



Legislation Details (With Text)

**File #:** RES 2022-160      **Name:** Fire Suppression Access Easement  
**Type:** Resolution      **Status:** Passed  
**File created:** 6/27/2022      **In control:** City Commission  
**On agenda:** 7/14/2022      **Final action:** 7/14/2022

**Title:** A RESOLUTION ACCEPTING A FIRE SUPPRESSION ACCESS EASEMENT OVER, ACROSS, THROUGH, IN, AND UPON A PORTION OF LAND GENERALLY LOCATED AT 4400 NW 69 COURT, COCONUT CREEK, FLORIDA, OWNED BY DEERFIELD LAKE ASSOCIATES LIMITED PARTNERSHIP, D/B/A DEERFIELD LAKE MOBILE HOME COMMUNITY, AND MORE SPECIFICALLY DESCRIBED IN THE FIRE SUPPRESSION ACCESS EASEMENT, ATTACHED HERETO AS "EXHIBIT 1," IN ORDER TO FACILITATE THE CITY'S FIRE SUPPRESSION EFFORTS WITHIN THE COMMUNITY; PROVIDING FOR THE CONDITION PRECEDENT OF FULL EXECUTION OF THE MORTGAGEE'S CONSENT TO EASEMENT FORM.

**Sponsors:** Fire Rescue Department  
**Indexes:** easement, Fire Department, Fire Suppression Access, Resolution

**Code sections:**

**Attachments:** 1. RESOLUTION 2022-160-Deerfield Lake MHC Fire Suppression Access Easmt, 2. EXHIBIT 1-Fire Suppression Access Easement, 3. BACKUP-Map-Deerfield Lake MHC-Relationship to Fire Hydrant

Date	Ver.	Action By	Action	Result
7/14/2022	1	City Commission		

AGENDA ITEM REPORT

**TITLE:**

A RESOLUTION ACCEPTING A FIRE SUPPRESSION ACCESS EASEMENT OVER, ACROSS, THROUGH, IN, AND UPON A PORTION OF LAND GENERALLY LOCATED AT 4400 NW 69 COURT, COCONUT CREEK, FLORIDA, OWNED BY DEERFIELD LAKE ASSOCIATES LIMITED PARTNERSHIP, D/B/A DEERFIELD LAKE MOBILE HOME COMMUNITY, AND MORE SPECIFICALLY DESCRIBED IN THE FIRE SUPPRESSION ACCESS EASEMENT, ATTACHED HERETO AS "EXHIBIT 1," IN ORDER TO FACILITATE THE CITY'S FIRE SUPPRESSION EFFORTS WITHIN THE COMMUNITY; PROVIDING FOR THE CONDITION PRECEDENT OF FULL EXECUTION OF THE MORTGAGEE'S CONSENT TO EASEMENT FORM.

**BACKGROUND:**

Due to the age of the development and the existing conditions within the Deerfield Lake Mobile Home Community (hereinafter "Community"), the National Fire Protection Association standards that require installation of fire hydrants within certain distances of residential occupancies cannot be achieved with the existing infrastructure.

**DISCUSSION:**

In an effort to improve fire suppression in the northwest section of the Community, a fire suppression

easement is proposed and attached as "Exhibit 1." This easement will enable the City to access the fire hydrant located just outside the wall in the northwestern corner of the Community. The perpetual access easement is proposed over, across, through, in, and upon a portion of land generally located at 4400 NW 69 Court, Coconut Creek, Florida, in Broward County, Florida, Parcel ID: 484205010070, for the purposes of accessing the nearest fire hydrant in that area, and for any other fire suppression purposes that the City may deem necessary. Once approved by the City Commission, and consented to by the Mortgagee of the property, the Community will record the easement in the Official Records Books, at its own expense. The perpetual access easement will serve in the best interests of the residents within the Community and the adjacent properties.

**RECOMMENDATION:**

Staff recommends approval of this resolution.

**FISCAL IMPACT:** N/A