

RESOLUTION NO. 2005-101

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE CORRECTIONS CORPORATION OF AMERICA'S SITE PLAN TO CONSTRUCT A 1,500-BED, 237,615 SQUARE FOOT, CORRECTIONAL FACILITY; 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 THEREFOR.

WHEREAS, the Corrections Corporation of America ("CCA") property is described as Lots 60, 61, 62, and the Vacated Right-Of-Way of Sylvan Pass, according to the REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL PARK, as recorded in Plat Book 157, Page 39, of the Public records of Broward County, Florida, containing 1,064,488 square feet, approximately 24 acres, more or less, Lying in Broward County Florida; and

WHEREAS, the property is generally located West of SW 196th Avenue, and east of SW 202nd Avenue, between Stirling Road and Sheridan Street; and

WHEREAS, the property contains approximately 24 acres, and is bordered by unincorporated Broward County to the north, west, and south, and by the City of Pembroke Pines to the east; and

WHEREAS, on August 10th, 2005, the Town Council adopted Resolution No. 2005-100 authorizing a correctional facility to be built at this location; and

WHEREAS, the applicant is requesting site plan approval to construct a fifteen hundred (1,500) bed correctional facility with a maximum of two hundred thirty-seven thousand, six hundred fifteen (237,615) square feet of gross floor area; and

WHEREAS, access to the site will be from SW 202 Avenue, which CCA will construct north from Sheridan Street;

WHEREAS, an asphalted, twelve foot private road will surround the facility allowing for vehicular security patrols; and

WHEREAS, the south side of the site will be buffered via an approximately 332 feet FP&L easement; and

WHEREAS, a sixty foot landscape buffer will separate the perimeter road from the east property boundary; and

WHEREAS, inside the perimeter road there will be two chain linked/barbed wire security fences, spaced twenty feet apart at 15.83 feet in height; and

WHEREAS, the facility will be composed of seven (7) structures that will provide inmate housing, services, and educational facilities, along with associated recreational uses; and

WHEREAS, inmate housing on the north side of the site will include three two-story, 312-bed housing units and each will be 28 feet in height, containing 42,270 square feet; and

WHEREAS, on the southern portion of the site, two one-story dormitory units are proposed, with 288 beds, and each structure will contain 28,270 square feet and will be 18.66 feet in height; and

WHEREAS, five recreational yards will be located in the courtyards between the housing and dormitory units, and one additional segregated recreational yard will be located on the north side of the westernmost 312-bed housing unit; and

WHEREAS, all buildings will be connected via a concrete sidewalk and an asphalted service area, which will contain a lift station and dumpster, and vehicle sally port will be located adjacent to the inmate services building on the west side; and

WHEREAS, a separate administrative building and all parking will be located on the west side of the site, outside of the security fence, which will be one-story, measuring 18.66 in height, and will contain 13,720 square feet; and

WHEREAS, one hundred fifty-two parking spaces and six handicapped spaces will be provided; and

WHEREAS, a ten foot, one inch wide, seven foot high monument sign is proposed to be located at the entry road; and

WHEREAS, thirty-foot concrete light poles are proposed to be located within the parking area, and fifteen-foot concrete light poles are proposed along the perimeter road; and

WHEREAS, lighting will be deigned in conjunction with the site's CCTV security cameras, and a total overspill will be maintained below three foot-candles vertical and one foot-candle horizontal; and

WHEREAS, ample landscaping is proposed around the perimeter of the site and within the parking areas; and

WHEREAS, the request is consistent with the Manufacturing and Industrial zoning district, the Industrial Land Use, and it meets all of the requirements of the Town's Land Development Code.

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 August 10th, 2005, following the review of the staff report and all written and oral evidence received during the advertised public hearing, the Town Council hereby approves the Corrections Corporation of America Site Plan subject to the following agreed upon conditions:

- a. Approval of the plat note amendment from Industrial to Correction Facility use.
- b. Construction of SW 202nd Ave, subject to Town Engineer approval.
- c. Construction drawings shall comply with remaining DRC technical issues.

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.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 10th day of August 2005, on a motion by Council Member Knight and seconded by Council Member Maines.


Fink Y
Knight Y
Blanton A
Maines Y
Nelson Y

Ayes 4
Nays 0
Absent or
Abstaining 1



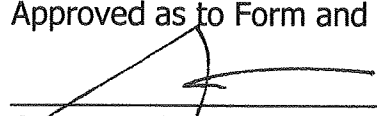
Mecca Fink, Mayor

ATTEST:



Shari Canada, Town Clerk
SUSAN A. OWENS

Approved as to Form and Correctness:



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