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AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 10 ENTITLED, "DEFINITIONS," SECTION 010-030, "TERMS DEFINED" TO AMEND THE MEANING OF THE TERM, "FLAG PLOT;" AMENDING ARTICLE 15, "GENERAL PROVISIONS," SECTION 015-110, "FLAG PLOTS," TO REVISE THE STANDARDS FOR FLAG PLOTS AND PROVIDING FOR LOTS MADE NONCONFORMING BY THIS ORDINANCE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

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- **WHEREAS**, the flag plot provisions in the ULDC allow a property owner to create 15 plots that are located almost entirely behind an intervening lot, with minimal frontage on 16 a street; and 17
- 18 **WHEREAS**, flag plots appropriate various percentages of their area to the access "throat" portion of the plot; and
- WHEREAS, the ULDC includes certain standards for flag plots in the RE District 20 . 21 but not the remaining rural and agricultural districts; and
 - **WHEREAS**, the Town Council wishes to enact commensurate flag plot standards for the RR, A-1 and A-2 districts; and
 - WHEREAS, the ULDC lacks a street frontage and minimum dimensional standard for flag plots; and
- WHEREAS, the Town Council wishes to establish a minimum street frontage and 26 minimum dimensional standard for flag plots. 27

Ordinance No. 2022-006 New text is underlined and deleted text is stricken

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

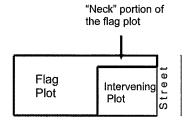
Section 1. Ratification. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated herein and made a part hereof.

<u>Section 2</u>. Amendment to flag plot definition. Article 10, "Definitions," Section 010-030, "Terms defined," is hereby amended as follows

8 * *

Plot, flag. The term "flag plot" means a plot that is located at least partially behind another (intervening) plot and does not have the majority of its required plot width fronting a street. Flag plots <u>often</u> access streets by narrow extensions of the plot which connect to the street <u>as depicted in.</u> (See figure 10-1 <u>for illustrative purposes only.</u>)

Figure 10-1. Prototypical Fflag lot illustration.



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<u>Section 3</u>. Amendment to flag plot regulation. Article 15, "General Provisions," Section 015-110, "Flag plots," is hereby amended as follows:

- (A) In addition to meeting the minimum plot size requirement for the zoning district within which the flag plot is located, every flag plot shall meet the following requirements to ensure that flag plots are buildable without variances and provide adequate open space on the buildable portion of the plot:
 - (1) <u>In the RE district, each flag plot</u> shall also have at least thirty-five thousand (35,000) square feet of net acreage excluding the required front yard; and

Ordinance No. 2022-<u>006</u>
New text is underlined and deleted text is stricken

1 2	(2) In the RR, A-1 and A-2 districts, each flag plot shall have at least			
3	70,000 square feet of net acreage excluding the required front yard. The purpose of this provision is to ensure that flag plots are buildable				
4		without variances and provide adequate open space on the buildable			
5		portion of the plot. Flag plots are only permitted in the agricultural			
6		and rural districts.			
7	<u>(B)</u>	In addition to the lot width requirements in Sec. 045-070, no portion of a			
8 9		flag plot shall have a width, depth or street frontage dimension of less than twenty-five (25) feet.			
10	<u>(C)</u>	Flag plots of record, lawfully existing as of [date of ordinance adoption],			
11		that do not comply with the requirements of paragraph (A)(2) and			
12		subsection (B), are nonconforming plots of record and are subject to			
13		Sec. 030-080, "Nonconforming plots of record."			
14 15		part of the ULDC during the next codification update cycle.			
16	Section 5: Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts				
17	of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of				
18	such conflict.				
19	Section	on 6: Severability. Should any section or provision of this Ordinance or			
20					
21	or invalid, the invalidity thereof shall not affect the validity of any of the remaining				
22					
23	<u>Section</u>	on 7: Effective Date. This Ordinance shall take effect immediately upon			
24	passage and	adoption.			
2 5	PASSED ON FIRST READING this 16th day of December, 2021 on a motion				
26	made by Vice Mayor Jablonski and seconded by Council Member Kuczenski.				
27	PASSED AND ADOPTED ON SECOND READING this 10th day of February, 2022,				
28	on a motion i	made by <u>Vice Mayor Jablonski</u> and seconded by <u>Council Member Hartmann</u> .			
29		[Signatures on Following Page]			
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5	Hartmann	OD A	Nays	
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