

**RESOLUTION NO. 2006-45**

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

**WHEREAS**, on June 9<sup>th</sup>, 2005 pursuant to Resolution 2005-79, the Town Council approved the Southwest Meadows Sanctuary Plat, which allowed the development of a passive park, a Town Hall, and neighborhood oriented commercial and office space; and

**WHEREAS**, pursuant to said Resolution 2005-79, the Southwest Meadows Sanctuary Plat was to consist of Parcels 1 and 2 as described in said Resolution; and

**WHEREAS**, the Town Council has determined that it would be in the best interest of the Town and its residents, to remove Parcel 2, which is the Calusa Corners property located on the east side of S.W. 160<sup>th</sup> Avenue (Dykes Road), from the proposed Southwest Meadows Sanctuary Plat; and

**WHEREAS**, at a duly noticed public hearing held on March 2<sup>nd</sup>, 2006, the Town Council reviewed a revised Southwest Ranches Meadows Sanctuary Plat, which has been reconfigured to 4.77 net acres containing 15,000 sqf. of town hall with access via a 34 foot ingress/egress easement on the northwest corner of the property; and

**WHEREAS**, the proposed lot complies 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 recitals 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 March 2<sup>nd</sup>, 2006, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the removal of Parcel 2 from the Southwest Meadows Sanctuary Plat and the revised Southwest Meadows Plat shall consist of the property described as Parcel 1 in Resolution 2005-79, which said Parcel 1 is one and the same as the land legally described in Exhibit "A" which is attached hereto and made a part hereof.

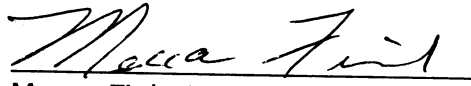
**Section 3.** The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

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

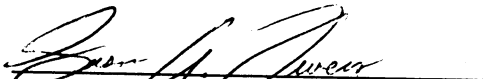
**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 2<sup>nd</sup> day of March 2006, on a motion by Council Member Maines and seconded by Council Member Neslon.

Fink	<u>Y</u>
Knight	<u>Y</u>
Blanton	<u>Y</u>
Maines	<u>Y</u>
Nelson	<u>A</u>

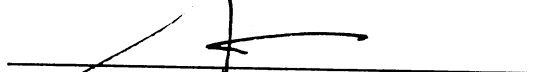
Ayes	<u>4</u>
Nays	<u>0</u>
Absent	<u>1</u>
Abstaining	<u>0</u>

  
\_\_\_\_\_  
Mecca Fink, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan Owens, Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_  
Gary A. Poliakoff, J.D., Town Attorney  
FTL\_DB: 970971\_2

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THOSE PORTIONS OF TRACTS 54 AND 55 OF THE SE1/4 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 MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 01°38'10" WEST (BASIS OF BEARINGS) 331.17 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 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 484.19 FEET; THENCE RUN SOUTH 89°41'59" WEST 429.20 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. SAID LANDS SITUATE IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.