

## ORDINANCE NO. 2003-02

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING THE FOLLOWING TEN PARCELS GENERALLY KNOWN AS: CHRIST COVENANT CHURCH, FOLIOS 503925-03-0180 AND 503925-02-0092; JEHOVAH'S WITNESS EAST PARCEL, FOLIO 504032-05-1120; GRACE BAPTIST CHURCH/ALDERMAN PARCEL, FOLIO 503925-02-0050; SIKH SOCIETY, FOLIO 514005-02-0010; SHIVA VISHNU TEMPLE, FOLIOS 504032-14-0010 AND 504032-04-0014; SOUTH FLORIDA HINDU TEMPLE, FOLIO 504026-06-0010; CHURCH OF CHRIST, FOLIOS 504027-01-0261 AND 504027-02-0010, ALL PARCELS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", TO CF, COMMUNITY FACILITY DISTRICT; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council has created a new Community Facility zoning district, which provides for houses of worship as a permitted use; and

**WHEREAS**, the CHRIST COVENANT CHURCH, FOLIOS 503925-03-0180 AND 503925-02-0092; JEHOVAH'S WITNESS EAST PARCEL, FOLIO 504032-05-1120; GRACE BAPTIST CHURCH/ALDERMAN PARCEL, FOLIO 503925-02-0050; SIKH SOCIETY, FOLIO 514005-02-0010; SHIVA VISHNU TEMPLE, FOLIOS 504032-14-0010 AND 504032-04-0014; SOUTH FLORIDA HINDU TEMPLE, FOLIO 504026-06-0010; CHURCH OF CHRIST, FOLIOS 504027-01-0261 AND 504027-02-0010, are houses of worship, which conform to the new CF, Community Facility designation and seek to be rezoned to CF, Community Facility; and

**WHEREAS**, the rezoning of these properties will enable these houses of worship to remain a legal conforming use.

**NOW, THEREFORE, BE IT ORDAINED 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. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2.** The Town Council of the Town of Southwest Ranches, Florida, hereby rezones the CHRIST COVENANT CHURCH, FOLIOS 503925-03-0180 AND 503925-02-0092; JEHOVAH'S WITNESS EAST PARCEL, FOLIO 504032-05-1120; GRACE BAPTIST CHURCH/ALDERMAN PARCEL, FOLIO 503925-02-0050; SIKH SOCIETY, FOLIO 514005-02-0010; SHIVA VISHNU TEMPLE, FOLIOS 504032-14-0010 AND 504032-04-0014; SOUTH FLORIDA HINDU TEMPLE, FOLIO 504026-06-0010; CHURCH OF CHRIST, FOLIOS 504027-01-0261 AND 504027-02-0010, to the CF, Community Facility designation.

**Section 3.** The appropriate Town officials are hereby authorized and directed to execute the necessary documents to effectuate this Ordinance.

**Section 4.** The Town Clerk is hereby directed to record a copy of this Ordinance in the Public Records of Broward County, Florida.

**Section 5: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 6: Severability.** If any word, phrase, clause, sentence, or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

**Section 7: Effective Date.** This Ordinance shall be effective immediately upon its adoption.

**PASSED ON FIRST READING** this 11<sup>th</sup> day of July, 2002.

**PASSED AND ADOPTED ON SECOND READING** this 10<sup>th</sup> day of October, 2002.

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Mecca Fink, Mayor

Attest:

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Arielle Haze Tyner, Town Clerk

Approved as to Form and Correctness:

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Gary A. Poliakoff, J.D., Town Attorney

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