

ORDINANCE NO. 2021-016

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," 045-030, "GENERAL PROVISIONS" BY CREATING SUBSECTION (X) TO PROHIBIT THE CONVERSION OF A SINGLE-FAMILY DWELLING FOR NONRESIDENTIAL USE WITHOUT FIRST OBTAINING A SPECIAL EXCEPTION USE PERMIT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches ("Town") was founded to preserve its rural character and the rural lifestyle of its residents; and

WHEREAS, the Town Council finds it necessary to safeguard the residential character of the Town’s neighborhoods by regulating the conversion of single-family dwellings for nonresidential use within the Town’s residential zoning districts.

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

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

Section 2. Article 45, "Agricultural and Rural Districts," Section 045-030, "General Provisions," is hereby amended to create Subsection (X) as follows:

\* \* \*

~~(X) Conversion of single-family dwelling. A building designed, constructed or used as a single-family detached dwelling shall not thereafter be modified or utilized for any nonresidential purpose other than a permitted residential accessory use, unless the Town Council first grants a special exception use permit authorizing the nonresidential use.~~

1           **Section 3: Codification.** The Town Clerk shall cause this ordinance to be  
2 codified as a part of the ULDC during the next codification update cycle.

3           **Section 4: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts  
4 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of  
5 such conflict.

6           **Section 5: Severability.** If any word, phrase, clause, sentence or section of  
7 this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof  
8 shall not affect the validity of any remaining portions of this Ordinance.

9           **Section 6: Effective Date.** This Ordinance shall take effect immediately upon  
10 passage and adoption.

11           **PASSED ON FIRST READING** this 13<sup>th</sup> day of September, 2021 on a motion  
12 made by Council Member Kuczenski and seconded by Council Member Jablonski.

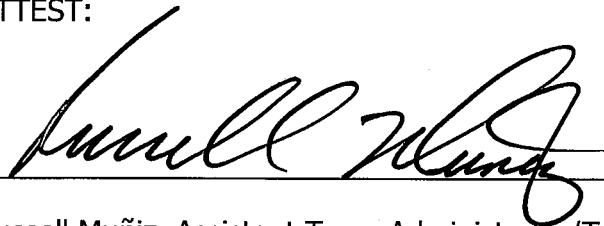
13           **PASSED AND ADOPTED ON SECOND READING** this 23<sup>rd</sup> day of September,  
14 2021, on a motion made by Council Member Kuczenski and seconded by Council  
15 Member Jablonski.

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>		

**[Signatures are on the Following Page]**

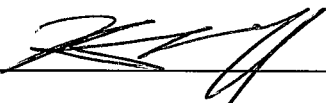
  
Steve Bretkreuz, Mayor

ATTEST:

  
\_\_\_\_\_

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_

Keith Poliakoff, J.D. Town Attorney

1001.330.01

Ordinance No. 2021-\_\_

New text is underlined and deleted text is ~~stricken~~