

ORDINANCE NO. 2017-008

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 90 ENTITLED, "SUBDIVISION DESIGN AND ACCESS STANDARDS"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article 90 of the ULDC establishes standards for the layout of streets during the subdivision of land; and

WHEREAS, the standards were largely adopted from the Broward County Land Development Code, which applies countywide; and

WHEREAS, Broward County is predominantly an urban county, and the standards adopted from the Broward County Code do not fully reflect the Town's existing conditions and the development pattern that the Town desires; and

WHEREAS, the primary directive of the Town's adopted Comprehensive Plan ("Plan") is to protect the Town's rural character; and

WHEREAS, the Town continues to update and adapt the various zoning and land development standards that originated from the county's zoning and land development regulations to conform with the Town's rural character; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, has reviewed the contents of this Ordinance at a duly noticed public hearing on June 22, 2017 and has issued its recommendation to the Town Council, finding that the Ordinance is consistent with the adopted comprehensive plan;

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1 **WHEREAS**, the Town Council finds that the enactment of this Ordinance will
2 further protect and enhance the Town's rural character.

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

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

7 **Section 2.** Section 090-010 "Arrangement of streets" is hereby amended
8 as follows:

9 **Sec. 090-010. - Arrangement of streets.**

- 10 (A) No subdivision may occur unless every lot or parcel created or altered through
11 the subdivision of land has access to a street, and such access complies with
12 the standards of this article. The pattern of streets in new subdivisions shall
13 provide for the continuation of existing streets properly aligned from adjoining
14 areas, or for their proper projection where adjoining land is not subdivided.
15 ~~Where street extensions into adjacent undeveloped land are necessary to~~
16 ~~ensure a coordinated street system, provisions for such future street shall be~~
17 ~~made.~~
- 18 (B) ~~The arrangement of streets in new subdivisions or developments shall~~
19 ~~facilitate and coordinate with the desirable future platting of adjoining~~
20 ~~unplatted property of a similar character, and provide for local circulation and~~
21 ~~convenient access to neighborhood facilities.~~
- 22 (C) ~~Local residential s~~Streets shall be arranged and limited in extent so as to
23 prevent or discourage their use by through traffic. Residential streets shall not
24 connect with industrial areas except in cases where it is unavoidable.
- 25 (D) New through-streets, and connections between streets that facilitate through
26 traffic, are prohibited. This provision does not apply to established trafficway
27 corridors. If lots resulting from an original subdivision are large enough to
28 permit resubdivision, or if a portion of the tract is not subdivided or developed,
29 adequate street rights-of-way to permit future subdivision development shall
30 be provided as necessary.
- 31 (E) Where development borders on or contains a right-of-way for a railroad, U.S.
32 Highway 27~~expressway~~, drainage canal or waterway, a street may be required

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1 approximately parallel to and on each side of such right-of-way, at a distance
2 suitable for the appropriate use of the intervening land and in compliance with
3 all provisions of this section.

4 (F) Reserve strips controlling access to streets shall be prohibited.

5 (G) New half or partial streets shall not be permitted unless the half or partial
6 street constitutes adequate public access to the development as determined
7 by the town engineer. Whenever a tract borders on an existing half or partial
8 street, the other part of the street shall be dedicated within such tract unless
9 the town council determines that the additional right-of-way is no longer
10 necessary.

11 (H) New streets, and extensions of existing streets, that provide additional means
12 of ingress and egress from arterial and collector roads on the town's perimeter
13 are prohibited, unless the town council finds that such street is necessary to
14 provide access to property that has no other means of access that complies
15 with the requirements of this article.

16 **Section 3.** Section 090-020, "Residential collector streets" is hereby
17 amended to read as follows:

18 **Sec. 090-020. - Residential collector streets.**

19 (A) The residential collector street serves as the principal circulation facility within
20 the residential neighborhood unit. Its function is to collect traffic from the
21 interior and deliver it to the closest perimeter intra-neighborhood
22 transportation between the residential units and the local centers of attraction
23 such as neighborhood shopping centers, schools, and neighborhood parks.

24 (B) Collectors shall ~~penetrate residential development without~~ not forming a
25 continuous network, thus discouraging through traffic. When discontinuity of
26 local collectors is obtained by offsetting the intersections with the arterials or
27 other collector streets, such offsetting shall comply with the requirements of
28 the county land development code, section 5-195(b)(3)a), as may be
29 amended from time to time, regulating the spacing of street intersections with
30 trafficways.

31 **Section 4.** Section 090-100, "Roadway capacity, construction and design
32 standards" is hereby amended to read as follows:

33 **Sec. 090-100. - Roadway capacity, construction and design standards.**

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2 (F) *Local street requirements.* Local streets are required when connections of
3 driveways or private streets to a collector would be otherwise closer than two
4 hundred fifty (250) feet.

5 (1) *Minimum distance between intersecting streets.* There shall be a minimum
6 distance of two hundred fifty (250) feet between the intersection of any
7 two (2) local streets with a single collector, except that there may be a
8 minimum distance of one hundred twenty-five (125) feet between T
9 intersections.

10 (2) *Streets shall be patterned to prohibit continuous traffic between collectors.*
11 Local streets shall be patterned in such a way that continuous traffic from
12 one collector to another collector, or from a collector to an arterial, is not
13 possible.

14 (3) *Dead end streets.*

15 a. Dead end streets shall be designed and constructed with a turnaround
16 at the closed end pursuant to the requirements of the building code,
17 and providing a minimum fifty (50) foot radius, accommodating at
18 least WB-40 geometric design vehicles.

19 b. The turnaround shall be paved except for unpaved streets permitted
20 pursuant to section 90-80(C)(1), "Access to development for private
21 streets." Adequate easement or right-of-way area shall be provided for
22 construction of the paved surface, roadway drainage, and sidewalks,
23 if required, adjacent to the turnaround.

24 c. Where existing right-of-way or ingress/egress easement width is
25 inadequate to accommodate the required turnaround, and additional
26 right-of-way or easement area cannot practically be obtained, an
27 alternate turnaround consistent with figure 90-1 may be provided
28 subject to approval by the fire marshal and town engineer.

29 * * * * *

30 **Section 5: Codification.** The Town Clerk shall cause this ordinance to
31 be codified as a part of the ULDC during the next codification update cycle.

32 **Section 6: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or
33 parts of Resolutions in conflict herewith, be and the same are hereby repealed to the
34 extent of such conflict.

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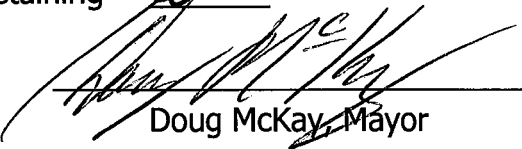
1 **Section 7: Severability.** If any word, phrase, clause, sentence or section of
2 this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof
3 shall not affect the validity of any remaining portions of this Ordinance.

4 **Section 8: Effective Date.** This Ordinance shall take effect immediately upon
5 passage and adoption.

6 **PASSED ON FIRST READING** this 22nd day of June, 2017 on a motion
7 made by Vice Mayor Breitkreuz and seconded by Council Member Jablonski.

8 **PASSED AND ADOPTED ON SECOND READING** this 27th day of July,
9 2017, on a motion made by V/M Breitkreuz and seconded by
10 C/M Schroeder


11	McKay	<u>Ayes</u>	Ayes	<u>5</u>
12	Breitkreuz	<u>Ayes</u>	Nays	<u>0</u>
13	Fisikelli	<u>Ayes</u>	Absent	<u>0</u>
14	Jablonski	<u>Ayes</u>	Abstaining	<u>0</u>
15	Schroeder	<u>Ayes</u>		

16
17
18 
Doug McKay, Mayor

19 ATTEST:
20 
21 _____

22 Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

23
24 Approved as to Form and Correctness:

25 
26 _____
27 Keith Poliakoff, J.D., Town Attorney

28 114251723.1

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