



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

Thursday
September 19, 2019
7:00 pm

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 August 2019
 - B. Excuse absences
 - C. Trail Map Update
 - D. US 27 Proposed Uses
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.

Motion: To amend Section 4(K)(1) to not allow retail except on the listed corridors.

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

Motion: To amend Section 4(K)(2)a to limit the size of "off-corridor" properties on which a wholesale nursery can be established to 2.5 net acres instead of 3.0, and to allow 50% of the property to be used as a wholesale nursery if there is a home, and 100% if there is no home, instead of a flat 2.0 acre limit.

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

Motion: The Town prefers Florida Vernacular architecture for new retail buildings on commercial nurseries.

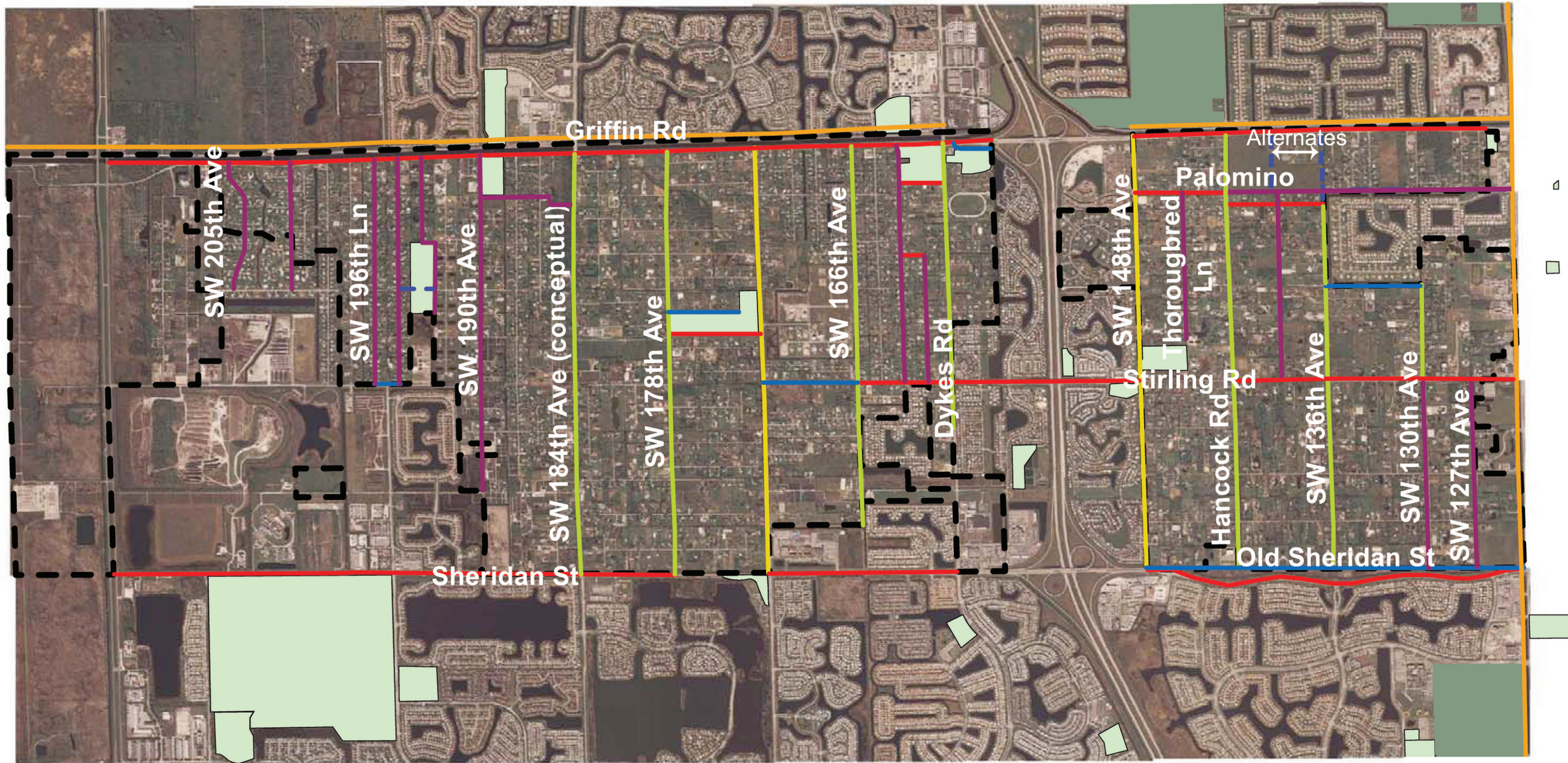
Result	1st	2nd	JA	SB	MC	JD	JH	GM	RS
<i>Passed</i>	<i>JH</i>	<i>GM</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>

Motion: To approve the Nursery Ordinance with the amendments to transmit to the Town Council for consideration.

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

Discussion: US 27 Permitted Uses

Meeting Adjourned at 9:05 PM

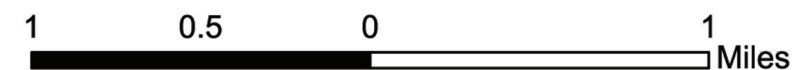


Side of Street of Greenway Trail (Conceptual)

- North Side
- South Side
- East Side
- West Side
- Both Sides OR Street Itself is Trail

- Town Boundary
- Municipal Parks
- County Parks

- Existing County Trail
- Trail Connection Needed



TOWN OF SOUTHWEST RANCHES CONCEPTUAL GREENWAYS MAP

Note: All depicted future greenway trails are to be considered future significant bicycle and pedestrian facilities.



US 27 EMPLOYMENT CENTER

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

Permitted Uses

	***	Indicates Use previously approved by CPAB	Jim Allbritton	Steve Breitreuz	Mary Gay Chaples	Josh Dykes	Jason Halberg	George Morris	Robert Sirota
1	***	Accessory uses and structures, including caretaker or watchman residential unit living quarters accessory to a permitted use	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	***	Accessory Wholesale Sales	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
3	***	Agricultural equipment sales and display	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	***	Agricultural Uses (non-residential)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	***	Animal Hospital, Veterinarian Clinic including equine	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6	***	Animal Refuge	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
7	***	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	Yes	Yes	Yes	Yes	No	Yes	Yes
8	***	Assembly of pre-manufactured components	No	Yes	Yes	Yes	Yes	Yes	Yes
9		<u>Automobile/Motor Vehicle Related Services</u>							
10		Automobile Accessories manufacturing, except tires	Maybe	No	Yes	Yes	No	Maybe	Yes
11		Automobile, commercial vehicle, RV, boat, tractor, trailer storage, transport, parking or open air storage	Maybe	Maybe	Yes	Yes	No	No	Yes
12		Body and Paint shop	Maybe	No	Yes	Yes	No	Maybe	Yes
13		Fuel sales and display (Automobile, Truck, On & Off-Road etc.)	Maybe	No	Yes	Yes	No	No	Yes
14		Fuel storage. Accessory to permitted use	Maybe	No	No	Yes	No	No	Yes
15		Truck Stop/Service Plaza with restaurant, service station, mini food marts, repair and service garage	Maybe	No	Yes	Yes	No	No	Yes
16	***	Utility Trailer, display and storage	Yes	Yes	Yes	Yes	Yes	No	Yes
17		Motor vehicle repairs and service stations including tire and battery	No	No	Yes	Yes	No	No	Yes
18		Motor vehicle, motorcycle, vehicle accessories, parts sales and display - new & used/secondhand	No	Yes	Yes	Yes	No	May	Yes
19		Motor vehicle, truck and equipment wholesale and public auctions including boat, RV, commercial vehicles (whole car and salvage)	No	No	No	Yes	No	No	Yes

US 27 EMPLOYMENT CENTER

20		Motor vehicle detailing including Car/Truck Washes	Yes	Yes	Yes	Yes	No	Maybe	Yes
21	***	Automatic screw machines (machining) subject to appropriate sound insulation and design	Yes	Yes	Yes	Yes	Yes	Yes	Yes
22	***	Awning and Canvas repair and shop	Yes	Yes	Yes	Yes	Yes	Yes	Yes
23		Batteries, Battery Exchange and other electrical apparatus	No	No	Maybe	Yes	No	No	Yes
24		Billboard Advertising Sign (with revenue share to SWR)	Yes	Yes	No	Yes	Maybe	Yes	Yes
25	***	Blacksmith No use of heavy metals (?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
26	***	Boarding Kennel, Pet Kennel Day-Care or Hotels	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
27		Boat Sales, building and repair	Maybe	Maybe	Maybe	Yes	Maybe	Maybe	Yes
28	***	Bookbinding No adhesive (?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
29	***	Bottler and Bottling of Liquids such as soft drinks, water, malt beverages, liquors, juices, cosmetics, etc. (Ability of Muncipal sewer to treat effluent)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
30	***	Brewing and distilling of malt beverages or liquors	Maybe	Yes	Yes	Yes	Yes	No	Yes
31	***	Bulk Storage. No chemicals, total screening or indoor	Yes	Yes	Yes	Yes	Yes	Yes	Yes
32	***	Building supplies sales and display, Indoors or covered and screened	Yes	Yes	Yes	Yes	Yes	Yes	Yes
33	***	Cabinet and Carpenter Shop	Yes	Yes	Yes	Yes	Yes	Yes	Yes
34		Cemetery, columbarium, mausoleum, or crematory	No	Yes	No	Yes	Maybe	Maybe	Yes
35		Church, private or parochial school, nursery school or child care center	No	Yes	No	Yes	Yes	No	No
36		Clothing Manufacturer	Maybe	Maybe	Maybe	Yes	Maybe	Yes	Yes
37		Cold Storage Facility	Yes	Yes	Maybe	Yes	Maybe	Yes	Yes
38		Commercial recreation uses including rifle and gun range (indoors only), boxing/sports arena, golf driving range, theater, rodeo grounds, museum, exhibits, miniature golf course, bowling alley, skating rink, swimming pool, and drive in theater. No sound >60db at property line. No outdoor shooting	Yes	Yes	Maybe	Yes	No	Yes	Yes
39	***	Construction or contractor yard subject to Screening. Limited to non-leachable, solid items	Maybe	Yes	Yes	Yes	No	Yes	Yes
40		Pharmaceuticals manufacturing (including cosmetics)	Maybe	Maybe	Yes	Yes	No	Yes	Yes
41	***	Courier, Packing or Delivery Service. No late night or early morning operations	Yes	Yes	Yes	Yes	Yes	Yes	Yes
42		Daycare (child and adult) including Assisted Living Facility	No	Yes	No	Yes	Yes	Maybe	Yes
43	***	Daycare	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
44	***	Dental Lab	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
45	***	Distribution warehouse, truck or freight terminal. No late night or early morning operations (?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
46	***	Educational, scientific, and industrial, laboratory, research and development. Case Specific(?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
47		Electric Utility Yard	Yes	Maybe	No	Yes	Maybe	No	Yes

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48		Electrical and Plumbing contractor offices including storage or materials (indoor and outdoor)	Yes	Yes	Yes	Yes	No	Maybe	Yes
49		Electronics repair shop including cell phone, TV, stereos and a like	Yes	Yes	Maybe	Yes	Yes	Yes	Yes
50		Electronics manufacturing	Maybe	Maybe	Maybe	Yes	Maybe	Yes	Yes
51		Employment Agency, day labor	No	Yes	No	Yes	Yes	Yes	Yes
52	***	Fabrication	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
53		Feed, Seed and Fertilizer sales and display	Yes	Yes	Yes	Yes	No	Yes	Yes
54		Fertilizer compounding from dry, nonodororous materials, or from liquid nonodororous materials	No	No	No	Yes	No	Maybe	Yes
55	***	Food catering service	Yes	Yes	Yes	Yes	Yes	Yes	Yes
56	***	Food Processing, packaging and distribution including meat (not including slaughterhouse). No Chillers (?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
57		Frozen Food lockers, bulk storage & warehousing	Yes	Yes	Maybe	Yes	Yes	Yes	Yes
58		Fruit Packing and shipping	Maybe	Yes	Maybe	Yes	Yes	Yes	Yes
59		Funeral home or mortuary including monument sales and display	No	Yes	No	Yes	Yes	Yes	Yes
60	***	Furniture Manufacturing Spray booth (?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
61	***	Furniture, appliance repair	Yes	Maybe	Yes	Yes	Yes	Yes	Yes
62		Gas (bottled) storage, filling and distribution of propane & natural gas	Maybe	Yes	Yes	Yes	No	No	Yes
63		Glass and mirror shop	Yes	Yes	Maybe	Yes	Yes	Yes	Yes
64		Heating/Air-Conditioning contractor shop	Maybe	Yes	Yes	Yes	No	Yes	Yes
65		Home Improvement Center including accessory outdoor sale and display of utility trailers, lawn furniture and barbeques	Yes	Yes	Maybe	Yes	Yes	Maybe	Yes
66	***	Hotel and Motel	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
67		Household items repair shop	Maybe	Yes	Yes	Yes	Maybe	Yes	Yes
68		Ice manufacturing including storage, distributing and self-service ice station	Yes	Yes	Yes	Yes	Yes	Yes	Yes
69		Lawnmower rental, sales, repair and service	Yes	No	Maybe	Yes	No	Yes	Yes
70	***	Light Manufacturing Clearly defined (?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
71		Livery Stable, riding academy or dude ranch	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
72		Livestock auction	No	Yes	Maybe	Yes	Yes	Yes	Yes
73		Machine Shop	Maybe	No	Yes	Yes	No	Yes	Yes
74	***	Manufacturing of Canvas, cork, textiles. Textiles-no chemical treatment	Yes	Yes	Yes	Yes	Yes	Yes	Yes
75		Manufacturing of glass products from previously manufactured glass	Maybe	Yes	Maybe	Yes	Maybe	Yes	Yes
76		Machinery sales and display	Maybe	Yes	Yes	Yes	Maybe	Yes	Yes
77	***	New equipment and tool sales and display including tool rental (commercial and contractor)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes

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78	***	Office uses including 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	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
79		Outdoor accessory storage of vehicles, trailers, etc.	Yes	Maybe	Yes	Yes	No	No	Yes
80		Pest Control Service	Yes	No	Maybe	Yes	No	Yes	Yes
81	***	Personal Services	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
82		Photographic, radio and TV studio	Yes	Yes	Maybe	Yes	Yes	Yes	Yes
83		Plumbing shop	Yes	Yes	Yes	Yes	No	Yes	Yes
84		Plumbing and electrical fixture retail sales	Yes	Yes	Yes	Yes	No	Yes	Yes
85	***	Printing plant. No solvents, offset printing	Maybe	Maybe	Yes	Yes	Yes	Yes	Yes
86		Produce sales and display	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
87		Radio, television repair	Yes	Yes	Yes	Yes	Maybe	Yes	Yes
88		Railroad freight or passenger station, transfer, storage or team tracks	No	No	Maybe	Yes	No	No	Yes
89	***	Broadcasting, recording, television/movie production radio studio, relay station	Yes	Yes	Yes	Yes	Yes	Yes	Yes
90	***	Restaurant including bakery and delicatessen	Yes	Yes	Yes	Yes	Yes	Yes	Yes
91		Restaurant and hotel supplies and equipment sales and display, including store fixtures	Yes	Yes	Yes	Yes	Yes	Yes	Yes
92	***	Retail sales generally (including but not limited to automobile accessories and new parts, bait and tackle, boat and marine motors, dry cleaning (drop off/pick up only), business machines, camera and photographic supply, furniture, lawn furniture, locksmith, home appliance, household furnishings, leather goods and luggage, linens, fabrics and draperies, 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, musical instruments, newsstand, optical goods, package liquor, paint, pets, sporting goods, stationery and books, television and radio, wallpaper, swimming pool supplies and equipment, dairy supplies and equipment, take out food service including home delivery.)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
93		Retail sales of firearms including sale of ammunition, etc.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
94		Recycling Facility	No	No	No	Yes	No	No	Yes
95		Rock, gravel, or sand distribution	Maybe	Yes	No	Yes	Yes	No	Yes
96		Roofing contractor and sheet metal shop including material storage (indoor and outdoor)	Maybe	Yes	Yes	Yes	No	Maybe	Yes
97		Sash and Doors	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
98	***	Self -Storage and Mini Warehouses	Yes	Yes	Yes	Yes	Yes	Yes	Yes
99	***	Sharpening and grinding	Yes	Yes	Yes	Yes	Yes	Yes	Yes
100		Shoe repair and shine	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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101	***	Sign printing shop. Digital printing only (?)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
102		Swimming Pool supplies sales and display (including storage of pool chemicals with limitations)	Maybe	Yes	Yes	Yes	Yes	Yes	Yes
103	***	Theatrical studio	Yes	Yes	Yes	Yes	Yes	Yes	Yes
104		Tractor sales and display	Yes	Yes	Yes	Yes	Yes	Maybe	Yes
105	***	Trade and Vocational Schools	Yes	Yes	Yes	Yes	Yes	Maybe	Yes
106		Transportation Facilities	Maybe	No	Maybe	Yes	No	Maybe	Yes
107		Upholstery Shop	Yes	Maybe	Yes	Yes	Maybe	Yes	Yes
108		Veterinary Clinic	Yes	Yes	Yes	Yes	Yes	Yes	Yes
109		Welding equipment and supplies sales and display	Yes	Yes	Yes	Yes	Yes	Yes	Yes
110		Welding shop	Yes	Yes	Yes	Yes	No	Yes	Yes
111	***	Wholesale	Maybe	Yes	Yes	Yes	Yes	Yes	Yes

Proposed Prohibited Uses

1	Abrasive Product Manufacturing
2	Acid (corrosive) manufacturing, including hydrochloric, nitric, picric, sulphurous, and sulfuric
3	Adult Entertainment
4	Airport and Airport Hangar
5	Alkaline products manufacturing
6	Animal Burial Ground
7	Ammunition Reloading
8	Night club, music hall, bar, tavern, pool or billiard room, penny arcades, games of skill and science
9	Asphalt manufacturing or refining
10	Asphalt paving plant
11	Auto Wrecking Yard
12	Battery repair and rebuilding
13	Brick, tile, terra cotta manufacturing
14	Butane or Propane Manufacturing

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15	Carnival, circus, circus quarters, menagerie, or keeping wild animals
16	Carpet manufacture, power looms
17	Cement and concrete products manufacturing
18	Chemical manufacturing
19	Concrete batching or mixing plant
20	Creosote manufacture or treatment
21	Disinfectant and insecticide manufacturing
22	Foundry
23	Hazardous Materials Storage in Bulk
24	Hospitals, sanitariums, orphanages, and similar institutions for the treatment of persons (excluding Adult day care)
25	House wrecking yards; used building materials yard
26	Incineration, reduction, or storage of garbage, offal, dead animal refuse, and rancid fats
27	Junk Yard
28	Lumber yard with planning mill
29	Medical Waste Incineration, sterilization or transfer station
30	Mobile Collection Center and Food Units
31	Paint or varnish manufacture
32	Paper or Pulp Mills
33	Penal Institutions and detention centers
34	Petroleum product manufacturing
35	Poisonous Gas Storage
36	Sewage or water treatment, pumping and storage plants
37	Slaughterhouse
38	Smelting or refining of ores or metals
39	Tank Storage of bulk oil or gas
40	Tire Recapping and Vulcanizing