

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**

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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.

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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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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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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.
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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**

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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 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.
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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.
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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.

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

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5 **1. AGRICULTURAL USE CATEGORY**

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9 **2. COMMERCIAL CATEGORY**

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

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13 Uses permitted in areas designated commercial are as follows:

- 14 A. Retail, office and business uses.
- 15 B. Wholesale self storage facility, light fabricating and warehouse uses, if deemed
- 16 appropriate by the local jurisdiction.
- 17 C. Hotels, motels and similar lodging.
- 18 D. Recreation and open space, cemeteries and commercial recreation uses.
- 19 E. Community Facilities (as defined in Article III, below)

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20 F. a. A Special Residential Facility Category (2) development as defined in the Special
21 Residential Facilities Permitted Uses subsection of the Plan Implementation
22 Requirements section of the Broward County Land Use Plan; subject to the allocation of
23 two (2) reserve or flexibility units in accordance with the Special Residential Facility
24 provisions and policies for the application of these units as contained in the
25 "Administrative Rules Document: Broward County Land Use Plan."

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26 b. Special Residential Facility Category (3) development as defined in the Special
27 Residential Facilities Permitted Uses subsection of the Plan Implementation
28 Requirements section of the Broward County Land Use Plan; subject to the allocation of
29 two (2) reserve or flexibility units in accordance with the Special Residential Facility
30 provisions and policies for the application of these units as contained in the
31 "Administrative Rules Document: Broward County Land Use Plan." Each flexibility or
32 reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or
33 baths.

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34 G. Non-residential agricultural uses.

35 H. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if
36 permanent location of recreational vehicles on the site is permitted by the local land
37 development regulations, or twenty (20) sites per gross acre if such permanent location
38 is prohibited by the local land development regulations; subject to allocation by the local
39 government of available flexibility or reserve units.

40 I. Transportation facilities.

41 J. Communication facilities.

42 K. Utilities, located on the site of a commercial development as an accessory use,
43 to the extent such utilities are confined to serving only the specific commercial
44 development excluding landfills and electrical power plants.

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46 Ordinance No. 2017-002

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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.

A. Performance Standards.

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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.

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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.

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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.

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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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Ordinance No. 2017-002

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

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

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

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- 65. INDUSTRIAL USE CATEGORY
- 76. RECREATION AND OPEN SPACE USE CATEGORY
- 87. ESTATE RESIDENTIAL USE CATEGORY
- 98. RURAL ESTATES CATEGORY
- 109. RURAL RANCHES CATEGORY
- 1110. TRANSPORTATION USE CATEGORY
- 1211. UTILITIES USE CATEGORY
- 1312. WATER CATEGORY

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1413. GENERAL LIST OF ADDITIONAL USES

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A. COMMUNICATION FACILITIES

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

- A. ~~Town-owned properties;~~
- 1. ~~B. commercial~~ Commercial
- 2. ~~C. industrial~~ Industrial
- 3. US Highway 27 Business

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B. SPECIAL RESIDENTIAL FACILITIES

~~(Former Sec. 14 provisions now under this heading. Subheadings A. through D. to be renumbered 1. through 4.)~~

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14. SPECIAL RESIDENTIAL FACILITIES

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15. MEDIUM DENSITY (16) RESIDENTIAL LAND USE CATEGORY

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