

1 **ORDINANCE NO. 2022-006**

2

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

14

15 **WHEREAS,** the flag plot provisions in the ULDC allow a property owner to create  
16 plots that are located almost entirely behind an intervening lot, with minimal frontage on  
17 a street; and

18 **WHEREAS,** flag plots appropriate various percentages of their area to the access  
19 "throat" portion of the plot; and

20 **WHEREAS,** the ULDC includes certain standards for flag plots in the RE District  
21 but not the remaining rural and agricultural districts; and

22 **WHEREAS,** the Town Council wishes to enact commensurate flag plot standards  
23 for the RR, A-1 and A-2 districts; and

24 **WHEREAS,** the ULDC lacks a street frontage and minimum dimensional standard  
25 for flag plots; and

26 **WHEREAS,** the Town Council wishes to establish a minimum street frontage and  
27 minimum dimensional standard for flag plots.

Ordinance No. 2022-006  
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1           **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE**  
2 **TOWN OF SOUTHWEST RANCHES, FLORIDA:**

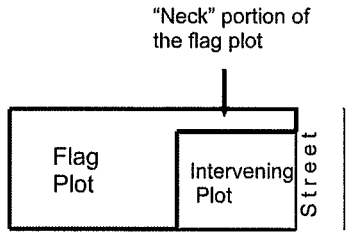
3           **Section 1. Ratification.** The foregoing "WHEREAS" clauses are hereby ratified  
4 and confirmed as being true and correct and are hereby incorporated herein and made a  
5 part hereof.

6           **Section 2. Amendment to flag plot definition.** Article 10, "Definitions,"  
7 Section 010-030, "Terms defined," is hereby amended as follows

8           \* \* \*

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

14                                   Figure 10-1. Prototypical Fflag lot illustration.



16           \* \* \*

17  
18           **Section 3. Amendment to flag plot regulation.** Article 15, "General  
19 Provisions," Section 015-110, "Flag plots," is hereby amended as follows:

20           (A) In addition to meeting the minimum plot size requirement for the zoning  
21 district within which the flag plot is located, every flag plot shall meet the  
22 following requirements to ensure that flag plots are buildable without  
23 variances and provide adequate open space on the buildable portion of  
24 the plot:

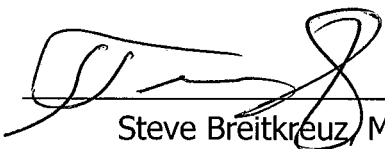
25           (1) In the RE district, each flag plot shall also have at least thirty-five  
26 thousand (35,000) square feet of net acreage excluding the required  
27 front yard; and

Ordinance No. 2022-006  
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Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
Hartmann	<u>Yes</u>	Nays	<u>0</u>
Allbritton	<u>Yes</u>	Absent	<u>0</u>
Jablonski	<u>Yes</u>	Abstaining	<u>0</u>
Kuczenski	<u>Yes</u>		

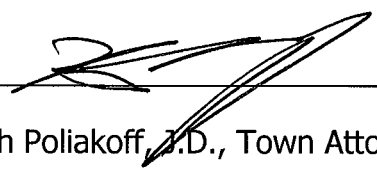
  
 Steve Breitkreuz, Mayor

ATTEST:

  
 \_\_\_\_\_

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

  
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Keith Poliakoff, J.D., Town Attorney

1001.814.01

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