

RESOLUTION NO. 2006-079

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING CORRECTIONS CORPORATION OF AMERICA'S SITE PLAN MODIFICATION RELATING TO THE DEVELOPMENT OF A 1,500-BED 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, on August 10th, 2005, the Town Council adopted Resolution No. 2005-101, approving CCA's site plan 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, on July 6, 2006, the Town Council reviewed CCA's request to modify its site plan to reconfigure its building configuration to reflect design refinements and planned security operations and overall surveillance, to increase surface parking south of the site entrance, to increase the building ground floor area from 188,265 sqf. to 199,618 sqf., to reduce the number of outdoor segregation recreation cages, to increase the impervious area calculation, to relocate the recreational area, to revise the design of the cul-de-sac at the terminus of SW 202nd Avenue at the entry onto the

property, and to increase fire access lane width from 16 feet to 20 feet, with the addition of two vehicle turnout areas, paving of the access lane and a painted travel path through the service yard; and

WHEREAS, the Town's planning and zoning Staff has found that 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 July 6th, 2006, 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 Modification to the Corrections Corporation of America Site Plan subject to the following agreed upon conditions:

- a. All applicable terms of the original site plan approval remain in full force and effect.
- b. Submittal of detailed and fully-dimensioned plans for administrative review and approval, that comply with all ULDC requirements and are consistent with the general plan.
- c. Pursuant to ULDC Section 120-060, "Effect of approval," the site plan will expire 12 months from the date of Town Council approval unless a building permit for a principal building has been issued and maintained, provided that the Town Council may grant an extension not to exceed six (6) months upon evidence of hardship and intent to proceed.

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.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 6th day of July 2006, on a motion by Vice Mayor Don Maines and seconded by Council Member Aster Knight.

Fink Y
Knight Y
Blanton Y
Maines Y
Nelson Y

Ayes 5
Nays 0
Absent 0
Abstaining 0




Mecca Fink, Mayor

ATTEST:



Susan A. Owens, Town Clerk

Approved as to Form and Correctness: ...



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