

RESOLUTION NO. 2005-79

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE SOUTHWEST MEADOWS SANCTUARY PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Southwest Meadows Sanctuary Plat is described as:

PARCEL 1

THOSE PORTIONS OF TRACTS 54 AND 55, OF THE SE ¼ OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE ¼ OF SAID SECTION 29, THENCE RUN N01°38'10"W, (BASIS OF BEARINGS) 331.17 FEET ALONG THE EAST LINE OF SAID SOUTHEAST ¼ OF SECTION 29, TO AN INTERSECTION WITH THE SOUTH LINE OF TRACT 55 ACCORDING TO SAID PLAT; THENCE RUN SOUTH 89°41'59" WEST 139.60 FEET ALONG SAID SOUTH LINE; THENCE RUN NORTH 00°18'01" WEST 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°18'01" WEST 517.24 FEET; THENCE RUN NORTH 89°41'59" EAST 60.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SW 160TH AVENUE (DYKES ROAD) AS DESCRIBED ON THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 26079 AT PAGE 143 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 03°38'11" WEST 80.14 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE RUN SOUTH 89°41'59" WEST 47.67 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 89°01'41" RUN SOUTHWESTERLY 178.69 FEET; THENCE RUN SOUTH 89°41'59" WEST 321.88 FEET; THENCE RUN SOUTH 00°18'01" EAST 484.19 FEET TO AN INTERSECTION WITH A LINE 20 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE OF TRACT 55; THENCE RUN NORTH 89°41'59" EAST 429.20 FEET ALONG SAID PARALLEL LINE, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

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 (SW ¼) 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.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 16.878 ACRES MORE OR LESS;

Generally located South of Griffin Road and on the East and West side of 160th Avenue (Dykes Road); and

WHEREAS, the Southwest Meadows Sanctuary Plat consists of two parcels; and

WHEREAS, Parcel One is located on the West side of 160th Avenue and contains approximately 5.09 gross acres, and Parcel Two is located on the East side of 160th Avenue and contains approximately 11.78 gross acres; and

WHEREAS, the Town is platting the property to allow for the development of a passive park, a Town Hall, and neighborhood oriented commercial and office space; and

WHEREAS, 11.78 acres has been dedicated for a passive park, 13,000 square feet for community facility, 15,000 square feet for office, and 32,000 square feet for commercial; and

WHEREAS, the property has a land use plan designation of Estate Residential, which allows residential development at one unit per acre; and

WHEREAS, Parcel One has been rezoned to the Mixed Use Services District, through the allocation of flex units, to allow for the development of a government facility and commercial and office space; and

WHEREAS, Parcel Two is in the Community Business District, which permits public recreation and open space facilities; and

WHEREAS, access to Parcel One will be provided on SW 160th Avenue through an access opening located on the northeast corner of the parcel; and

WHEREAS, access to Parcel Two is located to an eighty foot access opening at the southwest corner of the parcel along SW 160th Avenue and along the north edge of the parcel along the access road south of Griffin Road; and

WHEREAS, a fifteen foot utility easement has been provided around the entire perimeter of Parcel Two, a 180 foot FPL easement runs from north to south, and there is a ten foot drainage easement; and

WHEREAS, the proposed lots comply with the minimum net lot size and dimension requirements

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, at a duly noticed public hearing held on June 9th, 2005, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Southwest Meadows Sanctuary Plat subject to the following agreed upon conditions:

- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title, which must be current within thirty days of the second and final signoff of the plat by the Town.

- c. That the Town obtains the applicable utility letters prior to the second and final signoff of the plat by the Town.
- d. That the Town receives approval and signoff of the plat by the South Broward water Control District.
- e. That the Broward County Commission approves the application of commercial flex prior to the second and final signoff of the plat by the Town.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

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

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 9th day of June 2005, on a motion by Council Member Knight and seconded by Vice Mayor Blanton.

Fink	<u>Y</u>	Ayes	<u>5</u>
Knight	<u>Y</u>	Nays	<u>0</u>
Blanton	<u>Y</u>	Absent or	
Maines	<u>Y</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		




 Mecca Fink, Mayor

ATTEST:



 Shari Canada, Town Clerk

Approved as to Form and Correctness:



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