

Amended



**Town of Southwest Ranches  
Comprehensive Plan Advisory Board  
Meeting Agenda**

March 3, 2022  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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**Board Members**

Joseph Altschul  
Jason Halberg  
Newell Hollingsworth  
Anna Koldys  
George Morris  
Lori Parrish  
Robert Sirota

**Council Liaison**

Steve Breitzkreuz

**Staff Liaison**

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
  - A. Approval of minutes for February 2022
  - B. Discussion / Review of Comprehensive Plan
    - a. Future Land Use Element
6. New Business
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

# III. Plan Elements

## FUTURE LAND USE ELEMENT

### III.A. Future Land Use Element (FLUE)

#### 1. Goals, Objectives and Policies

##### FLUE GOAL 1

##### **ENSURE THE PRESERVATION OF THE TOWN'S RURAL LIFESTYLE.**

{BCPC Objective 7.01.00}

##### **FLUE OBJECTIVE 1.1 PERMITTED USES IN RURAL ESTATE AND RURAL RANCH AREAS**

**PROTECT ALL RESIDENTIAL AREAS DESIGNATED ON THE TOWN'S FUTURE LAND USE MAP IN ORDER TO PRESERVE THE TOWN'S EXISTING RURAL CHARACTER AND LIFESTYLE, WHILE RESPECTING THOSE EXISTING AND CONSTITUTIONALLY PROTECTED PROPERTY RIGHTS OF ITS INDIVIDUAL LAND OWNERS.** {BCPC Objective 7.01.00}

Measurement: The extent to which the character of the Town's rural residential areas have been maintained.

**FLUE POLICY 1.1-a:** All existing residential and non-residential areas shall be designated on the Town's Future Land Use Plan Map consistent with the subsection entitled "Permitted uses in Future Land Use Categories" of this Element. {BCPC Policy 7.01.01}

**FLUE POLICY 1.1-b:** Land Use Plan amendments to more intensive categories shall be prohibited unless consistent with, and authorized by, FLUE Objective 1.3 and particularly policies 1.3-c, 1.3-d, and 1.3-e pertaining to evaluation of land use plan amendment requests; 1.8 (US Highway 27 Business Category); 1.12 (Community Facilities Category), or unless the Town Council determines that the more intensive use is consistent with, and furthers the overall goal to protect the Town's rural lifestyle. {BCPC Objective 7.01.03}

**FLUE POLICY 1.1-c:** The Town shall adopt less intense level of service standards for public facilities and services within rural estate and rural ranch areas that recognizes the unique semi-rural character and lifestyle of these areas. {BCPC Objective 7.01.04}

**FLUE POLICY 1.1-d:** Land uses adjacent to Rural Estate and Rural Ranch areas shall be compatible with such areas, at the time of issuing a development order, for a principal building. {BCPC Policy 7.01.05}

**FLUE POLICY 1.1-e:** Prohibit in residential subdivisions the placement of street lights and other typical non-rural amenities, such as concrete sidewalks and curbs, from being allowed in the Town's rural residential oriented areas.

**FLUE POLICY 1.1-f:** The Town Council shall maintain a rural orientated lighting ordinance regulating all public and private properties.

**FLUE POLICY 1.1-g:** To ensure the adequate provision of rural public services and facilities, the Town shall take into consideration its tourist population and the seasonal demands placed upon its infrastructure. {PBPC Policy 9.12.02} {PBPC Prov. Cert. #1A}

**FLUE POLICY 1.1-h:** Prohibit paved local sidewalks along Rural (Non-Transit) Roadways and encourage in lieu thereof stabilized greenway trails.

**FLUE POLICY 1.1-i:** Maintain recreational amenities and facilities along Greenway trails and specifically at the connection points with adjacent Municipality's Trail.

**FLUE POLICY 1.1-j:** The Town shall work towards construction of an independent Public Safety Sub-Regional Emergency Response and Relief Distribution Center.

## **FLUE OBJECTIVE 1.2 REGULATION OF SUBDIVISIONS**

**THE TOWN SHALL ADOPT LAND DEVELOPMENT REGULATIONS PROMOTING WELL-PLANNED, ORDERLY, NON-CLUSTERED AND ATTRACTIVE RURAL RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH IS CONSISTENT WITH AND IMPLEMENTS THE TOWN'S ADOPTED CAPITAL IMPROVEMENTS ELEMENT AND THE GOALS, OBJECTIVES AND POLICIES OF THE TOWN'S LAND USE PLAN.** {BCPC Objective 1.04.00}

Measurement: Adoption of Land Development Regulations consistent with the Plan's Objectives and Policies.

**FLUE POLICY 1.2-a:** Land Development regulations shall incorporate a review process for assessing the adequacy of public services and facilities. All new development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the Town's adopted Capital Improvements Element and rural oriented directives in this Plan. {BCPC Policy 1.04.01}

**FLUE POLICY 1.2-b:** The Town's Land Development regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities. { BCPC Policy 1.04.02}

**FLUE POLICY 1.2-c:** The Town's Land Development regulations shall provide for:

1. BMP standards for regulating storm water.
2. Adequate open space.
3. Safe and convenient on-site traffic flow, considering needed parking spaces.
4. Protecting, whenever possible, all existing and planned rural residential areas from disruptive land uses. {BCPC 1.04.04}
5. Preventing, whenever possible, new through-streets within the Town other than SW 184<sup>th</sup> Avenue as a two-lane roadway.

**FLUE POLICY 1.2-d:** To enhance public safety by ensuring efficient access by emergency service vehicles, as well as to protect the Town’s rural character, the Town shall restrict the gating of subdivisions as follows: for subdivisions of four lots or fewer, a shared private access road (but not a public street) may be gated; for subdivisions of more than four lots but less than 40 lots, gating of a shared access road shall be prohibited; and, for subdivisions of more than 40 lots, gating of a shared private access road (but not a public street) may be permitted only upon a unanimous vote of all members of the Town Council and where all provisions of the Town's Code have been satisfied.

**FLUE OBJECTIVE 1.3 ENCOURAGE THE ELIMINATION OF INCOMPATIBLE OR INCONSISTENT LAND USES AND PREVENT FUTURE SUBURBAN BLIGHT.**

**CONTINUE IMPLEMENTING LAND USE PROGRAMS TO ENCOURAGE THE ELIMINATION OF EXISTING INCOMPATIBLE LAND USES AND PREVENT FUTURE INCOMPATIBLE LAND USES FROM OCCURRING.** {BCPC Objective 14.02.00}

Measurement: criteria and standards utilized to evaluate all land use plan amendments to determine compatibility with the Town’s rural character and its adopted Comprehensive Plan.

**FLUE POLICY 1.3-a:** The Town’s Land Development regulations shall protect whenever possible all existing and planned rural residential areas from disruptive land uses and nuisances and provide standards for achieving compatibility between different land uses. {BCPC Policy 1.04.04}

**FLUE POLICY 1.3-b:** Continue implementing land use controls that promote rural residential neighborhoods that are attractive, well maintained and contribute to the health, safety and welfare of their residents. {BCPC Objective 1.06.00}

**FLUE POLICY 1.3-c:** The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and the Southwest Ranches Land Use Plans. {BCPC Policy 14.02.01}

**FLUE POLICY 1.3-d:** New non-residential Land Use Plan designations shall be located on US-27 and designed in a manner that does not adversely impact existing and designated rural residential areas. {BCPC Policy 14.02.02}

**FLUE POLICY 1.3-e:** In order to prevent future incompatible land uses, the established rural character of the Town shall be a primary consideration when amendments to the Town's Land Use Plan are proposed. {BCPC Policy 14.02.03}

**FLUE POLICY 1.3-f:** The Town shall minimize the impacts of existing incompatible land uses through requirements within its Land Development Code, such as buffering and setbacks. [BCPC Policy 14.02.04}

**FLUE POLICY 1.3-g:** The Town shall continue implementing in its Comprehensive Plan and implement in its Land Development Regulations appropriate intensity standards for all non-residential future land use categories emphasizing compatibility with all adjacent existing and future land uses. {BCPC Policy 14.02.05}

**FLUE POLICY 1.3-h:** The Town's Land Development regulations shall include requirements for adequate buffering between utilities and any land use which allows residential developments to ensure utilities uses are compatible with residential uses. {BCPC Policy 14.02.06}

**FLUE POLICY 1.3-i:** If, in the future, a redevelopment area is established within the Town's jurisdiction, the Town shall encourage the new redevelopment projects to address the expansion of employment and housing opportunities for low and moderate income households through the establishment of alternate levels of service on the regional roadway network. {BCPC Obj 14.03.00}

**FLUE POLICY 1.3-j:** If, in the future, a redevelopment area is established within the Town's jurisdiction, the area shall be served by mass transit facilities. {BCPC Policy 14.03.04}

**FLUE POLICY 1.3-k:** The Town shall take steps to ensure that strategically located land and adequate facilities are provided by public entities and made available for police, fire and emergency medical service to serve current and future residents. {BCPC Policy 8.01.17}

**FLUE POLICY 1.3-l:** The Town, Florida Power and Light Company, developers and landowners shall be encouraged to coordinate and cooperate with one another with respect to the utilities route selection and location of electric facilities to ensure the future electrical energy needs of the Town's residents will be served. New electric transmission lines, subject to the Florida Transmission Lines Siting Act, shall be sited in a manner that will consolidate such lines within existing corridors and new corridors shall be planned in coordination with the Town's Comprehensive Plan.

**FLUE POLICY 1.3-m:** The Town's Land Development Code and regulations shall continue to provide for the protection of the residents by providing standards for the filling and excavation of property, whether dry land, canals, ponds or lakes, so that impacts to surrounding properties, drainage and the health, safety and welfare of residents is minimized.

**FLUE POLICY 1.3-n:** In order to preserve rural residential neighborhoods and protect the nighttime environment from the effects of excessive lighting and/or excessive glare, the Town shall maintain lighting standards that regulate the maximum intensities and disbursement of outdoor lighting and excessive glare from outdoor lighting within the Town.

**FLUE POLICY 1.3-o:** In the event that the Florida Department of Transportation engages in project design for a rail corridor within or adjacent to the Town, the Town shall initiate a dialogue with FDOT and the Federal Railroad Administration ("FRA"), and use all available means to establish a "quiet zone" for the Southwest Ranches area in accordance with FRA rules for establishing New Quiet Zones, which may include the use of Supplemental Safety Measures and/or Alternative Safety Measures at any rail crossings.

#### **FLUE OBJECTIVE 1.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

**CONTINUE IMPLEMENTING LAND DEVELOPMENT REGULATIONS THAT EMPLOY (CPTED) PRINCIPLES TO REDUCE THE INCIDENCE OF CRIME AND PROTECT THE SAFETY AND WELFARE OF ALL THE TOWN'S RESIDENTS.**

{BCPC Objective 14.04.03}

Measurement: The extent to which CPTED Principles have been incorporated in the Land Development Code for all nonresidential or non-agricultural proposed developments and site plans.

**FLUE POLICY 1.4-a:** The Town shall consider including, within its adopted Comprehensive Plan, policies and standards addressing CPTED principles, such as street design, natural surveillance, natural access control and territorial reinforcement. {BCPC Policy 14.04.01}

**FLUE POLICY 1.4-b:** The Town shall consider incorporating a CPTED review of all site plans and roadway projects into its review processes. {BCPC Policy 14.04.02}

**FLUE POLICY 1.4-c:** The Town shall continue to require that lighting be placed within private parking lots on all non-residential and/or non-agricultural parcels of land.

#### **FLUE OBJECTIVE 1.5 SIGNAGE REGULATION**

**CONTINUE IMPLEMENTING LAND DEVELOPMENT CODES AND REGULATIONS ADDRESSING THE SIZE, QUANTITY AND CHARACTER OF BOTH ON PREMISE AND OFF-PREMISE SIGNS, IN ORDER TO PROMOTE COMMUNITY AESTHETICS AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE TOWN'S RESIDENTS.** {BCPC Objective 2.06.00}

Measurement: Adoption of signage regulations in the Land Development Code pursuant to this objective.

**FLUE POLICY 1.5-a:** The Town shall continue implementing, as feasible, a comprehensive Rural Identification Signage Program for public property and include in its Land Development Code regulations addressing signage consistent with its rural character. {BCPC Policy 2.06.01}

## **FLUE OBJECTIVE 1.6      PLATTING**

**CONTINUE TO ENFORCE THE COUNTYWIDE PLATTING REQUIREMENTS ADOPTED IN THE BROWARD COUNTY CHARTER AND ENSURE THAT LAND DEVELOPMENT WITHIN THE TOWN MEETS THE MINIMUM STANDARDS OF BROWARD COUNTY AND THE TOWN'S LAND DEVELOPMENT CODE.**

{BCPC Objective 8.02.00}

Measurement: Adoption of Comprehensive Plat review standards in the Land Development Code consistent with State and County laws.

**FLUE POLICY 1.6-a:** The Town shall adopt Land Development Regulations that, at minimum, require platting in those circumstances where the Plan Implementation Requirements section of the Broward County Land Use Plan and/or this Plan requires platting. However, platting shall not be required in circumstances where the Future Land Use Implementation Section of this Plan specifically exempts land development from platting requirements. Such regulations regarding platting may establish additional standards, procedures and requirements as may be necessary to regulate and control the platting of lands. {BCPC Policy 8.02.01}

## **FLUE OBJECTIVE 1.7      PERMITTED USES IN COMMERCIAL LAND USE CATEGORY**

**CONTINUE IMPLEMENTING A COMMERCIAL USE CATEGORY ON THE TOWN'S FUTURE LAND USE MAP PERMITTING TYPES OF COMMERCIAL DEVELOPMENT THAT ARE COMPATIBLE WITH ADJACENT RURAL AND RESIDENTIAL LAND USES, AND WHICH WOULD SUPPORT THE COMMERCIAL-BASED ACTIVITIES THAT ARE COMPATIBLE WITH THE TOWN'S NEEDS.**

{BCPC Goal 2.00.00}

Measurement: maintenance of a commercial land use category.

**FLUE POLICY 1.7-a:** Floor Area Ratio (F.A.R.) shall not exceed 0.25.

**FLUE POLICY 1.7-b:** The Town Council shall continue implementing commercial land development regulations that are necessary to protect adjacent rural residential areas from potential negative impacts of commercial developments. {BCPC Policy 2.04.02}

**FLUE POLICY 1.7-c:** The Town’s zoning categories shall distinguish between neighborhood and community commercial developments within their respective service areas. Regional commercial uses shall not be permitted. {BCPC Policy 2.04.06}

**FLUE POLICY 1.7-d:** The Commercial category is restricted to properties that were designated Commercial prior to the Town’s incorporation. {BCPC Policy 2.04.04}

**FLUE POLICY 1.7-e:** Development and redevelopment of existing commercial sites shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to residential uses, and providing on-site security.

**FLUE POLICY 1.7-f:** All land with a Commercial designation shall be connected to municipal water and sewer.

### **FLUE OBJECTIVE 1.8 US HIGHWAY 27 BUSINESS LAND USE CATEGORY**

**ESTABLISH AND MAINTAIN A US HIGHWAY 27 BUSINESS LAND USE CATEGORY EXCLUSIVELY FOR THE US HIGHWAY 27 CORRIDOR, ALLOWING ONLY CAREFULLY PLANNED DEVELOPMENT THAT IS DESIGNED TO BE COMPATIBLE WITH ADJACENT RURAL RESIDENTIAL LAND USES AS SUBSTANTIALLY BUFFERED BY THE EXISTING CEMETERY AND OPEN SPACE, AND WHICH WOULD BE ENVIRONMENTALLY NEUTRAL.**

Measurement: Designation of a US Highway 27 Business category.

**FLUE POLICY 1.8-a:** The Town has identified the US 27 Corridor as appropriate for business uses on the land use plan map. The Town created the US Highway 27 Business Category for this purpose. Only parcels west of US Highway 27 and parcels fronting the east side of US 27 that are buffered from Rural Ranch land use designations by an intervening Open Space or Community Facilities land use designation are eligible for this designation, including parcels that also front Griffin Road or Stirling Road. Parcels designated US Highway 27 Business on the land use plan map must only be developed and used in strict compliance with the following policies. The Town Council shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.

**FLUE POLICY 1.8-b:** A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.

**FLUE POLICY 1.8-c:** No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.



**FLUE POLICY 1.8-d:** There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction

**FLUE POLICY 1.8-e:** Access to development shall be from US 27, Stirling Road, or Griffin Road only.

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business until a conceptual master access management plan ("access plan") shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.
- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.
- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.
- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.

**FLUE POLICY 1.8-f:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element.

**FLUE POLICY 1.8.g:** Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation.

**FLUE POLICY 1.8-h:** Every development shall provide at least twenty-five percent (25%) pervious area.

**FLUE POLICY 1.8.i:** Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are

typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement.

**FLUE POLICY 1.8-j:** Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.

**FLUE POLICY 1.8-k:** Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.

**FLUE POLICY 1.8-l:** Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.

**FLUE POLICY 1.8-m:** The land development regulations shall establish a zoning classification in the form of a planned development district, whereby the specific permitted uses, development standards and a conceptual development plan for the property are made part of the rezoning and will govern use and development of the property supplemental to regulations contained within the land development regulations. The land development regulations for the planned development district shall require that conceptual development plans incorporate all of the applicable elements of the US 27 conceptual master access management plan, which shall be adopted by reference.

**FLUE POLICY 1.8-n:** Applications for land use plan amendment to establish a US Highway 27 Business designation shall be filed concurrently with a complete application for rezoning to the applicable planned development zoning district.

**FLUE POLICY 1.8-o:** The Town shall implement land development regulations to protect adjacent rural areas from potential negative impacts of business developments.

**FLUE POLICY 1.8-p:** All land designated US Highway 27 Business shall be connected to, or shall enter into a binding agreement providing for the connection to, the City of Sunrise water and sewer systems prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

## **FLUE OBJECTIVE 1.9 PERMITTED USES IN INDUSTRIAL LAND USE CATEGORY**

**CONTINUE IMPLEMENTING AN INDUSTRIAL LAND USE CATEGORY ON THE TOWN'S FUTURE LAND USE MAP PERMITTING TYPES OF DEVELOPMENT WHICH SHALL BE COMPATIBLE WITH RURAL RESIDENTIAL LAND USES AND**

**FLUE POLICY 1.10-e:** The Town shall support and work with the Broward County Property Appraiser's office to streamline the process of granting agricultural tax exemptions.

**FLUE POLICY 1.10-f:** If the Town desires to acquire lands for public open space or recreational facilities, it may pursue innovative methods such as Purchase of Development Rights (PDR), Transfer of Development Rights (TDR) or public acquisition to direct all private non-residential or non-agricultural development proposed on lands that the Town desires to "Urban In-fill" areas of Broward County as defined in Section 163.3164 F.S. or to more appropriate "urban in-fill" sites located along the Town's perimeter Trafficways. {FCT 3-A(10)}

**FLUE POLICY 1.10-g:** In order to promote open space and protect rural and agrarian character, the Town will base density and intensity calculations on net acreage as defined in section "II.A Definitions" of this Plan. Additionally, the counting of water bodies that are not wholly contained within a single lot toward minimum required net lot area for a dwelling is strongly discouraged. In no event shall a water body be counted toward minimum required lot area for a dwelling if the water body traverses more than two lots in a single development / subdivision.

## **FLUE OBJECTIVE 1.11 PERMITTED USES IN AGRICULTURAL AREAS**

**FUTURE AGRICULTURAL AREAS SHALL BE DESIGNATED ON THE TOWN'S FUTURE LAND USE MAP.** {BCPC Objective 4.02.00}

Measurement: The extent to which appropriate lands are designated for Agriculture on the Future Land Use Map.

**FLUE POLICY 1.11-a:** Permit those uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.10, within designated Agricultural Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 4.02.01}

**FLUE POLICY 1.11-b:** The Town Council shall consider a review of all permitted uses in the Agricultural land use category and make revisions which address the issue of preserving and protecting significant agricultural lands identified by the Town. {BCPC Policy 4.02.02}

**FLUE POLICY 1.11-c:** Agricultural areas designated on the Town's Future Land Use Map shall permit residential development consistent with those standards contained within the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 4.02.03}

**FLUE POLICY 1.11-d:** All non-agricultural uses including Special Residential Facilities shall be subject to the limitations and density requirements as specified within the Agricultural Use Permitted Uses subsection of the Land Use Plan. {BCPC Policy 4.02.04}

**WHICH WILL SUPPORT INDUSTRIAL-BASED ACTIVITIES WHICH WILL WOULD BE COMPATIBLE WITH THE TOWN'S NEEDS.**

Measurement: Adoption of appropriate standards for industrial uses in the Land Development Code.

**FLUE POLICY 1.9-a:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.50, within designated Industrial Area Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 3.01.01}

**FLUE POLICY 1.9-b:** With the exception of public utilities, telecommunication facilities, and Town owned properties, industrial land uses shall be located at least 2,000 linear feet from any land use within the Town that permits residential or community facility uses.

**FLUE POLICY 1.9-c:** The Town shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. {BCPC Policy 3.04.01}

**FLUE OBJECTIVE 1.10 RETENTION OF AGRICULTURAL LANDS AND USES**

**ENCOURAGE THE CONSERVATION, RETENTION AND PROTECTION OF AGRICULTURAL LANDS AND EXISTING USES THROUGH THE UTILIZATION OF BOTH FINANCIAL INCENTIVES, SUCH AS TRANSFER AND/OR PURCHASE OF DEVELOPMENT RIGHTS (PDR), AND CREATIVE LAND DEVELOPMENT REGULATIONS.** {BCPC Objective 4.01.00} {BCPC Goal 4.00.00}

Measurement: Number of acres in the Town maintained in agricultural use versus the number of acres in agricultural use at the time of Plan adoption.

**FLUE POLICY 1.10-a:** Innovative public measures, such as tax relief techniques, purchase or transfer of development rights and other measures shall be instituted to encourage the retention of existing agricultural lands and uses. {BCPC Policy 4.01.01}

**FLUE POLICY 1.10-b:** Consistent with the requirements of the SFRPC's Strategic Regional Policy Plan for South Florida, the Town's inventory of locally important agricultural uses and activities shall remain as the primary use on such lands. {BCPC Policy 4.01.02}

**FLUE POLICY 1.10-c:** Encourage the retention and expansion of agricultural and related activities which are compatible with the environmental sensitivity of identified agricultural lands, consistent with the provisions of the "Florida Right to Farm Act," Section 823.14, Florida Statutes. {BCPC Policy 4.01.03}

**FLUE POLICY 1.10-d:** The Town shall include in its Land Development Code less intensive standards and criteria for road design, drainage facilities, utilities or other infrastructure serving agricultural or rural residential areas.

**FLUE1.11-e:** The Town shall review as necessary the permitted uses and land development code provisions regarding agricultural uses to ensure that best industry practices with regard to energy conservation may be utilized by those practicing agriculture within the Town.

## **FLUE OBJECTIVE 1.12 PERMITTED USES IN COMMUNITY FACILITIES**

**CONTINUE IMPLEMENTING WITHIN THE TOWN'S FUTURE LAND USE MAP A COMMUNITY FACILITIES LAND USE CATEGORY TO ENSURE THE AVAILABILITY OF SUITABLE LAND FOR A COMPLETE RANGE OF REGIONAL AND COMMUNITY FACILITIES ADEQUATE TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION.** {BCPC Objective 8.04.00}

Measurement: Designation of a Community Facilities Land Use category.

**FLUE POLICY 1.12-a:** Permit those land uses within designated Community Facilities Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 8.04.01}

**FLUE POLICY 1.12-b:** Permit compatible community facilities furthering the Town's rural lifestyle on parcels of up to five (5) net acres in size pursuant to the Permitted Uses in Future Land Use Categories subsection of this Element, provided that they front and exclusively access a Trafficway, and maintain 1,000 feet of separation from other non-agricultural and non-residential land uses and properties with non-agricultural and nonresidential land use plan map designations. Public schools shall be permitted in Community Facilities, Rural and Estate land use categories without limiting the size of the parcel.

Any parcel that was designated Community Facilities at the time of the Town's incorporation, but which does not comply with the minimum distance separation or size limitation, may be developed for Community Facilities use, provided that such parcel shall be neither subdivided, nor used, for a separately owned or operated community facility. {BCPC Policy 8.04.02}

**FLUE POLICY 1.12-c:** Community Facilities uses within all Future Land Use Categories shall not exceed a Floor Area Ratio (F.A.R.) of 0.25, except as follows.

1. The maximum F.A.R. for any parcel that exceeded the five (5) acre size limitation at the time of the Town's incorporation, and which does not front and access a State Principal Arterial road pursuant to the June, 2011 Broward Functional Highway Classifications Map produced by the Broward County Metropolitan Planning Organization, shall be a blended F.A.R. of 0.25 for the first five (5) acres, and 0.075 for the remaining parcel area.

2. For the purpose of this policy, the term "parcel" shall include land under common ownership that is separated only by a public or private way, including but not limited to a street or water body.
3. Any property owned by the Broward County School Board and designated Community Facility District on the zoning map or designated Community Facilities on the future land use plan map as of March 7, 2013, is not subject to the blended F.A.R. provisions of (1), above.

**FLUE POLICY 1.12-d:** : All community facilities, and all land that is designated Community Facilities on the land use plan map or official zoning map shall be developed in a manner so as to minimize the amount of improved and impervious surface, and to retain (or restore) the maximum possible amount of the parcel as open space. Accordingly, paved and improved areas shall be limited to the minimum amount necessary for the operation of the permitted use(s) and for compliance with land development code requirements.

**FLUE POLICY 1.12-e:** All proposed public and private uses and structures utilized for community facility purposes must be placed in a zoning district that permits community facilities.

**FLUE OBJECTIVE 1.13 PERMITTED USES IN UTILITY CATEGORY**

**CONTINUE IMPLEMENTING WITHIN THE TOWN'S FUTURE LAND USE MAP A UTILITY LAND USE CATEGORY TO ENSURE THE AVAILABILITY OF LAND FOR A COMPLETE RANGE OF PUBLIC AND PRIVATE UTILITIES ADEQUATE TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION.** {BCPC Objective 8.05.00}

Measurement: Designation of a Utility Facilities Land Use category for parcels proposed for utility purposes greater than 5 acres in size, minimum distance to similar use.

**FLUE POLICY 1.13-a:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.45, within designated Utilities area land use parcels which are identified in the Utility subsection of Part B of this Element Permitted Uses in Future Land Use Categories. {BCPC Policy 8.05.01}

**FLUE POLICY 1.13-b:** Permit Utilities uses five (5) acres or less in size necessary to serve the Town's rural lifestyle within Rural Residential land use categories as identified in the Permitted Uses subsection of this Element. {BCPC Policy 8.05.02}

**FLUE OBJECTIVE 1.14 RESERVED FOR FUTURE USE**

**FLUE OBJECTIVE 1.15**

**ENSURE THAT PUBLIC FACILITIES AND SERVICES MEET LEVEL OF SERVICE STANDARDS ADOPTED IN THE TOWN'S COMPREHENSIVE PLAN, AND THAT**

**THE TOWN'S DEVELOPMENT REGULATIONS MAKE APPROPRIATE PROVISION FOR POWER DISTRIBUTION INFRASTRUCTURE. {BCPC Obj 11.00.00}**

Measurement: Adoption of Concurrency Standards in the Town's Land Development Code consistent with State and County law.

**FLUE POLICY 1.15-a:** The Town shall establish a level of service standard for each public facility located within the boundary for which the Town has authority to issue development orders or development permits pursuant to 9J-5.005(3) Florida Administrative Code. {BCPC Policy 11.01.01}

**FLUE POLICY 1.15-b:** To maintain the level of service standards identified within the Town's Comprehensive Plan, the Town shall, prior to final action on amendment to the Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development. {BCPC Policy 11.01.03}

**FLUE POLICY 1.15-c:** Prior to plat approval, the Town shall ensure that the public facilities and services necessary to meet the level of service (LOS) standards established within the Town's Comprehensive Plan will be available consistent with Concurrency requirements in subsection 163.3202(g), Florida Statutes, and section 163.3180, Florida Statutes, as amended, and the Concurrency Management policies included within Goal 8.00.00 of the Broward County Land Use Plan. {BCPC Policy 11.01.04}

**FLUE POLICY 1.15-d:** The Town shall continue to review and revise, where necessary, its Land Development Code and regulations to ensure that all new developments meet the Level of Service Standards established within the Comprehensive Plan. {BCPC Policy 11.01.05}

**FLUE POLICY 1.15-e:** In order to ensure that land development contributes a proportionate share of the cost of public facilities and services, the Town shall consider adoption and implementation of public improvement, dedication and impact fee requirements for all new developments. {BCPC Policy 11.01.06}

**FLUE POLICY 1.15-f :** The Town shall implement a development review procedure to assure that facilities and services meet established county-wide and municipal Level of Service Standards and are available consistent with the Concurrency requirements in Section 163.3180 Florida Statutes, pursuant to Broward County Land Use Plan Objective 8.06.00. {BCPC Policy 8.01.01}

**FLUE POLICY 1.15-g:** Development permits shall be consistent with the subsection I. "Development Review Requirements" of the Future Land Use Implementation section of the Town's Comprehensive Plan. {BCPC Policy 8.01.02}

**FLUE POLICY 1.15-h:** The Town shall implement procedures that identify the cumulative impacts of proposed development on public services and facilities. {BCPC Policy 8.01.03}

**FLUE POLICY 1.15-i:** The Town shall not accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) and the School Board of Broward County. {BCLUP Policy 8.07.02}

**FLUE POLICY 1.15-j:** The Town shall not accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts. {BCLUP Policy 12.01.10}

**FLUE POLICY 1.15-k:** The Town shall coordinate with the School Board of Broward County to achieve an expedited development review procedure for any proposed public elementary and secondary education facilities within the Town. {BCLUP Policy 8.07.03}

**FLUE POLICY 1.15-l:** Intergovernmental Coordination Element Policies 1.3-c and 1.3-e are hereby incorporated by reference.

## **FLUE OBJECTIVE 1.16 ENHANCE THE TOWN'S EQUESTRIAN TOURIST INDUSTRY**

**INCREASE THE TOWN'S ATTRACTIVENESS TO TOURISTS AND RESIDENTS OF SOUTH FLORIDA COMMUNITIES THROUGH THE CONTINUED IMPLEMENTATION OF A LAND USE PATTERN AND DEVELOPMENT REGULATIONS CONDUCIVE TO THE PROMOTION OF EQUESTRIAN ACTIVITIES IN THE TOWN.** {BCPC Goal 3.00.00} {BCPC Obj.9.12.00}

Measurement: The extent to which development of an ongoing partnership with the equestrian community – designed to increase and protect the Town's equestrian industry while balancing its impact on the environment – has occurred.

**FLUE POLICY 1.16-a:** The Town shall be sensitive to the demands placed upon its public trails and Greenway system by Broward County's equestrian tourist population. {BCPC Policy 9.12.02}

**FLUE POLICY 1.16-b:** The Town shall consider acquiring undeveloped land as recreation, open space and multi-use greenway trails and restore the land to its natural state or retain its existing area use. {BCPC Policy 9.12.04}



**FLUE POLICY 1.16-c:** The Town shall consider a program to identify those unique areas, which reflect the community’s rural character and address their preservation by acquisition, with the support from Grants, from Broward County’s Land Preservation Program, the State of Florida and all private and public partnerships. {BCPC Policy 9.12.06}

**FLUE POLICY 1.16-d:** The Town shall coordinate with Broward County and the State of Florida Department of Environmental Protection, Department of Transportation, the Division of Tourism and the SFWMD in the provision of equestrian oriented tourist facilities such as trails, trails head parks and roadside viewing sites as well as signage in parks and along roadways. {BCPC Policy 9.12.05}

**FLUE POLICY 1.16-e:** The Town shall continually coordinate with Broward County to integrate the Town’s equestrian tourism industry into the County’s cultural, historical, archeological and park/recreation plans. {BCPC Policy 9.12.07}

**FLUE POLICY 1.16-f:** The Town shall strive to provide for horseback riding, walking and bicycling opportunities along its comprehensive multi-use Greenway trails system to enhance its rural character. {BCPC Policy 9.12.08}

**FLUE POLICY 1.16-g:** The Town shall strive to continue to develop partnerships with the equestrian community to develop and promote the equestrian lifestyle.

**FLUE POLICY 1.16-h:** The Town and the equestrian community, in harmony with the Town of Davie and Broward County’s Greenway Corridor Plan, shall strive to identify alternative methods and partnerships to promote the equestrian industry, and construct a comprehensive multi-use Greenway trail system around and within the Town containing adequate recreational facilities involving trail heads, parking for trailers, show rings and other amenities.

**FLUE POLICY 1.16-i:** In order to ensure that the equestrian community has the ability to sustain itself and provide for the optimal care for the horses, the Town shall continue to acknowledge “groom’s quarters” as a permitted use of land, and to continue to provide for appropriate regulations.

**FLUE OBJECTIVE 1.17**

**EFFICIENT USE AND COORDINATION OF URBAN SERVICES**

**DISCOURAGE URBAN SPRAWL, WHICH WOULD SUBSTANTIALLY INCREASE THE TOWN’S RURAL DENSITY, AND COORDINATE WITH ADJACENT MUNICIPALITIES TO CREATE VISUAL SEPARATION OF THEIR SUBURBAN COMMUNITIES FROM THE TOWN’S RURAL CHARACTER. ALLOW NEW NON-RURAL LAND USE PLAN DESIGNATIONS ONLY ON US 27 WHERE NECESSARY INFRASTRUCTURE EXISTS.** {BCPC Objective 8.03.00}

Measurement: The extent to which areas which had been assigned rural densities and intensities on the Future Land Use Map at the time of Comprehensive Plan adoption

have avoided Future Land Use Map amendments that increase densities and/or intensities.

**FLUE POLICY 1.17-a:** The Town shall continue to accommodate buildout of its FLUM without the need for central water through the continued reliance on private wells and its rural residential land use densities.

**FLUE POLICY 1.17-b:** It shall be the general policy of the Town not to finance or otherwise cause the extension of public potable water systems within its boundaries except as necessary to serve its governmental facilities.

## **FLUE OBJECTIVE 1.18 PROTECTION OF CULTURAL & HISTORIC RESOURCES**

### **PROTECT, CONSERVE AND/OR REHABILITATE CULTURAL AND HISTORIC RESOURCES IDENTIFIED IN THE TOWN FROM DETERIORATION OR LOSS.**

{BCPC Objective 9.00.00} {BCPC Objective 9.08.00}

Measurement: Adoption of standards in the Land Development Code for protecting all cultural and historic resources consistent with State and County law.

**FLUE POLICY 1.18-a:** The Town's Land Use Plan shall contain a map and maintain a current list of architecturally historical, or archaeologically significant properties, and address the protection of these historic resources, and discourage activities in the vicinity of the such properties that would have a detrimental impact upon such areas.  
{BCPC Policy 9.01.051} {BCPC Policy 9.08.011}

**FLUE POLICY 1.18-b:** The Town shall continue to protect historic, cultural and archeological resources by coordinating with Broward County to identify such resources and maintaining rural densities to reduce potential conflicts between development and protected resources. {BCPC Policy 9.08.02 & FCT 3-A(9)}

**FLUE POLICY 1.18-c:** Cultural and historic resources may be protected by implementing programs, which preserve and/or rehabilitate historic resources through techniques such as historic preservation ordinances, building code provisions, tax incentives and public acquisition. {BCPC Policy 9.08.03}

**FLUE POLICY 1.18-d:** The Town shall coordinate its historic resource protection activities with applicable county, state and federal laws. {BCPC Policy 9.08.04}

**FLUE POLICY 1.18-e:** The Town shall consider the impacts of Land Use Plan amendments on cultural and historic resources. {BCPC Policy 9.08.05}

**FLUE POLICY 1.18-f:** The Town shall continue to partner with Broward County to protect all Local Areas of Particular Concern (LAPCs).

## **FLUE OBJECTIVE 1.19: POST-DISASTER REDEVELOPMENT AND HAZARD MITIGATION**

**CONTINUE IMPLEMENTING POST-DISASTER REDEVELOPMENT AND HAZARD MITIGATION LAND USE CONTROLS AND DEVELOPMENT REGULATIONS INCLUDING STRONG PREVENTIVE MEASURES TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE TOWN'S CURRENT AND FUTURE RESIDENTS.**

{BCPC Objective 8.08.00}

Measurement: Adoption of amendments to the Town's Land Development Regulations and Town procedures to facilitate post-disaster redevelopment and hazard mitigation.

**FLUE POLICY 1.19-a:** The Town shall, wherever feasible, continue coordinating strategies for Storm Water Mitigation and Post Disaster Planning with the Broward County Office of Emergency Management.

**FLUE POLICY 1.19-b:** The Town shall consider the pursuit of grant funds from the State of Florida to create a hazard mitigation/post-disaster redevelopment plan to be incorporated into the Comprehensive Plan.

**FLUE POLICY 1.19-c:** The Town shall consider whether to develop a plan to shift resources and personnel following a natural disaster to expedite permitting for repair and replacement of structures and other parts of the built environment requiring permits, while ensuring strict compliance with applicable Codes and maintenance of rural character.

**FLUE POLICY 1.19-d:** The Town shall consider provisions, including coordination with Broward County and other nearby jurisdictions, to ensure adequate shelter for emergency personnel and their families in the event of a hurricane or similar natural disaster.

**FLUE POLICY 1.19-e:** The Town shall consider provisions, including coordination with Broward County and other nearby jurisdictions, to ensure adequate shelter for animals in the event of a hurricane or similar natural disaster.

**FLUE POLICY 1.19-f:** The Town shall consider establishing a schedule to periodically evaluate pre-disaster mitigation strategies that can be taken to minimize damage from a natural disaster and make recovery speedier and less costly. Examples of pre-disaster mitigation strategies include, but are not limited to, building code changes and Town procedures in the event of an imminent threat of natural disaster.

**FLUE POLICY 1.19-g:** Post disaster redevelopment and hazard mitigation plans shall include measures encouraging the acquisition of private property and/or redevelopment rights of hazard prone property, if applicable, to reduce future property damages and losses. {BCLUP Policy 8.08.03}

**FLUE OBJECTIVE 1.20 PROMOTE AND ENHANCE CULTURAL RESOURCES**

**PROMOTE AND ENHANCE OPPORTUNITIES FOR THE TOWN'S RESIDENTS AND VISITORS TO PARTICIPATE IN THE ARTS AND HISTORICAL SITES THROUGH**

**ACCESSIBILITY TO CULTURAL RESOURCES AND ACTIVITIES.** {BCPC Objective 9.11.00}

Measurement: Number of cultural resources and activities available in the Town to residents.

**FLUE POLICY 1.20-a:** The Town shall, as feasible, support the development of rural community cultural resources readily accessible to residents such as, but not limited to, environmental learning centers, equestrian centers and art display. {BCPC Policy 9.11.03}

**FLUE OBJECTIVE 1.21**

**COORDINATE FUTURE LAND USES WITH SOIL CONDITIONS (TO MINIMIZE FLOODING PROBLEMS) AND THE AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES SUFFICIENT TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN’S POPULATION AND ECONOMY WITHOUT ENDANGERING ITS ENVIRONMENTAL RESOURCES.** {BCPC Objective 8.01.00}  
{BCPC Objective 9.10.00}

Measurement: The extent to which level of service standards have been achieved.

**FLUE POLICY 1.21-a:** The Town of Southwest Ranches adopts the following Goals, Objectives and Policies as part of the Future Land Use Element in compliance with Broward County’s Land Use Plan and Administrative Rules:

**BCLUP POLICY**

**TOWN’S DIRECTIVE**

**GOAL 1.00.00 –RESIDENTIAL USES**

OBJECTIVE 1.07.00	Affordable Housing	HE Obj. 1.1, HE Policy 1.1-a
POLICY 1.07.01	Affordable Housing	HE Obj. 1.1
POLICY 1.07.02	Affordable Housing	HE Policy 1.1-c
POLICY 1.07.03	Affordable Housing	HE Policy 1.1-g
POLICY 1.07.04	Affordable Housing	HE Policy 1.1-h
OBJECTIVE 2.05.00		TE Obj. 1.4
		TE Policy 1.1-g
POLICY 2.05.01		TE Policy 1.1-g
POLICY 2.05.02		TE Policy 1.3-b

**GOAL 5.00.00 – RECREATION & OPEN SPACE USES**

OBJECTIVE 5.02.00		ROS Obj. 1.1
POLICY 5.02.01		ROS Obj. 1.2
POLICY 5.02.03		ROS Policy 1.2-a
POLICY 5.02.04		ROS Policy 1.2-b
OBJECTIVE 5.04.00		ROS Policy 1.2-c
POLICY 5.04.01		ROS Obj. 1.4
		ROS Policy 1.4-a

**GOAL 6.00.00 – CONSERVATION USE**

OBJECTIVE 6.01.00		CONS Obj. 1.1
POLICY 6.01.01		CONS Policy 1.1-a
POLICY 6.01.02		UE Policy 1.3-g

POLICY 6.01.04  
POLICY 6.01.05  
POLICY 6.01.08  
POLICY 6.01.09  
POLICY 6.01.10  
POLICY 6.02.02

CONS Policy 1.2-a  
CONS Policy 1.2-b  
CONS Policy 1.2-c  
CONS Policy 1.2-d  
CONS Policy 1.2-e  
CONS Policy 1.3-a

**GOAL 8.00.00 – PUBLIC FACILITIES AND PHASED GROWTH**

POLICY 8.01.01  
POLICY 8.01.02  
POLICY 8.01.03  
POLICY 8.01.08  
POLICY 8.01.10  
POLICY 8.01.12  
POLICY 8.01.15  
POLICY 8.01.18  
POLICY 8.01.19  
POLICY 8.03.05  
POLICY 8.03.09  
OBJECTIVE 8.06.00  
POLICY 8.06.01

CONCURRENCY MANAGEMENT

UE Policy 1.1-a  
UE Policy 1.1-d  
UE Policy 1.1-e  
UE Policy 1.2-b  
UE Policy 1.2-c  
UE Policy 1.3-a  
UE Policy 1.3-b  
UE Policy 1.4-a  
UE Policy 1.4-b  
ICE Policy 1.3-d  
UE Policy 1.2-h  
UE Obj. 1.1  
UE Policy 1.1-b  
UE Obj. 1.1  
UE Policy 1.1-c  
ICE Obj. 1.3  
ICE Policy 1.3-a  
ICE Policy 1.3-f  
ICE Policy 1.3-b  
ICE Policy 1.3-c  
TE Policy 1.1-m  
HE Policy 1.1-i  
CONS Obj. 14  
CONS Policy 1.4-a  
UE Policy 1.2-y  
CONS Policy 1.4-d,  
UE Policies 1.2-b, 1.2-c

POLICY 8.06.02  
OBJECTIVE 8.07.00  
POLICY 8.07.01  
POLICY 8.07.02(A)  
POLICY 8.07.05  
POLICY 8.07.06  
POLICY 8.07.09  
POLICY 8.07.10  
OBJECTIVE 9.02.00  
POLICY 9.02.03  
POLICY 9.02.05  
POLICY 9.02.06

PROTECT WELL FIELDS

OBJECTIVE 9.04.00  
POLICY 9.04.01  
POLICY 9.04.02  
POLICY 9.04.03  
OBJECTIVE 9.05.00  
POLICY 9.05.02  
POLICY 9.05.07  
POLICY 9.05.09  
POLICY 9.05.18  
OBJECTIVE 9.06.00  
POLICY 9.06.02  
OBJECTIVE 9.07.00  
POLICY 9.07.01  
POLICY 9.07.02  
POLICY 9.07.03  
OBJECTIVE 9.09.00  
POLICY 9.09.01  
POLICY 9.01.02

PROTECTION OF SURFACE WATERS

PROTECTION OF WETLANDS

MINING AND MINERALS

SEASONAL FLOODING

DRAINAGE AND SEWER

CONS Obj. 1.5  
CONS Policy 1.5-a  
CONS Policy 1.5-b  
CONS Policy 1.5-c  
CONS Obj. 1.6  
CONS Policy 1.6-a  
CONS Policy 1.6-b  
CONS Policy 1.6-c  
CONS Policy 1.6-f  
CONS Obj. 1.7  
CONS Policy 1.7-b  
CONS Obj. 1.8  
CONS Policy 1.8-a  
CONS Policy 1.8-b  
CONS Policy 1.8-c  
CONS Obj. 1.9  
CONS Policy 1.9-a  
CONS Policy 1.9-b

OBJECTIVE 9.10.00 Obj. II-A20 POLICY 9.10.02 OBJECTIVE 9.14.00	TOPO AND SOILS    AIR QUALITY	CONS Policy 1.9-c  CONS Policy 1.9-d CONS Obj. 1.11
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**GOAL 12.00.00 – LAND USE AND TRANSPORTATION**

OBJECTIVE 12.01.00 POLICY 12.01.01 POLICY 12.01.02 POLICY 12.01.04 OBJECTIVE 12.02.00 POLICY 12.02.03 POLICY 12.02.05		TE Obj. 1.1 TE Policy 1.1-a TE Policy 1.1-b TE Policy 1.1-c TE Obj. 1.2 TE Policy 1.2-b TE Policy 1.2-c
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**GOAL 13.00.00 – INTERGOVERNMENTAL COORDINATION**

POLICY 13.01.05 POLICY 13.01.06 POLICY 13.01.10		ICE Policy 1.1-a ICE Policy 1.1-b ICE Policy 1.1-c
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Space reserved for future use

## 2. PERMITTED USES IN FUTURE LAND USE CATEGORIES

This section identifies those uses permitted in the future land use categories established within the Town's Land Use Plan. Broward County's Charter requires the Town's land use and zoning regulations including permitted uses and densities must be in compliance with the Future Broward County Land Use Plan Map (Series) designation.

The Town's zoning regulations must also be in compliance with its Certified Land Use Plan. In addition, the Town's Certified Local Land Use Plan and Land Development Regulations may prohibit or restrict any of the land uses permitted within any land use category in the Broward County Land Use Plan.

Areas designated on the Town's Future Land Use Map for particular uses are approximate. The exact boundaries for zoning will be determined by the Town within the reasonable limits of the designation on the map. Those uses that are permitted, allowed by special provisions or not permitted are listed below.

### 1. AGRICULTURAL CATEGORY

Agricultural areas are designated on the Town's Land Use Plan Map to promote agriculture and agricultural related uses. Rural residential development may occur within specific limits. Uses permitted in areas designated agricultural are as follows:

- A. Agricultural and related uses are broadly defined to include the following: cultivation of crops, groves, thoroughbred and pleasure horse ranches, fish breeding areas, tree and plant nurseries, cattle ranches and other similar activities.
- B. Residential uses are allowed at a maximum of one (1) dwelling unit per two (2) net acres or greater or one (1) dwelling unit per two and one-half (2.5) gross acres or greater. Land submerged by water during the majority of the year shall not count as part of the two (2) net acres, unless the submerged land is a pond entirely confined within the parcel. Clustering of dwelling units shall not be permitted.
- C. Recreation and open space uses.
  1. Cemeteries may be permitted as a recreation and open space use when adjacent to an existing cemetery that is both 30 acres or more in net land area and designated Community Facilities on the land use plan map. The maximum gross land area that may be devoted to the cemetery use shall be limited to five (5) percent of the area designated Agricultural on the land use plan map.
- D. Community facilities excluding Special Residential Facilities Categories (2) and (3), designed to serve the Town's Rural Residential areas, not to exceed five (5) acres in size. Parcels zoned or otherwise approved for community facility uses consistent with existing local regulations and permits as of the adoption date of the Town's plan, and thereafter with extended, amended, renewed regulations and permits, may be developed for such uses pursuant to such regulations and

permits. Community facilities shall be separated by a minimum of 1,000 feet and shall be contiguous to a limited access/controlled facility or an arterial facility as designated on the Town's Trafficways Plan.

- E. Transportation ROW and easements.
- F. Special Residential Facility Category (1) development as defined in the Administration section of this Plan , subject to the Special Residential Facilities provisions herein.
- G. Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, electrical substations excluding electric transmission lines and drainage facilities and structures shall not exceed five (5) acres in size. Electrical power plants are not permitted. (BCPC Prov. Cert. Reg. #3)
- H. Telecommunication and utility transmission lines

## **2. COMMERCIAL CATEGORY**

The areas designated Commercial on the Town's Land Use Plan Map provide land area located adjacent to limited access highways for business, office, retail, service and other commercial enterprises which support the Town and surrounding area.

Uses permitted in areas designated commercial are as follows:

- A. Retail, office and business uses.
- B. Self-storage facility.
- C. Hotels, motels and similar lodging.
- D. Recreation and open space, and commercial recreation uses.
- E. Non-residential agricultural uses.
- F. Communication facilities.
- G. Utilities, located on the site of a commercial development as an accessory use, to the extent such utilities are confined to serving only the specific commercial development. (BCPC Prov. Cert. #4)
- H. A Special Residential Facility Category (2) development as defined in the Administration section of this Plan; subject to the Special Residential Facilities provisions herein and allocation of two (2) reserve or flexibility units in accordance with the provisions and policies for the application of these units as contained in the "Administrative Rules Document Broward County Land Use Plan."
- I. Special Residential Category (3) development as defined in the Administration section of this Plan ; subject to the Special Residential Facilities provisions herein and allocation of reserve or flexibility units in accordance with the provisions and policies for the application of these units as contained in the "Administrative Rules Document Broward County Land Use Plan." Each flexibility or reserve unit



shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

### **3. COMMUNITY FACILITIES CATEGORY**

Community Facilities areas are designated on the Town's Land Use Plan Map to provide a full range of community uses as described in the list of permitted uses below.

Community facilities may be permitted at the discretion of the Town in areas designated Residential, Rural Estate & Ranches, Estate, Commercial, Agricultural or Industrial except as permitted within "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection C. Civic and cultural buildings may also be permitted in areas designated for recreation and open space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated Community Facilities are as follows, provided that all listed uses shall be permitted only on properties that comply with Objective 1.12.

- A. Public and private schools, Town of Southwest Ranches governmental facilities, places of worship, police and fire stations, libraries, publicly owned cultural and civic uses, nursing homes, cemeteries, parks and recreation facilities, accessory dwellings, and agricultural uses.
- B. Wireless communication facilities.
- C. Special residential Facility Category (2) development as defined in the Administration section of this Plan ; subject to the Special Residential Facilities provisions herein and allocation of two (2) reserve or flexibility units in accordance with the provisions and policies for application of these units as contained in the "Administrative Rules Document: Broward County Land Use Plan."
- D. Special residential Facility Category (3) development as defined in the Administration section of this Plan; subject to the Special Residential Facilities provisions herein and allocation of reserve or flexibility units in accordance with the provisions and policies for application of these units as contained in the "Administrative Rules Document: Broward County Land Use Plan"; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

### **4. CONSERVATION CATEGORY**

Conservation areas are designated on the Town's Land Use Plan Map to identify, conserve and protect major reserve water supply areas, natural reservations and the SFWMD's Lake Buffer System.

Those uses permitted in areas designated Conservation - Reserve Water Supply Areas are as follows:

- A. Structures such as dikes, berms, levees, canals, ditches, locks, gates, Pumping stations, fire towers, monitoring and telecommunications facilities used for flood control, drainage, water quality preservation/ enhancement, environmental protection and restoration, wetlands mitigation, mosquito control, fire control

and the storage and conservation of water, notwithstanding ancillary impacts to the immediate area where construction and operational impacts will occur.

- B. Active outdoor recreation uses such as hunting, fishing, boating, air boating and off road vehicles, pursuant to State and Federal regulations.
- C. Boat ramps and docks and camping facilities.
- D. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- E. State and Federal Indian Reservations, including the Miccosukee leased area.
- F. Utilities, transportation and communications facilities, specifically excluding hazardous liquid pipelines, which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with applicable water management and wildlife protection policies of local, state and federal agencies and electrical power plants.  
(BCPC Prov. Cert. Req. #5)
- G. Surface impoundments that store water at depths not to exceed 12 feet.
- H. Construction and operation of water quality treatment facilities and areas and ancillary facilities. These may range from passive biological treatment to technologically intense forms of treatment including, but not limited to, chemical treatment/filtration facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.
- I. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge and seepage management features which may include curtain wall or other types of technology.

Those uses permitted in Natural Reservation areas designated Conservation are as follows:

- J. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- K. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

## **5. US HIGHWAY 27 BUSINESS CATEGORY**

The US Highway 27 Business Category is intended to facilitate a limited range of “clean” light industrial and business uses along the US 27 corridor that are not a threat to the potable water quality of the Biscayne Aquifer or to the peaceful enjoyment of residential properties to the east.

The Town shall carefully consider potential environmental, traffic and quality of life impacts before changing the land use plan map designation of any parcel to US Highway 27 Business. An application for land use plan amendment to designate a property as US Highway 27 Business must affirmatively demonstrate that the amendment is consistent with all of the performance standards established herein. Every such application for plan amendment shall be submitted concurrently with a rezoning application to an implementing zoning district.

A. Performance Standards.

1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.
2. City of Sunrise sanitary sewer and potable facilities must be in place, or the provision of City of Sunrise sanitary sewer and potable facilities must be the subject of a binding agreement with the City of Sunrise to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.
3. Development shall not involve use of any chemicals, substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. The land development regulations may permit fuel storage tanks for emergency generators and for the purpose of servicing vehicles or equipment used in the regular course of business, provided that any such tanks may be required to exceed the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances, as may be amended from time to time.
4. Any use – the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation - shall be prohibited.
5. All development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.

B. Uses permitted in areas designated US Highway 27 Business are as follows, subject to limitations, conditions of use and review requirements established within the Unified Land Development Regulations:

Light industrial uses:

1. Fabrication and assembly.

2. Contractor shops and similar uses.
3. Sales and display of agricultural equipment, construction equipment, utility trailers, boats, and similar uses.
4. A limited range of light manufacturing and light industrial uses that are consistent with the performance standards set forth herein.
5. Educational and scientific research businesses, including dental laboratories but excluding medical laboratories. Industrial laboratories may be approved on a case-by-case basis after review by the Town Council. All such uses shall be consistent with the performance standards set forth herein.
6. A limited range of commercial recreation uses that are consistent with the performance standards set forth herein.
7. Wholesaling, warehousing and storage provided that only storage or materials and items that are consistent with the performance standards set forth herein may be permitted.
8. Distribution uses that the Town determines are consistent with the performance standards set forth herein.

*Other permitted uses:*

9. Communication facilities.
10. Non-residential agricultural uses.
11. Office uses, excluding call centers
12. Utilities located on the site of a development and confined to serving only the specific development.
13. Recreation and open space that does not adversely affect the suitability of adjacent US 27 frontage parcels for business use.
14. One (1) residential caretaker or watchman unit within the same structure as a light industrial use.
15. Commercial and retail business uses, including restaurants and personal services.
16. Hotel, motel and similar lodging.
17. Community facilities uses limited to cemeteries, mausoleums, trade and vocational schools, and theatrical studios.

## **6. INDUSTRIAL CATEGORY**

The purpose of reserving land for industrial uses is to provide opportunity for the retention and expansion of the Town's economic base activities. Although other uses are permitted in areas designated industrial, at least 80 percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment based activities.

Uses permitted in areas designated industrial are as follows:

- A. Light and heavy industrial uses.
- B. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales and service, newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; and, propane gas sales and repair.
- C. Educational, scientific and industrial research facilities, research laboratories and medical or dental laboratories.
- D. Office uses.
- E. Transportation facilities.
- F. Recreation and open space, cemeteries and commercial recreation uses as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- G. Community Facilities (as defined in Article III, part above).
- H. Non-residential agricultural uses.
- I. Ancillary commercial uses within buildings devoted to primary industrial uses.
- J. Wholesaling uses.
- K. The following uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Policy 13.01.10 and as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:
  - 1. Commercial and retail business uses.
  - 2. Hotel, motel and similar lodging.
- L. Prisons and correctional facilities.
- M. Communication facilities.
- N. Utilities (excluding electrical power plants). (BCPC Prov. Cert. Req. #6)
- O. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units or

reserve units.

## **7. RECREATION AND OPEN SPACE CATEGORY**

The primary intent of the recreation and open space category is to accommodate recreation and open space uses identified within the Town's Comprehensive Plan to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

Those uses permitted in areas designated recreation and open space are as follows:

- A. Passive recreational uses including, but not limited to nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- B. Camping ground and facilities, accessory to a public park.
- C. Cemeteries, when adjacent to an existing cemetery that is 30 acres or larger. Cemeteries are not permitted within any other land use plan category as a recreation and open space use unless specifically authorized thereunder.
- D. Active recreational uses within a public park, or accessory to a residential subdivision or school, including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, and beaches.
- E. Boat ramps and docks
- F. Outdoor cultural, educational and civic facilities within a public park including, but not limited to, animal exhibits, habitats, band shells and outdoor classrooms.
- G. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.
- H. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.
- I. Bikeways

## **8. ESTATE RESIDENTIAL CATEGORY**

The areas designated for estate residential use on the Town's Comprehensive Plan are intended primarily for dwellings, but other types of suburban land uses related to a residential environment, such as neighborhood parks may also be appropriate therein.

Uses permitted in areas designated residential are as follows:

- A. One dwelling unit per acre. Clustering of units is not permitted.
- B. Parks, golf courses and other outdoor recreational facilities, recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
- C. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid

waste disposal and transfer stations up to 5 acres in size, excluding landfills and electrical power plants. (BCPC Prov. Cert. Req. #7)

- D. Communication and telecommunication transmission lines and easements.
- E. Agriculture.
- F. Special Residential Facilities Category (1); as defined in the Administration section of this Plan subject to the Special Residential Facilities provisions herein.
- G. Flexibility Units  
"Flexibility Units" shall mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Town's certified land use plan map.

Since the Town's certified local land use plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may not be utilized to rearrange residential densities. All Flex units shall be transferred to other municipalities for affordable housing purposes.

The Proposed Future Land Use Plan Map's maximum number of dwelling units permitted in Flexibility Zones 116 and 117 on the Town's Land Use Plan Map shall not exceed the number of dwelling units permitted in the Flexibility Zone by the Future Broward County Land Use Plan Map (Series).

- H. Reserve Units  
"Reserve units" mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

The Town shall allocate reserve units to other municipalities for affordable housing purposes.

Allocation of reserve units will be administered within "flexibility zones" and do not require amendment of the certified local land use plan. The boundaries of, and rules governing, "flexibility zones" and allocation of reserve units therein, as referenced in Policy 13.01.10 of the Broward County Land Use Plan, are within the "Administrative Rules Document: Broward County Land Use Plan."

The number of reserve units in a flexibility zone is fixed at the adoption of the Future Broward County Land Use Plan Map (Series).

(BCPC Prov. Cert. Req. #7.B)

#### Density Provisions:

- A. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- B. Density Calculation  
All references to density within the Town's Plan means gross density.

Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways and other proposed land uses permitted in residential areas by the Town's Plan.

Calculations of acreage covered by different land use categories will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent un-submerged land. The C-11 primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

- C. Arrangement of Dwelling Units: Clustering of units is not permitted.
- D. Neighborhood offices and/or retail sales of merchandise or services, subject to the review and approval requirements of Broward County Planning Council's Policy 13.01.10 and the following limitations and provisions:
  - a. No more than a total of five (5%) of the area designated for residential use on the Town's Future land use map within the flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services.
  - b. No added contiguous area used for neighborhood offices and/or retail sale of merchandise or services may exceed ten (10) acres in net area. For the purposes of this provision only, contiguous is defined as: attached, located within 500 feet or separated only by streets and highways, canals and rivers or easements.

## **9. RURAL ESTATES CATEGORY**

Areas are designated Rural Estates on the Town's Future Land Use Plan Map to protect the semi-rural character and lifestyle of existing low density residential estate areas. Rural estate areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per acre. Community facilities designed to serve the surrounding residential area and utility uses are permitted for the purposes of serving the rural estate communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Estates. Dwelling units are permitted at a maximum of one unit per gross acre with no clustering permitted.

Within the Rural Estates land use category, a legal nonconforming lot shall not be separately conveyed, nor shall any dwelling be constructed upon such lot, unless the lot, if the following is true: that the lot has, at any time subsequent to the original adoption of this Comprehensive Plan, been under common ownership with a contiguous lot or lots that, if combined, would form



a single conforming lot. However, this rule shall not apply within "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection A.. (BCPC PROV. CERT. #8.A)

Uses permitted in areas designated Rural Estates are as follows:

- A. Dwelling units at a maximum density of one (1) unit per net acre with no clustering permitted and a minimum plot width of one hundred twenty-five (125) feet.
- B. Home Office (note: no employees or signage is permitted) and other accessory uses which are normally subordinate to a dwelling unit.
- C. Open space and recreation uses designed to serve the residential area.
- D. Community Facilities designed to serve the Town's Rural Residential Areas, excluding Category (2) and Category (3) Special Residential Facilities. Community facilities other than public schools shall not exceed five (5) acres in size. (BCPC Prov. Cert. #8B)
- E. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, utility easements, electrical substations and transmission lines and drainage facilities and structures up to the five (5) acres in size.
- F. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
- G. Communication and telecommunication transmission lines and easements.

## **10. RURAL RANCHES CATEGORY**

Areas are designated Rural Ranches on the Town's County Land Use Plan Map to protect the semi-rural character and life-style of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per two and one-half acres (measured per the definition of gross acreage) or one unit per two acres (measured per the definition of net acreage). Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Ranches.

Within the Rural Ranches land use category, a legal nonconforming lot shall not be separately conveyed, nor shall any dwelling be constructed upon such lot, unless the lot has not, at any time subsequent to the original adoption of this Comprehensive Plan, been under common ownership with a contiguous lot or lots that, if combined, would form a single conforming lot. However, this rule shall not apply "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection B.

Uses permitted in areas designated Rural Ranches are as follows:

- A. Dwelling units at a maximum density of one (1) unit per two (2) net acres or two and one-half (2.5) gross acres with no clustering permitted and a minimum plot width of one hundred twenty-five (125) feet.
- B. Home Office (note: no employees or signage is permitted) and other uses accessory uses which are normally subordinate to a dwelling unit.
- C. Open Space and Recreation uses designed to serve the residential area.
- D. Community Facilities designed to serve the Town's Rural Residential Areas, excluding Category (2) and Category (3) Special Residential Facilities. Community facilities other than public schools shall not exceed five (5) acres in size. (BCPC Prov. Cert. #9)
- E. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities and utility easements, electrical substations and electric lines and drainage facilities and structures up to five (5) acres in size.
- F. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
- G. Communication and telecommunication transmission lines and easements.

## **11. TRANSPORTATION CATEGORY**

Existing and proposed expressways and highways are designated transportation of the Town's Land Use Plan Map.

## **12. UTILITIES CATEGORY**

Utilities are designated on the Town's Land Use Plan Map to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of the Town. Utilities up to five (5) acres in size are also allowed in areas designated residential, commercial, office park, industrial, employment center, regional activity center and agricultural.

Uses permitted in the areas designated utilities are as follows:

- A. Utilities such as water and wastewater treatment plants, pumping stations, solid waste disposal and transfer stations.
- B. Other uses determined to be ancillary to the primary uses described in (1).

The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:

- C. Recreation and open space uses.

- D. Non-residential agricultural uses.
- E. Communication facilities.

### **13. WATER CATEGORY**

The C-11 primary canal is the only parcel with the designation “water” in the Town’s jurisdiction.

### **14. GENERAL LIST OF ADDITIONAL USES**

#### **A. COMMUNICATION FACILITIES**

Communication facilities such as satellite earth stations and relay structures, and Telephone switching facilities are not specifically designated on the Town’s Land Use Plan Map as a separate category. Such facilities may be permitted in areas designated under the following categories, provided that wireless telecommunication antennas and accessory equipment are permitted on Town-owned properties regardless of future land use category:

- 1. Commercial
- 2. Industrial
- 3. US Highway 27 Business

#### **B. SPECIAL RESIDENTIAL FACILITIES**

This Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type and are subject, when applicable, to the Special Residential Facilities provisions and allocation of reserve, flexibility or bonus sleeping rooms as contained in the “Administrative Rules Document: Broward County Land Use Plan.” In order to facilitate implementation of this section, the Town may permit a maximum of one hundred (100) “bonus” sleeping rooms, consistent with Broward County Ordinance 85 -92, that are permanently dedicated to Special Residential Facility use without allocating density.

Special Residential Facilities are not specifically designated on the Town’s Future Land Use Plan Map as a separate land use category. Special Residential Facilities are permitted within limitations as stated below and in the Permitted Uses section of this Plan in the following land use categories:

- A. All Residential land use designations, including, but not limited to, Rural Ranch, Estate and Rural Estate Land Use Categories (Category 1 only) provided they are

licensed by an appropriate State agency and are 1,000 feet away from any other such facility.

- B. Commercial (Categories 2 & 3 only).
- C. Agricultural (Category 1 only) provided they are licensed by an appropriate State agency and are 1,000 feet away from any other such facility.
- D. Community Facilities (Categories 2& 3 only).

The Town does not encourage locating Special Residential Facilities in commercial or community facilities areas. Special Residential Facilities should be integrated into residential neighborhoods. Due to the need to locate Special Residential Facilities, this Plan recognizes that, in some instances, there may be a need to locate Special Residential Facilities in these areas.

Definitions of Special Residential Facilities Categories are contained in Section II.A of this Plan.

**Space reserved for future use**

**Space reserved for future use**

### **3. FUTURE LAND USE IMPLEMENTATION:**

#### **a. Development Review Requirements**

The Town of Southwest Ranches may grant an application for a development permit consistent with the Broward County Land Use Plan and its certified Local Land Use Plan when it has determined that the following requirements are met:

- A. Traffic circulation, recreational, drainage and flood protection, public potable water where applicable, solid waste and sanitary sewer public facilities, septic tanks, where applicable, and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrency management policies included with the goal of the Town's Land Use Plan.
- B. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic ways identified on the Broward County Traffic Ways Plan prior to occupancy.
- C. Fire protection service will be adequate to protect people and property in the proposed development.
- D. Police protection service will be adequate to protect people and property in the proposed development.
- E. School sites and school buildings will be adequate to serve the proposed development.
- F. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument right altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in Federal Aviation Regulations (FAR) Part 77.21 (c)(2).

## **b. Platting Requirements**

- A. The Town may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets any of the following criteria:
- a. Building permits for construction of two (2) or fewer residential dwelling units, provided that the permit is for property that meets either of the following criteria:
    - i. Located at least one thousand (1,000) feet from any property that was exempted from platting under this paragraph (1) within the twenty-four (24) months preceding the submittal of the permit application; or
    - ii. Has been under different ownership than any such exempted property within one thousand (1,000) feet, at all times during the twenty-four (24) months preceding submittal of the permit application.
  - b. Construction on any multi-family or nonresidential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953;
  - c. The building permit may be issued for a parcel of land for which plat approval has been given by the Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the affected unit of local government and the County. Such agreements shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The municipality and county shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit; or
  - d. A building permit may be issued for an essential governmental facility after preliminary plat review where the Broward County Commission finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where the Board determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of the development of the governmental facility. Such a finding shall be made in a resolution if Broward County is the government seeking to construct the facility and issue the permit, and by agreement with the affected units of local government in other circumstances. A certificate of



occupancy shall not be issued until the plat is recorded, provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

- i. Compliance with the Town's land development regulations; and
- ii. Any land within the lot or parcel which is necessary to comply with the Broward County Traffic Ways Plan has been conveyed to the public by deed or grant of easement.

B. Regulations:

- a. No subdivision of land shall occur within the Town of Southwest Ranches without the prior issuance of a development order specifically permitting the subdivision to occur in accordance with all applicable Town zoning and land development regulations, including, but not limited to, minimum parcel size, adequacy of access and necessary dedications. For purposes of the platting provisions, the required development order shall be called a Certificate of Conformity. The Town may require that surveys, site plans and/or agreements, including but not limited to Unity of Title Agreements, be recorded in the Public Records of Broward County along with the development order in order to ensure that land subdivision occurs in the manner represented in the approved application for a Certificate of Conformity.
- b. Notwithstanding the County-wide platting requirements codified in Broward County's Land Use Plan, Administrative Rules Document and Land Development Code, two (2) or more dwellings shall not be constructed or otherwise made to be located upon a single parcel of land.
- c. All residential plats approved by the Town shall be lot-specific. Approval of boundary plats, wherein the number of dwelling units permitted by the restrictive use note exceeds the number of legal building lots shown on the plat, is prohibited.
- d. Whenever land is to be subdivided, and said subdivision will result in parcels capable of being further subdivided in accordance with Town zoning and land development regulations; and whenever a guest house or other building is proposed, which building the Town Administrator or designee determines can be illegally converted into a dwelling unit, the Town shall require recording of a Unity of Title Agreement in the Public Records of Broward County to ensure that further subdivision does not take place without issuance of a Town Certificate of Conformity.

### **c. Lot Size/Density Exceptions**

This section sets forth exceptions for the construction of a single-family detached dwelling on a lot or parcel of record that is not in compliance with this Plan with regard to maximum density/minimum lot size and minimum lot dimensions. In all cases, it shall be the responsibility of the applicant to provide evidence of compliance with the listed exceptions.

- A. In the Rural Estates designation, a single-family detached dwelling may be constructed on a lot or parcel that is less than one (1) gross acre in area if the lot or parcel:
  - a. Contains thirty-five thousand (35,000) square feet or more in area and is not less than one hundred twenty-five (125) feet in width;
  - b. Was of public record prior to September 18, 1979;
  - c. Has not been at any time Since September 18, 1979, contiguous with another plot or plots in common ownership, which could be combined into a single-family plot of at least one (1) gross acre;
  - d. Is included within an approved plat in which the average density is not more than one (1) dwelling unit per gross acre;
  - e. Is located within a Developed Area as specified in C. (below).
  - f. Was a plot, which was recorded prior to January 1, 1973, and contained thirty-five thousand (35,000) square feet or more in area before being reduced in size due to dedication for right-of-way, resulting in a plot of at least one-hundred twenty-five (125) feet in width and thirty-thousand (30,000) square feet in net area. Said plot shall not be further subdivided.
- B. In the Agricultural and Rural Ranch designations, a single-family detached dwelling may be constructed on a lot or parcel that is less than two (2) net acres or two and one-half (2.5) acres in area if the lot or parcel:
  - a. Is specifically designated on a plat approved by the Board of County Commissioners prior to May 16, 1979;
  - b. Was of public record prior to May 16, 1979, and has not been at any time since the effective date of Broward County Ordinance No. 79-34 (May 30, 1979) contiguous with another plot or plots in common ownership that could be combined into a single plot of at least two (2) net acres, and which has received the approval of the applicable agency for a sewage disposal system;

- c. Within the Rural Ranches designation only, contains a minimum area of eighty thousand (80,000) square feet in net area, and was a plot of record as of February 8, 1993.
  - d. Is located within a Developed Area as specified below.
- C. Developed Areas: Development of one (1) single-family dwelling on a lot or parcel of land located within a developed area as defined below that has a density that is consistent with the established density of the developed area within which it is located, shall be in substantial conformity with the Town of Southwest Ranches Land Use Plan. For the purpose of this provision, a developed area means any portion of a residential zoning district in which the predominant density has been established by existing, lawful buildings, a lawful subdivision prior to May 8, 2003, which is the date of adoption of this Comprehensive Plan.

**d. Land Development Regulations and Procedures**

- A. The Town’s Land Use Plan shall be implemented by adoption and enforcement of appropriate regulations on the development of lands and waters within the Town’s jurisdiction.
- B. No public or private development may be permitted except in compliance with the Town’s certified Local Land Use Plan.
  - a. The proposed development would be consistent with the Broward County Land Use Plan, and
  - b. The proposed development would be in compliance with local land development regulations, and
  - c. The development permit is granted in compliance with the "Development Review Requirements" subsection of this plan or with local land development regulations which meet or exceed the requirements of said subsection.
- C. The Town may adopt land development regulations, a land development code, or amendments thereto which are consistent with the Broward County Land Use Plan.

**e. Provisions for Development Agreements**

This section pertains to development agreements between the Town and a developer or developers, which meet the requirements of s. 163.3227, Florida Statutes.

- A. A development agreement is not effective unless and until the State Department of Community Affairs (DCA) issues a final order determining any adopted Comprehensive Plan amendment(s) related to the development agreement to be “in compliance” in accordance with s. 163.3184(9), Florida Statutes, or until the Administration Commission issues a final order determining such adopted amendment(s) related to the development agreement to be “in compliance” in accordance with s. 163.3184(10), Florida Statutes.
- B. A development agreement is not effective until properly recorded and until thirty days after receipt of the agreement by the Department of Community Affairs (DCA).

Space reserved for future use



# Future Land Use

Date: 4/14/2021

- Legend**
- Parcels
  - Agricultural
  - Commercial
  - Community Facilities
  - Conservation
  - Estate (1) Residential
  - Industrial
  - Recreation & Open Space
  - Rural Estates (1 DU / AC)
  - Rural Ranch (1 DU / 2.5 AC)
  - Utilities
  - Town of Southwest Ranches Boundary



When Printed on 11" x 17"  
1 inch = 3,000 feet

Florida Technical Consultants

