

**RESOLUTION NO. 2009 - 017**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REVISING THE LEGAL DESCRIPTION OF THE SOUTHWEST MEADOWS SANCTUARY PLAT TO INCLUDE APPROXIMATELY 25 ACRES OF THE PARCEL OF LAND OWNED BY THE TOWN LOCATED AT THE SOUTHWEST CORNER OF GRIFFIN ROAD AND DYKES ROAD; AUTHORIZING THE MAYOR, TOWN CLERK AND TOWN DEVELOPMENT SERVICES 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, which consisted of Parcels 1 and 2, as described in said Resolution; and

**WHEREAS**, on March 2<sup>nd</sup>, 2006, pursuant to Resolution 2006-45, the Town Council 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;

**WHEREAS**, pursuant to Resolution 2006-45, the Southwest Meadows Sanctuary Plat would consist of 4.77 net acres containing 15,000 square feet of town hall with access via a 34 foot ingress/egress easement on the northwest corner of the property; and

**WHEREAS**, the Town Council, after further evaluation, has determined that it is in the best interest of the Town and its residents to enlarge the plat to include approximately 25 acres of the parcel of land owned by the Town, which is located at the southwest corner of Griffin Road and Dykes Road, in the plat application, which said plat would incorporate a municipal site for the Town Hall, Fire Station and Public Safety Facility, and an open space/passive park site; and

**WHEREAS**, at a duly noticed public hearing held on November 13, 2008, the Town Council reviewed a revised Southwest Meadows Sanctuary Plat, which has been reconfigured to include the land as described in Exhibit "A" which is attached hereto and made a part hereof; and

**WHEREAS**, the proposed plat 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 November 13, 2008, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the revised Southwest Meadows Sanctuary Plat which will consist of the land as legally described in Exhibit "A", which is attached hereto, made a part hereof and incorporated herein by this reference.

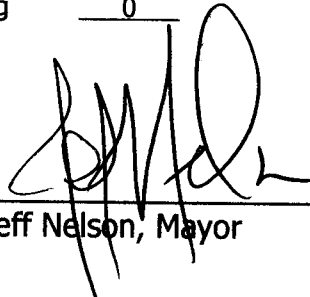
**Section 3.** The Mayor, Town Clerk and Town Development Services are each authorized to execute said plat, and to take such other action as deemed necessary to fulfill the intent of this Resolution.

**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 13<sup>th</sup> day of November, 2008, on a motion by Vice Mayor Steve Breitzkreuz and seconded by Council Member Doug McKay.

Nelson	<u>Y</u>
Breitzkreuz	<u>Y</u>
Fisikelli	<u>Y</u>
Knight	<u>ABSENT</u>
McKay	<u>Y</u>

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

  
\_\_\_\_\_  
Jeff Nelson, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan A. Owens, CMC, Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_  
Gary A. Poliakoff, J.D., Town Attorney  
FTL\_DB: 1148156\_1

## EXHIBIT "A"

THOSE PORTIONS OF TRACTS 52, 53, 54 AND 55 OF THE S.E. 1/4 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 DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE S.E. 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 53.01 FEET ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 160TH AVENUE (DYKES ROAD) AS DESCRIBED ON THE INSTRUMENTS FILED IN OFFICIAL RECORDS BOOK 3339 AT PAGE 587 AND OFFICIAL RECORDS BOOK 26079 AT PAGE 143 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°41'59" WEST ALONG SAID SOUTH LINE OF TRACT 55 1239.34 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S.W. 163RD AVENUE, AS DESCRIBED ON THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 5226 AT PAGES 628 THROUGH 636 INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 01°36'38" WEST 496.26 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF TRACT 54 ACCORDING TO SAID PLAT; THENCE RUN NORTH 89°40'39" EAST 631.06 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID TRACT 54; THENCE RUN NORTH 01°37'24" WEST 165.50 FEET ALONG THE EAST LINE OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID TRACT 54 TO AN INTERSECTION WITH THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID TRACT 54; THENCE RUN SOUTH 89°40'13" WEST 631.02 FEET ALONG THE NORTH LINE OF SAID TRACT 54 TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF S.W. 163RD AVENUE; THENCE RUN NORTH 01°36'38" WEST 297.51 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PERPETUAL ROADWAY EASEMENT AS DESCRIBED ON THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 20827 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 43°19'03" EAST 35.31 FEET ALONG SAID SOUTH LINE; THENCE RUN NORTH 88°14'44" EAST 1166.63 FEET ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THAT CERTAIN RIGHT-OF-WAY EASEMENT AS DESCRIBED ON THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 20827 AT PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TO AN INTERSECTION WITH A LINE 100 FEET WEST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 29; THENCE RUN SOUTH 01°38'10" EAST 20.94 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE NORTH LINE OF TRACT 53 ACCORDING TO SAID PLAT; THENCE RUN NORTH 89°39'19" EAST 17.01 FEET ALONG SAID NORTH LINE TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF S.W. 160TH AVENUE (DYKES ROAD) AS DESCRIBED ON SAID INSTRUMENTS FILED IN OFFICIAL RECORDS BOOK 3339 AT PAGE 587 AND OFFICIAL RECORDS BOOK 26079 AT PAGE 143 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 03°38'11" EAST 859.38 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION; THENCE RUN SOUTH 01°38'10" EAST 135.30 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 25.712 ACRES MORE OR LESS.