

RESOLUTION NO. 2004-89

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE CHURCH OF CHRIST GRIFFIN ROAD, INC., PHOTOMETRIC LIGHTING PLAN; AND AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS TO EFFECTUATE SAID PHOTOMETRIC LIGHTING PLAN; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, on December 11th, 2003, the Town Council, pursuant to Resolution No. 2004-26, reviewed and approved with conditions the Church of Christ Griffin Road, Inc., Site Plan; and

WHEREAS, as part of the site plan approval the applicant agreed to seek separate Town Council approval for its photometric lighting plan; and

WHEREAS, the Church of Christ Griffin Road, Inc., parcel is described as the East 400 feet of Tract 44 of Section 27, Township 50 South, Range 40 East of Florida Fruit Land Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida. Subject property lying and being in Broward County, Florida; and

WHEREAS, the parcel has a land use designation of Rural Ranches and a zoning designation of Community Facility, which permits houses of worship; and

WHEREAS, the applicant seeks to construct a 19,601 square foot house of worship; and

WHEREAS, at a duly noticed public hearing held on June 10th, 2004 the Town Council reviewed the Church of Christ Griffin Road, Inc. photometric lighting plan in furtherance of the site plan condition;

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 10th, 2004, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Church of Christ Griffin Road, Inc., photometric lighting plan subject to the following agreed upon conditions:

- a. That the applicant stipulates and agrees that its lighting will comply with the lighting code in effect at the time of the construction of its lighting.
- b. That the applicant stipulates and agrees that it will not seek a permit for the construction of its lighting and that its lighting will not be constructed prior to the earlier of nine (9) months or the enactment of the Town's revised lighting code.
- c. That the applicant stipulates and agrees that in the event the Town's revised lighting code has not been adopted prior to the construction of the lighting, as further delineated in sub-section (b) above, that the lighting poles shall be lower than ten (10) feet in height, that all parking lot lights shall be recessed and or shielded, that there shall be no sag lenses, and that the lighting shall not exceed IESNA recommended footcandle levels.
- d. That all other conditions of the original site plan approval must be met.
- e. That the applicant receives permission from FDOT prior to the construction of the light poles located within the road easements.

Section 3. The appropriate Town officials are authorized to execute any and all necessary documents to effectuate this photometric lighting plan.

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 10th day of June 2004, on a motion by Vice Mayor Knight and seconded by Council Member Maines.

Fink Y
Knight Y
Blanton A
Maines Y
Nelson Y

Ayes 4
Nays
Absent or
Abstaining 1

Mecca Fink
Mecca Fink, Mayor

ATTEST:

Shari Canada
Shari Canada, Town Clerk

Approved as to Form and Correctness:

[Signature]
Gary A. Poliakoff, J.D., Town Attorney
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