

RESOLUTION NO. 2025-013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF COOPER CITY PROVIDING WATER SERVICES TO 13201 LURAY ROAD, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF COOPER CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Erica Ruble-Lucena and Bryan Lucena ("Owners"), have real property in the Town of Southwest Ranches, as described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, Owner is desirous of obtaining water services for the property, however, water services are not available from the Town of Southwest Ranches; and

WHEREAS, the City of Cooper City, a neighboring municipality, has capacity to provide this home with water services, and is willing to provide such services to the Owner; and

WHEREAS, the Owner is desirous of obtaining water services from the City of Cooper City, and has requested the Town's consent for the connection; and

WHEREAS, the Town of Southwest Ranches consents to the connection provided that no further expansion of service occurs without the specific written consent of the Town; and

WHEREAS, Owner agrees that he shall solely be responsible for all costs of connecting to the water facilities from the City of Cooper City, including all ongoing costs of water and maintenance of the utility connections.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AS FOLLOWS:

Section 1: Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The Town of Southwest Ranches, Florida hereby consents to the City of Cooper City providing water services to 13201 Luray Road, provided that no further expansion of service shall be permitted without the explicit written consent of the Town.

Section 3. A certified copy of this Resolution shall be provided to the City of Cooper City.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

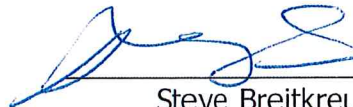
PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 21st day of November 2024 on a motion by

C/m KUCZENSKI and seconded by C/m JABLONSKI.

Breitkreuz	<u>YES</u>
Kuczenski	<u>YES</u>
Allbritton	<u>ABSENT</u>
Hartmann	<u>YES</u>
Jablonski	<u>YES</u>

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



Steve Breitkreuz, Mayor

Attest:

Debra M. Ruesga for
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff
Keith Poliakoff, Town Attorney
1001.099.2024

EXHIBIT "A"



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	13201 LURAY ROAD, SOUTHWEST RANCHES FL 33330	ID #	5140 02 01 0160
Property Owner	RUBLE-LUCENA, ERICA LUCENA, BRYAN	Millage	3413
Mailing Address	13201 LURAY RD SOUTHWEST RANCHES FL 33330	Use	01-01
Abbr Legal Description	EVERGLADES SUGAR & LAND CO SUB 2-39 D 2-51-40 S1/2 OF TR 22 LESS S 40 THEREOF & LESS COMM AT SE COR OF SAID TR 22, N 40.02 TO POB, W 147.50, N 20.60, W 7.58, NLY 150.87, W 3.19, N 449.67, E 165, S 620.70 TO POB AKA: LOT A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025*	\$414,690	\$3,633,870	\$4,048,560	\$1,821,820				
2024	\$414,690	\$3,633,870	\$4,048,560	\$1,770,480	\$31,351.23			
2023	\$414,690	\$2,795,340	\$3,210,030	\$1,718,920	\$30,769.62			
2025* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,048,560	\$4,048,560	\$4,048,560	\$4,048,560				
Portability	0	0	0	0				
Assessed/SOH 20	\$1,821,820	\$1,821,820	\$1,821,820	\$1,821,820				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,722	0	\$25,722	\$25,722				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,771,098	\$1,796,820	\$1,771,098	\$1,771,098				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/8/2019	WD-Q	\$1,950,000	115938443	\$174,240	2.38	AC		
7/9/2019	AFF-T		115938442					
7/5/2017	WD-E	\$1,270,000	114485663					
4/1/2014	QCD-T	\$100	112405140					
3/26/2014	SWD-Q-DS	\$782,000	112229024	Adj. Bldg. S.F. (Card, Sketch)		6050		
				Units/Beds/Baths		1/5/5.1		
				Eff./Act. Year Built: 2015/1975				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
34	9		B					
R	1		B					
1								