

**RESOLUTION NO. 2007-075**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE APPROVAL OF CORRECTIONS CORPORATION OF AMERICA'S SITE PLAN RELATING TO THE DEVELOPMENT OF A 1,500-BED CORRECTIONAL FACILITY FOR AN ADDITIONAL SIX MONTHS; 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 196<sup>th</sup> Avenue, and east of SW 202<sup>nd</sup> 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 10<sup>th</sup>, 2005, the Town Council adopted Resolution No. 2005-100 authorizing a correctional facility to be built at this location; and

**WHEREAS**, on August 10<sup>th</sup>, 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, pursuant to Resolution 2006-079, the Town Council approved 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 202<sup>nd</sup> 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**, section 120-060 of the Town's Unified Land Development Code states that site plan approvals shall expire within one (1) year of the Town Council's approval unless either a building permit for a primary structure has been obtained or a six month extension has been granted by the Town Council based on demonstrated hardship and intent to proceed; and

**WHEREAS**, since the facility will house inmates for a governmental entity, CCA has requested an extension until January 6, 2008, in order to obtain the end user's requirements for the interior design of the facility.

**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 14<sup>th</sup>, 2007, following the review of the staff report and all written and oral evidence received during the advertised public hearing, the Town Council finds a hardship and an intent to proceed, and hereby extends the Corrections Corporation of America Site Plan approval for six months, until January 6, 2008, subject to the following agreed upon conditions:

- a. All applicable terms of the original site plan approval, Resolution 2005-100, and site plan modification approval, Resolution 2006-079, shall remain in full force and effect.
- b. Payment of the remaining \$100,000 fee pursuant to paragraph 2.b of the Development Agreement between the Town and CCA.

**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.

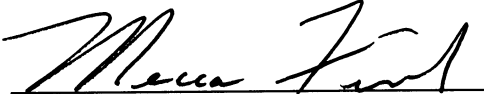
**Section 4.** This Resolution shall become effective immediately upon adoption.

**[SIGNATURES ON FOLLOWING PAGE]**

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 14<sup>TH</sup> day of June, 2007, on a motion by Vice Mayor Don Maines and seconded by Council Member Aster Knight.

Fink	<u>Y</u>
Maines	<u>Y</u>
Breitkreuz	<u>Y</u>
Knight	<u>Y</u>
Nelson	<u>Y</u>

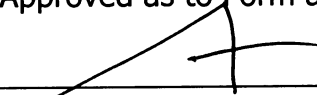
Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>

  
Mecca Fink, Mayor

ATTEST:

  
Susan A. Owens, Town Clerk

Approved as to Form and Correctness:

  
Gary A. Poliakoff, J.D., Town Attorney  
FTL\_DB: 1055095\_1