

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.

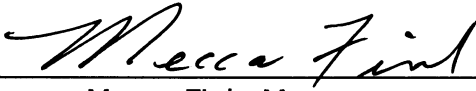
Section 2. That following an extensive review of the staff report, all written and oral evidence received during the public hearing, the criteria set-forth in the Town Code, and the standards set-forth in both state and federal law, the Town Council hereby approves the revised conceptual master plan,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



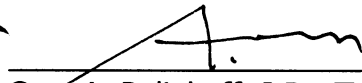
Mecca Fink, Mayor

Attest:



Shari Canada, Town Clerk

Approved as to Form and Correctness:



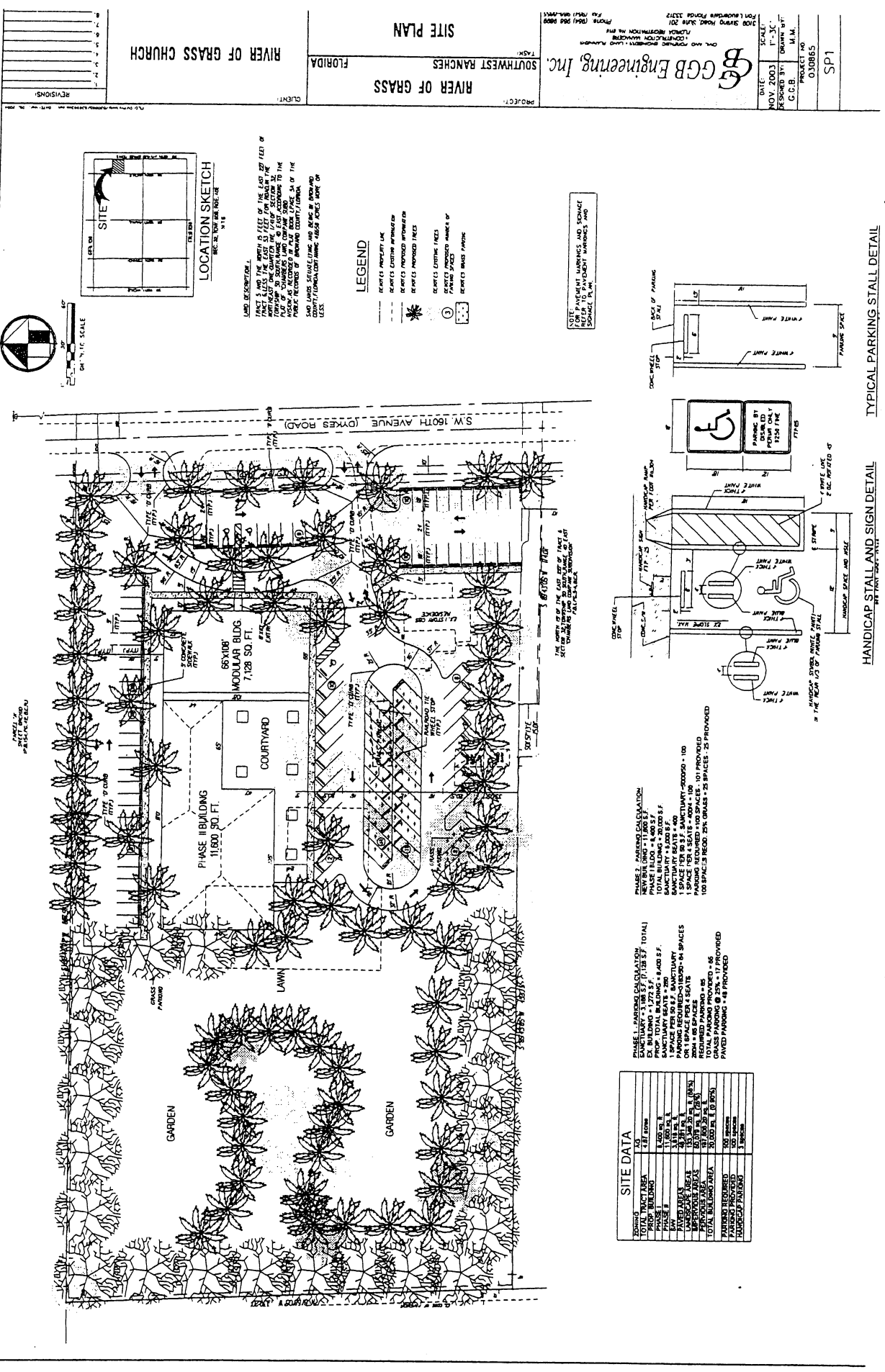
Gary A. Poliakoff, J.D., Town Attorney
843291_1.DOC

Fink Y
Knight Y
Blanton Y
Nelson Y
Maines Y

Ayes 5
Nays 0
Absent or
Abstaining 0

3/04
PHASES I & II

PROPOSED REVISION TO CONCEPTUAL PLAN - ALL PHASES

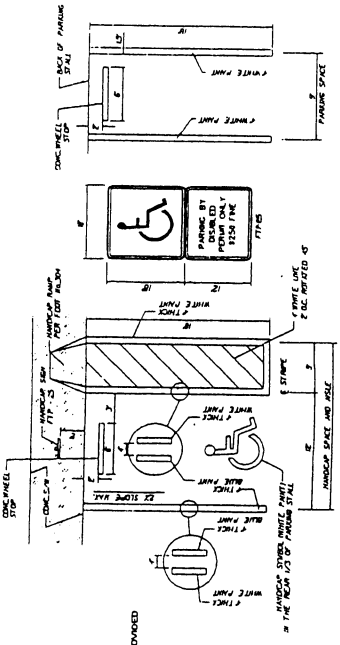


SITE DATA

ZONING	RS-10
TOTAL TRACT AREA	1.41 ACRES
PHASE I BUILDING	11,500 SQ. FT.
PHASE II BUILDING	7,128 SQ. FT.
TOTAL BUILDING AREA	18,628 SQ. FT.
LANDSCAPE TREES	150
PROPOSED TREES	150
TOTAL BUILDING AREA	18,628 SQ. FT.
PARKING REQUIRED	100
PROPOSED PARKING	100
HANDICAP PARKING	8

PHASE I - PARKING CALCULATION
 SANCTUARY - 1,500 SEATS
 PROP. TOTAL BUILDING - 1,800 SF
 SANCTUARY SEATS - 200
 PARKING REQUIRED - 100 SPACES
 200A - 100 SEATS FOR 2 SEATS
 200B - 100 SEATS FOR 2 SEATS
 REQUIRED PARKING = 100
 GRASS PARKING @ 25% PROVIDED
 PAVED PARKING = 8 PROVIDED

PHASE II - PARKING CALCULATION
 NEW BUILDING - 7,128 SF
 TOTAL BUILDING - 18,628 SF
 SANCTUARY - 1,500 SF
 1 SPACE PER 4 SEATS - 400A - 100
 100 SPACES REQUIRED. 25% GRASS = 25 SPACES. 75 PROVIDED



TYPICAL PARKING STALL DETAIL
HANDICAP STALL AND SIGN DETAIL

GCB Engineering, Inc.
 PROJECT: RIVER OF GRASS
 CLIENT: SOUTHWEST RANCHES FLORIDA
 DATE: NOV. 2003
 SCALE: 1" = 30'
 DRAWN BY: G.C.B.
 CHECKED BY: M.M.
 PRODUCT NO. 03085
 SHEET NO. SP1

REVISIONS

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