

**RESOLUTION NO. 2005-099**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE STONE CREEK AT SUNSHINE RANCHES ENTRYWAY AND LANDSCAPE PHOTOMETRIC PLAN; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS TO EFFECTUATE SAID PHOTOMETRIC PLAN; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, at a duly noticed public hearing held on December 11, 2003, the Town Council reviewed and approved with conditions the Stone Creek at Sunshine Ranches Plat, which provides for eight (8) single-family dwelling units to be built on an approximately 19.661 parcel; and

**WHEREAS**, at that same duly noticed public hearing held on December 11, 2003, the Town Council also reviewed and approved with conditions the Stone Creek at Sunshine Ranches Site Plan; and

**WHEREAS**, the Stone Creek at Sunshine Ranches Site Plan is described as the West Half (W ½) of the East Half (E ½) of Tracts 57, 58, 59 and 60, Section 35, Township 50 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Together with the East Half (E ½) of Tract 61 and the East Half (E ½) of Tract 62 of Section 35, Township 50 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Less the North 15 Feet of said East Half (E ½) of Tract 62.

Said Lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida. Containing 856,441 Square Feet (19.661 Acres), More or Less; and

**WHEREAS**, as one of the conditions for site plan approval the applicant agreed to bring back for the Town Council's approval a photometric plan and examples of the lighting that will be provided in the development, which shall be consistent with the Town's rural lifestyle and the Town's Unified Land Development Code; and

**WHEREAS**, at a duly noticed public hearing held on July 8, 2004, the Town Council reviewed and approved an entry wall feature and an overall landscape plan for the common areas of the development; and

**WHEREAS**, the Town Council deferred approval of the entryway and landscape lighting plan until the Town adopted an outdoor lighting ordinance; and

**WHEREAS**, on April 14, 2005, the Town Council adopted the Unified Land Development Code, which contains the outdoor lighting regulations; and

**WHEREAS**, the regulations allow directional, fully shielded landscape uplighting not exceeding 1,800 lumens, provided the light is shielded by a landscape element; and

**WHEREAS**, the applicant's plan complies with the Town's requirements, subject to the conditions contained herein.

**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 July 14, 2005, following the presentation made by the applicant, a review of the photometric plan, a review of the staff report, and all written and oral evidence received during the public hearing, the Town Council hereby approves the Stone Creek at Sunshine Ranches entryway and lighting photometric plan subject to the following agreed upon conditions:

- a. That the applicant revises the plan to indicate that lighting output will be limited to 90 watts/1,450 lumens, as proposed.
- b. That the applicant revises notes 6 and 7 on the plan to reduce the wattage of connections to 1,800 lumens or less.

**Section 3.** The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all necessary documents to effectuate the entryway and landscape photometric plan.

**Section 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED ON** this 14<sup>th</sup> day of July, 2005, on a motion made by Vice Mayor Blanton and seconded by Council Member Neslon.

Fink	<u>Y</u>
Knight	<u>A</u>
Blanton	<u>Y</u>
Maines	<u>Y</u>
Nelson	<u>Y</u>

Ayes	<u>4</u>
Nays	<u>0</u>
Absent or Abstaining	<u>1</u>

  
\_\_\_\_\_  
Mecca Fink, Mayor

Attest:

  
\_\_\_\_\_  
Shari Canada, Town Clerk

Approved as to Form and Correctness:

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