

RESOLUTION NO. 2004-58

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE RIVER OF GRASS UNITARIAN UNIVERSALIST CONGREGATION CONCEPTUAL MASTER PLAN; PROVIDING FOR THE RECORDATION AND THE SUBSTITUTION OF THE AMENDED CONCEPTUAL MASTER PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 10th, 2004 the Town adopted Ordinance No. 2003-6, which rezoned the River of Grass Unitarian Universalist Congregation parcel generally located between Stirling and Griffin Roads and bordered by Dykes Road to the east and SW 162nd Avenue to the west, from A-1, Agricultural Estates District, and RE, Rural Estates District, to the CF, Community Facility designation; and

WHEREAS, to further demonstrate compatibility with the surrounding community, and in an effort to appease resident concerns, the owner and the petitioner voluntarily placed a number of restrictions on the property, which have been codified in a "Declaration of Restrictions Running With The Land;" and

WHEREAS, in addition to the "Declaration of Restrictions Running With The Land", the petitioner also submitted a conceptual master plan for the parcel and voluntarily stipulated that the final site plan for this parcel will be substantially similar to the submitted rendering; and

WHEREAS, upon converting the conceptual master plan into a final site plan the petitioner determined that the intent of the conceptual master plan could not be met; and

WHEREAS, the petitioner, therefore, worked with the surrounding community and revised the conceptual master plan by relocating the parking area, shifting the structures, and providing additional grass parking; and

WHEREAS, the petitioner believes that the modifications will allow this project to meet all code requirements while maintaining the desired open space and the minimal intrusion into the surrounding community.

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

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the Town Council.

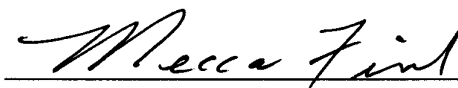
Section 2. That following an extensive review of the staff report, all written and oral evidence received during the public hearing, the criteria set-forth in the Town Code, and the standards set-forth in both state and federal law, the Town Council hereby approves the revised conceptual master plan, attached hereto as Composite Exhibit "A."

Section 3. That the revised conceptual master plan, through this Resolution, shall be recorded in the Public Records of Broward County, Florida, and that the revised conceptual master plan shall replace the conceptual master plan submitted on April 10th, 2004.

Section 4: Severability. If any word, phrase, clause, sentence, or section of this resolution is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this resolution.

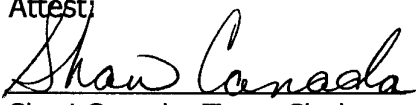
Section 5: Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 8th day of April 2004, on a motion made by Council Member Knight and seconded by Council Member Blanton.



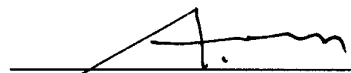
Mecca Fink, Mayor

Attest:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



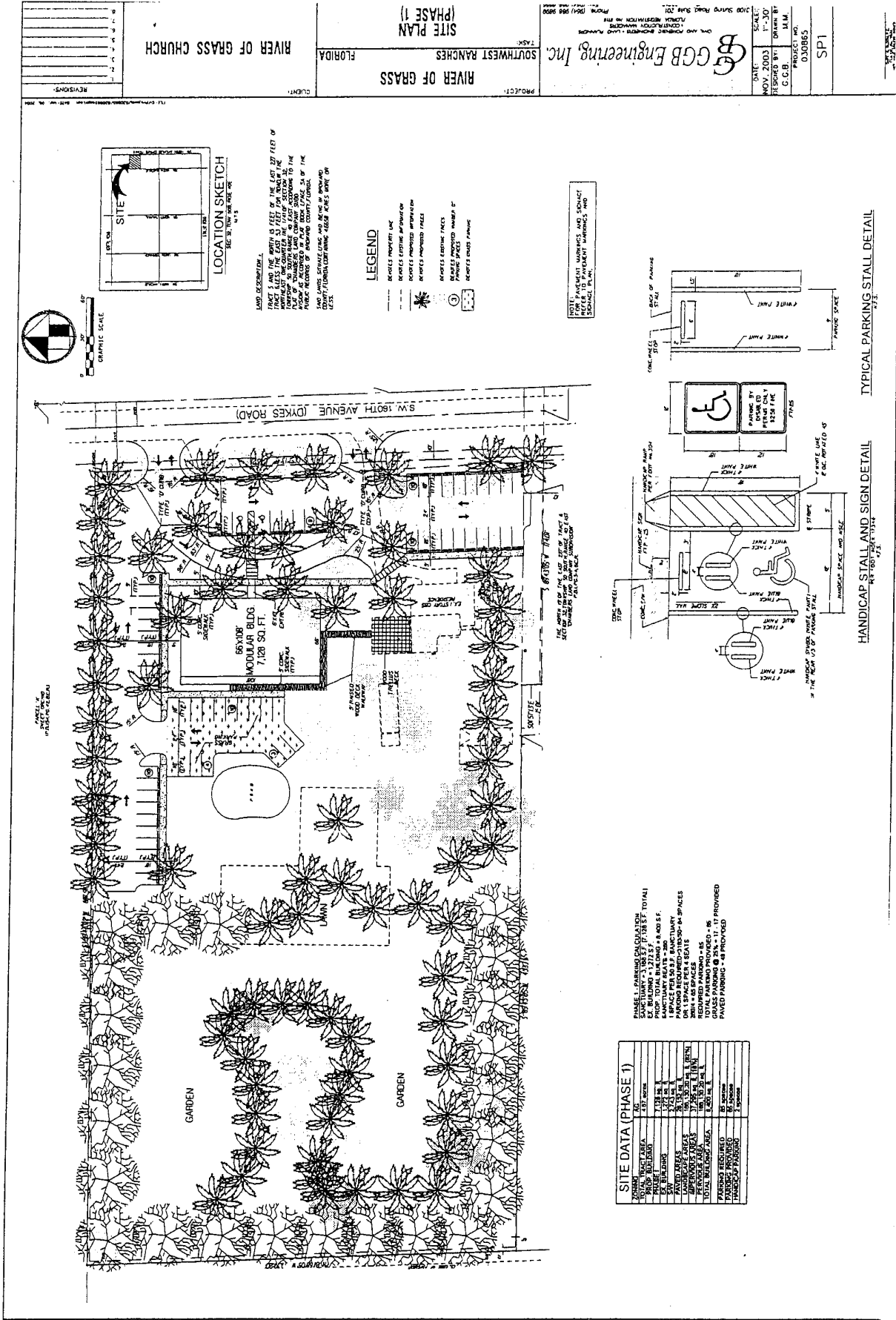
Gary A. Poliakoff, J.D., Town Attorney
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Fink Y
Knight Y
Blanton Y
Nelson Y
Maines Y

Ayes 5
Nays 0
Absent or
Abstaining 0

3/04
PHASE I

PROPOSED REVISION TO APPROVED CONCEPTUAL SITE PLAN



REVISIONS

RIVER OF GRASS CHURCH

PROJECT:
RIVER OF GRASS
SOUTHWEST RANCHES
FLORIDA
SITE PLAN
(PHASE I)

DATE: 3/04
NO. 2001
REVISIONS: 111
C.C.B.
PROJECT NO.
0.00865
SP1

LEGEND

- BOUNDARY PROPERTY LINE
- PARKING STALL
- PARKING STALL WITH WHEELCHAIR ACCESS
- PARKING STALL WITH WHEELCHAIR ACCESS AND SIGN
- TRUNK SPACE
- DRIVEWAY
- DRIVEWAY WITH WHEELCHAIR ACCESS
- DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN
- DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE
- DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY
- DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY AND DRIVEWAY

LOCATION SKETCH
SEC. 31, TWP. 28N, R. 19E, S. 1E

NOTE: ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET UNLESS OTHERWISE NOTED. THE DIMENSIONS OF THE BUILDING, DRIVEWAY, AND PARKING STALLS ARE BASED ON THE AS-BUILT RECORDS AND SURVEY DATA AS OF THE DATE OF RECORDING AND CONSTRUCTION. THE DIMENSIONS OF THE DRIVEWAY, DRIVEWAY WITH WHEELCHAIR ACCESS, DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN, DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE, DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY, AND DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY AND DRIVEWAY ARE BASED ON THE AS-BUILT RECORDS AND SURVEY DATA AS OF THE DATE OF RECORDING AND CONSTRUCTION.

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SITE DATA (PHASE I)

TOTAL SITE AREA	425,000 SQ. FT.
TOTAL BLDG AREA	7,128 SQ. FT.
PAVED AREAS	21,000 SQ. FT.
UNPAVED AREAS	393,872 SQ. FT.
TOTAL DRIVEWAY AREA	15,000 SQ. FT.
TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AREA	15,000 SQ. FT.
TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AREA	15,000 SQ. FT.
TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AREA	15,000 SQ. FT.
TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY AREA	15,000 SQ. FT.
TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY AND DRIVEWAY AREA	15,000 SQ. FT.

PHASE I, GRASS CHURCH, 21,000 SQ. FT. TOTAL PAVED AREAS, 393,872 SQ. FT. TOTAL UNPAVED AREAS, 15,000 SQ. FT. TOTAL DRIVEWAY AREA, 15,000 SQ. FT. TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AREA, 15,000 SQ. FT. TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AREA, 15,000 SQ. FT. TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AREA, 15,000 SQ. FT. TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY AREA, 15,000 SQ. FT. TOTAL DRIVEWAY WITH WHEELCHAIR ACCESS AND SIGN AND TRUNK SPACE AND DRIVEWAY AND DRIVEWAY AREA.

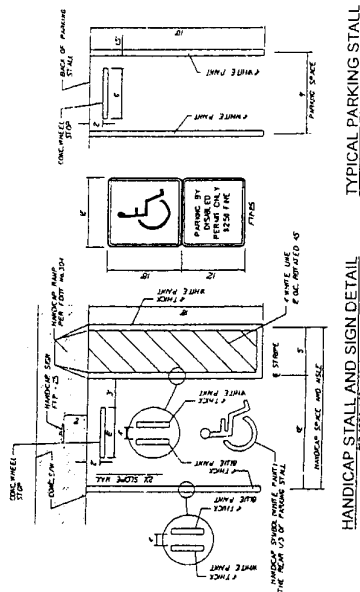


EXHIBIT A

