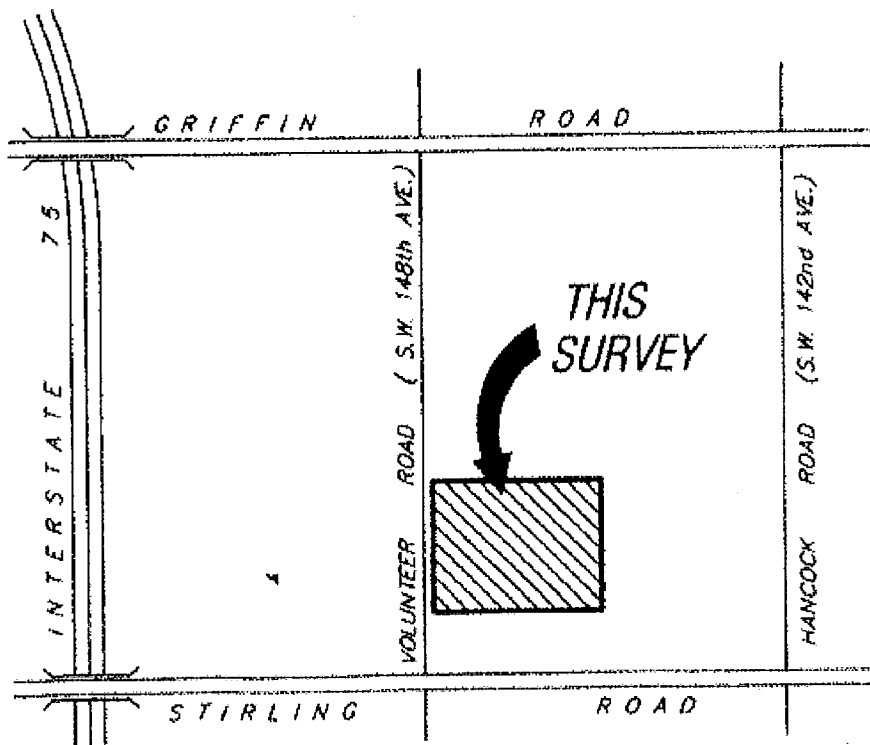


EXHIBIT "C"

SUNSHINE RANCHES EQUESTRIAN PARK LEGAL DESCRIPTION

All of Tracts 50 and 51, of Section 34, Township 50 South, Range 40 East, of THE EVERGLADES SUGAR & LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 152, of the public records of Dade County, Florida, less the West 40 feet thereof for right-of-way. Said lands situate, lying and being in Broward County, Florida.

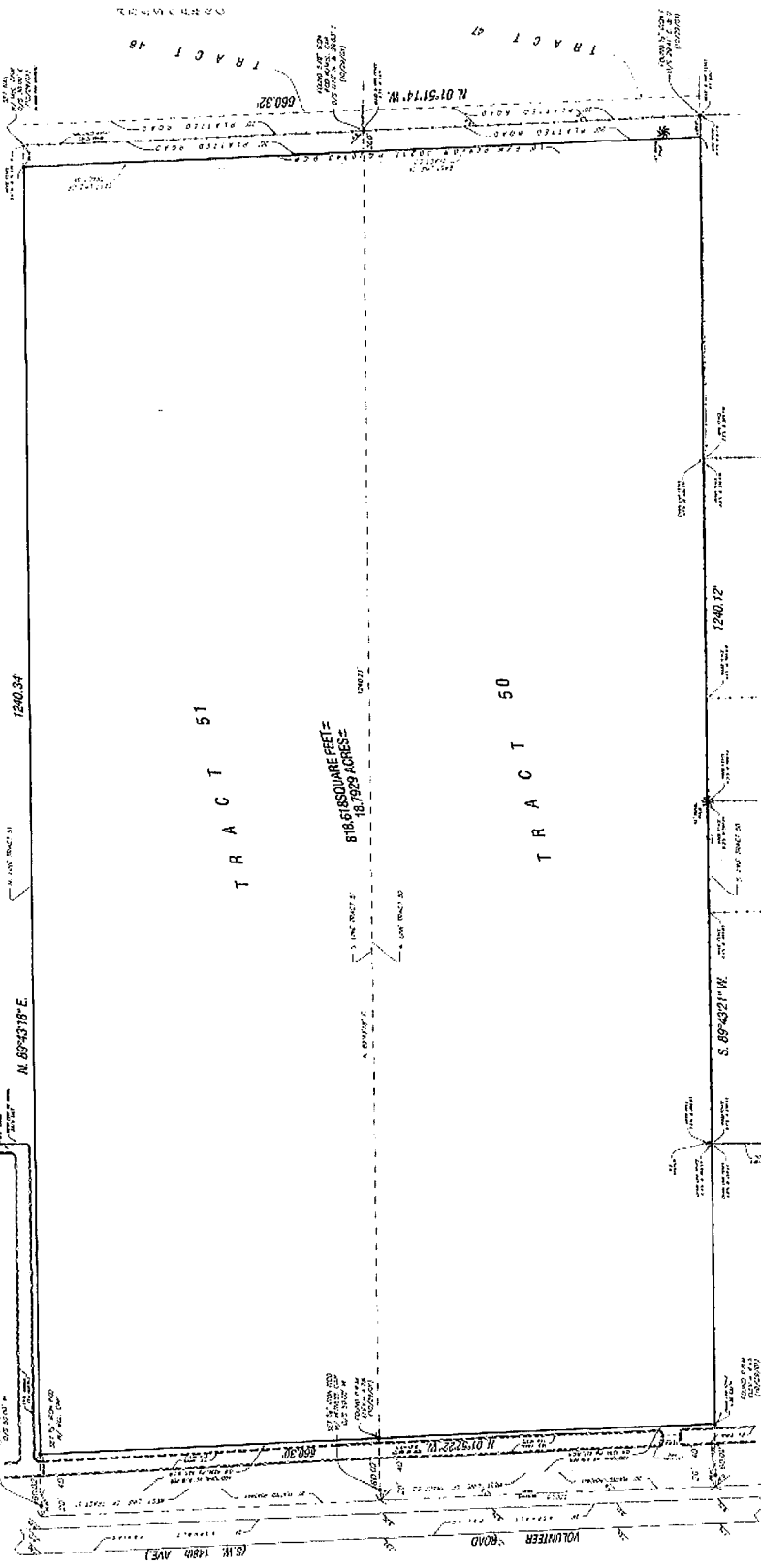


Location Map

NOT TO SCALE

Broward County, Florida.

TRACT 52



818,616 SQUARE FEET =
18,793 ACRES

LEGEND

- 1" = 500 FEET
- 1" = 100 FEET
- 1" = 50 FEET
- 1" = 25 FEET
- 1" = 10 FEET
- 1" = 5 FEET
- 1" = 2 FEET
- 1" = 1 FOOT

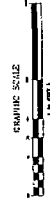


EXHIBIT "D"
COUNTRY CORNERS FISHING HOLE LEGAL DESCRIPTION

ALL THAT PART OF TRACT 52 SOUTH OF THE SOUTH NEW RIVER CANAL AND ALL OF TRACT 61, OF "THE EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 36 AND SOUTH HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39 E.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

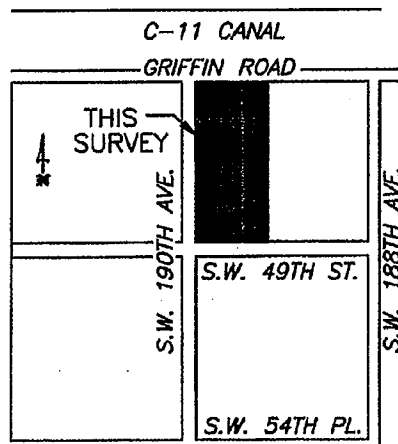
ALSO KNOWN AS:

ALL THAT PORTION OF TRACT 52 THAT LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL AND ALL OF TRACT 61 IN SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST, ALL OF THE ABOVE ACCORDING TO THE PLAT OF "THE EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 36 AND SOUTH HALF OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST", AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM
 PARCEL 121

A PORTION OF TRACT 52, OF "THE EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 36 AND SOUTH HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA CONVEYED TO BROWARD COUNTY, FLORIDA BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20978, PAGE 952, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;
 THENCE NORTH 00°07'32" WEST ALONG THE EAST LINE OF SAID SECTION 25 FOR 1156.60 FEET; THENCE SOUTH 88°07'59" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE C-11 CANAL FOR 1992.08 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°34'35" EAST FOR 26.19 FEET; THENCE NORTH 88°56'04" WEST FOR 179.42 FEET; THENCE NORTH 01°52'01" WEST FOR 17.00 FEET; THENCE NORTH 88°07'59" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE C-11 CANAL FOR 179.78 FEET TO THE POINT OF BEGINNING;



LOCATION MAP
 SECTION 25-50-39
 NOT TO SCALE

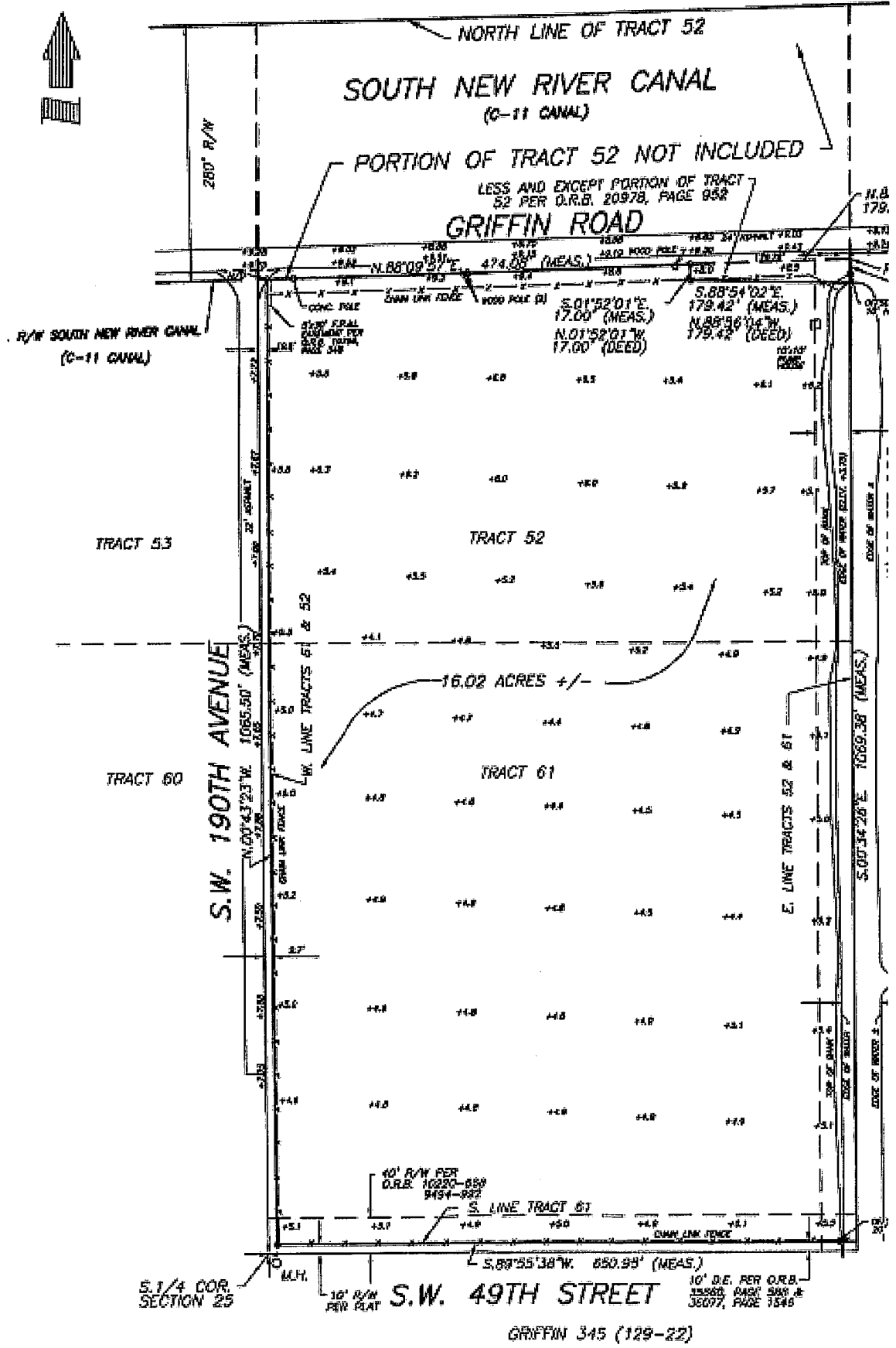


EXHIBIT "E"
FRONTIER TRAILS LEGAL DESCRIPTION

Lots 1, 2, 3, 4 and 5, in Block 1,
Lots 1, 2, 3, 4 and 5, in Block 2,
Lots 1 and 2 in Block 3, and
Lots 1, 2 and 3 in Block 4,
"FRONTIER TRAILS",
according to the Plat
thereof, as recorded in
Plat Book 97, Page 8
of the Public Records of
Broward County, Florida.

