



Thursday
August 15, 2019
7:00 pm

Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

Town Hall
13400 Griffin Road
Southwest Ranches, FL 33330-2628

Board Members

Jim Allbritton
Steve Breitreuz
Mary Gay Chaples
Josh Dykes
Jason Halberg
George Morris
Robert Sirota

Council Liaison

Bob Hartmann

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 July 2019
 - B. Excuse absences
 - C. Nursery Ordinances
6. New Business
 - A. US 27 Proposed Uses
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.



Town of Southwest Ranches
 Comprehensive Plan Advisory Board
Meeting Minutes

July 18, 2019
 7:00 PM

Town Hall
 13400 Griffin Road

Call to Order

Roll Call

Jim Allbritton – Present
 Steve Breitreuz - Present
 Mary Gay Chaples - Present
 Josh Dykes - Present
 Jason Halberg - Present
 George Morris – Present
 Robert Sirota – Present

Also Present: Bob Hartmann, Council Member; Doug McKay, Mayor; Gary Jablonski, Vice Mayor; Emily Aceti, Town Staff; Jeff Katims, Town Planner; Robert Solera; Newell Hollingsworth; Michele McBride; Luke Hansford; Richard Ramcharitar; Guillermo Leon

Pledge of Allegiance

Motion: To approve May minutes.

Result	1st	2nd	JA	SB	MC	JD	JH	GM	RS
<i>Passed</i>	<i>GM</i>	<i>JD</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Discussion: Nursery Ordinance

Motion: Make a motion to revise Section K (2)a from two acres to three acres.

Result	1st	2nd	JA	SB	MC	JD	JH	GM	RS
<i>Failed</i>	<i>MC</i>	<i>GM</i>	<i>N</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>N</i>	<i>Y</i>	<i>N</i>

Motion: Make a motion to strike Section K (2)a.

Result	1st	2nd	JA	SB	MC	JD	JH	GM	RS
<i>Failed</i>	<i>JH</i>	<i>JA</i>	<i>Y</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>N</i>

Motion: Amend Section K (2)a to be two acres utilized on a three-acre property.

Result	1st	2nd	JA	SB	MC	JD	JH	GM	RS
<i>Passed</i>	<i>GM</i>	<i>MC</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Meeting Adjourned at 8:37 PM

1 Cottage foods. The term “cottage foods” means the preparation of farm
2 products in an unlicensed kitchen that are sold directly to consumers without a
3 permit from the Florida Department of Agriculture and Consumer Services and in
4 compliance with Chapter 500.80, Florida Statutes. The term does not include
5 products sold wholesale.

6
7 * * *

8 Farm. The term “Farm” means the land, buildings, support facilities,
9 machinery, and other appurtenances used in the production of farm and
10 agricultural or aquaculture products when such land is classified agricultural
11 pursuant to F.S. § 193.461(3)(b), as may be amended from time to time.

12
13 * * *

14 Farm product. The term “farm product” means any plant or animal useful
15 to humans and includes, but is not limited to, any product derived therefrom.

16
17 * * *

18 Landscape materials. The term “landscape materials” means items sold by a
19 plant nursery at that are accessory to plants and plant products, including
20 stepping stones, river rocks, cap rocks, tree-bracing kits, mulch, top soil, and
21 fertilizer. The term does not include lawn furniture, picnic tables, rocking chairs,
22 outdoor fire pits, grilles, monuments, decorative fountains, hot tubs, Jacuzzis,
23 rugs, statues, gazebos and playground equipment.

24
25 * * *

26 Nursery. The term “nursery” means any grounds or premises on or in which
27 nursery stock is grown, propagated, or held for sale or distribution, except where
28 aquatic plant species are tended for harvest in the natural environment.

29
30 Nursery retail sales. The terms “nursery retail sales” and “retail nursery”
31 means a nursery that sells plants and plant products directly to the public at a
32 specific location with established hours of operation. The term does not include
33 the sale of plants grown on the property for wholesale to a broker or other
34 person for resale.

1 Nursery stock. The term “nursery stock” means all plants, trees, shrubs,
2 vines, bulbs, cuttings, grafts, scions, or buds grown or kept for or capable of
3 propagation or distribution.

4
5 * * *

6 Plants and plant products. The term “plants and plant products” means
7 trees, shrubs, vines, forage and cereal plants, and all other plants and plant
8 parts, including cuttings, grafts, scions, buds, fruit, vegetables, roots, bulbs,
9 seeds, wood, lumber, and all products made from them.

10
11 * * *

12
13 **Section 3.** Article 5, “Administrative and legal provisions,” Section 005-120,
14 “Certificates Required” is hereby amended as follows:

15 (A) ~~No nonresidentially-zoned building or premises or part thereof, except farm~~
16 ~~buildings or structures, or premises zoned to permit any community facility,~~
17 ~~commercial or industrial use, except farms, or premises established as a~~
18 ~~legal nonconforming use, existing as of the effective date of the ordinance~~
19 ~~from which this ULDC is derived which undergoes a change of occupancy or~~
20 ~~upon which a new or different use is established, shall be occupied or used~~
21 ~~for non-residential purposes unless a certificate of use shall have been~~
22 ~~issued therefor for the proposed use.~~ For the purpose of this provision,
23 home occupations, farms and noncommercial farms accessory to a
24 residence are classified as nonresidential uses, and not residential uses.
25 The original certificate shall be posted at the business location at all times.

26 (1) The town shall not charge a fee for review and issuance of a certificate
27 of use for the following uses, provided that the zoning district allows
28 for such use:

29 a. Places of worship.

30 b. Cottage food operations.

31 (2) No residential building or any part thereof may be converted to a non-
32 residential use.

33 * * *

34
35 **Section 4.** Article 45, “Agricultural and Rural Districts,” Section 045-030,
36 “General Provisions” is hereby amended as follows:

Ordinance No. 2019-__

New text is underlined and deleted text is ~~stricken~~

1 * * *

2 (C) *Parking and storage.* This subsection identifies the types of vehicles that
3 may be parked or stored within the agricultural and rural districts, and
4 associated regulations. Vehicles may be parked or stored only as an
5 accessory use to a permanent dwelling, except that construction and
6 agricultural vehicles and equipment may be stored on unimproved land as
7 provided herein.

8 (1) *Generally.* All vehicles and equipment parked or stored as provided for
9 herein must be registered to a permanent, full-time resident of the
10 premises unless otherwise provided, be operable and capable of
11 immediate use unless being repaired pursuant to subsection (B) of this
12 section, and all vehicles must have a current, valid registration and
13 associated department of highway safety and motor vehicles license
14 plate where license plates are required by law. Additionally, none of the
15 provisions of this subsection shall be construed to allow the parking or
16 storage of any vehicle or equipment upon any drainage swale abutting
17 a street, or within any street right-of-way or easement, except as
18 specifically provided for the storage of construction equipment.

19 * * *

20 (3) *Agricultural vehicles and equipment.* Parking and storage of vehicles
21 and equipment necessary for conducting a permissible agricultural or
22 equestrian use is permitted on the plot upon which they are used;
23 provided that the vehicles and equipment are registered to an owner or
24 lessee of said plot at the address of the plot, except in the case of
25 equestrian boarding operations that allow boarders to keep their
26 equestrian transports on the plot. The aggregate capacity of equestrian
27 transports shall not exceed the number of stables or horses kept on the
28 property, whichever is greater, and such transports shall be parked or
29 stored at least 50 feet from plot lines and screened by a fence, wall or
30 hedge at least six (6) feet in height. All other agricultural vehicles and
31 equipment may be stored anywhere within a plot without the need for
32 screening or enclosure, and with no limitation on quantity. Unless
33 otherwise provided herein, the parking and storage of vehicles and
34 equipment that are not used predominantly on the farm operation is
35 prohibited.

36 * * *

1 (J) *Farm, and plant nursery retail sales and tree nursery site display and*
2 *sales (commercial and noncommercial).*

3 (1) On-premise sales and display for farms and noncommercial
4 farms are limited to farm products and cottage foods prepared
5 from farm products that are grown, raised or cultivated on the
6 plot where they are being sold, except as provided in paragraph
7 (2), below.

8 (2) A nursery may sell materials that are customarily incidental to
9 the installation, maintenance, and use of such plant products.
10 ~~On-premise sales and display for nurseries that are farms are~~
11 ~~limited to plants grown or cultivated on the plot where they are~~
12 ~~being displayed or sold, and to accessory on-premise sales and~~
13 ~~display of related landscaping materials that are customarily~~
14 ~~incidental to such plant sales and display, and that are an~~
15 ~~integral part of the landscape or hardscape, or are tools used to~~
16 ~~install landscaping and hardscaping. The display of incidental~~
17 ~~landscape materials must be screened from the view of~~
18 ~~adjacent streets and properties.~~

19 a. By way of example, the following are classified as
20 incidental materials: stepping stones, river rocks, railroad
21 ties, ponds, mulch, topsoil, fertilizer, and tree-bracing kits.

22 b. By way of example, the following are not incidental
23 materials: lawn furniture, including benches and picnic
24 tables, gazebos, decorative fountains, statues, recreational
25 and playground equipment, pools and hot tubs, household
26 goods, and rugs.

27 c. The outdoor display of incidental landscape materials must
28 be screened from the view of adjacent streets and
29 properties.

30 (K) *Permitted nursery locations.*

31 (1) Nurseries may be established on the same plot as a single-
32 family dwelling, or on plots without single-family dwellings that
33 have legal access to one of the following roadways, and
34 provided that nursery traffic exclusively uses such roadways for
35 access:

36 a. Griffin Road

37 b. Sheridan Street

- c. Flamingo Road
- d. Volunteer Road
- e. Dykes Road
- f. SW 172nd Avenue
- g. U.S. Highway 27

(2) Any nursery not authorized in paragraph (1) above is permitted only under the following circumstances:

- a. Wholesale nurseries with no retail sales, located on plots not exceeding 3.0 net acres in area, of which the nursery shall not occupy more than 2.0 net acres.
- b. By special exception permit in accordance with paragraph (6), below and Article 112.

(3) Nurseries existing as of [*date of ordinance adoption*] that do not comply with the requirements of paragraphs (1) or (2) are nonconforming uses that may continue to operate until such time that the use is changed to another use or is discontinued for a period of six (6) consecutive months. A nursery that has lost its nonconforming use status may be re-established on the same plot only upon issuance of a special exception use permit in accordance with Article 112.

(4) The following are requirements of all special exception use permits for nurseries:

- a. The applicant shall demonstrate how the nursery will be operated in a manner that is consistent with the character of the surrounding neighborhood and will not create a nuisance. Required information shall include: hours of operation; detailed site plan that addresses building size, location, screening and adequate parking for employees and patrons (if applicable), including handicap parking, restrooms, ingress and egress of vehicular traffic, setbacks from the street and adjacent properties, outdoor equipment screening or storage, screening of items for retail sale stored outside (if applicable), and use of outdoor lighting in compliance with Article 95.
- b. The applicant shall demonstrate how stormwater will be retained onsite or appropriately conveyed, as applicable, in compliance with the requirements of this chapter and the applicable drainage district standards.

1 c. The property shall adequately buffer and screen abutting
2 residential uses and streets, to the satisfaction of the town
3 council, from the vehicular use areas and portions of the property
4 associated with retail sales, including any portion of the nursery
5 periphery where retail customers have access.

6 ***[existing subsections k. through u. are hereby re-numbered as l. through v.]***

7 * * *

8 (X) Conversion of single-family dwelling prohibited. A building designed,
9 constructed or used as a single-family detached dwelling shall not
10 thereafter be modified or utilized for any nonresidential purpose other than
11 a permitted home occupation residential accessory use unless a special
12 exception use permit is first approved by the town council.

13 * * *

14 **Section 4.** Article 45, "Agricultural and Rural Districts," Section 045-050,
15 "Permitted and Prohibited Uses" is hereby amended as follows:

16 Sec. 045-050. – Permitted, accessory, conditional, special exception and
17 prohibited uses.

18 Plots in rural and agricultural districts may be used for one (1) or more of
19 the uses that are specified below as being permitted, ~~or~~ conditionally permitted
20 or special exception uses. Special exception uses require town council approval
21 pursuant to article 112:

Key to abbreviations:			
P=Permitted use	NP=Not permitted	C=Conditional use	<u>SE=Special exception use</u>

22

Permitted Principal Uses	A-1	A-2	RE	RR
One single-family detached dwelling on a lot of record	P	P	P	P
Nonprofit neighborhood social and recreational facilities	P	P	P	P
Cemetery (subject to section 045-030(U))	P	NP	NP	NP

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New text is underlined and deleted text is ~~stricken~~

Community residential facilities (subject to section 045-030(S))	P	P	P	P
Crop raising and nurseries (commercial and noncommercial (subject to section 045-030(J))	P	P	P	P
<u>Any business, activity, parking or storage relating to maintenance of offsite lawns and landscaping except as provided in section 045-030 (C)(4)a.</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Essential services (subject to section 045-030(K))	P	P	P	P
Fish breeding (commercial and noncommercial)	P	P	P	P
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Commercial equestrian operations	P	P	P	P
Veterinary clinics (no overnight stay or animal runs)	P	P	NP	NP
Veterinary hospitals	NP	P	NP	NP
Kennels, commercial boarding and breeding	NP	P	NP	NP
Cannabis-related uses	NP	NP	NP	NP
Wireless communication facilities (subject to article 40, "Telecommunication Towers and Antennas.")	P	P	P	P
<i>Permitted accessory uses to a single-family dwelling</i>				
Detached guesthouse (subject to section 045-030(G))	P	P	P	P
Exhibition of Class I and Class II wildlife (subject to section 035-070 pertaining to conditional uses)	C	C	NP	C
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Yard sales (subject to section 035-060 pertaining to conditional uses)	C	C	C	C
Home offices (subject to section 035-030 pertaining to conditional uses)	C	C	C	C
Family day care homes	P	P	P	P
Cannabis-related uses	NP	NP	NP	NP

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New text is underlined and deleted text is ~~stricken~~

Accessory structures and uses, other	P	P	P	P
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1 **Section 5.** Article 60, "Community Facility District," Section 060-030, "Permitted
2 and Prohibited Uses" is hereby amended as follows:

3 Sec. 060-030. – Permitted, accessory, conditional, special exception and prohibited
4 uses.

5
6 Permitted uses in the community facility district shall be limited to those uses
7 specified as permitted, ~~or~~ conditionally permitted or special exception uses in the
8 master use list. Special exception uses require town council approval pursuant to article
9 112. All permitted uses shall be governmentally owned (public) or operated, or not-for-
10 profit, unless otherwise specified. Uses are subject to applicable provisions of section
11 060-090, "Limitations of uses." Specific subsection references are included in the
12 following master use list:

13
14 Master Use List

P=Permitted use	C=Conditional use	A=Accessory use only	<u>SP=Special exception use</u>	NP=Not permitted
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15

Use	
Accessory dwelling (see section 060-090(A))	A
Agricultural uses (subject to sections <u>045-030(J), "Sale of farm products and incidental nursery retail sales products,"</u> and 060-020(I), "Animals")	P
Cannabis-related uses	NP
Cemeteries (see section 060-090(B))	P
Cemeteries accessory to a place of worship (see section 060-090(B))	A, C
Civic center, incl. library, museum, art gallery and other such exhibitions	P
Community residential facilities (see section 060-090(C))	P
Day care or preschool, accessory to place of worship or primary school only	A
Essential services	P
Fire protection facilities	P
Funeral home accessory to a cemetery	A

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Governmental administration offices	P
Outdoor events (see section 035-040, "Outdoor event permits")	C
Parks, public	P
Places of worship (see section 060-060, 060-090(D) and 060-090(E))	P
Police protection facilities	P
School, primary and secondary, public or private (see section 060-090 (D))	C
Wireless communication facilities (see article 40, "Telecommunication Towers and Antennas")	P

1

2 **Section 6: Codification.** The Town Clerk shall cause this ordinance to be
3 codified as a part of the ULDC during the next codification update cycle.

4 **Section 7: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or
5 parts of Resolutions in conflict herewith, be and the same are hereby repealed to the
6 extent of such conflict.

7 **Section 8: Severability.** If any word, phrase, clause, sentence or section of
8 this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof
9 shall not affect the validity of any remaining portions of this Ordinance.

10 **Section 9: Effective Date.** This Ordinance shall take effect immediately upon
11 passage and adoption.

12 **PASSED ON FIRST READING** this ___ day of _____, 2019 on a motion made
13 by _____ and seconded by _____.

14 **PASSED AND ADOPTED ON SECOND READING** this ___ day of _____,
15 2019, on a motion made by _____ and seconded by
16 _____.

Ordinance No. 2019-____
New text is underlined and deleted text is ~~stricken~~

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McKay _____
Fisikelli _____
Jablonski _____
Schroeder _____
Hartmann _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

US 27 EMPLOYMENT CENTER

Below are the uses the Owner desires to be included in the SWR Ordinance or proposed development agreement.

Permitted Uses

Accessory uses and structures, including living quarters accessory to a permitted use

Accessory Wholesale Sales

Agricultural implements sales and display

Agricultural Uses (non-residential)

Animal Hospital including equine

Assembly of electrical appliances, instruments and devices, radio, television, and phonograph, including the manufacturing of small parts such as coils, condensers, transformers, crystal holders, and the like

Automobile Related Services

Automobile and mechanical service stations

Automobile Repair Garage including tire and battery store

Automobile Parking lot and garage

Automobile Body or Paint shop

Automobile parts and motorcycles (used) sales

Automobile secondhand parts (no wrecking) sales and display

Automobile Detailing including Car/Truck Washes

Fuel sales and display (Automobile, Truck, On & Off-Road etc.)

Motorcycle sales and display

Service Stations, mini food marts, repair and service garage, not including bumping and painting subject to limitations

Truck Stop/Service Plaza with Restaurant

Utility Trailer, display and storage

Vehicle Sales & repair (new & used)

Automobile Accessories manufacturing, except Tires

Automobile Assembly Plant

Automobile, truck and equipment auctions including boat, RV, commercial vehicles (wholecar and salvage)

Automobile/Commercial Vehicle storage, transport, parking or open air storage

Awning and Canvas repair and shop

Batteries, Battery Exchange and other electrical apparatus

Billboard Advertising Sign

Boarding Kennel, Pet Kennel Day-Care or Hotels

US 27 EMPLOYMENT CENTER

Boat Building and repair

Boat storage

Boat sales (including outdoor display)

Bottler and Bottling of Liquids such as soft drinks, water, malt beverages, liquors, juices, cosmetics, etc.

Brewing and distilling of malt beverages or liquors

Building supplies sales and display

Business and professional offices including banks/financial institutions, business and professional office, custom brokers and manufacturers agency, employment office, government offices, messenger offices, post offices, public utility offices, stock broker, stock exchange office, telegraph office, ticket officer, travel agency and newspaper offices

Cabinet and Carpenter Shop

Caretaker or watchman residential unit within same structure as permitted use with limitations

Cemetery, columbarium, mausoleum, or crematory

Church, private or parochial school, nursery school or child care center

Clothing Manufacturer

Cold Storage plant

Commercial recreation uses of boxing/sports arena, golf driving range, rodeo grounds, miniature golf course, bowling alley, skating rink, swimming pool, and drive in theater

Construction equipment and tool sales and display including tool rental (commercial and contractor)

Construction or contractor yard

Pharmaceuticals manufacturing (including cosmetics)

Courier, Packing or Delivery Service

Crating, distribution service, packing and shipping service

Daycare (adult) including Assisted Living Facility

Dental Lab

Dressmaking

Dry Cleaning services (drop off only)

Educational and scientific research

Electric Utility Yard

Electrical and Plumbing contractor offices including storage or materials (indoor and outdoor)

Electronics repair shop including cell phone, TV, stereos and a like

Electronics manufacturing

Employment Agency, day labor

Fabric manufacturing

Fabrication

Feed, Seed and Fertilizer sales and display

US 27 EMPLOYMENT CENTER

Fertilizer compounding from dry, nonodorous materials, or from liquid nonodorous materials

Flea market

Food catering service

Food Processing, packaging and distribution including meat (not including slaughterhouse)

Frozen Food lockers, bulk storage & warehousing

Fruit Packing and shipping

Furniture Manufacturing

Furniture Repair Shop

Gas (bottled) storage, filling and distribution of propane & natural gas

Glass and mirror shop

Glass products from previously manufactured glass

Grain Processing and storage

Heating/Air-Conditioning contractor shop

Home appliance repair

Home Improvement Center

Home Improvement Center accessory outdoor sale and display of utility trailers and barbeques

Hotel and Motel

Household items repair shop

Ice manufacturing including storage, distributing and self-service ice station

Educational, scientific, and industrial, laboratory, research and development

Lawn Furniture Sales

Lawnmower rental, sales and service

Light Manufacturing

Livery Stable, riding academy or dude ranch

Livestock auction

Locksmith

Machine Shop

Machinery sales and display

Meat processing and packing, no slaughtering

Monument sales and display

Mortuary or Funeral Home

Motor Freight terminal and depot

Office uses (excluding call centers)

Outdoor accessory storage of rental vehicles

US 27 EMPLOYMENT CENTER

Pest Control Service

Personal Services, as accessory use

Photographic, radio and TV studio

Plumbing shop

Plumbing and electrical fixture retail sales

Produce sales and display

Radio, television repair

Railroad freight or passenger station, transfer, storage or team tracks

Recording, broadcasting, television & radio studio

Recycling facility

Restaurant including bakery and delicatessen

Restaurant and hotel supplies and equipment sales and display, including store fixtures

Retail sales of, automobile accessories and new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, furniture, home appliance, household furnishings, leather goods and luggage, and linens, fabrics and draperies.

Retail sales of confections, dairy products, dressed poultry, drugs, florist, fruit and vegetable, garden supply, gift, grocery, hardware, hobby supply, ice cream, jewelry, meat market, music, notions, pet supply, seafood, souvenir, sundry, supermarket, tobacco, toy variety, and wearing apparel

Retail sales of musical instruments, newsstand, office furniture and equipment, optical goods, package liquor, paint, pets, sporting goods, stationery and books, television and radio, wallpaper, swimming pool supplies and equipment, dairy supplies and equipment not including feed or fertilizers, take out food service including home delivery, and animal clinics

Rifle and gun range (indoors only) including sale of firearms, amunition, etc.

Rock, gravel, or sand distribution

Roofing contractor and sheet metal shop including material storage (indoor and outdoor)

Sash and Doors

Self -Storage and Mini Warehouses

Shoe repair and shine

Sign Painting shop

Swimming Pool supplies sales and display (including storage of pool chemicals with limitations)

Tractor sales and display

Trade and Vocational Schools

Transportation Facilities

Truck Terminal

Upholstery Shop

Veterinary Clinic

Warehouse Distribution

US 27 EMPLOYMENT CENTER

Welding equipment and supplies sales and display

Welding shop

Wholesale establishment

Wholesale seafoods

US 27 EMPLOYMENT CENTER

Proposed Prohibited Uses

Abrasive Product Manufacturing
Acid (corrosive) manufacturing, including hydrochloric, nitric, picric, sulphurous, and sulfuric
Adult Entertainment
Airport and Airport Hangar
Alkaline products manufacturing
Animal Burial Ground
Amunition Reloading
Amusement uses including aquarium, assembly hall, night club, music hall, bar, tavern, pool or billiard room, theater, rodeo grounds, museum, exhibits, penny arcades, shooting galleries, games of skill and science
Asphalt manufacturing or refining
Asphalt paving plant
Auto Wrecking Yard
Battery repair and rebuilding
Bulk Storage of Petroleum products (excluding storage for fuel sales)
Brick, tile, terra cotta manufacturing
Butane or Propane Manufacturing
Carnival, circus, circus quarters, menagerie, or keeping wild animals
Carpet manufacture, power looms
Cement and concrete products manufacturing
Chemical manufacturing
Concrete batching or mixing plant
Creosote manufacture or treatment
Disinfectant and insecticide manufacturing
Foundry
Hazardous Materials Storage in Bulk
Hospitals, sanitariums, orphanages, and similar institutions for the treatment of persons (excluding Adult day care)
House wrecking yards; used building materials yard
Incineration, reduction, or storage of garbage, offal, dead animal refuse, and rancid fats
Junk Yard
Lumber yard with planing mill
Medical Waste Incineration, sterilization or transfer station
Mobile Collection Center and Food Units

US 27 EMPLOYMENT CENTER

Paint or varnish manufacture

Paper or Pulp Mills

Penal Institutions and detention centers

Petroleum product manufacturing

Poisonous Gas Storage

Sewage or water treatment, pumping and storage plants

Slaughterhouse

Smelting or refining of ores or metals

Tank Storage of bulk oil or gas

Tire Recapping and Vulcanizing

ORDINANCE NO. 2017-02

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN ESTABLISHING A NEW LAND USE DESIGNATION ENTITLED, "US HIGHWAY 27 BUSINESS" WITH SUPPORTING OBJECTIVES AND POLICIES; REVISING THE LISTS OF PERMITTED USES WITHIN NONRESIDENTIAL LAND USE DESIGNATIONS AND SUPPORTING OBJECTIVES AND POLICIES; MAKING REVISIONS OF A HOUSEKEEPING NATURE; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Southwest Ranches ("Town Council") directed the Comprehensive Plan Advisory Board of the Town of Southwest Ranches ("CPAB") to identify areas of the Town that are unsuitable or marginal for rural residential use, but which could be appropriate for nonresidential/nonagricultural use without diminishing the Town's rural character impinging upon the rural lifestyle of Town residents; and

WHEREAS, the CPAB identified US Highway 27 corridor as a potential light-industrial business area, as US Highway 27 is a trucking route with state-wide access that is also being studied as a freight rail corridor with state-wide access, and is buffered from the inhabitable portion of the Town by a cemetery that has an average width exceeding 500 feet; and

WHEREAS, the Town Council concurs that US Highway 27 is a suitable location for business development that, if properly regulated and restricted, will not detract from the Town's rural character or the rural lifestyle of the Town's residents, and will not degrade the Town's groundwater; and

WHEREAS, the Town Council has carefully considered a comprehensive set of policies and use restrictions that would form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 Business designation, evaluating companion petitions for rezoning and site plan, and regulating the resulting development and uses; and

WHEREAS, the CPAB recommended additional amendments to the nonresidential/nonagricultural permitted uses and implementing policies of the adopted Comprehensive Plan in order to further protect the Town’s rural character and the Town residents’ rural lifestyle; and

WHEREAS, the CPAB recommended several text amendments of a housekeeping nature; and

WHEREAS, the Town Council, sitting as the Local Planning Agency of the Town of Southwest Ranches, conducted a duly noticed public hearing on August 25, 2016 to consider the amendments; and

WHEREAS, the Town Council has carefully considered the recommendations of the CPAB, and has determined that establishing a “US Highway 27 Business” land use designation for potential applicability to the US Highway 27 corridor would diversify the Town’s tax base while protecting the Town’s rural character and the rural lifestyle of the Town’s residents; and

WHEREAS, the Town Council finds that the CPAB recommendations for revising the permitted uses and supporting policies in the comprehensive plan for other nonresidential/nonagricultural uses will further protect the Town’s rural character and lifestyle.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1: That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2: That the Future Land Use Element of the adopted Town of Southwest Ranches Comprehensive Plan is hereby amended pursuant to Exhibit “A”, attached hereto and made a part hereof.

Section 3: That the Town Planner is hereby directed to transmit the amendments set forth herein to the State Land Planning Agency immediately following first reading of this Ordinance, and is hereby directed to transmit the adopted amendments immediately following the second and final reading of this Ordinance.

Section 4: That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Element subsequent to the effective date of this Ordinance, and that the Town Council hereby requests such recertification.

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

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

Section 7: Effective Date. This Ordinance shall take effect 31 days after the Department of Economic Opportunity notifies the Town that the plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the Department of Economic Opportunity or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED ON FIRST READING this 25th day of August, 2016 on a motion made by Vice Chair McKay and seconded by Council Member Jablonski.

PASSED AND ADOPTED ON SECOND READING this 26th day of January, 2017, on a motion made by Mayor McKay and seconded by C/M Schroeder.

McKay	<u>Ayes</u>	Ayes	<u>5</u>
Breitkreuz	<u>Ayes</u>	Nays	<u>0</u>
Jablonski	<u>Ayes</u>	Absent	<u>0</u>
Fisikelli	<u>Ayes</u>	Abstaining	<u>0</u>
Schroeder	<u>Ayes</u>		

Doug McKay
Doug McKay, Mayor

ATTEST:
Russell Muñiz
Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:
Keith Poliakoff
Keith Poliakoff, J.D., Town Attorney

113379972.1

EXHIBIT "A"

1 **II. ADMINISTRATION**

2
3 **II.A. DEFINITIONS**

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8 Fabrication and assembly – The manufacturing from standard parts of a distinct object
9 differing from the individual components involving materials with form and substance (as
10 opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the
11 individual parts.

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15 Light Industrial Use – Activities that are predominantly connected with light manufacturing,
16 assembly, processing or storage of products.

17
18 Light Manufacturing – A use engaged in the manufacture of finished products,
19 predominantly from previously prepared materials, including processing, fabrication,
20 assembly, treatment, and packaging of such products, but excluding basic industrial
21 processing.

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23 *****

24 Non-rural Land Use Plan Designation – any land use plan designation other than a rural
25 land use plan designation.

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27 *****

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29 Rural Character – ~~Means an~~ area that is characterized by natural, agricultural,
30 equestrian, pastoral or rustic uses, including single-family dwellings on large lots, developed
31 at low densities.

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33 Rural Land Use Plan Designation – any of the following land use plan designations:
34 Agricultural; Conservation; Recreation and Open Space; Rural Ranches; and, Rural Estates.

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36 Rural Purposes – ~~Means that land~~ Land that is used as a resource for agricultural,
37 equestrian, managed forest or mining uses, or maintained in a natural state as wetlands,
38 fields or forest, including Town open space and park parcels.

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Ordinance No. 2017-002

1 **1. GOALS, OBJECTIVES AND POLICIES**

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5 **FLUE POLICY 1.1-b:** Land Use Plan amendments to more intensive categories uses
6 within designated Rural Estate and Rural Ranch areas shall be prohibited unless
7 consistent with, and authorized by, FLUE Objective 1.3 and particularly policies 1.3-c,
8 1.3-d, and 1.3-e pertaining to evaluation of land use plan amendment requests; 1.8 (US
9 Highway 27 Business Category); 1.12 (Community Facilities Category), or unless the
10 Town Council determines that the new more intensive use is consistent with, and
11 furthers the overall goal to protect the Town's rural lifestyle.
12

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15 **FLUE POLICY 1.3-c:** The compatibility of existing and future land uses shall be a
16 primary consideration in the review and approval of amendments to the Broward County
17 and the Southwest Ranches Land Use Plans.
18

19 **FLUE POLICY 1.3-d:** New Nonon-residential Land Use Plan designations may be
20 established only on Flamingo Road, Griffin Road, Sheridan Street or US 27, and must
21 be designed in a rural manner which that facilitates their serving the Town's residents,
22 but do does not adversely impact existing and designated rural residential areas.
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24 **FLUE POLICY 1.3-e:** In order to prevent future incompatible land uses, the established
25 rural character of the Town shall be a primary consideration when amendments to the
26 Town's Land Use Plan are proposed.
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31 **FLUE OBJECTIVE 1.7 ~~PERMITTED USES IN COMMERCIAL LAND USE~~**
32 **CATEGORY**

33
34 **CONTINUE IMPLEMENTING A COMMERCIAL LAND USE CATEGORY ON THE**
35 **TOWN'S FUTURE LAND USE PLAN MAP PERMITTING TYPES OF**
36 **~~NONRESIDENTIAL OR NONAGRICULTURAL COMMERCIAL DEVELOPMENT~~**
37 **~~WHICH THAT~~ ARE COMPATIBLE WITH ADJACENT RURAL AND RESIDENTIAL**
38 **LAND USES, AND WHICH WOULD SUPPORT THE COMMERCIAL-BASED**
39 **ACTIVITIES ~~WHICH WOULD BE~~ THAT ARE COMPATIBLE WITH THE TOWN'S**
40 **NEEDS.**
41

42 *Measurement: maintenance of a commercial land use category.*

43
44 **FLUE POLICY 1.7-a:** ~~Permit these land uses, not to exceed a~~ Floor Area Ratio (F.A.R.)
45 ~~=0.25~~ shall not exceed 0.25 ~~within designated Commercial land use parcels per the~~
46 ~~Permitted Uses in Future Land Use Categories subsection of this Element.~~
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Ordinance No. 2017-002

1 **FLUE POLICY 1.7-b:** The Town Council shall continue implementing commercial
2 land development regulations that are necessary to protect adjacent rural residential
3 areas from potential negative impacts of commercial developments.
4

5 **FLUE POLICY 1.7-c:** The Town's zoning categories shall distinguish between
6 neighborhood and community commercial developments within their respective service
7 areas. Regional commercial uses shall not be permitted.
8

9 **FLUE POLICY 1.7-d:** ~~The Commercial category is restricted to properties that were~~
10 ~~designated Commercial prior to the Town's incorporation. The Town shall allow~~
11 ~~residential homes within the Town to be used for home office use subject to proper~~
12 ~~licensing.~~
13

14 **FLUE POLICY 1.7-e:** Development and redevelopment of existing commercial sites
15 shall be designed and operated so as to minimize demand for public safety services
16 both on and off-site. This may include using Crime Prevention Through Environmental
17 Design principles, careful selection of businesses and land uses, avoiding late night
18 operating hours, erecting barriers adjacent to residential uses, and providing on-site
19 security.
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21 **FLUE POLICY 1.7-f:** All land with a Commercial designation shall be connected to
22 municipal water and sewer.
23

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25
26 **FLUE OBJECTIVE 1.8 ~~PERMITTED USES IN RURAL GOVERNMENTAL MIX~~**
27 **~~USE SERVICE AREAS~~ HIGHWAY 27 BUSINESS LAND USE CATEGORY**
28

29 **ESTABLISH AND MAINTAIN A US HIGHWAY 27 BUSINESS LAND USE CATEGORY**
30 **EXCLUSIVELY FOR THE US HIGHWAY 27 CORRIDOR, ALLOWING ONLY**
31 **CAREFULLY PLANNED DEVELOPMENT THAT IS DESIGNED TO BE COMPATIBLE**
32 **WITH ADJACENT RURAL RESIDENTIAL LAND USES AS SUBSTANTIALLY**
33 **BUFFERED BY THE EXISTING CEMETERY AND OPEN SPACE, AND WHICH**
34 **WOULD BE ENVIRONMENTALLY NEUTRAL.**
35

36
37 *Measurement: ~~Designation of a Rural Governmental Mix Use Service Area Land Use~~*
38 *US Highway 27 Business category.*
39

40 **FLUE POLICY 1.8-a:** The Town has identified the US 27 Corridor as appropriate for
41 business uses on the land use plan map. The Town created the US Highway 27
42 Business Category for this purpose. Only parcels that front US 27 are eligible for this
43 designation, including parcels that also front Griffin Road or Stirling Road. Parcels
44 designated US Highway 27 Business on the land use plan map must only be developed
45 and used in strict compliance with the following policies. The Town Council shall
46 consider the extent to which each application submitted for land use plan amendment,
47 rezoning and development furthers the intent and spirit of the policies hereunder in

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1 ~~determining whether to approve the application. Permit these land uses, not to exceed a~~
2 ~~Floor Area Ratio (F.A.R.) = 0.20, within designated Rural Mix-use Service Area Land~~
3 ~~Use parcels per the Permitted Uses in Future Land Use Categories subsection of this~~
4 ~~Element.~~

5
6 **FLUE POLICY 1.8-b:** ~~A petitioner for the US Highway 27 Business designation shall~~
7 ~~demonstrate to the satisfaction of the Town Council one of the following: that there is a~~
8 ~~Town need for such land use; that the resulting development will substantially benefit the~~
9 ~~Town; or that it is not reasonable to expect the parcel to be developed with a rural~~
10 ~~residential use.~~

11
12 **FLUE POLICY 1.8-c:** ~~No US Highway 27 Business designation may border any parcel~~
13 ~~with a rural land use plan designation. This shall not apply to any rural residential parcel~~
14 ~~under unified control with a property designated US Highway 27 Business.~~

15
16 **FLUE POLICY 1.8-d:** ~~There shall be no nonresidential, nonagricultural building,~~
17 ~~structure, parking, storage or use within two hundred (200) feet of an abutting local Town~~
18 ~~street other than Stirling Road, nor shall there be any such structure, parking, storage or~~
19 ~~use within two hundred (200) feet of any parcel with a rural land use plan designation,~~
20 ~~unless such parcel is under unified control with the parcel designated US Highway 27~~
21 ~~Business. Open space use, including buffers and drainage retention for a US Highway~~
22 ~~27 Business use is not subject to this restriction~~

23
24 **FLUE POLICY 1.8-e:** ~~Access to development shall be from US 27, Stirling Road, or~~
25 ~~Griffin Road only.~~

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

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

43
44 **FLUE POLICY 1.8.g:** ~~Buildings shall not exceed forty (40) feet in height, measured to~~
45 ~~the highest point on the building, including parapets and roof-mounted equipment,~~
46 ~~provided that the Town Council may authorize up to eight (8) additional feet of height~~

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1 after consideration of a line-of-site study demonstrating that the additional height will not
2 adversely affect any property with a rural land use plan designation.

3
4 **FLUE POLICY 1.8-h:** Every development shall provide at least twenty-five percent
5 (25%) pervious area.

6
7 **FLUE POLICY 1.8-i:** Development shall utilize extensive buffering in order to screen
8 the development from properties with a rural land use plan designation, and shall utilize
9 pleasing architecture and building placement to emphasize and showcase the
10 building(s), while locating parking and outdoor storage areas behind the buildings or
11 otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road.
12 Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style,
13 or combination thereof. This architecture generally promotes generous roof overhangs,
14 colonnades, porches and balconies, and sloped standing seam metal roofs. The land
15 development regulations shall provide further architectural guidance. The Town Council
16 may approve variations that are consistent with the Town's rural character. However,
17 stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile
18 roofs that are typical of commercial development in South Florida are prohibited as a
19 means of complying with the architectural requirement.

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

27
28 **FLUE POLICY 1.8-k:** Developments shall adhere to the Town's dark-sky outdoor
29 lighting regulations and policies, and are strongly encouraged to take additional
30 measures that mitigate the development's ambient lighting impact on the Town. By way
31 of example, a development could reduce the height of parking lot lighting fixtures by
32 spacing the lower fixtures closer together, using advanced cut-off designs, and limiting
33 the hours during which the lighting is on.

34
35 **FLUE POLICY 1.8-l:** Developments shall design primary identification signage, and
36 specifications for individual tenant signage, that compliment and coordinate with the
37 architecture and landscaping of the development, and that enhance the built
38 environment.

39
40 **FLUE POLICY 1.8-m:** The land development regulations shall establish a zoning
41 classification in the form of a planned development district, whereby the specific
42 permitted uses, development standards and a conceptual development plan for the
43 property are made part of the rezoning and will govern use and development of the
44 property supplemental to regulations contained within the land development regulations.
45 The land development regulations for the planned development district shall require that
46 conceptual development plans incorporate all of the applicable elements of the US 27
47 conceptual master access management plan, which shall be adopted by reference.

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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.

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**FLUE OBJECTIVE 1.17 -----
EFFICIENT USE AND COORDINATION OF URBAN SERVICES**

DISCOURAGE URBAN SPRAWL, WHICH WOULD SUBSTANTIALLY INCREASE THE TOWN'S RURAL DENSITY ~~OR INTENSITY~~, AND COORDINATE WITH ADJACENT MUNICIPALITIES TO CREATE VISUAL SEPARATION OF THEIR SUBURBAN ~~COMMUNITY~~ COMMUNITIES FROM THE TOWN'S RURAL CHARACTER. ~~AND DIRECT~~ ALLOW NEW NON-RURAL LAND USE PLAN DESIGNATIONS ~~DEVELOPMENT~~ ONLY ON ~~FLAMINGO ROAD, GRIFFIN ROAD, SHERIDAN STREET, OR~~ US 27 WHERE NECESSARY ~~REGIONAL AND COMMUNITY FACILITIES AND SERVICES INFRASTRUCTURE~~ EXISTS.

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2. PERMITTED USES IN FUTURE LAND USE CATEGORIES

* * * * *

1. AGRICULTURAL USE CATEGORY

* * * * *

2. COMMERCIAL CATEGORY

The areas designated for Commercial use 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. Wholesale self-storage facility, light fabricating and warehouse uses, if deemed appropriate by the local jurisdiction.
- C. Hotels, motels and similar lodging.
- D. Recreation and open space, cemeteries and commercial recreation uses.
- E. Community Facilities (as defined in Article III, below)
- F. a. A Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document- Broward County Land Use Plan."
- b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility 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.
- G. Non-residential agricultural uses.
- H. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the local land development regulations; subject to allocation by the local government of available flexibility or reserve units.
- I. Transportation facilities.
- J. Communication facilities.
- K. 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 excluding landfills and electrical power plants.

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3. COMMUNITY FACILITIES USECATEGORY

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4. CONSERVATION USECATEGORY

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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. This category may be applied only to properties fronting the east side of U.S. Highway 27 that are buffered from parcels designated Rural Ranches, Rural Estates and Agricultural by an intervening permanent open space or community facility land use.

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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.

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A. Performance Standards.

1. Development shall not generate noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that can be detected from any property with an Agricultural, Rural Ranch or Rural Estate land use plan map designation.
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.

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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.

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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:

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Light industrial uses:

- Fabrication and assembly.
- Contractor shops and similar uses.
- Sales and display of agricultural equipment, construction equipment, utility trailers, boats, and similar uses.
- A limited range of light manufacturing and light industrial uses that are consistent with the performance standards set forth herein.
- Educational and scientific research businesses, excluding medical and industrial laboratories, that are consistent with the performance standards set forth herein.
- A limited range of commercial recreation uses that are consistent with the performance standards set forth herein.
- 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.
- Distribution uses that the Town determines are consistent with the performance standards set forth herein.

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Other permitted uses:

- Communication facilities.
- Non-residential agricultural uses.
- Office uses, excluding call centers, provided that principal office uses shall not exceed twenty percent (20%) of the land area within the Town designated Industrial on the Broward County Land Use Plan.
- Utilities located on the site of a development and confined to serving only the specific development.
- Recreation and open space that does not adversely affect the suitability of adjacent US 27 frontage parcels for business use.
- One (1) residential caretaker or watchman unit within the same structure as a light industrial use.

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1 15. Retail, restaurants, personal services and other ancillary commercial uses, limited to
2 less than fifty percent (50%) of any building occupied by a light industrial use.;

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3 16. The following uses may also be permitted as long as the total area of these uses
4 does not consume more than twenty percent (20%) of the land designated Industrial
5 on the Future Broward County Land Use Plan Map (Series) within the Town, and as
6 long as the location of these uses does not preclude or adversely affect the future
7 use of surrounding areas for light industrial use:

- 8 a. Commercial and retail business uses, including restaurants and personal
9 services.
- 10 b. Hotel, motel and similar lodging.

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11 (The following are changes to headings only)

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- 14 65. INDUSTRIAL USECATEGORY
- 15 76. RECREATION AND OPEN SPACE USECATEGORY
- 16 87. ESTATE RESIDENTIAL USECATEGORY
- 17 98. RURAL ESTATES CATEGORY
- 18 109. RURAL RANCHES CATEGORY
- 19 1110. TRANSPORTATION USE CATEGORY
- 20 1211. UTILITIES USECATEGORY
- 21 1312. WATER CATEGORY

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25 1413. GENERAL LIST OF ADDITIONAL USES

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27 A. COMMUNICATION FACILITIES
28 Communication facilities such as television and radio, satellite earth stations and relay
29 structures, and telephone switching facilities are not specifically designated on the Town's Land
30 Use Plan Map as a separate category. Such facilities may be permitted in areas designated
31 under the following categories, provided that wireless telecommunication antennas and
32 accessory equipment are permitted on Town-owned properties regardless of future land use
33 category:

- 34 A. Town-owned properties;
- 35 1. B. commercialCommercial
- 36 2. C. industrial-Industrial
- 37 3. US Highway 27 Business

38
39 B. SPECIAL RESIDENTIAL FACILITIES
40 (Former Sec. 14 provisions now under this heading. Subheadings A. through D. to be
41 renumbered 1. through 4.)

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42
43 14. SPECIAL RESIDENTIAL FACILITIES

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44
45 15. MEDIUM DENSITY (16) RESIDENTIAL LAND USE CATEGORY

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