



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

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Town Council
Jeff Nelson, Mayor
Doug McKay, Vice-Mayor
Freddy Fisikelli, Council Member
Steve Breitreuz, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Town Council
VIA: Andy Berns, Town Administrator
FROM: Jeff Katims
DATE: 7/28/2016
SUBJECT: Ordinance creating a business land use category for US Highway 27

Recommendation

Approve the Ordinance on first reading.

Strategic Priorities

A. Sound Governance

Background

This proposed Ordinance creates a new land use category called, "US Highway 27 Business" in the comprehensive plan. The Ordinance establishes the new category to allow owners of land fronting US 27 to apply for a map change to US Highway 27 Business. The Ordinance also includes various housekeeping amendments.

The Town Council tabled a nearly identical ordinance on second reading in September, 2014 because a revised water and sewer policy potentially complicated the CCA litigation with Pembroke Pines. As Town administration worked to resolve the issue, the 180-day statutory time limitation on the adoption of comprehensive plan amendments ran, and the State Land Planning Agency informed the Town that it was officially withdrawing the amendment. Town administration later resolved the water and sewer extension issue, thereby eliminating the need for amending comprehensive plan policies to further limit such extensions.

Shortly thereafter, the Bergerons requested several revisions to the ordinance, primarily to allow additional light industrial uses and to allow slightly higher buildings (40 feet instead of 35) in order to accommodate current market trends for warehouses and “flex space”. Bergeron representatives attended several CPAB meetings during which the Board considered the Bergeron requests.

Additional information is provided on the attached staff memorandum

Fiscal Impact/Analysis

The proposed Ordinance is a first step toward business development of the US 27 corridor, which will enhance the Town’s tax base.

Staff Contact:

Jeff Katims, AICP, CNU-A, Assistant Town Planner

ATTACHMENTS:

Description	Upload Date	Type
agenda memo	6/2/2016	Executive Summary
Ordinance-TA Approved	7/21/2016	Ordinance
Supplemental Memorandum	6/2/2016	Backup Material
Ordinance Exhibits	6/2/2016	Exhibit
Ordinance Exhibit	6/2/2016	Exhibit

ORDINANCE NO. 2016 –

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 July 28, 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 28rd day of July, 2016 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this __ day of ____, 2016, on a motion made by _____ and seconded by _____.

Nelson	_____	Ayes	_____
McKay	_____	Nays	_____
Breitkreuz	_____		
Fisikelli	_____	Absent	_____
Jablonski	_____	Abstaining	_____

Jeff Nelson, Mayor

ATTEST:

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

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SUPPLEMENTAL COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Town Council

THRU: Andrew D. Berns, Town Administrator

FROM: Jeff Katims, AICP, CNU-A
Assistant Town Planner

DATE: June 23, 2016

**SUBJECT: Ordinance Amending the Comprehensive Plan to Create a New
Business Land Use Category and Related Revisions**

BACKGROUND

Approximately four years ago, the Town Council tasked the Comprehensive Plan Advisory Board (CPAB) with investigating potential locations for commercial and industrial development, with an eye toward boosting the Town's property tax base while minimizing adverse impacts to adjacent rural residential properties and the Town's rural character and lifestyle.

The CPAB carefully and deliberately evaluated the US 27 corridor as a potential location suitable and appropriate for light industrial and limited commercial use, and then developed recommendations for amendments to the text of the comprehensive plan that would constitute a framework for evaluating and regulating such nonresidential development proposals.

ANALYSIS

The existing future land use map of the comprehensive plan provides three specific locations for commercial or industrial development: Coquina Plaza; the Tom Thumb parcel; and the CCA parcel. No new commercial or industrial development can be permitted unless the Town Council and Broward County Board of County Commissioners adopt amendments to the Town and County future land use maps to re-designate a parcel for such use.

The comprehensive plan is very clear that the protection of the Town's rural character and lifestyle shall be the primary consideration when evaluating development proposals and changes to the future land use map or text of the comprehensive plan. Four (4) comprehensive plan policies currently form the primary framework for evaluating requests to amend the future land use map for commercial type uses:

FLUE POLICY 1.1-b: Land Use Plan amendments to more intensive uses within designated rural estate and rural ranch areas shall be prohibited unless the Town determines that the new use is consistent with and furthers the overall goal to protect the Town's rural lifestyle.

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.

FLUE POLICY 1.3-d: Non-residential Land Use Plan designations shall be located on Flamingo Road, Griffin Road, Sheridan Street or US-27 and designed in a rural manner which facilitates their serving the Town's residents, but do not adversely impact existing and designated rural residential areas.

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.

The CPAB is recommending text amendments that would revise these policies. Note that community facility uses do not require a nonresidential land use plan designation, as the Rural Ranches, Rural Estates and Agricultural land use categories allow community facilities as long as the parcels are zoned Community Facility.

In all cases, a petitioner would have to 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.

In all cases, the applicant would be required to provide a binding list of uses including conditions of uses (ex: operating hours), and binding conceptual plan. The list of uses, conditions of use, and conceptual plan would be made part of the ordinance that changes the map designation, and therefore would be enforceable restrictions that would run with the property, regardless of ownership.

RECOMMENDATIONS FOR US 27 CORRIDOR

The CPAB recommends amending the text of the comprehensive plan to create a new US Highway 27 Business land use category that only landowners with property fronting US 27 would be authorized to request. US 27 frontage parcels are buffered from rural residential and agricultural properties by the cemetery, which extends from Griffin Road to Stirling Road.

The CPAB does not recommend actually changing the land use map, but instead, amending the text to establish the new category, and requiring landowners to initiate map amendments, which the Council would then evaluate for consistency with the implementation policies for the new land use category.

Key points:

- 🔑 Limited range of “clean” light industrial uses (assembly, fabrication, warehouse), office, hotels, and limited and complimentary office/commercial.
- 🔑 Access permitted from US 27 only (corner Parcels on Griffin and Stirling could potentially access those roads).
- 🔑 40-foot maximum building height; generous floor area ratio (0.75) to allow for single-level, space-intensive uses such as warehouses.
- 🔑 Development must utilize adopted architectural style.
- 🔑 The Ordinance adds to the list of permitted uses from the original 2014 ordinance. Additional uses include contractor shops; sales and display of agricultural and construction equipment; sales and display of utility trailers and boats; a limited range of environmentally neutral light manufacturing and storage uses; and, distribution uses that can satisfy the standards for approval in the ordinance.
- 🔑 This Ordinance establishes a framework for future land development regulations. This Ordinance is not intended to enumerate all (or even most) permissible uses, nor is it intended to specify the various development regulations that will govern development. Such regulations will be the subject of a further ordinance to be incorporated into the Town’s land development regulations.

INCIDENTAL RECOMMENDATIONS

The CPAB recommends clarifying this category to differentiate between wireless telecommunications infrastructure and commercial transmitting and receiving facilities, and to update this category to reflect the new land use category CPAB is recommending. The CPAB recommendations include several non-substantive housekeeping revisions to organizational numbering and nomenclature.

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EXHIBIT "A"

1 **II. ADMINISTRATION**

2
3 **II.A. DEFINITIONS**

4
5
6 * * * * *

7
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.

12
13 * * * * *

14
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.

22
23 * * * * *

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

26
27 * * * * *

28
29 ~~Rural Character – Means an~~ 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.

32
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.

35
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.

39
40
41 * * * * *

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

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3 -----
4
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

13 -----
14
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 Nonnon-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.
23

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.
27

28 -----
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30
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 those 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.~~
47

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 uses 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.
20

21 **FLUE POLICY 1.7-f:** All land with a Commercial designation shall be connected to
22 municipal water and sewer.
23

24
25
26 **FLUE OBJECTIVE 1.8** ~~PERMITTED USES IN RURAL GOVERNMENTAL MIX~~
27 ~~USE SERVICE AREAS~~ US 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

1 determining whether to approve the application. ~~Permit those 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.

39
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 five (5) additional feet of height after

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1 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 view along any adjacent street, and shall utilize pleasing
9 architecture and building placement to emphasize and showcase the building(s) while
10 screening parking and outdoor storage areas behind the building or additional screening
11 features. Developers shall provide Florida Vernacular architecture of Caribbean or
12 Cracker style, or combination thereof. This architecture generally promotes generous
13 roof overhangs, colonnades, porches and balconies, and sloped standing seam metal
14 roofs. The land development regulations shall provide further architectural guidance.
15 The Town Council may approve variations that are consistent with the Town's rural
16 character. However, stucco walls in combination with flat, unarticulated rooflines or
17 Mediterranean-style tile roofs that are typical of commercial development in South
18 Florida are prohibited as a means of complying with the architectural requirement.

19
20
21 **FLUE POLICY 1.8-j:** Developments shall be designed and operated so as to minimize
22 demand for public safety services both on and off-site. This may include using Crime
23 Prevention Through Environmental Design principles, careful selection of businesses
24 and land uses, avoiding late night operating hours, erecting barriers adjacent to rural
25 residential uses, and providing on-site security.

26
27 **FLUE POLICY 1.8-k:** Developments shall adhere to the Town's dark-sky outdoor
28 lighting regulations and policies, and are strongly encouraged to take additional
29 measures that mitigate the development's ambient lighting impact on the Town. By way
30 of example, a development could reduce the height of parking lot lighting fixtures by
31 spacing the lower fixtures closer together, using advanced cut-off designs, and limiting
32 the hours during which the lighting is on.

33
34 **FLUE POLICY 1.8-l:** Developments shall design primary identification signage, and
35 specifications for individual tenant signage, that compliment and coordinate with the
36 architecture and landscaping of the development, and that enhance the built
37 environment.

38
39 **FLUE POLICY 1.8-m:** The land development regulations shall establish a zoning
40 classification in the form of a planned development district, whereby the specific
41 permitted uses, development standards and a conceptual development plan for the
42 property are made part of the rezoning and will govern use and development of the
43 property supplemental to regulations contained within the land development regulations.
44 The land development regulations for the planned development district shall require that
45 conceptual development plans incorporate all of the applicable elements of the US 27
46 conceptual master access management plan, which shall be adopted by reference.

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

4
5 FLUE POLICY 1.8.o: The Town shall implement land development regulations to
6 protect adjacent rural areas from potential negative impacts of business developments.

7
8 FLUE POLICY 1.8-p: All land designated -US Highway 27 Business shall be connected
9 to municipal water and sewer prior to occupancy.

10
11 -----
12 **FLUE OBJECTIVE 1.17 EFFICIENT USE AND COORDINATION OF URBAN**
13 **SERVICES**

14
15 **DISCOURAGE URBAN SPRAWL, WHICH WOULD SUBSTANTIALLY INCREASE**
16 **THE TOWN'S RURAL DENSITY ~~OR INTENSITY,~~ AND COORDINATE WITH**
17 **ADJACENT MUNICIPALITIES TO CREATE VISUAL SEPARATION OF THEIR**
18 **SUBURBAN ~~COMMUNITY~~ COMMUNITIES FROM THE TOWN'S RURAL**
19 **CHARACTER, ~~AND DIRECT~~ ALLOW NEW NON-RURAL LAND USE PLAN**
20 **DESIGNATIONS ~~DEVELOPMENT~~ ONLY ON ~~FLAMINGO ROAD, GRIFFIN ROAD,~~**
21 **~~SHERIDAN STREET,~~ OR US 27 WHERE NECESSARY ~~REGIONAL AND COMMUNITY~~**
22 **~~FACILITIES AND SERVICES~~ INFRASTRUCTURE EXISTS.**

23
24
25

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1 **2. PERMITTED USES IN FUTURE LAND USE CATEGORIES**

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3 * * * * *

4
5 **1. AGRICULTURAL ~~USE~~CATEGORY**

6
7 * * * * *

8
9 **2. COMMERCIAL CATEGORY**

10
11 The areas designated ~~for Commercial use~~ on the Town’s Land Use Plan Map provide land area
12 located adjacent to limited access highways for business, office, retail, service and other
13 commercial enterprises which support the Town and surrounding area.

14
15 Uses permitted in areas designated commercial are as follows:

- 16 A. Retail, office and business uses.
- 17 B. ~~Wholesale Self-storage facility, light fabricating and warehouse uses, if deemed~~
18 ~~appropriate by the local jurisdiction.~~
- 19 C. Hotels, motels and similar lodging.
- 20 D. Recreation and open space ~~, cemeteries~~ and commercial recreation uses.
- 21 ~~E. Community Facilities (as defined in Article III, below)~~
- 22 ~~F. a. A Special Residential Facility Category (2) development as defined in the Special~~
23 ~~Residential Facilities Permitted Uses subsection of the Plan Implementation~~
24 ~~Requirements section of the Broward County Land Use Plan; subject to the allocation of~~
25 ~~two (2) reserve or flexibility units in accordance with the Special Residential Facility~~
26 ~~provisions and policies for the application of these units as contained in the~~
27 ~~“Administrative Rules Document: Broward County Land Use Plan.”~~
- 28 ~~b. Special Residential Facility Category (3) development as defined in the Special~~
29 ~~Residential Facilities Permitted Uses subsection of the Plan Implementation~~
30 ~~Requirements section of the Broward County Land Use Plan; subject to the allocation of~~
31 ~~two (2) reserve or flexibility units in accordance with the Special Residential Facility~~
32 ~~provisions and policies for the application of these units as contained in the~~
33 ~~“Administrative Rules Document: Broward County Land Use Plan.” Each flexibility or~~
34 ~~reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or~~
35 ~~baths.~~
- 36 ~~G~~E. Non-residential agricultural uses.
- 37 ~~H. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if~~
38 ~~permanent location of recreational vehicles on the site is permitted by the local land~~
39 ~~development regulations, or twenty (20) sites per gross acre if such permanent location~~
40 ~~is prohibited by the local land development regulations; subject to allocation by the local~~
41 ~~government of available flexibility or reserve units.~~
- 42 ~~I. Transportation facilities.~~
- 43 ~~J~~F. Communication facilities.
- 44 ~~K~~G. Utilities, located on the site of a commercial development as an accessory use,
45 to the extent such utilities are confined to serving only the specific commercial
46 development~~excluding landfills and electrical power plants.~~

47
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1
2 **3. COMMUNITY FACILITIES USECATEGORY**

3
4 * * * * *

5
6 **4. CONSERVATION USECATEGORY**

7
8 * * * * *

9
10 **5. US HIGHWAY 27 BUSINESS CATEGORY**

11
12 The US Highway 27 Business Category is intended to facilitate a limited range of “clean” light
13 industrial and business uses along the US 27 corridor that are not a threat to the potable water
14 quality of the Biscayne Aquifer or to the peaceful enjoyment of residential properties to the east.
15 This category may be applied only to properties fronting the east side of U.S. Highway 27 that
16 are buffered from parcels designated Rural Ranches, Rural Estates and Agricultural by an
17 intervening permanent open space or community facility land use.

18
19 The Town shall carefully consider potential environmental, traffic and quality of life impacts
20 before changing the land use plan map designation of any parcel to US Highway 27 Business.
21 An application for land use plan amendment to designate a property as US Highway 27
22 Business must affirmatively demonstrate that the amendment is consistent with all of the
23 performance standards established herein. Every such application for plan amendment shall be
24 submitted concurrently with a rezoning application to an implementing zoning district.

25 A. Performance Standards.

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

29 2. Municipal sanitary sewer and potable facilities must be in place, or be the subject of a
30 binding agreement with a municipal utility to extend same to serve a parcel designated
31 US Highway 27 Business, prior to issuance of a development permit for a principal
32 building.

33 3. Development shall not involve use of any chemicals, substances or processes that
34 create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise
35 toxic to humans or animals. The land development regulations may permit fuel storage
36 tanks for emergency generators and for the purpose of servicing vehicles or equipment
37 used in the regular course of business, provided that any such tanks may be required to
38 exceed the installation, containment, inspection and other requirements of Article 27,
39 Chapter 10, “Storage Tanks” of the Broward County Code of Ordinances, as may be
40 amended from time to time.

41 4. Any use – the nature of which may be considered dangerous, or which may potentially
42 compromise the comfort, peace, enjoyment, health or safety of the community or any
43 property with a Rural Ranches, Rural Estate or Agricultural land use plan map
44 designation - shall be prohibited.

Underlined text is new and ~~stricken~~ text is deleted

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1 5. All development shall provide for north-south cross-access to abutting parcels in
2 accordance with the conceptual master access management plan for the US-27 corridor
3 (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a
4 frontage drive and/or site design that anticipates driveway connections or drive aisle
5 connections with abutting properties, and which provides cross-access easements for
6 such connections.

7
8 B. Uses permitted in areas designated US Highway 27 Business are as follows, subject to
9 limitations, conditions of use and review requirements established within the Unified Land
10 Development Regulations:

11 *Light industrial uses:*

- 12
13 1. Fabrication and assembly.
14 2. Contractor shops and similar uses.
15 3. Sales and display of agricultural equipment, construction equipment, utility trailers,
16 boats, and similar uses.
17 4. A limited range of light manufacturing and light industrial uses that are consistent
18 with the performance standards set forth herein.
19 5. Educational and scientific research businesses, excluding medical and industrial
20 laboratories, that are consistent with the performance standards set forth herein.
21 6. A limited range of commercial recreation uses that are consistent with the
22 performance standards set forth herein.
23 7. Wholesaling, warehousing and storage provided that only storage or materials and
24 items that are consistent with the performance standards set forth herein may be
25 permitted.
26 8. Distribution uses that the Town determines are consistent with the performance
27 standards set forth herein.

28 *Other permitted uses:*

- 29
30 9. Communication facilities.
31 10. Non-residential agricultural uses.
32 11. Office uses, excluding call centers, provided that principal office uses shall not
33 exceed twenty percent (20%) of the land area within the Town designated Industrial
34 on the Broward County Land Use Plan.
35 12. Utilities located on the site of a development and confined to serving only the
36 specific development.
37 13. Recreation and open space that does not adversely affect the suitability of adjacent
38 US 27 frontage parcels for business use.
39 14. One (1) residential caretaker or watchman unit within the same structure as a light
40 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.;

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.

11
12
13 *(The following are changes to headings only)*

14 **65. ~~___~~ INDUSTRIAL USE CATEGORY**

15 **76. ~~___~~ RECREATION AND OPEN SPACE USE CATEGORY**

16 **87. ~~___~~ ESTATE RESIDENTIAL USE CATEGORY**

17 **98. ~~RURAL~~ ESTATES CATEGORY**

18 **109. ~~RURAL~~ RANCHES CATEGORY**

19 **1140. TRANSPORTATION USE CATEGORY**

20 **1244. ~~UTILITIES~~ USE CATEGORY**

21 **1342. ~~WATER~~ CATEGORY**

22
23 * * * * *

24
25 **1413. GENERAL LIST OF ADDITIONAL USES**

26
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 1A. ~~Town-owned properties;~~

35 2B. ~~commercial~~ Commercial

36 3.C. ~~industrial~~ Industrial

37 4. US 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.)*

42
43 **14. SPECIAL RESIDENTIAL FACILITIES**

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

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