



## **Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda**

November 10, 2022  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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### **Board Members**

Joseph Altschul  
Jason Halberg  
Newell Hollingsworth  
Anna Koldys  
George Morris  
Lori Parrish  
Robert Sirota

### **Council Liaison**

Steve Breitzkreuz

### **Staff Liaison**

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
  - A. Approval of minutes for September 2022
  - B. Discussion / Review of Comprehensive Plan
    - I. Future Land Use Element
      - i. Grooms Quarters Definition on Page 21.
      - ii. FLUE Policy 1.16-i on page 60
      - iii. HE 1.1-m on page 92
      - iv. FLUE Policy 1.10-g on page 54
      - v. FLUE Policy 1.19-e on page 62
      - vi. Agricultural permitted uses #d on page 67
      - vii. Explanation of Part III of Element on page 77
      - viii. Pages 83-128
6. New Business
7. Board Member / Staff Comments and Suggestions

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

8. Items for Next Meeting
9. Adjournment

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## Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

October 20, 2022  
7:00 PM

Town Hall  
13400 Griffin Road

### Call to Order

### Roll Call

Joseph Altschul - Present  
Jason Halberg - Present  
Newell Hollingsworth - Present  
Anna Koldys - Present  
George Morris - Present  
Lori Parrish - Present  
Robert Sirota - Absent

Also present: Mayor Steve Breitkreuz, Vice Mayor Gary Jablonski (phone), Council Member Bob Hartmann, Council Member David Kuczenski, Council Member Allbritton, Town Planner Jeff Katims, Community Services Manager Emily Aceti (phone)

### Pledge of Allegiance

### Public Comment: None.

**Motion:** To approve the minutes of the July 21, 2022, meeting with two changes: 1) Correct the date of the meeting from June 21, 2022, to July 21, 2022, and 2) Correct the results of the "Motion: To approve the amended FLUE" regarding Grooms Quarters from "Passed" to "Failed Due to Tie."

Result	1 <sup>st</sup>	2 <sup>nd</sup>	JA	JH	NH	AK	GM	LP	RS
<i>Passed</i>	<i>LP</i>	<i>NH</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>

**Motion:** To re-review the amended FLUE as presented.

Result	1 <sup>st</sup>	2 <sup>nd</sup>	JA	JH	NH	AK	GM	LP	RS
<i>Tabled</i>	<i>NH</i>	<i>AK</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>

Both the Recreation and Open Space Element (ROS) and Capital Improvement Element (CIE) from the Comprehensive Plan were reviewed and discussed.



**Motion:** To approve the Five-Year Capital Improvement Plan Financial Summary.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>GM</i>	<i>LP</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>

**Motion:** To approve the Support Documents of the Five-Year Capital Improvement Plan.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>LP</i>	<i>JH</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>

**Motion:** To extend meeting by five minutes.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>			<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>

Both Drainage and the tabled motion on FLUE were put forward as topics for the next meeting.

**Meeting adjourned at 9:05 pm.**

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

October 21, 2022

From the Desk of Newell Hollingsworth:

- Grooms Quarters Definition on Page 21.
- FLUE Policy 1.16-i on page 60
- HE 1.1-m on page 92
- FLUE Policy 1.10-g on page 54
- FLUE Policy 1.19-e on page 62
- Agricultural permitted uses #d on page 67
- Explanation of Part III of Element on page 77
- Concern that pages 83-128 were not completely reviewed by the Board.

### Comprehensive Plan Adoption and Revision History

	<b>Adoption Date</b>	<b>Adoption Ordinance</b>
<b>Adopted</b>	May 8, 2003	2003-7
<b>Revised</b>	July 28, 2004	2004-8
<b>Revised</b>	April 14, 2005	2005-003
<b>Revised</b>	June 5, 2008	2008-08
<b>Revised</b>	December 4, 2008	2009-03
<b>Revised</b>	December 11, 2008	2009-04
<b>Revised</b>	April 16, 2009	2009-10
<b>Revised</b>	December 3, 2009	2010-01*
<b>Revised</b>	April 15, 2010	2010-07
<b>Revised</b>	September 22, 2011	2011-13
<b>Revised</b>	September 22, 2011	PSFE
<b>Revised</b>	June 14, 2012	2012-05
<b>Revised</b>	June 14, 2012	2012-06
<b>Revised</b>	June 14, 2012	2012-07
<b>Revised</b>	February 28, 2013	2013-06
<b>Revised</b>	April 9, 2015	2015-004 (recertification-related)
<b>Revised</b>	January 26, 2017	2017-002 (US 27 Business Cat.)
<b>Revised</b>	September 13, 2017	2017-010 (Community Facilities)
<b>Revised</b>	September 13, 2017	2017-011 (Streets & Access Stds.)
<b>Revised</b>	January 28, 2021	2021-001 (repealing Med. Res. Cat.)
<b>Revised</b>	January 28, 2021	2021-003 (PSFE update)
<b>Revised</b>	January 28, 2021	2021-004 (Greenways Map)
<b>Revised</b>	January 28, 2021	2021-006 (US 27 Business Cat.)
<b>Revised</b>	July 8, 2021	2021-011 (map amendment criteria)
<b>Revised</b>	September 23, 2021	2021-014 (10 yr WSFP update)
<b>Revised</b>	November 18, 2021	2022-003 (Property Rights Element)
<b>Revised</b>		

\*Evaluation and Appraisal Report (EAR)-based Amendments

## I. INTRODUCTION

**"The Vision of the Town of Southwest Ranches is to enhance and preserve the unique rural character of its community. The Town shall promote, maintain and protect its agricultural, residential and equestrian lifestyles, sensitive to the natural environment."**

### I.A History

On May 22, 2000, the Governor of Florida approved HB 177 and officially incorporated approximately Thirteen (13) square miles of unincorporated rural areas into the Town of Southwest Ranches. The primary reason the Town's residents voted for incorporation is clearly stated in the **Town's Charter, Section 1.01 of Article 1** which reads:

**"In order to preserve, protect and enhance the quality of life and residential character of the Southwest Ranches (The Town) is hereby created pursuant to the Constitution of the State of Florida."**

The Town's first Comprehensive Plan was adopted by the Town Council on May 8, 2003. It is dedicated to developing strategies and policies to ensure preserving, protecting and enhancing the quality of the Town's **Rural Lifestyle**.

The Town's volunteer Comprehensive Plan Advisory Board is responsible for reviewing and developing consensus for the material contained within the Town's Comprehensive Plan. All members of this Advisory Board, both past and present who have served deserve the appreciation of the community for their dedication and time given to the process for preserving the rural character of the Town for our future generations.

Space reserved for future use



## **I.B Authority and Purpose**

This Comprehensive Plan has been adopted and amended pursuant to Chapter 163, Part II, Florida Statutes, commonly known as the "Local Government Comprehensive Planning and Land Development Regulations Act of 1985" or the "Growth Management Act." This Plan is to serve as the Town's "road map" for growth and development. All land development regulations and decisions regarding capital improvements needed for growth and development should be consistent with and further this plan.

It is the intent of this Comprehensive Plan to coordinate and manage the growth and development of the Town of Southwest Ranches. This is to be accomplished while respecting those existing and constitutionally protected property rights of its individual land owners.

The Future Land Use Element, including the Future Land Use Map, of this Comprehensive Plan is also designed to be consistent with and further the Broward County Land Use Plan, as required by the Broward County Charter.

Space reserved for future use

## II. ADMINISTRATION

### II.A DEFINITIONS

The Town of Southwest Ranches adopts by reference those definitions of terms as delineated in Section 163.3164, Florida Statutes, ~~Chapter 9J-5, Florida Administrative Code and the Broward County Land Use Plan~~, as may be amended from time to time, unless a different definition is provided in this section.

~~**110% Maintain**—It shall mean that the number of trips on a road segment shall not exceed 110% of the number of actual trips in the road segment plus the number of committed trips in the latest adopted version of the TRIPS model.~~

**Accessory Use** - ~~Means a~~ use or activity naturally and customarily incidental, subservient or subordinate to the principal use or activity on site.

**Acre** – Forty-three thousand, five hundred and sixty (43,560) square feet of land area excluding public rights-of-way. See also, “net acre” and “gross acre.”

**Adjacent** - Lying near or close to; sometimes, contiguous; neighboring [Henry Campbell Black, M.A., “Blacks Law Dictionary” Fifth Edition, West Publishing Co., St. Paul, MN 1979].

**Adjusted for family size** - ~~Means a~~ Adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

**Adjusted gross income** - ~~Means a~~ All wages, regular cash or non-cash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

**Administrative Rules Document** - ~~Means a~~ publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governments and providing direction to Council staff in implementing the Broward County Land Use Plan.

~~**Adult Congregate Living Facility**—Means any facility which provides housing, food service, and one or more personal services for four or more adults for a period exceeding 24 hours.~~

**Affected pPersons** - Includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to the future land use plan map; and adjoining local governments that can demonstrate that ~~adoption of the plan~~ or plan amendment will as proposed would produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations or objections during to the local government review and adoption proceedings during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

**Affordable housing** - ~~Means h~~Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons.

**Agreement** - A concord of understanding and intention between two or more parties with respect to the effect upon their relative rights and duties of certain past or future facts or performances. Although often used as a synonym with "contract", agreement is a broader term; e.g., an agreement might lack an essential element of a contract [(Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979)].

**Agricultural uses** - Activities within land areas which are predominantly used for the cultivation of crops and livestock including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, equestrian uses; and, silviculture areas.

~~**Airport clear zone**—A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. This term has been replaced with Runway Protection Zone. They refer to the same area (Rule 9J-5, FAC).~~

**Amendment** - ~~Means a~~Any change to an adopted comprehensive plan except for

corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections updates or modifications of current costs in other elements, as provided in Section 163.3187(~~24~~), Florida Statutes.

Ancillary - means of secondary importance; subordinate; aiding; supplementary.

**Annexation** - The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality [Subsection 171.031(1)FS].

**Annual average daily traffic (AADT)** - The volume passing a point or segment of a ~~highway~~ roadway in both directions for one year divided by the number of days in the year (Level of Service Manual, Florida DOT, ~~2020~~1995).

**Aquifer Recharge** - The addition of water to the groundwater system by natural or artificial processes. (U. S. EPA)

**Aquifer** - A stratum or formation of permeable material that will yield groundwater in useful quantities. (U. S. EPA)

**Area of Critical State Concern** - An area containing, or having a significant impact upon, environmental or natural resources of regional or statewide importance, including, but not limited to, state or federal parks, forests, wildlife refuges, wilderness areas, aquatic preserves, major rivers and estuaries, state environmentally endangered lands, Outstanding Florida Waters, and aquifer recharge areas, the uncontrolled private or public development of which would cause substantial deterioration of such resources [Paragraph 380.05(2)(a) FS].

~~**Area** — All of the lands lying within the limits of an incorporated municipality, lands in and adjacent to incorporated municipalities, all unincorporated lands within a county, or areas comprising combinations of the lands in incorporated municipalities and unincorporated areas of counties [Subsection 163.3164(2) FS].~~

**Arterial road** - A roadway providing service which is relatively continuous and of relatively high traffic volume, long average trip length (i.e. more than one mile), ~~and~~ high operating speed. In addition, every United States numbered highway is an arterial road (~~93-5~~).

**Assisted person or household** - ~~Means a~~ person or household receiving benefits through Federal funds, either alone or in conjunction with the investment of other public or private funds.

**Authority** - Right to exercise powers; to implement and enforce laws; control over; jurisdiction. The second meaning of the term authority is Agency such as the Broward County Housing Authority [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979].

**Average daily flow** - ~~Means~~ ~~The~~ the total volume of wastewater flowing into a wastewater facility during a calendar month, divided by the number of days in the month, and averaged over the preceding twelve months and expressed in units of millions of gallons per day (MGD).

~~**Based aircraft** - Aircraft for which a parking space is leased at an airport. (Florida Aviation System Plan, FDOT, 1992).~~

**Best Management Practices** - The most effective methods and devices to reduce or prevent non-point source pollution of groundwater or surface water.

**Bicycle and pedestrian ways** - Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded ~~(9J-5)~~.

**Bicycle lane** - A portion of a roadway which has been designed by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists (Transportation Expressions, U.S. DOT, 1996).

**Bicycle path** - A bikeway physically separated from motorized vehicular traffic by an open space or barrier and located either within the highway right-of-way or within an independent right-of-way (Transportation Expressions, U.S. DOT, 1996).

**Bicycle route** - A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and information markers, with or without a specific bicycle route number (Broward County Bicycle Facilities Network Plan, 1996).

**Blue way** - A waterway which has been designated for conservation, recreation, or both and which may be connected with greenway hubs, sites, and linkages. (CNPd)

**Bonds** - A certificate of debt issued by a local government guaranteeing payment of a specific amount of borrowed funds plus interest payments on specific dates.

**Borrow Canal** - In most cases the material for construction of a levee is obtained by excavation immediately adjacent to the levee. The excavation is termed a borrow. When the borrow paralleling the levee is continuous and allows for conveyance of water, it is referred to as a borrow canal. (SFWMD)

**Borrow Pit Lake** - A lake which is dug to drain adjacent land for development, with the material extracted during the digging of the lake being used as fill on the adjacent land.

**Next - Broward County Land Use Plan** - ~~Means~~ the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and ~~the Local Government Comprehensive Planning and Land Development Regulation Act~~ Florida Statutes, Chapter 163.

**Broward County Trafficways Plan** - The plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of Trafficways for Broward County ~~(Land Development Code)~~. The Broward County Trafficways Plan is a roadway right-of-way preservation plan. To accommodate the impacts of new development, right-of-way is required of developing parcels to provide for an adequate regional roadway network ~~(Documentation of the Broward County Trafficways Plan, Broward County Planning Council, 1995)~~.

**Broward County** - The land area of Broward County or the Broward County Board of County Commissioners and its agencies, dependent upon the context in which the term is used.

**Building Permit Means:**

- (1) Any permit for the erection or construction of a new building or structure as required by ~~Section 301.1 of the South~~ Florida Building Code, ~~1984, and Broward Edition~~ County Administrative Provisions, as amended, ~~or~~
- (2) Any permit for an addition or renovation to an existing building which would:
  - (a) create one or more additional dwelling units; ~~or~~
  - (b) ~~involve be required for renovations necessary for~~ a change in the occupancy of a building as described in ~~Section 104.7 of the South~~ Florida Building Code ~~and , 1984, Broward~~ County Administrative Provisions ~~Edition~~, as amended, ~~or~~
- (3) ~~(c) Any permit which would be required for the nonresidential operations included in Section 301.1(a) of the South~~ Florida Building Code, ~~1984, and Broward~~ County Administrative Provisions ~~Edition~~, as amended.

~~**Build-to line**—an imaginary line existing in relation to a lot line or public or private street, which defines a maximum setback of a structure from that lot line or public or private street.~~

**Canal** - A trench, the bottom of which is normally covered by water, with the upper edges of its two sides normally above water ~~(Chapter 62-310, FAC.)~~.

**Capacity, roadway** - The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of ~~a lane or~~ roadway during a specified period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour. ~~(Highway Capacity Manual, Special Report 209, Transportation Research Board, 1994)~~FDOT Quality/Level of Service Handbook, 2020).

**Capital bBudget** - The first year of the capital program which includes capital project appropriations and the revenues required to support the projects.

**Capital iImprovement** - ~~Means Pp~~ physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Capital oOutlay** - Expenditures which result in the acquisition of or addition to fixed assets.

**Capital pPlan** - A compilation of all capital and infrastructure needs which are not funded in the Capital Program.

**Capital pProgram** - All capital expenditures planned for the next five years. The program specifies both proposed projects and the resources estimated to be available to fund projected expenditures.

~~**Carpool and vanpool**—Carpool is an arrangement where two or more people share the use and cost of privately owned automobiles in traveling to and from pre-arranged destinations together, and vanpool is an arrangement which a group of passengers share the use and cost of a van in traveling to and from pre-arranged destinations together (Transportation Expressions, U.S. DOT, 1996).~~≡

**Certified Land Use Plan** - Means a local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the ~~Local Government Comprehensive Planning and Land Development Regulation Community Planning~~ Act.

**Clustering** - A land use planning technique in which a portion of a site is allowed to be developed at a greater density than would otherwise be allowed, in favor of leaving the rest of the site as open space.

~~**Code of Ordinances** - A systematic collection, compendium or revision of laws, rules, or regulations. A private or official compilation of all permanent laws in force consolidated and classified according to subject matter [Henry Campbell Black, M.A., "Black's Law Dictionary" Fifth Edition, West Publishing Co., and St. Paul, MN 1979].~~

**Collector road** - A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. ~~Collector~~ These roadways collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs(9J-5).

**Commercial uses** - Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

**Communication facilities** - Satellite earth stations and relay structures, telephone switching facilities and wireless telecommunications facilities.

**Community, ecological** - An assemblage of plants and animals living in a particular area or habitat. (Everglades Wild guide)

~~**Community Commercial Center** - means a commercial center which typically ranges from approximately 100,000 to 300,000 square feet of gross leasable area and is generally built around a junior department store or variety store and supermarket as the major tenants. Community shopping centers typically range in area from approximately 10 acres to 30 acres and serve trade areas ranging from roughly 40,000 people to 150,000 people.~~

**Community pPark** - ~~Means a~~ acreage listed as described in the "Community and Regional Parks" subsection of the ~~Plan~~ Implementation Requirements and Procedures Section of the Broward County Land Use Plan that is utilized by local governments to meet the community level parks requirement of the Broward County Land Use Plan.



~~**Compact Deferral Area**—The geographic area which is a two (2) mile band having a centerline, which is coincident with the centerline of the congested link, extends parallel to the congested link for a distance of one-half (½) mile beyond each end point of the congested link (Land Development Code, Broward County, 1977).~~

**Compatibility** - A condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition (Section 163.3164 F.S.).

~~**Compatible with**—Subparagraph 163.3177(10)(a), FS, provides that the term “compatible with” means that the local plan is not in conflict with the state comprehensive plan or appropriate regional policy plan.~~

~~**Compatible**—A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition [Rule 9J-5.003 (25), FAC].~~

**Complete kitchen facilities** - ~~Means a~~An installed sink with piped water, a range or cook stove, and a mechanical refrigerator. Quarters with only portable cooking equipment are not considered as having a range or cook stove.

**Complete plumbing facilities** - ~~Means h~~Hot and cold piped water, a flush toilet, and a bathtub or shower inside the housing unit, for the exclusive use of that unit.

~~**Composition**—The makeup of various land uses by type, extent, intensity, density, or otherwise, which are included in a development or land use category.~~

**Concurrency** - Public facilities and services to support development will be provided in order to achieve and maintain the adopted level of service standards per Section 163.3180, Florida Statutes, as amended.

**Concurrency d**~~D~~**etermination** - A decision made by ~~local government~~the Town as to whether a development proposal meets concurrency requirements.

**Concurrency m**~~M~~**anagement s**~~S~~**ystem** - The procedures or process that the ~~local government~~Town will utilize to assure that development orders and permits are not issued unless the ~~necessary facilities and services are available concurrent with the impacts of development~~concurrency requirements of Section 163.3180, Florida Statutes, as amended, are met. ~~(9J-5)~~

**Concurrency** — ~~Means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.~~

**Conservation uses** - Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valued fish and shellfish, or protection of vegetative communities or wildlife habitats.

**Consistent** - ~~Compatible with (not in conflict with) and furthers (to take action in the direction of realizing the goals, objectives and policies). Having agreement with itself or something else; accordant; harmonious; congruous; compatible; compliable; not contradictory [Henry Campbell Black, M.A., "Black's Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979]. Subparagraph 163.3177(10)(a), FS, provides that for the purpose of determining whether local comprehensive plans are consistent with the state comprehensive plan and the appropriate regional policy plan, a local plan shall be consistent with such plans if the local plan is "compatible with" and "furthers" such plan.~~

**Constrained roadways** - ~~These are R~~roads that cannot be expanded by the addition of ~~two or more~~ through-lanes because of physical, environmental or policy constraints ~~(Level of Service Manual, Florida DOT, 1995).~~

**Context sensitive roadways** – Roadways that are planned and developed with improvements that are considerate of the character and built and natural environment of the corridor and the surrounding neighborhood, are responsive to multiple transportation modes (ex: bicyclists, equestrians and/or pedestrians as well as automobiles), and maintain safety and mobility.

**Contiguous** - Next to, abutting, or touching and having a boundary, or portion thereof, that is co-terminus.

**Contiguous ~~I~~lots** - Lots having at least one hundred and twenty five (125) feet of coterminous property line.

**Contingency** - Costs which may arise as a result of conditions undetermined at a given date.

**Control structures** - Devices (e.g., culverts, spillways and weirs) placed in the canals to control water surface elevations (stage divide), amount of flow (stage divide or water supply structure), or direction of flow (divide structure) in the

canals. In general, a stage divide controls water surface elevation upstream of the structure, and it controls water flow (or discharge) downstream of the structure. A divide structure is usually located at or near a basin boundary. It prevents water in one basin from entering the other basin. A water supply structure is also usually located near a basin boundary. It is used to pass water from one canal to another.

~~**Coordination** — The harmonious, integrated action of various parts and processes of an organization [Based on the definition by Funk and Wagnall's "New Comprehensive International Dictionary of the English Language" International Press, Newark, NJ 1982].~~

~~**Cost-burdened household** — any~~ The extent to which gross housing costs, including utility costs, exceed household of moderate income or less that pays more than 30% but less than 50% of gross income, based upon data available from the U.S. Census Bureau of household income for housing expenses.

**County Charter** - The Broward County Charter, as ~~revised through June 2, 1998~~ amended from time to time.

**County** - ~~Political subdivision of the state established pursuant to Section 1, Article VIII of the State Constitution [Subsection 218.72(3) FS].~~ Broward County, Florida.

**Crown elevation** - The peak of a road, often in the middle, which diverts storm water down gentle slopes and off the surface of the road.

**Culvert** - A drain, ditch, or conduit, not incorporated in a closed system that carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way (The New Illustrated Book of Development Definitions).

**Currently available revenue sources** – For purposes of determining the financial feasibility of implementing the Comprehensive Plan, an existing source and amount of revenue presently available to the Town. It does not include the Town's present intent to increase the future level or amount of a revenue source if such increase is contingent on ratification by public referendum.

**Density** - An objective measure of the number of people or residential units allowed per unit of land. Examples include persons per square mile and dwelling units per acre.

~~**De Minimis Exception** — A proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements if all four (4) conditions listed in 9J-5 and all of the eight (8) exceptions listed in the~~

~~Broward County Land Development Code are met (9J-5 and Land Development Code, 1997).~~

**Debt ~~s~~Service** - Payments of principal and interest on obligations resulting from the issuance of bonds.

**Dedicated ~~r~~Revenue** - A source of funds which is mandated by law or policy to be used for a specific purpose.

~~**Desalinization**—Removing the salt from saline waters to produce potable water. (South Florida Regional Planning Council)~~

**Design storm** - The most severe storm for which the canals and structures in the basin will accommodate that storm's runoff without flooding occurring in the basin.

~~**Development controls**—The standards in the comprehensive plan which control the development or use of land, which are in addition to the densities, intensities, and uses assigned to land by the Future Land Use Element Map.~~

**Development** - The carrying out of any building construction activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The following activities or uses shall be taken for the purpose of this Plan to involve are "development:" ~~when used in the context of the ICE:~~

- a reconstruction, alteration of the size, or material change in the external appearance of a structure on land;
- a change in the intensity of use of land, such as an increase or decrease in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;
- alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any coastal construction as defined in s. 161.021, Florida Statutes, as amended;
- commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
- demolition of a structure;
- clearing of land as an adjunct of construction;
- deposit of refuse, solid or liquid waste, or fill on a parcel of land ~~[Subsection 380.04 FS].~~

The following operations or uses shall not be taken for the purpose of this Plan to involve "development" as defined herein:

- Work by a highway or road agency or railroad company for the

maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way.

- Work by any utility and other persons engaged in the distribution or transmission of gas, electricity or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected landowners.
- Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.
- The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
- A change in the ownership or form of ownership of any parcel or structure.
- The creation or termination of rights of access, riparian rights, easements, distribution and transmission corridors, covenants concerning development of land, or other rights in land.

“Development,” as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of the above. [Section 380.04 F.S., ].

Development order - Any order granting, denying, or granting with conditions an application for a development permit. [Section 163.3164 F.S.]

Development permit - Any building permit, zoning permit, subdivision or plat approval, or rezoning, certification, special exception, variance, or any other official action having the effect of permitting the development of land. [Section 163.3164 F.S.]

**Development agreement** – an agreement between the Town of Southwest Ranches and a developer, where such agreement is intended to comply with the requirements of sSection. 163.3227, Florida Statutes.

**~~Distribution~~**—~~The spatial array of land uses throughout an area.~~

**Domestic wastewater** - ~~This means h~~Human body wastes from sanitary fixtures, domestic laundry wastes, or waterborne solid wastes collected or received from domestic food preparation or service.

**Drainage basin or storm water basin** - The area defined by topographic boundaries which contributes storm water to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin ~~(Chapter 9J-5, FAC.)~~.

**Drainage detention structure** - Structure which collects and temporarily stores storm water for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the storm water ~~(Chapter 9J-5, FAC.)~~.

**Drainage district** - A local unit of government with the specific purpose of providing drainage within a limited boundary. Drainage districts may be classified as dependent or independent. A dependent drainage district is one where the membership of its governing body is identical to that of the governing body of a single county or municipality. An independent drainage district is one that is not dependent.

**Drainage ditch or irrigation ditch** - A man-made trench dug for the purpose of draining water from the land or for transporting water for use on the land and is not built for navigational purposes ~~(Chapter 62-312, FAC.)~~.

**Drainage facilities** - Structures designed to collect, convey, hold, divert, or discharge storm water; includes storm water sewers, canals, detention structures, and retention structures ~~(Chap. 9J-5, FAC.)~~.

**Drainage retention structure** - Structure designed to collect and prevent the release of a given volume of storm water by complete on-site storage ~~(Chapter 9J-5, FAC.)~~.

**Draw down** - The change in water surface level in a well, reservoir, or natural water body resulting from the withdrawal of water.

~~**Dredge spoil** - The material, often composed of rocks, vegetation and muck, removed for the bottom of a waterway to ensure suitability for navigation and flood control purposes.~~

~~**Dredge** - To deepen a waterway using a special apparatus, often carried on a barge, through the removal of bottom material by digging or using suction.~~

**Dredging** — ~~The excavation, by any means, in waters of the state. It is also the excavation (or creation) of a water body which is, or is to be, connected to any of the waters listed in Section 62-312.030(2), FAC., directly or via an excavated water body or series of excavated water bodies (Chapter 62-312, FAC.).~~

**Dwelling unit** - ~~Means Any a house, apartment, or condominium unit, trailer, group of rooms, or a single room, building, structure or portion thereof that is designed, occupied or intended for occupancy as a separate complete, independent living quarters facilities for one (1) or more persons functioning as a single housekeeping unit, with direct access from the outside of the building or through a common hall and with permanent provisions for living, sleeping, eating, cooking, and sanitation, complete kitchen facilities for the exclusive use of the occupants including nontransient rental units contained in a multi-unit structure or complex or liveaboard vessels which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums" and "retirement housing".~~

**Easement** - ~~Means a~~Any strip or area of land created ~~by a sub-divider~~ for public or private utilities, drainage, sanitation, access, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude instrument establishing the easement.

**Ecosystem** - The living and non-living components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are interrelated. (Florida Coastal Management Program)

**Educational uses** - Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including areas of buildings, campus open space, dormitories, recreational facilities or parking.

**Effectiveness** - Measures whether the policy or program has its intended effect [Carl V. Patton, David S. Sawicki, "Basic Methods of Policy Analysis and Planning" Prentice- Hall, Englewood Cliffs, N.J. 1986].

**Efficiency** - Measures whether the policy or program has its intended effect in dollars (costs) per unit of output (benefit) [Carl V. Patton, David S. Sawicki, "Basic Methods of Policy Analysis and Planning" Prentice-Hall, Englewood Cliffs, N.J. 1986].

**Effluent** - ~~Means w~~Water that is not reused after flowing out of any wastewater treatment facility or other works used for treating, stabilizing, or holding wastes.



**Electrical power plant** - An electrical generating facility where electricity is produced for the purpose of supplying twenty-five megawatts (MW) or more to utility power distribution systems, including any associated facility, as referenced in Section 403.503(7), Florida Statutes, that directly supports the operation of the electrical power plant.

**Endangered ~~s~~Species** - Species whose numbers have declined to such a critically low level or whose habitats have been so seriously reduced or degraded that without active assistance their survival in Florida is questionable. (Rare and Endangered Biota of Florida)

**Enhancement, ~~wetland~~** - ~~Shall mean the~~ The alteration of an existing wetland to increase the functional value.

**Enterprise ~~f~~Fund** - A fund which pays for the cost of its operations and capital improvements from user fees and does not generally receive property tax support. County enterprise funds include Water and Wastewater, Solid Waste, Aviation and Mass Transit.

**Environmentally ~~s~~Sensitive ~~L~~Land** - ~~Means - t~~ Those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Land are contained within the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan. ~~Policies which ensure the protection of Environmentally Sensitive Lands, consistent with the requirements of Section 163.3202 Florida Statutes, are located under Objective 9.01.00 of the Broward County Land Use Plan.~~

**Estuary** – A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally measurably diluted by freshwater derived from riverine systems and which has an open connection with oceanic waters. "Estuaries" include bays, lagoons, sounds and tidal streams.

**Everglades Buffer Strip** - The area of land between U.S. 27 and the Water Conservation Areas extending from S.R. 84 to Dade County which has been designated for acquisition by the South Florida Water Management District for water management purposes.

**Exotic ~~s~~Species or ~~E~~exotics** - Species not native to the region. (Fundamentals of Ecology)



~~**Extent**—The amount of development, including the area or size in acres.~~

**Extremely-low income** - One (1) or more natural persons or a family, that has a total annual household income that does not exceed 30 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**Fabrication and assembly** – The manufacturing from standard parts of a distinct object differing from the individual components involving raw materials with form and substance (as opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the individual parts.

**Facilitation** - A process where the facilitator helps the parties design and follow a meeting agenda and assists parties to communicate more effectively throughout the process. The facilitator has no authority to make or recommend a decision but is concerned primarily with process during a meeting or negotiation. He or she makes the logistical arrangements, e.g. securing a place and scheduling a time to meet [Regional Planning Council Dispute Resolution Rule Workshops, Florida Growth Management Conflict Resolution Consortium, October 1993].

**Facility adequacy or availability** - The ability of a facility to operate at a level of service standard which satisfies the concurrency management system. ~~A facility adequacy determination is conducted in Broward County at the time of plat approval.~~ For instance, a development proposal creates an anticipated demand for potable water of 5 million gallons per day (MGD) and the potable water supply facility servicing the area in which the development is proposed has a capacity of 50 MGD and operates at a capacity of 25 MGD. In this case, potable water facilities would be adequate since the additional demand would not supersede the capacity of the facility.

**Facility availability** - Whether or not a facility is available in a manner to satisfy the concurrency management system ~~(9J-5).~~

**Feeder route** - A transit route which has the characteristics of traveling on local streets, utilized for shorter trip lengths and transfer connections (Transportation Expressions, U.S. DOT, 1996).

~~**Filling**—The deposition, by any means, of materials in the waters of the state (Chapter 62-312, FAC.).~~

**Fiscal yYear** - The period of time for which funds are appropriated and accounted for. The ~~county-Town~~ fiscal year begins annually on October 1<sup>st</sup> and ends on September 30<sup>th</sup> of the next calendar year.

**Flexible rRevenue** - A source of fund which can be used for a variety of purposes and programs and which can be raised or lowered depending on revenue requirements.

**Flexibility units** – A pool of dwelling units equal to the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the Town’s certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as “Reserve Units” which were equal to two percent (2%) of the total number of dwelling units permitted by the Town’s certified future land use plan map.

**Flexibility zZone** - ~~Means aAs of the adoption of BrowardNext, the Town constitutes a single geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.~~

**Flood control** - ~~S~~structural and non-structural measures designed to mitigate flood damage to developed areas (Water Resource Atlas of Florida).

**Flood plains or flood prone areas** - Areas susceptible to being inundated during an identified 100-year flood event or areas identified by the National Flood Insurance Program as an A zone (A, AE, AH, AO) or V zone (V, VE) on Flood Insurance Rate Maps ~~efor~~ Flood Hazard Boundary Maps ~~(Chapter 9J-5, FAC.)~~.

**Floor Area Ratio (FAR)** - The total gross floor area of all buildings and structures on a lot divided by the total lot area.

~~**Florida Administrative Code**—The permanent publication of all the rules adopted by each agency of the State of Florida which cite the specific rulemaking authority pursuant to each rule adopted, all history notes as authorized in Subsection 120.545 (9) FS, and complete indexes to all rules contained in the code. Supplementation is made as often as practicable, but at least monthly. This publication is the official compilation of the administrative rules of the State of Florida [Section 120.55 (1) (a) FS].~~

~~**Florida Intrastate Highway System**—A statewide network of limited-access and controlled-access highways designed with general-use and exclusive-use lanes to accommodate Florida’s high-speed and high-volume highway traffic (Level of Service Manual, Florida DOT, 1995).~~

~~**Foster-care facility**—Means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.~~

**Freshwater mMarsh** - ~~Means a~~ wetland having more than 25 percent vegetative cover by terrestrial herbs but 40 percent or less cover by woody plants, occasionally or regularly flooded by fresh water (e.g., saw grass).

**Freshwater swamp** – A wetland having more than 40 percent cover by woody plants and that is occasionally or regularly flooded by freshwater (e.g., cypress swamp).

~~**Functional relationship**—A complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments.~~

**Fund bBalance** - The amount available within a fund at the close of a fiscal period which can be carried over as revenue for the upcoming fiscal period.

**Fund** - Monies set aside and accounted for separately in order to ensure they are allocated and spent for a specific purpose.

**Furthers** -~~Subparagraph 163.3177(10)(a), FS,~~ defines it as t~~To~~ take action in the direction of realizing goals, objectives or policies ~~of the state or regional plan.~~

~~**General aviation**—That portion of civil aviation which encompasses all facets of aviation except air carriers; it includes business flying, instructional, personal and commercial flying (Transportation Expressions, U.S. DOT, 1996).~~

~~**General lanes**—intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high-speed travel. In urbanized areas, general lanes include high-occupancy vehicle lanes not physically separated from other travel lanes.~~

**General obligation bBonds** - Bonds financed with the ad valorem taxes “or full faith and credit” of the issuing government. These bonds must be approved by a majority of voters.

**Goal** - The long-term end toward which programs or activities are ultimately directed [Subsection 186.003(2) FS].

~~**Granny flat** - An accessory dwelling unit approved prior to June 6, 2000. A granny flat is counted in density calculations and a complete kitchen is permissible.~~

~~**Grants** - Contributions or gifts of cash or other assets from another government to be used or expended for a specific purpose, activity, or facility~~

**Green way** - A corridor of protected open space established for conservation, recreation or both. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

**Greenway hub** - Anchors in the greenway system which provide an origin and a destination for people or wildlife. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

**Greenway link** - Connections in the greenway system which allow movement from one hub to another. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

**Greenway site** - Small features that serve as points of origin or destination in the greenway system, but are not always linked with hubs or with each other. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails)

**Groom's Quarters** - On-site living quarters, included as part of a barn or other structure for keeping animals, for persons responsible for grooming and caring for horses boarded at the same site. A groom's quarters may have a complete kitchen, and is included in residential density calculations.

~~**Gross acreage** - Forty-three thousand five-hundred sixty (43,560) square feet of contiguous land under the same ownership, extending to the centerline of any abutting right-of-way or separate ingress/egress easement parcel owned and maintained by a homeowner's association; provided that if the right-of-way or easement was not obtained equally from properties on both sides of the thoroughfare, the gross acreage shall only include that portion of the right-of-way or easement obtained from the property counting the thoroughfare towards gross density. The C-11 canal shall not count toward the gross acreage of any parcel. .The total number of acres in an area, including acreage used or~~

~~proposed for streets, lakes, waterways, and other proposed land uses permitted by this Comprehensive Plan. See also, "acre" and "net acre."~~

**Gross density** - The number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area.

**Gross ~~Living~~ ~~a~~Area** - For the purposes of the "~~g~~Guest ~~h~~House" definition, gross living area shall be defined as the gross floor area under roof whether or not fully enclosed.

**Groundwater** - Subsurface water in the zone of saturation. (U. S. EPA)

**Group home** - ~~Means a~~ A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**Guest house** ~~is~~ A structure or any part of a structure ancillary to a detached single family dwelling unit, excluding mobile homes, and located on the same parcel as the principle dwelling unit, that is occupied in whole or in part as the temporary residence or living quarters of one or more persons, that shall not exceed 600 square feet for parcels between 35,000 square feet to 43,560 square feet and shall not exceed 1,200 square feet in gross living area for parcels greater than 43,560 square feet. Only one (1) guest house shall be permitted per parcel and it may not be rented, leased or sold separately from the overall property. A guest house may not contain, or be designed to contain, a complete kitchen facility. In no event shall a guest house be considered a dwelling unit, as defined herein. If a temporary or permanent residence or living quarter does not meet the definition of guest house, it shall be deemed to be a dwelling for purposes of density calculation. For purposes of this definition, a temporary residence or living quarter shall not have a separate mailing address or electric meter. A guest house shall not be permitted on parcels less than 35,000 square feet.

**Hammock** – A dense growth of broad-leaved trees on a slight elevation; not considered wet enough to be a swamp.

**Hazardous waste** – Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality

or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**Heating equipment** ~~— Means a~~A steam or hot water system; central warm air furnace; electric heat pump; other built-in electric units which are permanently installed in the floors, walls, ceilings, or baseboards, and are a part of the electrical installation of the building; other means which include a floor, wall, or pipe less furnace; room heaters with flue or vent that burn gas, oil, or kerosene; non-portable room heaters without flue or vent that burn gas, oil, or kerosene; and fireplaces, stoves, or portable room heaters of any kind.

**High recharge area or prime recharge area** ~~—~~ An area, designated by the South Florida Water Management District governing body, which is distinguished by its natural capability to recharge groundwater in large quantities. ~~(Chapter 93-5, FAC.).~~

**Historic resources** ~~— All areas, districts, or sites, buildings, structures, or objects significant in the history, architecture, engineering, archaeology, or culture of the state, county, Town, or the nation, and containing properties listed on the Florida Master Site Plan File, the National Register of Historic Places, or designated by a local government the Town as historically, architecturally, or archeologically having such significant significance.~~

**Historical trees** ~~—~~ May include a tree or group of trees designated by the Broward County Board of County Commissioners pursuant to Chapter 27 of the Broward County Code of Ordinances which are (1) located on historically significant property and related to an historic event; (2) uniquely related to the heritage of Broward County; or (3) at least seventy-five (75) years old. Requests for designation can be made by State, County, Municipality, Historical Preservation Group, or by the Property Owner. Removal of a tree designated as "Historical" requires the approval of the County Commission.

**Housing type** ~~— Means a building structure that includes single family, multifamily, mobile home or trailer park.~~

**Hurricane shelter** ~~— Means A~~a structure designated by local officials as a place of safe refuge during a storm or hurricane; or an interior room, space within a building, or an entirely separate building, that is designated and constructed to protect its occupants from hurricanes or tornados. Shelters are intended to provide protection against both wind forces and impact of windborne debris.

**Impact Fee** — Funds collected from a developer to fund the improvements required to serve the residents or users of the development. The county currently collects impact fees for road, park and educational improvements.

~~**Impound** — Collecting and confining water as if in a reservoir (Webster's New Collegiate Dictionary).~~

~~**Improvements** – May include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.~~

~~**Independent Special District** — A special district that is not a dependent special district. An example of an Independent Special District would be the South Broward Drainage District [Based on Subsection 189.403(3), FS].~~

**Industrial uses** — The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

~~**Infiltration/Inflow** — This means entry of groundwater to the sewer system through broken pipes, defective joints or other similar entry points.~~

**Infrastructure** — Man-made structures ~~which that~~ serve the common needs of the population, such as roads, sewers, stormwater systems and canals, utilities, water treatment plants, and recreational trails~~canals~~; the equipment, facilities and other capital improvements necessary to provide services.

**Intensity** - An objective measurement of the extent to which land may be developed or used, including the consumption or use of space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of and demand on facilities and services.

~~**Interest Income** — Revenues earned on invested cash.~~

~~**Intergovernmental** — Between units of government [Based on Rule 9-J 5.015, FAC].~~

**Interlocal aAgreement** - An agreement entered between two (2) or more local governments. ~~See definition for agreement.~~

~~**Joint Planning Agreement** — Formal agreement between and among local~~



~~government in which boundaries of the planning area, procedures for joint action, and procedures for administration of ordinances and regulations applying to the planning area, have been identified or agreed upon or both [Based on Subsection 163.175(1) FS]. Joint planning agreements are typically applied to unincorporated areas being considered for annexation into a municipality.~~

**Lake** - A large body of water surrounded by land and too deep to permit the growth of rooted plants from shore to shore.

**Land ~~d~~Development ~~c~~Code or land development regulations** - Means the The Town of Southwest Ranches Unified Land Development Code, which contains various types of regulations for the use and development of land within the Town jurisdiction of a unit of local government when combined into a single document (alternatively: Land Development Regulation[s]).

**Land** – The earth, water and air above, below or on the surface, and includes any improvements or structures customarily regarded as land.

**Land Use** - ~~Means the~~The development or activity that has occurred on the land, the development or activity that is proposed ~~by a developer~~ on the land, or the use that is permitted or permissible on the land under ~~anthis Plan-adopted comprehensive plan~~ or element or portion thereof, or land development regulations, ~~or a land development code,~~ as the context may indicate.

**Land use controls** - The standards in this Plan and the land development regulations that establish the permitted use, intensity, density, siting, configuration, and design of land use.

**Level of service standard** - A threshold adopted by ~~a local government~~the Town or other agency providing a public facility or service establishing the acceptable performance of a public facility or service.

**Level of Service (LOS)** - An indicator to the extent or degree of service provided by, or proposed to be provided by, a facility based upon and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility ~~[Rule 9] 5.003 (65), FAC~~.

**Light ~~i~~Industrial ~~u~~Use** – Activities that are predominantly connected with light manufacturing, assembly, processing or storage of products.

**Light ~~m~~Manufacturing** – A use engaged in the manufacture of finished products, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, but excluding basic industrial processing.



~~**Line of Credit**—Contingent loan arrangements with a bank in which the bank agrees to lend funds required by government for a fixed period of time.~~

**Local Area of Particular Concern (LAPC)**- ~~Means a~~An area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be culturally or environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and ~~/or policies under Objective 9.01.00. The~~the criteria for Local Areas of Particular Concern ~~are~~ contained in the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan.

~~**Local Comprehensive Plan**—Means any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.~~

**Local gGovernment** - Any county or municipality. ~~[Section 163.3164 (13) FS].~~  
In some instances, it may include special districts.

**Local ~~o~~Option sSales ~~t~~Tax** - Tax on sales which must be approved by the voters to fund infrastructure improvements.

**Local Planning Agency** - ~~Means~~~~I~~the agency designated to prepare the comprehensive plan and plan amendments required by ~~ch.the~~ Community Planning Act in Chapter 163, Part II, Florida Statutes.

**Local road** - A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property ~~(9J-5).~~

**Lot** – A tract or parcel of land designated and identified as a single unit of area in a subdivision plat, deed, Unity of Title Agreement, or other legal instrument recorded in the Official Records of Broward County, Florida.

**Low income ~~person or household~~** - ~~Means o~~One or more natural persons or a ~~household~~family, ~~not including students, whose that has a~~ total annual household income between 50 and does not exceed 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as annual-adjusted gross income for households ~~size within the metropolitan statistical area (MSA).~~

~~**Maids quarters**—An accessory dwelling unit approved prior to June 6, 2000.~~

~~A granny flat is counted in density calculations and a complete kitchen is permissible.~~

**Major trip generators or attractors** - Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**Manufactured home** —~~Means a~~ mobile home built in the controlled environment of a manufacturing plant and transported in one (1) or more sections on a permanent chasis, fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a ~~red~~ U.S Department of Housing and Urban Development labeled seal certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act.

Marine habitat - Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, and mud flats.

Marine resources - Living estuarine plants or animals, such as mangroves, seagrasses, algae, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

Marine wetlands - Areas with a water regime determined primarily by tides and the dominant vegetation is plant species that have adapted to survive and reproduce in the marine environment.

**Mass transit** - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guide way transit, express bus, and local fixed route bus.

~~**Mediation**—A process where a neutral third party acts to encourage and facilitate the resolution of a dispute without prescribing what it should be. It is an informal and nonadversarial process with the objective of helping the disputing parties reach a mutually acceptable agreement. A mediator typically helps the parties explore their interests and develop and evaluate options for resolving their dispute. A mediator may meet privately with each party. The parties themselves usually select the mediator [Regional Planning Council Dispute Resolution Rule Workshops, Florida Growth Management Conflict Resolution Consortium, October 1993].~~

**Minerals** - All solid minerals, including, but not limited to, clay, gravel, phosphate rock, lime, shells(excluding live shellfish), stone, sand, heavy metals,

and any rare earths that have heretofore been discovered or may be discovered in the future, which are contained in the soils or waters of the state.

**Minimization** — ~~Shall mean to reduce the wetland impacts of development by considering all aspects of a proposed development so that wetland impacts are reduced to the smallest possible amount, extent, size or degree consistent with Article XI, Chapter 27-335 of the Broward County Code of Ordinances enacted December 18, 1990.~~

**Mining** - ~~Means~~ the removal-extraction of minerals from their site solely for found in natural deposits on or in the earth from their location so as to make them suitable for commercial, industrial or construction use purposes which may include crushing, batching, mixing and forming of mined materials.

**Mobile home** - ~~Means~~ a structure transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, and which is built on an integral chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

**Modal split** - The proportion of total person trips that use each of various specified modes of transportation (Transportation Expressions, U.S. DOT, 1996).

**Moderate income person or household** — ~~Means~~ One or more natural persons or a household family that has a , the total annual household income adjusted gross household income of which is less than between 80 and 120 percent of the area median annual adjusted gross income for households as defined by the most recent Housing and Urban Development data for Broward County, and as adjusted for household size within the metropolitan statistical areas (MSA).

**Modular home** — A home built in the controlled environment of a manufacturing plant, transported to a building site and professionally assembled on a permanent foundation. Modular homes meet or exceed local building code standards.

**Monthly owner costs** - ~~Means~~ the sum of payments for mortgages, deeds of trust, or similar debts on the property; real estate taxes; fire and hazard homeowner insurance on the property; and utilities; and fuels.

**Municipality** — ~~A legally incorporated or duly authorized association of inhabitants of limited area for local governmental or other public purposes. A body politic created by the incorporation of the people of a prescribed locality invested with subordinate powers of legislation to assist in the civil government~~

~~of state and to regulate and administer local and internal affairs of the community [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979].~~

**Natural drainage features** - The naturally occurring features of an area which accommodate the flow of significant amounts of storm water, such as streams, rivers, lakes, sloughs, floodplains and wetlands ~~(Chapter 9J-5, FAC.)~~.

**Natural drainage flow** - The pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading ~~(Chapter 9J-5, FAC.)~~.

**Natural Reservations** - ~~Means a~~ Areas designated for conservation purposes, and operated by agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or short-term contractual basis.

**Natural Resources** - ~~Means those natural resources identified in Section 9J-5.006(4)(b) Florida Administrative Code: Water,~~ existing and planned water wells and cones of influence; water recharge areas; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, springs, groundwaters and harbors; wetlands; minerals and soils; forests; wildlife; fisheries; marine habitat; and air.

~~**Neighborhood commercial center** — means a commercial center typically ranging from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately 3 acres to 10 acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.~~

**Neighborhood Park** - ~~Means a~~ park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**Net acre** – Forty-three thousand five-hundred sixty (43,560) square feet of contiguous privately-owned property and under the same ownership, excluding:-

(1) Any easement, reservation or other encumbrance existing, in whole or in part, for the purpose of providing access to real property, provided that an easement for ingress/egress and utilities shall be

included as net acreage if the Town requires the easement to be granted for the purpose of fully accommodating a town capital improvement to an existing street; and

(2) Water bodies that are not wholly contained within a single plot, including but not limited to, canals, wet retention areas and lakes.

See also, "acre" and "gross acre."

**Non-point source pollution** - A form of water, soil, or air pollution which is diffuse in its origin and frequently widespread in its occurrence. These contaminants are typically dissolved in storm water run-off, adhered to soil particles, or suspended in air.

**Non-rural Land Use Plan Designation** — ~~A~~any land use plan designation other than a rural land use plan designation.

**Objective** - A specific, measurable, intermediate end that is achievable and marks progress toward a goal [Subsection 186.003(3), FS].

**Open spaces** - Undeveloped lands suitable for passive recreation or conservation uses.

**Operating Budget Impact** - The on-going expenses required to operate capital improvements once completed. These expenses normally include facility and equipment maintenance costs, staff and other operating expenses.

~~**Other units of local government providing services without regulatory authority of use of the land** — A local unit of special-purpose government which has been created for the delivery of urban community development services. An example of this would be the Turtle Run Community Development District [Based on Chapter 190, FS].~~

~~**Overcrowded** — Description of a situation in which more individuals reside within a home than can be safely accommodated.~~

**Parcel of Land** - ~~Means a~~Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

**Park** — ~~Means a~~community, or regional park public or private area of land, with or without buildings, primarily used for active or passive recreational purposes.

**Pattern** - ~~The form of the physical dispersal of development or land use.~~

**Peat** - ~~Means a~~ A dark-brown or black substrate produced by the partial decomposition and disintegration of mosses, sedges, trees and other plants growing in areas of its deposition; peat characteristically is deposited in certain wetland types.

**Percolation** - Downward flow or filtering of water through pores or spaces in rock or soil (U.S. EPA).

**Person** - ~~Means a~~ An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

**Phase 1 environmental assessment** - A thorough evaluation of the present and past uses and environmental condition of a property. It includes a database search, review of property history, site inspection, interviews and comprehensive report (no collection of physical samples).

**Phase 2 environmental assessment** – A thorough evaluation and report of the present environmental condition of a property based on physical samples used for various evaluations. This may include evaluation of soil, ground water, underground tanks, and material samples that can be used to check for asbestos, lead, hazardous chemicals and biological agents, such as bird droppings, mold and bacteria.

**Planning Council** - The Broward County Planning Council per Article VIII of the Charter of Broward County, Florida.

**Place of ~~w~~Worship** - A place of assembly used for the regular, continuing exercise of an organized religion. Permitted accessory uses and facilities shall be limited to those necessary for the exercise of religion (ex: classrooms for religious, non-academic instruction) and the following additional accessory uses and facilities: day care for congregants only; social/fellowship gathering space, offices for the administration of the place of worship facility in which located; and any other facility or use that the Town determines is of an accessory scale and nature to the principal use.

**Plat** - ~~Means a~~ A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of ~~all applicable sections of this chapter~~ the Broward County Land Development Code and ~~of any local ordinance~~ the Town's land development code, and may include the terms "replat," "amended Plat," or "revised Plat."

**Policy** - The way in which programs and activities are conducted to achieve an identified goal [Subsection 186.003(4), FS].

**Pollution** - The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**Pond** - ~~Means a~~ small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.

**Potable water facilities** - A system of structures designed to collect, treat, or distribute potable water, including water wells, treatment plants, reservoirs, and distribution mains.

~~**Preserve**—To save from change or loss other than those caused by natural geological and evolutionary processes, and reserve for a special purpose. (Florida Coastal Management Program)~~

**Principal arterial road** - A roadway serves the major centers of activity of urbanized areas, the highest traffic volume corridors. It carries most of the trips entering and leaving the urban area, as well as most of the through movements bypassing the central city. It could be stratified as follows: (1) interstate; (2) other freeways and expressways; and, (3) other principal arterials (A Policy on Geometric Design of Highways and Streets, 1990, American Association of State Highway and Transportation Officials).

~~**Principal**—The original amount borrowed through a loan, bond issue or other form of debt.~~

**Principal Bbuilding** - ~~Means a~~ building ~~which that~~ is occupied by, ~~or,~~ devoted to, a principal use or an addition to an existing principal building ~~which that~~ is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

**Principal use** - The primary or main use of a parcel of land as distinguished from an ancillary or accessory use. There may be more than one principal or main use on a parcel of land.



**Protect** — ~~To save or shield from loss, destruction, or injury or for future intended use. (Florida Coastal Management Program)~~

**Public ~~a~~Access** - ~~Means~~ ~~The~~ the ability of the public to physically reach, enter or use recreation sites ~~including beaches and shores~~.

**Public facilities** - Major capital improvements, including, but not limited to, transportation facilities, sanitary sewer facilities, solid waste facilities, water management and control facilities, potable water facilities, alternative water systems, educational facilities, parks and recreational facilities, and health systems and facilities, ~~and, except for spoil disposal by Port Everglades, spoil disposal sites for maintenance dredging in waters of the state~~ [Subsection 189.403(7), FS].

**Public ~~n~~Notice or ~~Due~~ ~~p~~Public ~~n~~Notice** - As used in connection with the phrase “public hearing” or “hearing to be held after due public notice” for amendments to this Plan, means publication of notice of the time, place, and purpose of such hearing in accordance with Florida law newspaper of general circulation in the area not but in no case less than 7 days prior to the date of hearing.

**Public recreation sites** - Sites owned or leased on a long-term basis by the Town or other government agency for purposes of recreational use.

**Public transit** - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail; rail rapid transit; light rail transit; light guide way transit; express bus; and local fixed route bus ~~(9J-5)~~.

**Rare ~~s~~Species** - Species which, although not presently endangered or threatened are potentially at risk because they are found only within a restricted geographic area or habitat in the state or are sparsely distributed over a more extensive range. (Rare and Endangered Biota of Florida)

**Public utility** - Includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

**Raw ~~w~~Water** - Untreated potential drinking water. (U.S. EPA)

**Recertification** - ~~Means a~~ A local land use plan ~~which that~~ has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendment to the Broward County Land Use Plan, is no longer



in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

**Recharge** - The addition of water to the groundwater system by natural or artificial processes (U.S. EPA).

**Reclaimed water** - ~~Means~~ Water that has received at least secondary treatment and is reused after flowing out of a wastewater treatment plant.

**Recreation** - ~~Means~~ The pursuit of leisure time activities occurring in an indoor or outdoor setting.

**Recreation facility** - A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

~~**Recreational trip** - A trip for leisure, relaxation, or enjoyment purposes, as opposed to utilitarian purposes. (1989 Broward County Comprehensive Plan, Broward County Comprehensive and Neighborhood Planning Division)~~

~~**Redevelopment** - See urban redevelopment.~~

**Regional Park** - ~~Means~~ a ~~acreage listed as described~~ in the "Community and Regional Parks" subsection of the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

~~**Regional Planning Agency** - An agency designated by the state to exercise responsibilities under law in a particular region of the state [Based on Subsection 163.3146(19), FS].~~

**Regional Roadway transportation network** - ~~Means~~ The roads facilities contained within the Broward County Metropolitan Planning Organization's adopted ~~Year 2015 Highway Network~~ long-range plan and roadway capacity tables, except for those roads functionally classified as city collector roads, but not excluding other modes and networks such as corridors, transit, greenways, and freight.

**Repetitive loss property** - Any insurable property for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten- year period, since 1978.

**Resident population** - Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population.

Resident population does not include seasonal population.

**Research laboratory** - An establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

**Reserves** - An account used to earmark funds to be expended for a specific purpose in the future.

**Residential uses** - ~~Means~~ Activities within land areas used predominantly for housing.

**Reuse, wastewater** - ~~This is the~~ deliberate application of reclaimed water, conforming to the Florida Department of Environmental Protection and the South Florida Water Management District rules.

**Revenue ~~b~~Bonds** - Bonds financed with charges paid exclusively by the users of the public improvement or with another specific revenue source except ad valorem taxes.

**Revenues** - The taxes, fees, charges, special assessments, grants and other funds collected and received by the county in order to support the services provided.

**Right-of-way** - Land in which the state, ~~a~~ county, or ~~a municipality~~ the Town owns the fee simple title or has an easement dedicated or required for a transportation or utility use ~~(93-5)~~.

**Roadway capacity** - The maximum sustainable flow rate at which persons or vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.

**Roadway functional classification** - The assignment of roads into categories ~~a~~ According to the character of service they provide in relation to the total road network using procedures developed by the Federal Highway Administration. Basic functional categories in both urban and rural forms include ~~limited access facilities,~~ principal arterial roads, minor arterial roads, ~~and~~ collector roads, ~~and local roads,~~ which may be subcategorized into principal, major or minor levels. ~~Those levels may be further grouped into urban and rural categories. Principal arterial roads include three (3) subcategories: Interstate, Other Freeway and Expressways and Other Principal Arterial. Collector roads are subcategorized into major and minor levels.~~

**Runoff** - That portion of rainfall not absorbed by soil, evaporated, or transpired by plants, which finds its way into canals or other surface water bodies.

**Rural ~~C~~Character** - An area that is characterized by natural, agricultural, equestrian, pastoral or rustic uses, including single-family dwellings on large lots, developed at low densities.

**Rural ~~L~~and ~~U~~se ~~p~~Plan ~~d~~Designation** – ~~A~~any of the following land use plan designations: Agricultural; Conservation; Recreation and Open Space; Rural Ranches; and, Rural Estates.

**Rural ~~p~~Purposes** - ~~Means that~~The use of a sparsely developed area of land primarily is used as a resource for agricultural, horticultural, equestrian, managed forest ~~or mining uses~~purposes, or maintained in a natural state as wetlands, fields or forests, including Town open spaces and park parcels.

**Saltwater intrusion** - This phenomenon occurs when saltwater moves laterally inland from the seacoast or vertically to replace fresh water.

**Saltwater marsh** - A wetland having saline (including brackish) soils with 40 percent or less cover by woody plants and 25 percent or more cover by terrestrial herbs that is occasionally or regularly flooded by brackish or saline water (e.g., smooth cordgrass marshes).

**Saltwater swamp** - A wetland having saline (including brackish) soils with 40 percent or more cover by woody plants and occasionally or regularly flooded by brackish or saline water (e.g., mangrove swamps).

**Sanitary sewer facilities** - ~~These are s~~Structures or system designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**Seasonal population** - Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

**Seepage** - The flow of water through the sides or bottom of a canal or levee caused by a hydraulic gradient.

**Septic tank** —~~This is a~~An on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to

store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

**Service ~~a~~Agreement** - An agreement for the provision of service (See definitions for agreement and services).

**Services** - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law ~~[Rule 9]-5.003(123), FAC]~~.

**Severely cost-burdened ~~household~~**— ~~The extent to which any household of moderate income or less that housing costs, including utility costs, exceed pays 50% or more of household income for housing expenses, based on data available from the U.S. Census Bureau.~~

**Solid waste** - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**Solid waste facilities** - Lands, structures or systems designed for the treatment, storage, collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

**Solid waste processing plant** - A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

**Special ~~a~~Assessments** - A compulsory charge made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.

**Special ~~d~~District** - A local unit of special purpose, as opposed to general-purpose, government within a limited boundary, created by general law, special act, local ordinance, or by rule of the Governor and Cabinet. Special districts do not include school districts, community college districts, special improvement districts created pursuant to Section 285.17, FS, municipal service taxing or benefit units, or boards which provide electrical service and are political subdivisions of a municipality or are part of a municipality. The special purpose or purposes of special districts are implemented by specialized functions and

related prescribed powers. An example of a special district would be the North Broward Hospital District [Subsection 189.403 (1) FS]. Special districts may either be dependent or independent.

**Special residential facilities** - ~~Means—a~~A residential facility providing treatment, care, rehabilitation, or education. There are three categories of special residential facilities. These three categories are more specifically defined as follows:

Category 1 - ~~means—a~~A housing facility which is licensed by the State of Florida for no more than six (6) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training for its residents only. There may be more than one kitchen within the housing facility. For density purposes a Category 1 facility is equivalent to one dwelling unit.

Category 2 - ~~means—a~~A housing facility which is licensed by the State of Florida for seven (7) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel.

~~(BCPC Prov. Cert. #11)~~

Category 3 ~~—means:~~

- (a) Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or
- (b) Any housing facility licensed by the State of Florida for more than six (6) unrelated elderly individuals; or
- (c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically

- handicapped, developmentally disabled or individuals not overly of harm to themselves or others; or
- (d) Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

**Species of Special Concern** - A species that does not clearly fit into the endangered, threatened, or rare categories yet which, for certain reasons, warrants special concern. (Rare and Endangered Biota of Florida)

**State comprehensive plan** – The goals and policies contained within the state comprehensive plan, Section 187.201, Florida Statutes.

**Storm water** - The flow of water which results from a rainfall event ~~(Chapter 9J-5, FAC.)~~.

**Strategic Intermodal System (SIS)** – Florida’s high-priority network of transportation facilities important to the state’s economy and mobility, including major airports, spaceports, seaports, freight and passenger rail terminals, intercity bus terminals, rail corridors, waterways, highways, military access facilities, intermodal logistic centers, and fixed guideway transit corridors.

**Street** - Any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

**Structure** - Anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. “Structure” also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and freestanding signs.

**Subdivision** - The division of real property into two (2) or more lots, parcels, tracts, blocks, sites, units, or any other division of land by plat, deed, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

**Substandard dwelling units** - Housing units that fail to meet the applicable building code, the minimum housing code, or that lack complete plumbing; lack complete kitchen facilities; or are overcrowded (more individuals residing within a home than can be safely accommodated).

**Substantial ~~c~~Conformity** - Refers to the Broward County Charter requirement contained in Article ~~VII~~I, Section ~~86~~.05 D & E that local government future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

~~**Substantial rehabilitation**—Means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.~~

**Suitability** - The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

**Support ~~d~~Documents** - Means any surveys, studies, inventory maps, data, inventories, listings or analyses used as the basis for or in developing ~~the local~~this comprehensive plan.

**Threatened ~~s~~Species** - Species ~~of fish and wildlife naturally occurring in Florida that may not be in immediate danger of extinction, but which exist in such small populations as to that are likely to become endangered within Florida in the foreseeable future if subjected to increased stress as a result of further modification to its environment. current trends continue. Includes species which may still be abundant, but are being subjected to serious adverse pressure throughout their range. (Rare and Endangered Biota of Florida)~~

**Through-~~s~~Street** – A street or combination of connecting streets that connects any two arterial roads, collector roads, or arterial and collector roads.

**Through-~~t~~Traffic** – Vehicular travel between different, nonadjacent areas of the Town, or between areas outside of the Town via streets within the Town.

**Traffic Review and Impact Planning System, (TRIPS) Model** - A computer model maintained in the Broward County Development Management Division which accounts for the traffic from approved but not built development. ~~See Committed Trip (Land Development Code, Broward County, 1997).~~

**Trailhead park** – ~~A~~a park which contains an access point to a recreational trail.



~~**Transfers**—Transfers of cash or other resources between funds.~~

**Transportation corridors** - Major routes used for moving people and goods by one or more transportation options (Strategic Regional Policy Plan for South Florida, SFRPC, 1995).

**Transportation corridor management** - The coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor to promote orderly growth, to meet the concurrency requirements of Chapter 163, Florida Statutes, and to maintain the integrity of the corridor for transportation purposes.

**Transportation Demand Management (TDM)** - Strategies and techniques that can be used to increase the efficiency of the transportation system. TDM focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs; flexible work hours; telecommuting; shuttle services; and, parking management ~~(9J-5)~~.

**Transportation disadvantaged** - Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities ~~(9J-5)~~.

**Treatment, water** - To provide potable water that is chemically and microbiologically suitable for consumption.

**Trunk line, transit** - A transit route which travels longer distances, primarily along arterial roads, with few deviations (Transportation Expressions, U.S. DOT, 1996).

**Trust fFund** - Fund used to account for assets held by a government for individuals, private organizations, other governments, and/or other funds.

~~**Urban sprawl**—Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low intensity or low density urban uses, and which are characterized by one or more of the following conditions: the premature or poorly planned conversion of rural land to other uses; the creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or the creation of areas of urban development or uses which fails to maximize the use of existing public facilities or the use of areas within which public services are~~



~~currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low intensity, low density, or single use development.~~

**User ~~c~~Charges** - The payment of a fee for direct receipt of a public service by the person or entity benefiting from the service.

**~~Value~~** — ~~Means the respondent's estimate of how much the property (house and lot) would sell for if it were for sale.~~

**~~Very low-income person or household~~** — ~~Means One or more natural persons or a household family, not including students, that has a the total annual adjusted gross household income of which that does not exceed 50 percent of the area median annual adjusted gross income for households as defined by the most recent Housing and Urban Development data for Broward County, and as adjusted for household size within the metropolitan statistical areas (MSA).~~

**~~Vested Rights~~** - ~~Means Rights to undertake and complete the development and use of property that which have so completely and definitely accrued to or settled in a person, which it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.~~

**~~Volume-to-capacity (V/C) ratio~~** - The ratio of demand flow to capacity for a ~~highway roadway. (Level of Service Manual, Florida DOT, 1995).~~

**~~Voted aAd yValorem tTax~~** - Property taxes levied to fund the debt service on general obligation bonds, which are approved by the voters.

**~~Wastewater~~** - ~~This is t~~The combination of the liquid and water-carried wastes generated by residences, commercial buildings, industrial plants and institutions, with any ground water, surface water and storm water that may be present.

**~~Water conservation area~~** - ~~Designated conservation areas on the Future Broward County Land Use Plan Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 and includes the natural reservations.~~

**~~Water-dependent activities~~** - ~~Activities that can be conducted or carried out only on, in, over or adjacent to water areas because the activity requires direct access to the water body or sovereign submerged lands for: waterborne transportation including ports or marinas; recreation; electrical generating~~

facilities; or water supply, and where the use of the water body or sovereign submerged lands is an integral part of the activity.

**Water Management District** - A special taxing district which is a regional water management district created and operated pursuant to chapter 373 FS, or chapter 61-691, Laws of Florida, or a flood control district created and operated pursuant to chapter 25270, Laws of Florida, 1949, as modified by s. 373.149 FS [Section 189.403 (6) FS].

**Water Recharge Areas** - ~~Means—~~Land or water areas through which groundwater is replenished.

**Water-related uses** - Activities that are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water dependent or waterway uses.

**Water table** - The surface of an unconfined aquifer, defined by the level at which water stands in wells that penetrate the water body far enough to hold standing water.

**Water** - ~~Means—~~Any and all water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, lakes, ponds, or diffused surface water and water percolating, standing, or flowing on the surface of the ground, as well as all coastal waters within the jurisdiction of the state.

**Water-Wells** - ~~Means—wells~~Any excavated, excavation that is drilled, cored, bored, washed, jetted, dug, or driven, or otherwise constructed when the intended use of such excavation is for the supply of industrial, agricultural or potable water for general public consumption.

**Waterway** - A stream, canal or body of water, dedicated to public use, publicly owned, or used and available for public travel by boats, not including privately owned bodies of water or drainage ditches.

**Wellfield** - The site of one (1) or more water wells that supply potable water for human consumption to a water system that services at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Wetlands** - Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, ~~an assemblage of organisms—prevalence of~~vegetation typically that is adapted for life in saturated ~~or seasonally saturated~~soils conditions for growth and reproduction, including, but not limited to .~~Soils~~

present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, flood plains, and other similar areas ~~(Chapter 9J-5, FAC.)~~.

**Wellfield**—~~The site of one or more water wells that supply potable water for human consumption to a water system that services at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.~~

**Workforce-income** - One (1) or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**Zones of Influence** - Zones delineated by iso-travel contours around wellfields, within which toxic substances will be regulated to protect the quality of the groundwater. (Broward County Wellfield Protection Ordinance)

## II.B ACRONYMS AND ABBREVIATIONS

<b>AADT</b>	Annual Average Daily Traffic
<del><b>ACSC</b></del>	<del>Area of Critical State Concern</del>
<b>ADA</b>	Americans with Disabilities Act
<b>ADT</b>	Average Daily Traffic
<del><b>ASV</b></del>	<del>Annual Service Volume</del>
<del><b>BCLD</b></del>	<del>Broward County Legislative Delegation</del>
<b>BCLDC</b>	Broward County Land Development Code
<b>BCT</b>	Broward County Transit
<del><b>CBWCD</b></del>	<del>Central Broward Water Control District</del>
<del><b>CDA</b></del>	<del>Compact Deferral Area</del>
<del><b>CDD</b></del>	<del>Community Development District</del>
<b>CIE</b>	Capital Improvements Element
<b>CIP</b>	Capital Improvement Plan
<del><b>CMP</b></del>	<del>Congestion Management Plan</del>
<b>CMS</b>	Concurrency Management System
<del><b>CNPB</b></del>	<del>Broward County Comprehensive and Neighborhood Planning Division</del>
<del><b>COE</b></del>	<del>United States Army Corps of Engineers</del>
<b>CPTED</b>	Crime Prevention through Environmental Design
<del><b>CPAB</b></del>	<del>Comprehensive Plan Advisory Board</del>
<del><b>DEO</b></del>	<del>Florida Department of Economic Opportunity</del>
<del><b>FDACS</b></del>	<del>Florida Department of Agriculture and Consumer Services</del>
<del><b>FDCA</b></del>	<del>Florida Department of Community Affairs</del>
<b>FDEP</b>	Florida Department of Environmental Protection
<del><b>BCDMD</b></del>	<del>Broward County Development Management Division</del>
<del><b>BCDMT</b></del>	<del>Broward County Division of Mass Transit</del>
<del><b>FDOH</b></del>	<del>Florida Department of Health</del>
<del><b>BCDPEP</b></del>	<del>Broward County Department of Planning and Environmental Protection</del>
<del><b>DRI</b></del>	<del>Development of Regional Impact</del>
<b>EIS</b>	Environmental Impact Statement
<b>FAA</b>	Federal Aviation Administration
<b>FAC</b>	Florida Administrative Code
<b>FAR</b>	<del>Floor Area Ratio</del> Federal Aviation Regulation
<del><b>FBO</b></del>	<del>Fixed Base Operator</del>
<del><b>FCTD</b></del>	<del>Florida Commission for the Transportation Disadvantaged</del>
<b>FDOT</b>	Florida Department of Transportation
<del><b>FIHS</b></del>	<del>Florida Intrastate Highway System</del>
<del><b>FLWAC</b></del>	<del>Florida Land and Water Adjudicatory Commission</del>
<del><b>FOX</b></del>	<del>Florida Overland eXpress</del>
<del><b>FRA</b></del>	<del>Federal Railroad Administration</del>
<b>FS</b>	Florida Statutes

<del>FSUTMS</del>	<del>Florida Standard Urban Transportation Model Structure</del>
<del>FUALUEMS</del>	<del>Future Unincorporated Area Land Use Element Map Series</del>
HOV	High Occupancy Vehicle
ICE	Intergovernmental Coordination Element
<del>ITS</del>	<del>Intelligent Transportation System</del>
<del>JPA</del>	<del>Joint Planning Agreement</del>
LPA	Local Planning Agency
LAPC	Local Area of Particular Concern
LOS	Level of Service
<del>MIS</del>	<del>Major Investment Study</del>
<del>MLW</del>	<del>Mean Low Water</del>
MPH	Miles per hour
MPO	Metropolitan Planning Organization
<del>NID</del>	<del>Neighborhood Improvement District</del>
NPDES	National Pollutant Discharge Elimination System
<del>NPED</del>	<del>Neighborhood Preservation and Enhancement District</del>
<del>PAL</del>	<del>Planning Activity Level (airport)</del>
RPC	Regional Planning Council
<del>RPZ</del>	<del>Runway Protection Zone</del>
<del>SBDD</del>	<del>South Broward Drainage District</del>
<del>SFNR</del>	<del>South Fork New River</del>
<del>SFRC</del>	<del>South Florida Rail Corridor</del>
SFRPC	South Florida Regional Planning Council
SFWMD	South Florida Water Management District
<del>SIS</del>	<del>Florida Strategic Intermodal System</del>
<del>SSPP</del>	<del>Safety System Program Plan</del>
TAZ	Traffic Analysis Zone
TCC	Broward County Metropolitan Planning Organization's Technical Coordinating Committee
TCEA	Transportation Concurrency Exception Area
TCMA	Transportation Concurrency Management Area
<del>TCRA</del>	<del>Tri-County Commuter Rail Authority</del>
TDM	Transportation Demand Management
TE	Transportation Element
<del>TEU</del>	<del>Trailer Equivalency Unit</del>
TIP	Transportation Improvement Programs
<del>TOD</del>	<del>Transit Oriented Development</del>
<del>TOFC</del>	<del>Trailer-on-flatcar</del>
TOPS	<u>Broward County</u> Transportation Options Program
TRIPS	Traffic Review and Impact Planning System
<del>TSM</del>	<del>Transportation System Management</del>
<del>USDOT</del>	<del>United States Department of Transportation</del>
V/C	Volume to Capacity ratio
WMD	Water Management District

## II.C PROCEDURES FOR PUBLIC PARTICIPATION

During the preparation of the Town's first Comprehensive Plan that began in Spring 2001, the Town Council endeavored to obtain the maximum opportunity for the Town's residents, surrounding communities, applicable regulatory authorities and concerned persons to participate in the Town's holistic planning process.

All portions of the Plan and consideration of amendments will be first reviewed in both Draft and final form by the members of its Comprehensive Planning Advisory Board (CPAB) at advertised public meetings, scheduled during weekday evenings to obtain maximum public input and comments. Prior to initial adoption of the Plan, the CPAB held 19 publicly advertised workshop meetings to review all of the components of the Plan before the Town Council held both a transmittal and an adoption public hearing.

Additional meetings were held with other groups such as the Broward County School Board, South Florida Water Management District, Broward County Commission's DPEP and Parks Divisions, the equestrian community and the Town's active Home Owners Associations.

In addition to advertising and holding public participation hearings pursuant to the requirements in Florida Statute #163, and FAC 9J-5.004, the Town also developed additional mechanisms to increase the opportunity for "Public Participation in the Planning Process".

Future amendments to the Comprehensive Plan will, at a minimum, include an advertised public hearing before the CPAB meeting with public comment opportunity, the Local Planning Agency (LPA) and the Town Council, during which Town residents will have the opportunity to participate in the policy-making process. The Town may elect to have more extensive participation procedures in the future for major Plan updates.

## II.D EVALUATION AND MONITORING PROCEDURES

~~In accordance with the State of Florida's Growth Management Legislation, the Broward County Planning Council, as the Local Planning Agency for Broward County's Land Use Plan, established a program and procedures for monitoring and evaluating the implementation of the County's and all municipalities' Plans. The Town's process is outlined below. As a result, the Town will be able to prepare the State mandated seven year evaluation and appraisal report as well as continuously monitor and respond to changing conditions affecting the Town's Land Use Plan.~~

~~At a minimum, the Town's Evaluation and Appraisal Report (EAR) will update base data, identify the major accomplishments of the plan and analyze major problems or obstacles. Based upon the findings of the Evaluation and Appraisal Report, new or modified goals, objectives or policies and/or land use plan map amendments will be proposed to correct identified problems.~~

~~The following procedures address the specific requirements of the State of Florida's Growth Management Legislation Chapter 163.3191 Evaluation and Appraisal of Comprehensive Plan. It is expected, however, that these requirements will be expanded upon by the Town Council and refined over time.~~

## CITIZEN PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning and amendment process, the Town will adhere to the public participation procedures adopted by the Town Council and contained in Part II.C of this document for future amendments to this Plan.

Pursuant to the State of Florida's Growth Management Legislation, Community Planning Act, these procedures will ensure that the general public and private property owners will be informed and notified of all public meetings regarding the Evaluation and Appraisal Report of this Plan as well as amendments to the Plan and kept adequately informed. The procedures will also ensure that the Town Council, as the local legislative body, and the Local Planning Agency (LPA) will hold all required public hearings, provide ample opportunities for interested parties to provide written and oral comments at the public hearings and consider and respond to such comments.

## UPDATING BASELINE DATA

The Town's administration and aAppointed Comprehensive Plan Advisory Board (CPAB) will review and update, as the Town deems necessary, the base data contained within the Town's Plan during the each preparation of the Plan's seven-year Evaluation and Appraisal Report (EAR). ~~All data and analyses~~



~~activities will be conducted in accordance with the requirements of the State of Florida's Growth Management Legislation.~~ The major emphasis will be on updating the data and analysis sections directly supporting the goals, objectives and policies to protect the Town's rural lifestyle, such as the Plan's population projections, analysis of the availability of public services and facilities, and the analysis of vacant land remaining in the Town.

## **CONTINUOUS MONITORING**

In order to ensure the successful long-term implementation of the Town's Land Use Plan's goals, objectives and policies, the CPAB and Town Administrator Administration will monitor the plan on a continuous basis. In this regard, prior to taking final action, the Town will assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the Town's Land Use Plan goals, objectives and policies.

~~Furthermore, the Town Administrator will prepare an annual report describing the Plan's accomplishments (9J-5-005)(7)(c) and the cumulative impacts upon the Town's public services and facilities of all land use plan amendments approved since the Plan's adoption or most recent evaluation and appraisal report. The report shall also address:~~

- ~~• Obstacles/problems which result in underachievement of goals, objectives and policies (95-5-005)(7)(c).~~
- ~~• New or modified goals, objectives and policies to correct problem.~~
- ~~• Means of ensuring continuous monitoring and evaluation.~~

## **ANALYSIS OF GOALS, OBJECTIVES AND POLICIES**

~~The Town may revise the goals, objectives and policies of this Plan as it deems appropriate to ensure that the Plan furthers the Town's values and priorities. As noted previously, the Plan's Evaluation and Appraisal Report will include recommendations for new or modified goals, objectives and policies. These recommendations will be based upon the updated base data and an evaluation of the successful achievement of the plan's objectives as outlined below. Unforeseen problems or obstacles relative to each objective will be identified along with remedial actions. At minimum, the~~ The following criteria will may be addressed during in evaluating the planthe evaluation process.

New Data and Information - ~~Each Existing~~ goals, objectives and policies ~~will may~~ be reviewed to determine ~~its their~~ appropriateness in light of any new information obtained from such sources as the updated base data and recently published studies or reports, issues affecting or with the potential to affect the Town such as land use and development trends, federal, state or county regulatory changes, and observed changes in the community.



- Specificity - The wording of ~~each current~~ objectives and policies ~~will~~ may be analyzed to determine if any implementation problems have arisen due to a lack of specific direction within a particular objective or policy. If necessary, individual objectives or policies ~~will~~ may be redrafted to include more specific directive wording.
- Time Frame - Many objectives and policies identify programs with specific measurable time frames for completion. An evaluation ~~will~~ may be performed as to whether these programs have been successfully completed and their implications on the Town's comprehensive planning process.
- Implementation ~~Agency~~ Agency - An evaluation ~~will~~ may be performed as to whether the ~~assigned~~ implementation assignments of specific agencies are still appropriate based upon organizational, program and other factors relating to the Town's comprehensive planning process.
- New Mandates - Applicable new ~~s~~State and ~~local~~ county laws and initiatives ~~will~~ may be reviewed and evaluated to determine their impact upon the Town's Land Use Plan, including the need to revise the Plan's goals, objectives and policies. Changes to the state mandates within the Community Planning Act must be complied with during each Evaluation and Appraisal.

## EVALUATION MEASURES

Clear evaluation measures ~~are~~ may be provided directly after each ~~o~~Objective contained within the Town's Adopted Land Use Plan. Notes ~~have~~ may been included where necessary to clarify the evaluation framework and to cite the applicable requirements of ~~the Community Planning Act~~ Chapter 9J-5, Florida Administrative Code.

The Town's Land Use Plan objectives incorporate the requirements of ~~Chapter 9J-5, Florida Administrative Code~~ the Community Planning Act and the Broward ~~Next-BCLUP County Comprehensive Plan's future land use requirements.~~ The evaluation framework for the objectives of the Land Use Plan, where provided, emphasizes the "achievability" component of the ~~Chapter 9J-5 definition of~~ objective.

~~The Town's Land Use Plan contains both mandatory and advisory policies. Mandatory policies ensure compliance with the requirements of Chapter 9J-5,~~

~~Florida Administrative Code, and also reflect specific powers and functions vested in the Broward County Planning Council and Broward County Board of Commissioners through the Charter. Advisory policies pertain to objectives and policies designed to protect the Town's rural lifestyle and enhance the Town's environmental sustainability.~~

## **MONITORING AND ENFORCEMENT PROCEDURES FOR THE BROWARD COUNTY LAND USE PLAN**

The Town shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council:

- ~~(1) A quarterly summary of all permits issued for demolition of buildings.~~
- ~~(2) A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated residential, activity center, or commerce commercial, industrial and employment center utilizing the "flexibility" provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this Pplan, if certified within the Town's Land Use Plan unless exempted.~~

Upon determination by the Broward County Commission that a local government has granted development permits or permitted uses which are inconsistent with the requirements of the Broward County Land Use Plan, or fails to act in substantial compliance with the Broward County Land Use Plan, the Broward County Commission shall take such actions as may be necessary and proper to enforce the requirements of the Broward County Land Use Plan.

## **II.E LAND USE PLAN AMENDMENT PROCEDURES**

The Town's Comprehensive Land Use Plan may be amended by the Town Council in the manner provided by the Broward County Charter and the Florida ~~Community Planning Government Comprehensive Planning and Land Development Regulations~~ Act.

## **II.F INTERPRETATIONS**

## **PROCEDURES FOR APPEAL OF ADMINISTRATIVE INTERPRETATIONS OF THIS COMPREHENSIVE PLAN**

Any person wishing to appeal an administrative decision or interpretation made by Town Staff shall make such appeal to the Town Council pursuant to the appeal of administrative decisions provisions of the of the Town of Southwest Ranches ULDC Comprehensive Plan shall make such appeal to the Circuit Court.

## **PROCEDURES FOR FORMAL INTERPRETATIONS OF THE BROWARD COUNTY LAND USE PLAN**

The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter. Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may request in writing that the Broward County Commission review such letter on any subject outside the scope of the Broward County Planning Council's adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures or matters as contained within this plan regarding Section 86.056 of the Broward County Charter.

The Broward County Commission, within thirty (30) days after receipt of the request, shall review and either approve or approve with modifications of the Broward County Planning Council's letter of interpretation which shall then be binding on the Broward County Commission, on the Broward County Planning Council, on the local government and on any property owner given written notice and an opportunity to be heard on the matter. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

- (1) A statement of the question(s).
- (2) A statement of the facts necessary to answer the question(s).
- (3) A statement of the position of the local government on the matter.

# III. Plan Elements

## FUTURE LAND USE ELEMENT

### III.A. Future Land Use Element (FLUE)

#### 1. Goals, Objectives and Policies

##### FLUE GOAL 1

**ENSURE THE PRESERVATION OF ~~THE TOWN'S RURAL LIFESTYLE.~~**

*{BCPC Objective 7.01.00}*

##### **FLUE OBJECTIVE 1.1 PERMITTED USES IN RURAL ESTATE AND RURAL RANCH AREAS**

**PROTECT ALL RESIDENTIAL AREAS DESIGNATED ON THE TOWN'S FUTURE LAND USE MAP IN ORDER TO PRESERVE THE TOWN'S EXISTING RURAL CHARACTER AND LIFESTYLE, WHILE RESPECTING THOSE EXISTING AND CONSTITUTIONALLY PROTECTED PROPERTY RIGHTS OF ITS INDIVIDUAL LAND OWNERS. *{BCPC Objective 7.01.00}***

Measurement: The extent to which the character of the Town's rural residential areas have been maintained.

**FLUE POLICY 1.1-a:** All existing residential and non-residential areas shall be designated on the Town's Future Land Use Plan Map consistent with the subsection entitled, "Permitted uses in Future Land Use Categories" of this Element. *{BCPC Policy 7.01.01}*

**FLUE POLICY 1.1-b:** Land Use Plan amendments to more intensive categories shall be prohibited unless consistent with, and authorized by, FLUE Objective 1.3 and particularly policies 1.3-c, 1.3-d, and 1.3-e pertaining to evaluation of land use plan amendment requests; 1.8 (US Highway 27 Business Category); 1.12 (Community Facilities Category), or unless the Town Council determines that the more intensive use is consistent with, and furthers the overall goal to protect the Town's rural lifestyle. *{BCPC Objective 7.01.03 Policy 3.1.3}*

**FLUE POLICY 1.1-c:** The Town shall adopt less intense level of service standards for public facilities and services within rural estate and rural ranch areas that recognizes the unique semi-rural character and lifestyle of these areas. *{BCPC Objective 7.01.04}*

**FLUE POLICY 1.1-d:** Land uses adjacent to Rural Estate and Rural Ranch areas shall be compatible with such areas, at the time of issuing a development order, for a principal building. ~~{BCPC Policy 7.01.05}~~

**FLUE POLICY 1.1-e:** Prohibit in residential subdivisions the placement of street lights and other typical non-rural amenities, such as concrete sidewalks and curbs, from being allowed in the Town's rural residential oriented areas.

**FLUE POLICY 1.1-f:** The Town Council shall maintain a rural orientated lighting ordinance regulating all public and private properties.

**FLUE POLICY 1.1-g:** To ensure the adequate provision of rural public services and facilities, the Town shall take into consideration its tourist population and the seasonal demands placed upon its infrastructure. ~~{PBPC Policy 9.12.02} {PBPC Prov. Cert. #1A}~~

**FLUE POLICY 1.1-h:** Prohibit paved local sidewalks along Rural (Non-Transit) Roadways and encourage in lieu thereof stabilized greenway trails.

**FLUE POLICY 1.1-i:** ~~The Town should establish and m~~Maintain recreational amenities and facilities along Greenway trails and specifically at the connection points with trails in adjacent municipalities~~Municipality's Trail.~~

**FLUE POLICY 1.1-j:** The Town shall work towards construction of an independent Public Safety Sub-Regional Emergency Response and Relief Distribution Center.

## **FLUE OBJECTIVE 1.2 REGULATION OF SUBDIVISIONS**

**THE TOWN SHALL ADOPT LAND DEVELOPMENT REGULATIONS PROMOTING WELL-PLANNED, ORDERLY, NON-CLUSTERED AND ATTRACTIVE RURAL RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH IS CONSISTENT WITH AND IMPLEMENTS THE TOWN'S ADOPTED CAPITAL IMPROVEMENTS ELEMENT AND THE GOALS, OBJECTIVES AND POLICIES OF THE TOWN'S LAND USE PLAN.** ~~{BCPC Objective 1.04.00}~~

Measurement: Adoption of Land Development Regulations consistent with the Plan's Objectives and Policies.

**FLUE POLICY 1.2-a:** Land Development regulations shall incorporate a review process for assessing the adequacy of public services and facilities. All new development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the Town's adopted Capital Improvements Element and rural oriented directives in this Plan. ~~{BCPC Policy 1.04.01}~~

**FLUE POLICY 1.2-b:** The Town's Land Development regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities. ~~{ BCPC Policy 1.04.02}~~

**FLUE POLICY 1.2-c:** The Town's Land Development regulations shall provide for:

1. BMP standards for regulating storm water.
2. Adequate open space.
3. Safe and convenient on-site traffic flow, considering needed parking spaces.
4. Protecting, whenever possible, all existing and planned rural residential areas from disruptive land uses. ~~{BCPC 1.04.04}~~
5. Preventing, whenever possible, new through-streets within the Town other than SW 184<sup>th</sup> Avenue as a two-lane roadway.

**FLUE POLICY 1.2-d:** To enhance public safety by ensuring efficient access by emergency service vehicles, as well as to protect the Town's rural character, the Town shall restrict the gating of subdivisions as follows: for subdivisions of four lots or fewer, a shared private access road (but not a public street) may be gated; for subdivisions of more than four lots but less than 40 lots, gating of a shared access road shall be prohibited; and, for subdivisions of more than 40 lots, gating of a shared private access road (but not a public street) may be permitted only upon a unanimous vote of all members of the Town Council and where all provisions of the Town's Code have been satisfied.

**FLUE OBJECTIVE 1.3 ENCOURAGE THE ELIMINATION OF INCOMPATIBLE OR INCONSISTENT LAND USES AND PREVENT FUTURE SUBURBAN BLIGHT.**

**CONTINUE IMPLEMENTING LAND USE PROGRAMS TO ENCOURAGE THE ELIMINATION OF EXISTING INCOMPATIBLE LAND USES AND PREVENT FUTURE INCOMPATIBLE LAND USES FROM OCCURRING.** {BCPC Objective 14.02.00}

Measurement: criteria and standards utilized to evaluate all land use plan amendments to determine compatibility with the Town's rural character and its adopted Comprehensive Plan.

**FLUE POLICY 1.3-a:** The Town's Land Development regulations shall protect whenever possible all existing and planned rural residential areas from disruptive land uses and nuisances and provide standards for achieving compatibility between different land uses. {BCPC Policy 1.04.04}

**FLUE POLICY 1.3-b:** Continue implementing land use controls that promote rural residential neighborhoods that are attractive, well maintained and contribute to the health, safety and welfare of their residents. {BCPC Objective 1.06.00}

**FLUE POLICY 1.3-c:** The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and the Southwest Ranches Land Use Plans. {BCPC Policy ~~2.10.2~~~~14.02.01~~}

**FLUE POLICY 1.3-d:** New non-residential Land Use Plan designations shall be located on US-27 and designed in a manner that does not adversely impact existing and designated rural residential areas. ~~{BCPC Policy 14.02.02}~~

**FLUE POLICY 1.3-e:** In order to prevent future incompatible land uses, the established rural character of the Town shall be a primary consideration when amendments to the Town's Land Use Plan are proposed. Without limiting the scope of this policy, it is specifically established that for the purpose of evaluating applications for Future Land Use Plan Map amendment, a proposed land use plan designation that has a greater maximum permitted density than any contiguous residential designation is not deemed compatible and shall not be approved. ~~{BCPC Policy 2.10.314.02.03}~~

**FLUE POLICY 1.3-f:** The Town shall minimize the impacts of existing incompatible land uses through requirements within its Land Development Code, such as buffering and setbacks. ~~{BCPC Policy 14.02.04}~~

**FLUE POLICY 1.3-g:** The Town shall continue implementing in its Comprehensive Plan and implement in its Land Development Regulations appropriate intensity standards for all non-residential future land use categories emphasizing compatibility with all adjacent existing and future land uses. ~~{BCPC Policy 2.3.214.02.05}~~

**FLUE POLICY 1.3-h:** The Town's ~~l~~and ~~d~~evelopment regulations shall include requirements for adequate buffering between utilities that occupy a parcel as a principal land use (ex: an electric power substation) and any land use which allows residential developments to ensure utilities uses are compatible with residential uses. The land development regulations shall also require that above-ground utility equipment cabinets are either screened from view along streets or camouflaged with vinyl wraps or similar technique.

~~{BCPC Policy 14.02.06}~~

**FLUE POLICY 1.3-i:** If, in the future, a redevelopment area is established within the Town's jurisdiction, the Town shall encourage the new redevelopment projects to address the expansion of employment and housing opportunities for low and moderate income households through the establishment of alternate levels of service on the regional roadway network. ~~{BCPC Obj 14.03.00}~~

**FLUE POLICY 1.3-j:** If, in the future, a redevelopment area is established within the Town's jurisdiction, the area shall be served by mass transit facilities. ~~{BCPC Policy 14.03.04}~~

**FLUE POLICY 1.3-k:** The Town shall take steps to ensure that strategically located land and adequate facilities are provided by public entities and made available for police, fire and emergency medical service to serve current and future residents. ~~{BCPC Policy 8.01.17}~~

**FLUE POLICY 1.3-l:** The Town ~~shall encourage,~~ Florida Power and Light Company electric, internet and telecommunication providers, developers, and landowners ~~shall be encouraged~~ to coordinate and cooperate with one another with respect to the



utilities route selection, comprehensive and concurrent burying of cables and lines, and location of electric-utilities facilities to ensure the future electrical-energy needs of the Town's residents will be served efficiently and in an aesthetically pleasing manner. New electric transmission lines, subject to the Florida Transmission Lines Siting Act, shall be sited in a manner that will consolidate such lines within existing corridors and new corridors shall be planned in coordination with the Town's Comprehensive Plan.

**FLUE POLICY1.3-m:** The Town's Land Development Code and regulations shall continue to provide for the protection of the residents by providing standards for the filling and excavation of property, whether dry land, canals, ponds or lakes, so that impacts to surrounding properties, drainage and the health, safety and welfare of residents is minimized.

**FLUE POLICY1.3-n:** In order to preserve rural residential neighborhoods and protect the nighttime environment from the effects of excessive lighting and/or excessive glare, the Town shall maintain lighting standards that regulate the maximum intensities and disbursement of outdoor lighting and excessive glare from outdoor lighting within the Town.

**FLUE POLICY 1.3-o:** In the event that the Florida Department of Transportation engages in project design for a rail corridor within or adjacent to the Town, the Town shall initiate a dialogue with FDOT and the Federal Railroad Administration ("FRA"), and use all available means to establish a "quiet zone" for the Southwest Ranches area in accordance with FRA rules for establishing New Quiet Zones, which may include the use of Supplemental Safety Measures and/or Alternative Safety Measures at any rail crossings.

#### **FLUE OBJECTIVE 1.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

**~~CONTINUE IMPLEMENTING~~ LAND DEVELOPMENT REGULATIONS THAT EMPLOY (CPTED) PRINCIPLES TO REDUCE THE INCIDENCE OF CRIME AND PROTECT THE SAFETY AND WELFARE OF ALL THE TOWN'S RESIDENTS.**

{BCPC Objective 14.04.03}

Measurement: The extent to which CPTED Principles have been incorporated in the Land Development Code for all nonresidential or non-agricultural proposed developments and site plans.

**FLUE POLICY 1.4-a:** The Town shall consider including ~~within its adopted Comprehensive Plan, policies and standards addressing~~ CPTED principles within its land development regulations, such as street design, natural surveillance, natural access control and territorial reinforcement.{BCPC Policy 14.04.01}

**FLUE POLICY 1.4-b:** The Town shall consider incorporating a CPTED review of all site plans and roadway projects into its review processes. ~~{BCPC Policy 14.04.02}~~



**FLUE POLICY 1.4-c:** The Town shall continue to require that lighting be placed within private parking lots on all non-residential and/or non-agricultural parcels of land that are utilized after dusk.

## **FLUE OBJECTIVE 1.5 SIGNAGE REGULATION**

**CONTINUE IMPLEMENTING LAND DEVELOPMENT CODES AND REGULATIONS ADDRESSING THE SIZE, QUANTITY AND CHARACTER OF ~~BOTH ON-PREMISE AND OFF-PREMISE SIGNS,~~ IN ORDER TO PROMOTE COMMUNITY AESTHETICS AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE TOWN'S RESIDENTS.** ~~{BCPC Objective 2.06.00}~~

Measurement: Adoption of signage regulations in the Land Development Code pursuant to this objective.

**FLUE POLICY 1.5-a:** The Town shall continue implementing, as feasible, a comprehensive Rural Identification Signage Program for public property and include in its Land Development Code regulations addressing signage consistent with its rural character. ~~{BCPC Policy 2.06.01}~~

## **FLUE OBJECTIVE 1.6 PLATTING**

**CONTINUE TO ENFORCE THE COUNTYWIDE PLATTING REQUIREMENTS ADOPTED IN THE BROWARD COUNTY CHARTER AND ENSURE THAT LAND DEVELOPMENT WITHIN THE TOWN MEETS THE MINIMUM STANDARDS OF BROWARD COUNTY AND THE TOWN'S LAND DEVELOPMENT CODE.**

~~{BCPC Objective Policy 2.13.38-02-00}~~

Measurement: Adoption of Comprehensive Plat review standards in the Land Development Code consistent with State and County laws.

**FLUE POLICY 1.6-a:** The Town shall adopt Land Development Regulations that, at minimum, require platting in those circumstances where the Plan Implementation Requirements section of the Broward County Land Use Plan and/or this Plan requires platting. However, platting shall not be required in circumstances where the Future Land Use Implementation Section of this Plan specifically exempts land development from platting requirements. Such regulations regarding platting may establish additional standards, procedures and requirements as may be necessary to regulate and control the platting of lands. ~~{BCPC Policy 8-02-01}~~2.13.3}

## **FLUE OBJECTIVE 1.7 PERMITTED USES IN COMMERCIAL LAND USE CATEGORY**

**CONTINUE IMPLEMENTING A COMMERCIAL USE CATEGORY ON THE TOWN'S FUTURE LAND USE MAP PERMITTING TYPES OF COMMERCIAL DEVELOPMENT THAT ARE COMPATIBLE WITH ADJACENT RURAL AND**

**RESIDENTIAL LAND USES, AND WHICH WOULD SUPPORT THE COMMERCIAL-BASED ACTIVITIES THAT ARE COMPATIBLE WITH THE TOWN'S NEEDS.**

~~{BCPC Goal 2.00.00}~~

Measurement: maintenance of a commercial land use category.

**FLUE POLICY 1.7-a:** Floor Area Ratio (F.A.R.) shall not exceed 0.25. ~~{BCLUP Policy 2.3.2}~~

**FLUE POLICY 1.7-b:** The Town Council shall continue implementing commercial land development regulations that are necessary to protect adjacent rural residential areas from potential negative impacts of commercial developments. ~~{BCPC Policy 2.3.12.04.02}~~

**FLUE POLICY 1.7-c:** The Town's zoning categories shall distinguish between neighborhood and community commercial developments within their respective service areas. Regional commercial uses shall not be permitted. ~~{BCPC Policy 2.3.1 2.04.06}~~

**FLUE POLICY 1.7-d:** The Commercial category is restricted to properties that were designated Commercial prior to the Town's incorporation. ~~{BCPC Policy 2.04.04}~~

**FLUE POLICY 1.7-e:** Development and redevelopment of existing commercial sites shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to residential uses, and providing on-site security.

**FLUE POLICY 1.7-f:** All land with a Commercial designation shall be connected to municipal water and sewer.

**FLUE OBJECTIVE 1.8 US HIGHWAY 27 BUSINESS LAND USE CATEGORY**

**ESTABLISH AND MAINTAIN A US HIGHWAY 27 BUSINESS LAND USE CATEGORY EXCLUSIVELY FOR THE US HIGHWAY 27 CORRIDOR, ALLOWING ONLY CAREFULLY PLANNED DEVELOPMENT THAT IS DESIGNED TO BE COMPATIBLE WITH ADJACENT RURAL RESIDENTIAL LAND USES AS SUBSTANTIALLY BUFFERED BY THE EXISTING CEMETERY AND OPEN SPACE, AND WHICH WOULD BE ENVIRONMENTALLY NEUTRAL.**

Measurement: Designation of a US Highway 27 Business category.

**FLUE POLICY 1.8-a:** The Town has identified the US 27 Corridor as appropriate for business uses on the land use plan map. The Town created the US Highway 27 Business Category for this purpose. Only parcels west of US Highway 27 and parcels fronting the east side of US 27 that are buffered from Rural Ranch land use designations by an intervening Open Space or Community Facilities land use designation are eligible for this designation, including parcels that also front Griffin Road or Stirling Road. Parcels designated US Highway 27 Business on the land use plan map must only be developed and used in strict compliance with the following policies. The Town Council

shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.

**FLUE POLICY 1.8-b:** A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.

**FLUE POLICY 1.8-c:** No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.

**FLUE POLICY 1.8-d:** There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction

**FLUE POLICY 1.8-e:** Access to development shall be from US 27, Stirling Road, or Griffin Road only.

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business until a conceptual master access management plan ("access plan") shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.
- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.
- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.
- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.

**FLUE POLICY 1.8-f:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element. [{BCLUP Policy 2.3.2}](#)

**FLUE POLICY 1.8.g:** Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation. [{BCLUP Policy 2.3.2}](#)

**FLUE POLICY 1.8-h:** Every development shall provide at least twenty-five percent (25%) pervious area.

**FLUE POLICY 1.8.i:** Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement. [{BCLUP Policy 2.3.2}](#)

**FLUE POLICY 1.8-j:** Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.

**FLUE POLICY 1.8-k:** Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.

**FLUE POLICY 1.8-l:** Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.

**FLUE POLICY 1.8-m:** The land development regulations shall establish a zoning classification in the form of a planned development district, whereby the specific permitted uses, development standards and a conceptual development plan for the property are made part of the rezoning and will govern use and development of the property supplemental to regulations contained within the land development regulations. The land development regulations for the planned development district shall require that conceptual development plans incorporate all of the applicable elements of the US 27 conceptual master access management plan, which shall be adopted by reference.

**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.

## **FLUE OBJECTIVE 1.9 PERMITTED USES IN INDUSTRIAL LAND USE CATEGORY**

**CONTINUE IMPLEMENTING AN INDUSTRIAL LAND USE CATEGORY ON THE TOWN'S FUTURE LAND USE MAP PERMITTING TYPES OF DEVELOPMENT WHICH SHALL BE COMPATIBLE WITH RURAL RESIDENTIAL LAND USES AND WHICH WILL SUPPORT INDUSTRIAL-BASED ACTIVITIES WHICH WILL WOULD BE COMPATIBLE WITH THE TOWN'S NEEDS.**

Measurement: Adoption of appropriate standards for industrial uses in the Land Development Code.

**FLUE POLICY 1.9-a:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.50, within designated Industrial Area Land Use parcels— per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy ~~2.3.2 3.01.01~~}

**FLUE POLICY 1.9-b:** With the exception of public utilities, telecommunication facilities, and Town owned properties, industrial land uses shall be located at least 2,000 linear feet from any land use within the Town that permits residential or community facility uses.

**FLUE POLICY 1.9-c:** The Town shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. {BCPC Policy ~~3.04.01~~}

## **FLUE OBJECTIVE 1.10 RETENTION OF AGRICULTURAL LANDS AND USES**

**ENCOURAGE THE CONSERVATION, RETENTION AND PROTECTION OF AGRICULTURAL LANDS AND EXISTING USES THROUGH THE UTILIZATION OF BOTH FINANCIAL INCENTIVES, SUCH AS TRANSFER AND/OR PURCHASE OF DEVELOPMENT RIGHTS (PDR), AND CREATIVE LAND DEVELOPMENT REGULATIONS. {BCPC Objective ~~4.01.00~~} {BCPC Goal ~~4.00.00~~}**

Measurement: Number of acres in the Town maintained in agricultural use versus the number of acres in agricultural use at the time of Plan adoption.

**FLUE POLICY 1.10-a:** Innovative public measures, such as tax relief techniques, purchase or transfer of development rights and other measures shall be instituted to encourage the retention of existing agricultural lands and uses. {BCPC Policy 4.01.01}

**FLUE POLICY 1.10-b:** Consistent with the requirements of the SFRPC's Strategic Regional Policy Plan for South Florida, the Town's inventory of locally important agricultural uses and activities shall remain as the primary use on such lands. {BCPC Policy 4.01.02}

**FLUE POLICY 1.10-c:** Encourage the retention and expansion of agricultural and related activities which are compatible with the environmental sensitivity of identified agricultural lands, consistent with the provisions of the "Florida Right to Farm Act," Section 823.14, Florida Statutes. {BCPC Policy 4.01.03}

**FLUE POLICY 1.10-d:** The Town shall include in its Land Development Code less intensive standards and criteria for road design, drainage facilities, utilities or other infrastructure serving agricultural or rural residential areas. {BCPC Policy 4.01.04}

**FLUE POLICY 1.10-e:** The Town shall support and work with the Broward County Property Appraiser's office to streamline the process of granting agricultural tax exemptions.

**FLUE POLICY 1.10-f:** If the Town desires to acquire lands for public open space or recreational facilities, it may pursue innovative methods such as Purchase of Development Rights (PDR), Transfer of Development Rights (TDR) or public acquisition to direct all private non-residential or non-agricultural development proposed on lands that the Town desires to "Urban In-fill" areas of Broward County as defined in Section 163.3164 F.S. or to more appropriate "urban in-fill" sites located along the Town's perimeter Trafficways. {FCT 3-A(10)}

**FLUE POLICY 1.10-g:** In order to promote open space and protect rural and agrarian character, the Town's ~~land development regulations shall will~~ base density and intensity calculations on net acreage as defined in section "II.A Definitions" of this Plan, except within land use plan categories where both a net and gross residential density is specifically provided by the Broward County Land Use Plan. ~~Additionally, the counting of water bodies that are not wholly contained within a single lot toward minimum required net lot area for a dwelling is strongly discouraged. In no event shall a water body be counted toward minimum required lot area for a dwelling if the water body traverses more than two lots in a single development / subdivision.~~

## **FLUE OBJECTIVE 1.11 PERMITTED USES IN AGRICULTURAL AREAS**

**FUTURE AGRICULTURAL AREAS SHALL BE DESIGNATED ON THE TOWN'S FUTURE LAND USE MAP.** {BCPC Objective 4.02.00}

Measurement: The extent to which appropriate lands are designated for Agriculture on the Future Land Use Map.

**FLUE POLICY 1.11-a:** Permit those uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.10, within designated Agricultural Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy ~~2.3.24.02.01~~}

**FLUE POLICY 1.11-b:** The Town Council shall consider a review of all permitted uses in the Agricultural land use category and make revisions which address the issue of preserving and protecting significant agricultural lands identified by the Town. {BCPC Policy ~~4.02.02~~}

**FLUE POLICY 1.11-c:** Agricultural areas designated on the Town's Future Land Use Map shall permit residential development consistent with those standards contained within the -Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy ~~4.02.03~~}

**FLUE POLICY 1.11-d:** All non-agricultural uses including Special Residential Facilities shall be subject to the limitations and density requirements as specified under this objective and within the Agricultural Use Permitted Uses subsection of the Land Use Plan. {BCPC Policy ~~4.02.04~~}

**FLUE1.11-e:** The Town shall review as necessary the permitted uses and land development code provisions regarding agricultural uses to ensure that best industry practices with regard to energy conservation may be utilized by those practicing agriculture within the Town.

## **FLUE OBJECTIVE 1.12 PERMITTED USES IN COMMUNITY FACILITIES**

**CONTINUE IMPLEMENTING WITHIN THE TOWN'S FUTURE LAND USE MAP A COMMUNITY FACILITIES LAND USE CATEGORY TO ENSURE THE AVAILABILITY OF SUITABLE LAND FOR A COMPLETE RANGE OF REGIONAL AND COMMUNITY FACILITIES ADEQUATE TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION.** {BCPC Objective ~~8.04.00~~}

Measurement: Designation of a Community Facilities Land Use category.

**FLUE POLICY 1.12-a:** Permit those land uses within designated Community Facilities Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy ~~8.04.01~~}

**FLUE POLICY 1.12-b:** Permit compatible community facilities furthering the Town's rural lifestyle on parcels of up to five (5) net acres in size pursuant to the Permitted Uses in Future Land Use Categories subsection of this Element, provided that they front and exclusively access Griffin Road, US Highway 27, Sheridan Street, or Flamingo Road, a Trafficway, and maintain at least 1,000 feet of separation from other non-agricultural, and non-residential land uses and properties with non-agricultural, and nonresidential



land use plan map designations. Public schools shall be permitted in Community Facilities, Rural and Estate land use categories without limiting the size of the parcel.

Any parcel that was designated Community Facilities at the time of the Town's incorporation, but which does not comply with the minimum distance separation or size limitation, may be developed for **a permitted** Community Facilities use, provided that such parcel shall be neither subdivided, nor used, for a separately owned or operated community facility. ~~{BCPC Policy 8.04.02}~~

**FLUE POLICY 1.12-c:** Community Facilities uses within all Future Land Use Categories shall not exceed a Floor Area Ratio (F.A.R.) of 0.25, except as follows.

1. The maximum F.A.R. for any parcel that exceeded the five (5) acre size limitation at the time of the Town's incorporation, and which does not front and access a State Principal Arterial road pursuant to the June, 2011 Broward Functional Highway Classifications Map produced by the Broward County Metropolitan Planning Organization, shall be a blended F.A.R. of 0.25 for the first five (5) acres, and 0.075 for the remaining parcel area.
2. For the purpose of this policy, the term "parcel" shall include land under common ownership that is separated only by a public or private way, including but not limited to a street or water body.
3. Any property owned by the Broward County School Board and designated Community Facility District on the zoning map or designated Community Facilities on the future land use plan map as of March 7, 2013, is not subject to the blended F.A.R. provisions of (1), above. ~~{BCLUP Policy 2.3.2}~~

**FLUE POLICY 1.12-d:** All community facilities, and all land that is designated Community Facilities on the land use plan map or official zoning map shall be developed in a manner so as to minimize the amount of improved and impervious surface, and to retain (or restore) the maximum possible amount of the parcel as open space. Accordingly, paved and improved areas shall be limited to the minimum amount necessary for the operation of the permitted use(s) and for compliance with land development code requirements.

**FLUE POLICY 1.12-e:** All proposed public and private uses and structures utilized for community facility purposes must be placed in a zoning district that permits community facilities.

### **FLUE OBJECTIVE 1.13 PERMITTED USES IN UTILITY CATEGORY**

**CONTINUE IMPLEMENTING WITHIN THE TOWN'S FUTURE LAND USE MAP A UTILITY LAND USE CATEGORY TO ENSURE THE AVAILABILITY OF LAND FOR A COMPLETE RANGE OF PUBLIC AND PRIVATE UTILITIES ADEQUATE TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION.** ~~{BCPC Objective 8.05.00}~~



Measurement: Designation of a Utility Facilities Land Use category for parcels proposed for utility purposes greater than 5 acres in size, minimum distance to similar use.

**FLUE POLICY 1.13-a:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.45, within designated Utilities area land use parcels which are identified in the Utility subsection of Part B of this Element Permitted Uses in Future Land Use Categories.

{BCPC Policy ~~2.3.2-8.05.01~~}

**FLUE POLICY 1.13-b:** Permit Utilities uses five (5) acres or less in size necessary to serve the Town's rural lifestyle within Rural Residential land use categories as identified in the Permitted Uses subsection of this Element. ~~{BCPC Policy 8.05.02}~~

## **FLUE OBJECTIVE 1.14      RESERVED FOR FUTURE USE**

### **FLUE OBJECTIVE 1.15**

**ENSURE THAT PUBLIC FACILITIES AND SERVICES MEET LEVEL OF SERVICE STANDARDS ADOPTED IN THE TOWN'S COMPREHENSIVE PLAN, AND THAT THE TOWN'S DEVELOPMENT REGULATIONS MAKE APPROPRIATE PROVISION FOR POWER DISTRIBUTION INFRASTRUCTURE.** {BCPC Obj 11.00.00}

Measurement: Adoption of Concurrency Standards in the Town's Land Development Code consistent with State and County law.

**FLUE POLICY 1.15-a:** The Town shall establish a level of service standard for each public facility located within the boundary for which the Town has authority to issue development orders or development permits pursuant to 9J-5.005(3) Florida Administrative Code. {BCPC Policy 11.01.01}

**FLUE POLICY 1.15-b:** To maintain the level of service standards identified within the Town's Comprehensive Plan, the Town shall, prior to final action on amendment to the Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development. {BCPC Policy 11.01.03}

**FLUE POLICY 1.15-c:** Prior to plat approval, the Town shall ensure that the public facilities and services necessary to meet the level of service (LOS) standards established within the Town's Comprehensive Plan will be available consistent with Concurrency requirements in subsection 163.3202(g), Florida Statutes, and section 163.3180, Florida Statutes, as amended, and the Concurrency Management policies included within Goal 8.00.00 of the Broward County Land Use Plan. {BCPC Policy 11.01.04}

**FLUE POLICY 1.15-d:** The Town shall continue to review and revise, where necessary, its Land Development Code and regulations to ensure that all new developments meet the Level of Service Standards established within the Comprehensive Plan. {BCPC Policy 11.01.05}

**FLUE POLICY 1.15-e:** In order to ensure that land development contributes a proportionate share of the cost of public facilities and services, the Town shall consider adoption and implementation of public improvement, dedication and impact fee requirements for all new developments. {BCPC Policy 11.01.06}

**FLUE POLICY 1.15-f :** The Town shall implement a development review procedure to assure that facilities and services meet established county-wide and municipal Level of Service Standards and are available consistent with the Concurrency requirements in Section 163.3180 Florida Statutes, pursuant to Broward County Land Use Plan Objective 8.06.00. {BCPC Policy 8.01.01}

**FLUE POLICY 1.15-g:** Development permits shall be consistent with the subsection I. "Development Review Requirements" of the Future Land Use Implementation section of the Town's Comprehensive Plan. {BCPC Policy 8.01.02}

**FLUE POLICY 1.15-h:** The Town shall implement procedures that identify the cumulative impacts of proposed development on public services and facilities. {BCPC Policy 8.01.03}

**FLUE POLICY 1.15-i:** The Town shall not accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) and the School Board of Broward County. {BCLUP Policy 8.07.02}

**FLUE POLICY 1.15-j:** The Town shall not accept a building permit application, nor issue a building permit, unless the applicant presents a Transportation Concurrency Satisfaction Certificate evidence from Broward County, demonstrating either that the ~~impact of the~~ proposed development satisfies on the regional transportation network concurrency requirement. ~~has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.~~ {BCLUP Policy 12.01.10}

**FLUE POLICY 1.15-k:** The Town shall coordinate with the School Board of Broward County to achieve an expedited development review procedure for any proposed public elementary and secondary education facilities within the Town. {BCLUP Policy 8.07.03}

**FLUE POLICY 1.15-l:** Intergovernmental Coordination Element Policies 1.3-c and 1.3-e are hereby incorporated by reference.

## FLUE OBJECTIVE 1.16 ENHANCE THE TOWN'S EQUESTRIAN TOURIST INDUSTRY

**INCREASE THE TOWN'S ATTRACTIVENESS TO TOURISTS AND RESIDENTS OF SOUTH FLORIDA COMMUNITIES THROUGH THE CONTINUED IMPLEMENTATION OF A LAND USE PATTERN AND DEVELOPMENT REGULATIONS CONDUCTIVE TO THE PROMOTION OF EQUESTRIAN ACTIVITIES IN THE TOWN.** ~~{BCPC Goal 3.00.00} {BCPC Obj.9.12.00}~~

Measurement: The extent to which development of an ongoing partnership with the equestrian community – designed to increase and protect the Town's equestrian industry while balancing its impact on the environment – has occurred.

**FLUE POLICY 1.16-a:** The Town shall be sensitive to the demands placed upon its public trails and Greenway system by Broward County's equestrian tourist population. ~~{BCPC Policy 9.12.02}~~

**FLUE POLICY 1.16-b:** The Town shall consider acquiring undeveloped land as recreation, open space and multi-use greenway trails and restore the land to its natural state or retain its existing area use. ~~{BCPC Policy 9.12.04}~~

**FLUE POLICY 1.16-c:** The Town shall consider a program to identify ~~those~~ unique areas, ~~which that~~ reflect the community's rural character, ~~and to~~ address their preservation by acquisition, with ~~the grant funding~~ support from ~~Grants, from~~ Broward County's Land Preservation Program, the State of Florida and all private and public partnerships. ~~{BCPC Policy 9.12.06}~~

**FLUE POLICY 1.16-d:** The Town shall coordinate with Broward County, ~~and the State of~~ Florida Department of Environmental Protection, ~~Florida~~ Department of Transportation, ~~the Division of Tourism~~ Visit Florida, and the SFWMD in the provision of equestrian oriented tourist facilities such as trails, trails head parks and roadside viewing sites, as well as signage in parks and along roadways. ~~{BCPC Policy 9.12.05}~~

**FLUE POLICY 1.16-e:** The Town shall continually coordinate with Broward County to integrate the Town's equestrian tourism industry into the County's cultural, historical, archeological and park/recreation plans. ~~{BCPC Policy 9.12.07}~~

**FLUE POLICY 1.16-f:** The Town shall strive to provide for horseback riding, walking and bicycling opportunities along its comprehensive multi-use Greenway trails system to enhance its rural character. ~~{BCPC Policy 9.12.08}~~

**FLUE POLICY 1.16-g:** The Town shall strive to continue to develop partnerships with the equestrian community to develop and promote the equestrian lifestyle.

**FLUE POLICY 1.16-h:** The Town and the equestrian community, in harmony with the Town of Davie and Broward County's Greenway Corridor Plan, shall strive to identify alternative methods and partnerships to promote the equestrian industry, and construct a comprehensive multi-use Greenway trail system around and within the Town

containing adequate recreational facilities involving trail heads, parking for trailers, show rings, and other amenities.

**FLUE POLICY 1.16-i:** In order to ensure that the equestrian community has the ability to sustain itself and provide ~~for the~~ optimal care for the horses, the Town shall ~~continue~~ consider to acknowledge allowing "groom's quarters" as a permitted use of land, and to ~~continue to~~ provide for appropriate regulations.

## **FLUE OBJECTIVE 1.17      EFFICIENT USE AND COORDINATION OF URBAN SERVICES**

**DISCOURAGE URBAN SPRAWL, WHICH WOULD SUBSTANTIALLY INCREASE THE TOWN'S RURAL DENSITY, AND COORDINATE WITH ADJACENT MUNICIPALITIES TO CREATE VISUAL SEPARATION OF THEIR SUBURBAN COMMUNITIES FROM THE TOWN'S RURAL CHARACTER. ALLOW NEW NON-RURAL LAND USE PLAN DESIGNATIONS ONLY ON US 27 WHERE NECESSARY INFRASTRUCTURE EXISTS. {BCPC Objective 8.03.00}**

Measurement: The extent to which areas which had been assigned rural densities and intensities on the Future Land Use Map at the time of Comprehensive Plan adoption have avoided Future Land Use Map amendments that increase densities and/or intensities.

**FLUE POLICY 1.17-a:** The Town shall continue to accommodate buildout of its FLUM without the need for central water through the continued reliance on private wells and its rural residential land use densities.

**FLUE POLICY 1.17-b:** It shall be the general policy of the Town not to finance or otherwise cause the extension of public potable water or sanitary sewer systems within its boundaries if Broward County or Florida law would require that nearby Town residents connect to such systems, except as necessary to serve its governmental facilities.

## **FLUE OBJECTIVE 1.18      PROTECTION OF CULTURAL & HISTORIC RESOURCES**

**PROTECT, CONSERVE AND/OR REHABILITATE CULTURAL AND HISTORIC RESOURCES IDENTIFIED IN THE TOWN FROM DETERIORATION OR LOSS.**

{BCPC ~~Objective Policy 2.30.19.00.00~~} {BCPC ~~Objective 9.08.00~~}

Measurement: Adoption of standards in the ~~Land d~~Development ~~Code~~ regulations for protecting all cultural and historic resources consistent with State of Florida and Broward County law.

**FLUE POLICY 1.18-a:** The Town's Land Use Plan shall contain a current map and ~~maintain a current~~ list of architecturally, historically, ~~or~~ and archaeologically significant properties, and address the protection of these historic resources, ~~and discourage~~

~~activities in the vicinity of the such properties that would have a detrimental impact upon such areas.~~

~~{BCPC Policy 9.01.051}~~ {BCPC Policy 2.30.1 9.08.011}

**FLUE POLICY 1.18-b:** The Town shall continue to protect historic, cultural and archeological resources by coordinating with Broward County to identify such resources and maintaining rural densities to reduce potential conflicts between development and protected resources. ~~{BCPC Policy 9.08.02 & FCT 3-A(9)}~~

**FLUE POLICY 1.18-c:** Cultural and historic resources may be protected by implementing programs, ~~which that~~ preserve and/or rehabilitate historic resources through techniques such as historic preservation ordinances, building code provisions, tax incentives, and public acquisition. {BCPC Policy 2.20.019-08.03}

**FLUE POLICY 1.18-d:** The Town shall coordinate its historic resource protection activities with applicable county, state and federal laws. ~~{BCPC Policy 9.08.04}~~

**FLUE POLICY 1.18-e:** The Town shall consider the impacts of Land Use Plan amendments on ~~cultural and~~ historic, archaeological and paleontological resources. {BCPC Policy 2.30.29-08.05}

**FLUE POLICY 1.18-f:** The Town shall continue to partner with Broward County to protect all Local Areas of Particular Concern (LAPCs).

## **FLUE OBJECTIVE 1.19: POST-DISASTER REDEVELOPMENT AND HAZARD MITIGATION**

**CONTINUE IMPLEMENTING POST-DISASTER REDEVELOPMENT AND HAZARD MITIGATION LAND USE CONTROLS AND DEVELOPMENT REGULATIONS INCLUDING STRONG PREVENTIVE MEASURES TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE TOWN'S CURRENT AND FUTURE RESIDENTS.**

~~{BCPC Objective Policy 2.12.18-08.00}~~

Measurement: Adoption of amendments to the Town's Land Development Regulations and Town procedures to facilitate post-disaster redevelopment and hazard mitigation.

**FLUE POLICY 1.19-a:** The Town shall, wherever feasible, continue coordinating strategies for Storm Water Mitigation and Post Disaster Planning with the Broward County Office of Emergency Management.

**FLUE POLICY 1.19-b:** The Town shall consider the pursuit of grant funds from the State of Florida to create a hazard mitigation/post-disaster redevelopment plan to be incorporated into the Comprehensive Plan.

**FLUE POLICY 1.19-c:** The Town shall coordinate with Broward County's countywide recovery and redevelopment strategy to focus on immediate recovery needs and establish an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the Town in a timely manner. As part of this strategy, the Town shall consider whether to develop a plan to shift resources and

personnel following a natural disaster to expedite permitting for repair and replacement of structures and other parts of the built environment requiring permits, while ensuring strict compliance with applicable Codes and maintenance of rural character. ~~{BCLUP Policy 2.12.2}~~

**FLUE POLICY 1.19-d:** The Town shall consider provisions, including coordination with Broward County and other nearby jurisdictions, to ensure adequate shelter for emergency personnel and their families, and for animals in the event of a hurricane or similar natural disaster.

**FLUE POLICY 1.19-e:** The Town shall consider utilizing park and open space to locate temporary housing for residents who have been displaced by a provisions, including coordination with Broward County and other nearby jurisdictions, to ensure adequate shelter for animals in the event of a hurricane or similar man-made or natural disaster. ~~{2.12.6}~~

**FLUE POLICY 1.19-f:** The Town shall consider establishing a schedule to periodically evaluate pre-disaster mitigation strategies that can be taken to minimize damage from a natural disaster and make recovery speedier and less costly. Examples of pre-disaster mitigation strategies include, but are not limited to, building code changes and Town procedures in the event of an imminent threat of natural disaster.

**FLUE POLICY 1.19-g:** Post disaster redevelopment and hazard mitigation plans shall include measures encouraging the acquisition of private property and/or redevelopment rights of hazard prone property, if applicable, to reduce future property damages and losses. ~~{BCLUP Policy 2.12.38-08-03}~~

**FLUE POLICY 1.19.h.** The Town shall encourage and incentivize the transition of mobile homes to more robust housing options, including manufactured and modular housing that meet or exceed the effective building code standards. ~~{BCLUP Policy 2.12.7}~~

**FLUE POLICY 1.19.i.** The Town shall discourage land use plan amendments that negatively affect emergency shelter capacities. ~~{Policy 2.12.8}~~

## **FLUE OBJECTIVE 1.20 PROMOTE AND ENHANCE CULTURAL RESOURCES**

**PROMOTE AND ENHANCE OPPORTUNITIES FOR THE TOWN'S RESIDENTS AND VISITORS TO PARTICIPATE IN THE ARTS AND HISTORICAL SITES THROUGH ACCESSIBILITY TO CULTURAL RESOURCES AND ACTIVITIES.** ~~{BCPC Objective 9.11.00}~~

Measurement: Number of cultural resources and activities available in the Town to residents.

**FLUE POLICY 1.20-a:** The Town shall, as feasible, support the development of rural community cultural resources readily accessible to residents such as, but not limited to, environmental learning centers, equestrian centers and art display. ~~{BCPC Policy 9.11.03}~~

## FLUE OBJECTIVE 1.21

**COORDINATE FUTURE LAND USES WITH SOIL CONDITIONS (TO MINIMIZE FLOODING PROBLEMS) AND THE AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES SUFFICIENT TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION AND ECONOMY WITHOUT ENDANGERING ITS ENVIRONMENTAL RESOURCES.** {~~BCPC Objective 8.01.00~~}  
{~~BCPC Objective 9.10.00~~}

Measurement: The number of land use plan amendments that comply with Policy 1.21-a, below~~The extent to which level of service standards have been achieved.~~

**FLUE POLICY 1.21-a.** The Town shall not amend its Future Land Use Plan Map without first determining that soil conditions are suitable for the proposed uses and determining that regional and community facilities and services will be sufficient to comply with the Town's adopted level of service standards throughout the ten-year planning horizon.

## **FLUE OBJECTIVE 1.22      CONSISTENCY WITH BROWARD NEXT**

**ENSURE THAT THIS PLAN COMPLIES WITH ALL RECERTIFICATION REQUIREMENTS OF BROWARD NEXT; THE BROWARD COUNTY LAND USE PLAN.**

**FLUE POLICY 1.21-a:** The Town of Southwest Ranches adopts the following Goals, Objectives and Policies as part of the Future Land Use Element in compliance with Broward County's Land Use Plan and Administrative Rules:

### **BCLUP POLICY**

### **TOWN'S DIRECTIVE**

#### **GOAL 1.00.00 –RESIDENTIAL USES**

OBJECTIVE 1.07.00

Affordable Housing

HE Obj. 1.1, HE Policy 1.1-a

POLICY ~~1.07.01~~ 2.16.1 [needed?]

Affordable Housing

HE Obj. 1.1

~~POLICY 1.07.02~~

~~Affordable Housing~~

~~POLICY 1.07.03~~

~~Affordable Housing~~

~~POLICY 1.07.04~~

~~Affordable Housing~~

~~OBJECTIVE 2.05.00~~

TE Obj. 1.4

POLICY ~~2.05.01~~ 2.17.1

TE Policy 1.1-g

POLICY 2.05.02

TE Policy 1.1-g

TE Policy 1.3-b

#### **GOAL 5.00.00 – RECREATION & OPEN SPACE USES**

~~OBJECTIVE 5.02.00~~

ROS Obj. 1.1

POLICY ~~5.02.01~~ 2.5.1

ROS Obj. 1.2

~~POLICY 5.02.03~~

ROS Policy 1.2-a

~~POLICY 5.02.04~~

~~ROS Policy 1.2-b~~

~~OBJECTIVE 5.04.00~~

~~ROS Policy 1.2-c~~

~~POLICY 5.04.01~~

ROS Policy 1.4-a

HE Polic

HE Poli

HE Poli

ROS Obj



## GOAL 6.00.00 – CONSERVATION USE

OBJECTIVE 6.01.00	CONS Obj. 1.1
POLICY 6.01.01	CONS Policy 1.1-a
POLICY 6.01.02 <u>2.5.6</u>	UE Policy 1.3-g
POLICY 6.01.04	CONS Policy 1.2-a
POLICY 6.01.05	CONS Policy 1.2-b
POLICY 6.01.08	CONS Policy 1.2-c
POLICY 6.01.09	CONS Policy 1.2-d
POLICY 6.01.10	CONS Policy 1.2-e
POLICY 6.02.02	CONS Policy 1.3-a
POLICY 2.23.4	CONS Policy XXXX

## GOAL 8.00.00 – PUBLIC FACILITIES AND PHASED GROWTH

POLICY 8.01.01 <u>2.15.1</u>	UE Policy 1.1-a
POLICY 8.01.02 <u>2.13.2</u>	UE Policy 1.1-d
POLICY 8.01.03	UE Policy 1.1-e
POLICY 8.01.08	UE Policy 1.2-b
POLICY 8.01.10	UE Policy 1.2-c
POLICY 8.01.12	UE Policy 1.3-a
POLICY 8.01.15 <u>2.11.8</u>	UE Policy 1.3-b
POLICY 8.01.18	UE Policy 1.4-a
POLICY 8.01.19	UE Policy 1.4-b
POLICY 8.03.05	ICE Policy 1.3-d
POLICY 8.03.09 <u>2.11.3</u>	UE Policy 1.2-h
OBJECTIVE 8.06.00	CONCURRENCY MANAGEMENT
POLICY 8.06.01	UE Obj. 1.1
	UE Policy 1.1-b
	UE Obj. 1.1
POLICY 8.06.02	UE Policy 1.1-c
OBJECTIVE 8.07.00	ICE Obj. 1.3
POLICY 8.07.01 <u>2.15.2</u>	ICE Policy 1.3-a
POLICY 8.07.02(A) <u>2.15.3???</u>	ICE Policy 1.3-f
POLICY 2.15.4	PSFE Policy XXXX
POLICY 8.07.05	ICE Policy 1.3-b
POLICY 8.07.06	ICE Policy 1.3-c
POLICY 8.07.09	TE Policy 1.1-m
POLICY 8.07.10	HE Policy 1.1-i
OBJECTIVE 9.02.00	PROTECT WELL FIELDS
POLICY 9.02.03	CONS Obj. 14
POLICY 9.02.05 <u>2.11.5</u>	CONS Policy 1.4-a
POLICY 9.02.06	UE Policy 1.2-y
	CONS Policy 1.4-d,
	UE Policies 1.2-b, 1.2-c
POLICY 2.27.2	???????
OBJECTIVE 9.04.00	PROTECTION OF SURFACE WATERS
	CONS Obj. 1.5
POLICY 9.04.01 <u>2.24.1</u>	CONS Policy 1.5-a
POLICY 9.04.02 <u>2.24.2</u>	CONS Policy 1.5-b
POLICY 9.04.03	CONS Policy 1.5-c
OBJECTIVE 9.05.00	PROTECTION OF WETLANDS
	CONS Obj. 1.6
POLICY 9.05.02	CONS Policy 1.6-a
POLICY 9.05.07	CONS Policy 1.6-b
POLICY 9.05.09 <u>2.22.2</u>	CONS Policy 1.6-c
POLICY 9.05.18	CONS Policy 1.6-f
OBJECTIVE 9.06.00	MINING AND MINERALS
	CONS Obj. 1.7
POLICY 9.06.02	CONS Policy 1.7-b



POLICY 2.9.2		CONS Policy XXXXX
POLICY 2.9.3		CONS Policy XXXX
OBJECTIVE 9.07.00	SEASONAL FLOODING	CONS Obj. 1.8
POLICY 9.07.01		CONS Policy 1.8-a
POLICY 9.07.02		CONS Policy 1.8-b
POLICY 9.07.03		CONS Policy 1.8-c
POLICY 2.30.1		CONS Policy XXXXX
POLICY 2.30.2		CONS Policy XXXX
OBJECTIVE 9.09.00	DRAINAGE AND SEWER	CONS Obj. 1.9
POLICY 9.09.01		CONS Policy 1.9-a
POLICY 9.01.02		CONS Policy 1.9-b
OBJECTIVE 9.10.00	TOPO AND SOILS	CONS Policy 1.9-c
Obj. II-A20		
POLICY 9.10.02		CONS Policy 1.9-d
POLICY 2.24.4		?????????
OBJECTIVE 9.14.00	AIR QUALITY	CONS Obj. 1.11
POLICY 2.25.1		CONS?????????

## **GOAL 12.00.00 – LAND USE AND TRANSPORTATION**

OBJECTIVE 12.01.00		TE Obj. 1.1
POLICY 12.01.01 2.14.5		TE Policy 1.1-a
POLICY 12.01.02 2.14.6		TE Policy 1.1-b
POLICY 12.01.04 2.14.7		TE Policy 1.1-c
OBJECTIVE 12.02.00		TE Obj. 1.2
POLICY 2.17.5		TE Policy xxxxxxxx
POLICY 12.02.03 2.17.4		TE Policy 1.2-b
POLICY 12.02.05 2.17.6		TE Policy 1.2-c

## **GOAL 13.00.00 – INTERGOVERNMENTAL COORDINATION**

POLICY 2.33.1		?????????????
POLICY 2.33.2		?????????????
POLICY 13.01.05		ICE Policy 1.1-a
POLICY 13.01.06 2.33.2		ICE Policy 1.1-b
POLICY 13.01.10		ICE Policy 1.1-c

## 2. PERMITTED USES IN FUTURE LAND USE CATEGORIES

This section identifies those uses permitted in the future land use categories established within ~~the this Town's~~ Land Use Plan. Broward County's Charter requires ~~that all the Town's land use and zoning regulations including Future Land Use Plan Map designations, permitted uses, and densities and intensities established in municipal plans must be in compliance substantial conformity~~ with the ~~Future~~ Broward County Land Use Plan ~~Map (Series) designation. The conformity requirement means that a municipal land use plan may be more restrictive than the County plan, but not less restrictive, unless otherwise specifically noted.~~ The Town's zoning ~~map and zoning~~ regulations must also be in compliance with ~~its Certified this~~ Land Use Plan, ~~meaning that the zoning map and zoning regulations may be more restrictive than this Plan, but not less restrictive, unless otherwise specifically provided in this Plan. In addition, the Town's Certified Local Land Use Plan and Land Development~~

~~Regulations may prohibit or restrict any of the land uses permitted within any land use category in the Broward County Land Use Plan.~~

~~Areas designated on the Town's Future Land Use Map for particular uses are approximate. The exact boundaries for zoning will be determined by the Town within the reasonable limits of the designation on the map.~~ Those uses that are permitted, allowed by special provisions or not permitted are listed below.

### 1. ~~1.~~ AGRICULTURAL CATEGORY

Agricultural areas are designated on the Town's Land Use Plan Map to promote agriculture and agricultural-related uses. Rural residential development may occur within specific limits. Uses permitted in areas designated Agricultural are as follows:

- A. Agricultural and related uses are broadly defined to include the following: cultivation of crops, groves, thoroughbred and pleasure horse ranches, fish breeding areas, tree and plant nurseries, cattle ranches, and other similar activities.
- B. Residential uses are allowed at a maximum of one (1) dwelling unit per two (2) net acres or greater or one (1) dwelling unit per two and one-half (2.5) gross acres or greater. Land submerged by water during the majority of the year shall not count as part of the two (2) net acres, unless the submerged land is a pond entirely confined within the parcel. Clustering of dwelling units shall not be permitted.
- C. Recreation and open space uses.
  1. Cemeteries may be permitted as a recreation and open space use when adjacent to an existing cemetery that is both ~~thirty (30)~~ acres or more in net land area and designated Community Facilities on the land use plan map. The maximum gross land area that may be devoted to the cemetery use shall

be limited to five (5) percent of the area designated Agricultural on the land use plan map.

D. Community facilities, excluding Special Residential Facilities Categories (2) and (3), designed to serve the Town's Rural Residential areas, subject to the permitted uses in the Community Facilities land use category and provisions in Objective 1.12. ~~—not to exceed five (5) acres in size. Parcels zoned or otherwise approved for community facility uses consistent with existing local regulations and permits as of the adoption date of the Town's plan, and thereafter with extended, amended, renewed regulations and permits, may be developed for such uses pursuant to such regulations and permits. Community facilities shall be separated by a minimum of 1,000 feet and shall be contiguous to a limited access/controlled facility or an arterial facility as designated on the Town's Trafficways Plan.~~

~~E.—Transportation ROW and easements.~~

~~F.E.~~ Special Residential Facility Category (1) development as defined in the Administration section ~~in of this Plan~~ Part II of this Plan, subject to the Special Residential Facilities provisions ~~herein~~ Section 14 of this Element.

~~G.F.~~ Public utilities ~~such as, but not limited to, water and wastewater treatment plants,~~ pumping stations, electrical substations ~~excluding electric transmission lines~~ and drainage facilities and structures ~~shall not to~~ exceed five (5) acres in size. Electrical power plants are not permitted. ~~(BCPC Prov. Cert. Reg. #3)~~

~~GH.~~ Telecommunication and utility transmission lines. Wireless telecommunication antennas and accessory equipment are permitted on Town-owned properties and as provided by law.

## 2. COMMERCIAL CATEGORY

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

Uses permitted in areas designated Commercial are as follows:

- A. Retail, office and business uses.
- B. Self-storage facility.
- C. Hotels, motels and similar lodging.
- D. Recreation and open space, and commercial recreation uses.
- E. ~~Non-residential-a~~ Agricultural uses.
- F. Communication facilities.

- G. Utilities, located on the site of a commercial development as an accessory use, to the extent such utilities are confined to serving only the specific commercial development. ~~(BCPC Prov. Cert. #4)~~
- H. A Special Residential Facility Category (2) development as defined in the Administration section in Part II of this Plan; subject to the Special Residential Facilities provisions herein in Section 14 of this Element and allocation of ~~two (2)~~ bonus sleeping rooms ~~reserve or flexibility units in~~ accordance with the provisions and policies for the application of these ~~units~~ rooms as contained in the "Administrative Rules Document Broward County Land Use Plan."
- I. Special Residential Category (3) development as defined in the Administration section in Part II of this Plan; subject to the Special Residential Facilities provisions herein in Section 14 of this Element and allocation of ~~reserve or flexibility units~~ bonus sleeping rooms in accordance with the provisions and policies for the application of these units as contained in the "Administrative Rules Document Broward County Land Use Plan." ~~Each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.~~

### 3. COMMUNITY FACILITIES CATEGORY

Community Facilities areas are designated on the Town's Land Use Plan Map to provide a full range of community uses as described in the list of permitted uses below.

Community facilities may be permitted at the discretion of the Town in areas designated Estate Residential, Rural Estate & Ranches, ~~Estate~~, Commercial, Agricultural, or Industrial ~~except as permitted within "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection C.~~ Civic and cultural buildings may also be permitted in areas designated for recreation and open space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated Community Facilities are as follows, provided that all listed uses shall be permitted only on properties that comply with Objective 1.12.

- A. Public and private schools, Town of Southwest Ranches governmental facilities, places of worship, police and fire stations, libraries, publicly owned cultural and civic uses, nursing homes, cemeteries, parks and recreation facilities, accessory dwellings, and agricultural uses.
- B. Wireless telecommunication facilities.
- C. Special residential Facility Category (2) development as defined in the Administration section in Part II of this Plan; subject to the Special Residential Facilities provisions herein and allocation of ~~two (2) reserve or flexibility units~~ bonus sleeping rooms in accordance with the provisions and policies for application of these units as contained in the "Administrative Rules Document: Broward County Land Use Plan."
- D. Special residential Facility Category (3) development as defined in the Administration section in Part II of this Plan; subject to the Special Residential Facilities provisions herein in Section 14 of this Element and allocation of ~~reserve or flexibility units~~ bonus

sleeping rooms in accordance with the provisions and policies for application of these units as contained in the "Administrative Rules Document: Broward County Land Use Plan"; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

#### **4. CONSERVATION CATEGORY**

Conservation areas are designated on the Town's Land Use Plan Map to identify, conserve and protect major reserve water supply areas, natural reservations and the SFWMD's Lake Buffer System.

Those uses permitted in areas designated Conservation - Reserve Water Supply Areas are as follows:

- A. Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, fire towers, monitoring and telecommunications facilities used for flood control, drainage, water quality preservation/ enhancement, environmental protection and restoration, wetlands mitigation, mosquito control, fire control and the storage and conservation of water, notwithstanding ancillary impacts to the immediate area where construction and operational impacts will occur.
- B. Active outdoor recreation uses such as hunting, fishing, boating, air boating and off road vehicles, pursuant to State and Federal regulations.
- C. Boat ramps and docks and camping facilities.
- D. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- E. State and Federal Indian Reservations, including the Miccosukee leased area.
- F. Utilities, transportation and communications facilities, specifically excluding hazardous liquid pipelines, which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with applicable water management and wildlife protection policies of local, state and federal agencies and electrical power plants.

~~(BCPC Prov. Cert. Req. #5)~~

- G. Surface impoundments that store water at depths not to exceed 12 feet.
- H. Construction and operation of water quality treatment facilities and areas and ancillary facilities. These may range from passive biological treatment to technologically intense forms of treatment including, but not limited to, chemical treatment/filtration facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.
- I. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge and seepage management features which may include curtain wall or other types of technology.

Those uses permitted in Natural Reservation areas designated Conservation are as follows:

- J. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- K. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

## **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.

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.**

1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.
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.
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.
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.

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.

- 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:

*Light industrial uses:*

1. Fabrication and assembly.
2. Contractor shops and similar uses.
3. Sales and display of agricultural equipment, construction equipment, utility trailers, boats, and similar uses.
4. A limited range of light manufacturing and light industrial uses that are consistent with the performance standards set forth herein.
5. Educational and scientific research businesses, including dental laboratories but excluding medical laboratories. Industrial laboratories may be approved on a case-by-case basis after review by the Town Council. All such uses shall be consistent with the performance standards set forth herein.
6. A limited range of commercial recreation uses that are consistent with the performance standards set forth herein.
7. 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.
8. Distribution uses that the Town determines are consistent with the performance standards set forth herein.

*Other permitted uses:*

9. Communication facilities.
10. Non-residential agricultural uses.
11. Office uses, excluding call centers
12. Utilities located on the site of a development and confined to serving only the specific development.
13. Recreation and open space that does not adversely affect the suitability of adjacent US 27 frontage parcels for business use.
14. One (1) residential caretaker or watchman unit within the same structure as a light industrial use.



15. Commercial and retail business uses, including restaurants and personal services.
16. Hotel, motel and similar lodging.
17. Community facilities uses limited to cemeteries, mausoleums, trade and vocational schools, and theatrical studios.

## 6. INDUSTRIAL CATEGORY

The purpose of reserving land for industrial uses is to provide opportunity for the retention and expansion of the Town's economic base activities. Although other uses are permitted in areas designated industrial, at least 80 percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment-based activities.

Uses permitted in areas designated industrial are as follows:

- A. Light and heavy industrial uses.
- B. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales and service, newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; and, propane gas sales and repair.
- C. Educational, scientific and industrial research facilities, research laboratories and medical or dental laboratories.
- D. Office uses.
- E. Transportation facilities.
- F. Recreation and open space, cemeteries and commercial recreation uses as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- G. Community Facilities pursuant to the permitted uses in the Community Facilities land use category and provisions of Objective 1.12(as defined in Article III, part above).
- H. ~~Non-residential-a~~Agricultural uses.
- I. Ancillary commercial uses within buildings devoted to primary industrial uses.
- J. Wholesaling uses.
- K. The following commercial uses: ~~may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Policy 13.01.10 and as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:~~

1. Commercial and retail business uses.
  2. Hotel, motel and similar lodging.
- L. **Prisons and correctional facilities. Reserved.**
  - M. Communication facilities.
  - N. Utilities (excluding electrical power plants). ~~(BCPC Prov. Cert. Req. #6)~~
  - O. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units or reserve units.

## **7. RECREATION AND OPEN SPACE CATEGORY**

The primary intent of the recreation and open space category is to accommodate recreation and open space uses identified within the Town's Comprehensive Plan to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

Those uses permitted in areas designated recreation and open space are as follows:

- A. Passive recreational uses including, but not limited to nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- B. Camping ground and facilities, accessory to a public park.
- C. Cemeteries, when adjacent to an existing cemetery that is 30 acres or larger. Cemeteries are not permitted within any other land use plan category as a recreation and open space use unless specifically authorized thereunder.
- D. Active recreational uses within a public park, or accessory to a residential subdivision or school, including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, and beaches.
- E. Boat ramps and docks
- F. Outdoor cultural, educational and civic facilities within a public park including, but not limited to, animal exhibits, habitats, band shells and outdoor classrooms.
- G. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.
- H. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.
- I. Bikeways
- J. **Wireless telecommunication antennas and accessory equipment are permitted on Town-owned properties and as provided by law.**

## 8. ESTATE RESIDENTIAL CATEGORY

The areas designated for estate residential use on the Town's ~~Comprehensive Plan-Future Land Use Plan Map~~ are intended primarily for dwellings, but other types of ~~suburban-rural~~ land uses related to a rural residential environment, such as neighborhood parks may also be appropriate therein.

Uses permitted in areas designated Estate Residential are as follows:

- A. One dwelling unit per net acre. Clustering of units is not permitted.
- B. Parks, golf courses and other outdoor recreational facilities, recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
- C. Public utilities, ~~limited to including water and wastewater treatment plants, pumping stations, drainage facilities and structures, electric power plant substations and transmission facilities and solid waste disposal and transfer stations up to 5 acres in size, excluding landfills and electrical power plants. (BCPC Prov. Cert. Req. #7)~~
- D. Communication and telecommunication transmission lines ~~and easements~~. Wireless telecommunication antennas and accessory equipment are permitted on Town-owned properties and as provided by law.
- E. Agriculture.
- F. Special Residential Facilities Category (1); as defined in the Administration section in Part II of this Plan subject to the Special Residential Facilities provisions ~~herein~~ Section 14 of this Element.
- G. Flexibility Units  
"Flexibility Units" shall mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Town's certified land use plan map.

Since the Town's certified local land use plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may not be utilized to rearrange residential densities. All Flex units shall be transferred to other municipalities for affordable housing purposes. In no event shall reserve units be allocated to land within the Town.

The Proposed Future Land Use Plan Map's maximum number of dwelling units permitted in Flexibility Zones 116 and 117 on the Town's Land Use Plan Map shall not exceed the number of dwelling units permitted in the Flexibility Zone by the Future Broward County Land Use Plan Map (Series).

- H. Reserve Units

"Reserve units" mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

The Town shall allocate reserve units to other municipalities for affordable housing purposes. In no event shall reserve units be allocated to land within the Town.

~~Allocation of reserve units will be administered within "flexibility zones" and do not require amendment of the certified local land use plan. The boundaries of, and rules governing, "flexibility zones" and allocation of reserve units therein, as referenced in Policy 13.01.10 of the Broward County Land Use Plan, are within the "Administrative Rules Document: Broward County Land Use Plan."~~

~~The number of reserve units in a flexibility zone is fixed at the adoption of the Future Broward County Land Use Plan Map (Series).~~

~~(BCPC Prov. Cert. Req. #7.B)~~

#### Density Provisions:

- A. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.

- B. Density Calculation

~~All references to density within the Town's Plan means gross density. Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways and other proposed land uses permitted in residential areas by the Town's Plan.~~

Calculations of acreage covered by different land use categories will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent un-submerged land. The C-11 primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

- C. Arrangement of Dwelling Units: Clustering of units is not permitted.

~~D. Neighborhood offices and/or retail sales of merchandise or services, subject to the review and approval requirements of Broward County Planning Council's Policy 13.01.10 and the following limitations and provisions:~~

~~a. No more than a total of five (5%) of the area designated for residential use on the Town's Future land use map within the flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services.~~

~~b. — No added contiguous area used for neighborhood offices and/or retail sale of merchandise or services may exceed ten (10) acres in net area. For the purposes of this provision only, contiguous is defined as: attached, located within 500 feet or separated only by streets and highways, canals and rivers or easements.~~

## 9. RURAL ESTATES CATEGORY

Areas are designated Rural Estates on the Town's Future Land Use Plan Map to protect the semi-rural character and lifestyle of existing low density residential estate areas. Rural estate areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per net acre. Community facilities designed to serve the surrounding residential area and utility uses are permitted for the purposes of serving the rural estate communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Estates. Dwelling units are permitted at a maximum of one unit per gross-net acre with no clustering permitted.

~~Part 3 of this Element, "Plan Implementation" provides for nonconforming lots wiWithin the Rural Estates land use category, a legal nonconforming lot shall not be separately conveyed, nor shall any dwelling be constructed upon such lot, unless the lot, if the following is true: that the lot has, at any time subsequent to the original adoption of this Comprehensive Plan, been under common ownership with a contiguous lot or lots that, if combined, would form a single conforming lot. However, this rule shall not apply within "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection A. (BCPC PROV. CERT. #8.A)~~

Uses permitted in areas designated Rural Estates are as follows:

- A. Dwelling units at a maximum density of one (1) unit per net acre with no clustering permitted and a minimum plot width of one hundred twenty-five (125) feet.
- B. Home office ~~(note: no employees or signage is permitted)~~ and other accessory uses which are normally subordinate to a dwelling unit.
- C. Open space and recreation uses designed to serve the residential area.
- D. Community facilities designed to serve the Town's rural residential areas, subject to the permitted uses in the Community Facilities land use category and provisions in Objective 1.12, excluding Category (2) and Category (3) Special Residential Facilities. Community facilities other than public schools shall not exceed five (5) acres in size. ~~(BCPC Prov. Cert. #8B)~~
- E. Public utilities limited to ~~water and wastewater treatment plants,~~ pumping stations, wireless telecommunications facilities, ~~utility easements,~~ electrical substations and transmission lines, and drainage facilities and structures, up to ~~the~~ five (5) acres in size.

- F. Agricultural uses including but not limited to cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
- G. Communication and telecommunication transmission lines ~~and easements~~. Wireless telecommunication antennas and accessory equipment are permitted on Town-owned properties and as provided by law.

## 10. RURAL RANCHES CATEGORY

Areas are designated Rural Ranches on the Town's County Land Use Plan Map to protect the semi-rural character and lifestyle of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per two and one-half acres (measured per the definition of gross acreage) or one unit per two acres (measured per the definition of net acreage). Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Ranches.

Part 3 of this Element, "Plan Implementation" provides for nonconforming lots within the Rural Ranches land use category. Within the Rural Ranches land use category, a legal nonconforming lot shall not be separately conveyed, nor shall any dwelling be constructed upon such lot, unless the lot has not, at any time subsequent to the original adoption of this Comprehensive Plan, been under common ownership with a contiguous lot or lots that, if combined, would form a single conforming lot. However, this rule shall not apply "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection B.

Uses permitted in areas designated Rural Ranches are as follows:

- A. Dwelling units at a maximum density of one (1) unit per two (2) net acres or two and one-half (2.5) gross acres with no clustering permitted and a minimum plot width of one hundred twenty-five (125) feet.
- B. Home Office ~~(note: no employees or signage is permitted)~~ and other uses accessory uses which are normally subordinate to a dwelling unit.
- C. Open Space and Recreation uses designed to serve the residential area.
- D. Community facilities designed to serve the Town's rural residential areas, subject to the permitted uses in the Community Facilities land use category and provisions of Objective 1.12, excluding Category (2) and Category (3) Special Residential Facilities. Community facilities other than public schools shall not exceed five (5) acres in size. ~~(BCPC Prov. Cert. #9)~~
- E. Public utilities limited to ~~water and wastewater treatment plants~~, pumping stations, wireless telecommunications facilities, ~~and utility easement~~ electrical substations and electric transmission lines, and drainage facilities and structures, up to five (5) acres in size.

- F. Agricultural uses including, but not limited to, cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
- G. Communication and telecommunication transmission lines ~~and easements~~.  
Wireless telecommunication antennas and accessory equipment are permitted on Town-owned properties and as provided by law.

## **11. TRANSPORTATION CATEGORY**

~~U.S. Highway 27 Existing and proposed expressways and highways are is~~ designated transportation of the Town's Land Use Plan Map. [MAP CHANGE NEEDED]

## **12. UTILITIES CATEGORY**

Utilities are designated on the Town's Land Use Plan Map to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of the Town. Limited types of Utilities utility facilities up to five (5) acres in size are also allowed in ~~certain other land use designations areas designated residential, commercial, office park, industrial, employment center, regional activity center and agricultural.~~

Uses permitted in the areas designated utilities are as follows:

- A. Utilities such as water and wastewater treatment plants, pumping stations, drainage structures and facilities, and electrical power substations ~~solid waste disposal and transfer stations.~~
- B. Other uses determined to be ancillary to the primary uses described in (1).

The following uses may also be permitted in the areas designated Utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:

- C. Recreation and open space uses.
- D. ~~Non-residential~~ Agricultural uses.
- E. Communication facilities.

## **13. WATER CATEGORY**

The C-11 primary canal is the only parcel with the designation "Water" in the Town's jurisdiction.

## **14. ~~GENERAL LIST OF ADDITIONAL USES~~**

### ~~A. COMMUNICATION FACILITIES~~



~~Communication facilities such as 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:~~

- ~~1. Commercial~~
- ~~2. Industrial~~
- ~~3. US Highway 27 Business~~

## **~~B.~~ SPECIAL RESIDENTIAL FACILITIES**

This Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type and are subject, when applicable, to the Special Residential Facilities provisions and allocation of reserve, flexibility or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan." In order to facilitate implementation of this section, the Town may permit a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance 85 -92, that are permanently dedicated to Special Residential Facility use without allocating density.

Special Residential Facilities are not specifically designated on the Town's Future Land Use Plan Map as a separate land use category. Special Residential Facilities are permitted within limitations as stated below and in the Permitted Uses section of this Plan in the following land use categories:

- A. All Residential land use designations, including, but not limited to, Rural Ranch, Estate and Rural Estate Land Use Categories (Category 1 only) provided they are licensed by an appropriate State agency and are 1,000 feet away from any other such facility.
- B. Commercial (Categories 2 & 3 only).
- C. Agricultural (Category 1 only) provided they are licensed by an appropriate State agency and are 1,000 feet away from any other such facility.
- D. Community Facilities (Categories 2& 3 only).

The Town does not encourage locating Special Residential Facilities in commercial or community facilities areas. Special Residential Facilities should be integrated into residential neighborhoods. Due to the need to locate Special Residential Facilities, this Plan recognizes that, in some instances, there may be a need to locate Special Residential Facilities in these areas.

Definitions of Special Residential Facilities Categories are contained in Section II.A of this Plan.

Space reserved for future use

**Space reserved for future use**

### 3. FUTURE LAND USE IMPLEMENTATION:

#### a. Development Review Requirements

The Town of Southwest Ranches may grant an application for a development permit consistent with ~~the Broward County Land Use Plan and its certified Local Land Use Plan~~ this Future Land Use Element when it has determined that the following requirements are met:

- A. Traffic circulation, recreation~~al~~, drainage and flood protection, public potable water or private well where applicable, solid waste, and public sanitary sewer ~~public facilities, or private~~ septic tanks, and public school where applicable, facilities and services will be available to meet the established level of service standards in this Plan, consistent with Chapter 163.3202(g)3180 Florida Statutes and the concurrency management policies ~~included with the goal of the Town's Land Use in~~ this Plan.
- B. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic ~~ways~~ Ways identified on the Broward County Traffic ~~ways~~ Ways Plan prior to occupancy.
- C. Fire protection service will be adequate to protect people and property in the proposed development.
- D. Police protection service will be adequate to protect people and property in the proposed development.
- E. School sites and school buildings will be adequate to serve the proposed development.
- F. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument right altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in Federal Aviation Regulations (FAR) Part 77.21 (c)(2).

## **b. Platting Requirements**

- A. The Town may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets any of the following criteria:
- a. Building permits for construction of two (2) or fewer residential dwelling units, provided that the permit is for property that meets either of the following criteria:
    - i. Located at least one thousand (1,000) feet from any property that was exempted from platting under this paragraph (1) within the twenty-four (24) months preceding the submittal of the permit application; or
    - ii. Has been under different ownership than any such exempted property within one thousand (1,000) feet, at all times during the twenty-four (24) months preceding submittal of the permit application.
  - b. Construction on any ~~multi-family or~~ nonresidential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953;
  - c. The building permit may be issued for a parcel of land for which plat approval has been given by the Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the affected unit of local government and the County. Such agreements shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The municipality and county shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit; or
  - d. A building permit may be issued for an essential governmental facility after preliminary plat review where the Broward County Commission finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where the Board determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of the development of the governmental facility. Such a finding shall be made in a resolution if Broward County is the government seeking to construct the facility and issue the permit, and by agreement with the affected units of local government in other circumstances. A certificate of

occupancy shall not be issued until the plat is recorded, provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

- i. Compliance with the Town's land development regulations; and
- ii. Any land within the lot or parcel which is necessary to comply with the Broward County Traffic Ways Plan has been conveyed to the public by deed or grant of easement.

**B. Regulations:**

- a. No subdivision of land shall occur within the Town of Southwest Ranches without the prior issuance of a development order specifically permitting the subdivision to occur in accordance with all applicable Town zoning and land development regulations, including, but not limited to, minimum parcel size, adequacy of access and necessary dedications. For purposes of the platting provisions, the required development order shall be called a Certificate of Conformity. The Town may require that surveys, site plans and/or agreements, including but not limited to Unity of Title Agreements, be recorded in the Public Records of Broward County along with the development order in order to ensure that land subdivision occurs in the manner represented in the approved application for a Certificate of Conformity.
- b. Notwithstanding the County-wide platting requirements codified in Broward County's Land Use Plan, Administrative Rules Document and Land Development Code, two (2) or more dwellings shall not be constructed or otherwise made to be located upon a single parcel of land.
- c. All residential plats approved by the Town shall be lot-specific. Approval of boundary plats, wherein the number of dwelling units permitted by the restrictive use note exceeds the number of legal building lots shown on the plat, is prohibited.
- d. Whenever land is to be subdivided, and said subdivision will result in parcels capable of being further subdivided in accordance with Town zoning and land development regulations; and whenever a guest house or other building is proposed, which building the Town Administrator or designee determines can be illegally converted into a dwelling unit, the Town shall require recording of a Unity of Title Agreement in the Public Records of Broward County to ensure that further subdivision does not take place without issuance of a Town Certificate of Conformity.



### **c. Lot Size/Density Exceptions**

This section sets forth exceptions for the construction of a single-family detached dwelling on a lot or parcel of record that is not in compliance with this Plan with regard to maximum density/minimum lot size and minimum lot dimensions. In all cases, it shall be the responsibility of the applicant to provide evidence of compliance with the listed exceptions.

- A. In the Rural Estates designation, a single-family detached dwelling may be constructed on a lot or parcel that is less than one (1) gross acre in area if the lot or parcel:
  - a. Contains thirty-five thousand (35,000) square feet or more in area and is not less than one hundred twenty-five (125) feet in width;
  - b. Was of public record prior to September 18, 1979;
  - c. Has not been at any time Since September 18, 1979, contiguous with another plot or plots in common ownership, which could be combined into a single-family plot of at least one (1) gross acre;
  - d. Is included within an approved plat in which the average density is not more than one (1) dwelling unit per gross acre;
  - e. Is located within a Developed Area as specified in C. (below).
  - f. Was a plot, which was recorded prior to January 1, 1973, and contained thirty-five thousand (35,000) square feet or more in area before being reduced in size due to dedication for right-of-way, resulting in a plot of at least one-hundred twenty-five (125) feet in width and thirty-thousand (30,000) square feet in net area. Said plot shall not be further subdivided.
- B. In the Agricultural and Rural Ranch designations, a single-family detached dwelling may be constructed on a lot or parcel that is less than two (2) net acres or two and one-half (2.5) acres in area if the lot or parcel:
  - a. Is specifically designated on a plat approved by the Board of County Commissioners prior to May 16, 1979;
  - b. Was of public record prior to May 16, 1979, and has not been at any time since the effective date of Broward County Ordinance No. 79-34 (May 30, 1979) contiguous with another plot or plots in common ownership that could be combined into a single plot of at least two (2) net acres, and which has received the approval of the applicable agency for a sewage disposal system;

c. Within the Rural Ranches designation only, contains a minimum area of eighty thousand (80,000) square feet in net area, and was a plot of record as of February 8, 1993.

d. Is located within a Developed Area as specified below.

C. Developed Areas: Development of one (1) single-family dwelling on a lot or parcel of land located within a developed area as defined below that has a density that is consistent with the established ~~density~~ density of the developed area within which it is located, shall be in substantial conformity with the Town of Southwest Ranches Land Use Plan. For the purpose of this provision, a developed area means any portion of a residential zoning district in which the predominant density has been established by existing, lawful buildings, a lawful subdivision prior to May 8, 2003, which is the date of adoption of this Comprehensive Plan.

#### **d. Land Development Regulations and Procedures**

A. ~~The Town's Land Use Plan~~ This Future Land Use Element shall be implemented by adoption and enforcement of ~~appropriate~~ regulations governing the use and on the development of lands and waters within the Town's jurisdiction, consistent with F.S. 163.3202.

B. No public or private development may be permitted except in compliance with ~~the~~ this Future Land Use Element, provided ~~Town's certified Local Land Use Plan;~~

~~a. The proposed development would be consistent with the Broward County Land Use Plan, and~~

ab. The proposed development would be in compliance with ~~local~~ the Town's land development regulations, and

be. The development permit is granted in compliance with the "Development Review Requirements" subsection of this Plan or with ~~local~~ the Town's land development regulations which meet or exceed the requirements of said subsection.

~~C. The Town may adopt land development regulations, a land development code, or amendments thereto which are consistent with the Broward County Land Use Plan.~~

#### **~~e. Provisions for Development Agreements~~**

~~This section pertains to development agreements between the Town and a developer or developers, which meet the requirements of s. 163.3227, Florida Statutes.~~

- ~~A. A development agreement is not effective unless and until the State Department of Community Affairs (DCA) issues a final order determining any adopted Comprehensive Plan amendment(s) related to the development agreement to be "in compliance" in accordance with s. 163.3184(9), Florida Statutes, or until the Administration Commission issues a final order determining such adopted amendment(s) related to the development agreement to be "in compliance" in accordance with s. 163.3184(10), Florida Statutes.~~
- ~~B. A development agreement is not effective until properly recorded and until thirty days after receipt of the agreement by the Department of Community Affairs (DCA).~~

Space reserved for future use

### **III.B Housing Element (HE)**

#### **HE GOAL 1**

**PROTECT THE TOWN OF SOUTHWEST RANCHES RURAL HOUSING SUPPLY WHILE MAINTAINING A DESIRED FAMILY LIFESTYLE WITH ADEQUATE RURAL PUBLIC SERVICES AND FACILITIES, AND FOSTER ENERGY EFFICIENT DESIGN AND CONSTRUCTION PRINCIPLES AND USE OF RENEWABLE ENERGY RESOURCES.**

{BCPC Goal 1.00.00}

#### **HE OBJECTIVE 1.1 HOUSING AFFORDABILITY AND AVAILABILITY**

**THE TOWN SHALL, WITHIN THE PARAMETERS OF ITS LAND USE AND ZONING LAWS, PROMOTE ADEQUATE SITES, DISTRIBUTION AND HOUSING OPPORTUNITIES FOR ALL SEGMENTS OF THE TOWN PRESENT AND FUTURE POPULATION. TO THE EXTENT THAT THE TOWN IS UNABLE TO SATISFY SAID OBJECTIVE, THE TOWN SHALL REVIEW AND EVALUATE THE AFFORDABILITY OF HOUSING IN THE COUNTY AS IT PERTAINS TO BOTH ITS RESIDENTS AND EMPLOYEES WORKING IN THE TOWN AND FORMULATE VIABLE AFFORDABLE HOUSING IMPLEMENTATION PROGRAMS**

{BCPC Objective 1.07.00}

Measurement: Review the US 2010 Census statistics, revise and re-adopt the Housing Element consistent with the following directives by 2015 with positive recommendations for providing additional units to serve the Town's existing and future residents.

**HE POLICY 1.1-a:** The Town shall utilize the following principles and criteria to guide the location of affordable housing for the very low, low and moderate income households, mobile homes, group homes and foster care facilities, households with special needs including those with AIDS:

- A. Locate affordable housing along Trafficways.
- B. Locate affordable housing proximate to employment centers.

- C. Ensure that adequate infrastructure and public facilities are available to support affordable housing development.
- D. Ensure residential land is available on the Town's Future Land Use Map (FLUM) to support affordable housing development.
- E. Foster care facilities, households with special needs, including those with AIDS should be placed in the Town's low density rural residential land use categories.

### **HE POLICY 1.1-b:**

Within 6 months after the Shimberg Center at the University of Florida has completed an Affordable Housing Needs Assessment (AHNA) for the Town using updated data from the 2010 Census, the Town shall update the Housing Element as follows:

- A. Incorporate data from the 2010 Census and the AHNA the Housing Study necessary to complete all charts, and tables.
- B. Revise and adopt in the Town's Comprehensive Plan those Goals, Objectives and Policies, after (AHNA) has been completed necessary to implement the above new information.
- C. Review and revise as necessary the Town's established principles and criteria (adopted in HE Policy 1.1-a) above) guiding the location for very-low income, low income and moderate income households, manufactured homes, group homes and foster care facilities, households with special needs including rural and farm worker households.
- D. Based upon the AHNA evaluation described in Section A above, the Town shall either execute an Interlocal Agreement with a neighboring jurisdiction or implement an optional solution such as job training or job creation to satisfy the Town's affordable housing needs per Rule 9J-5.010 (3) (c) 8, FAC.
- E. Designate sufficient sites within the Town's jurisdiction to accommodate the need for affordable housing over the planning time frame. If the Town seeks to enter into an Interlocal Agreement with another Municipality pursuant to 9J-5.010 (3) (c) (10) FAC, the Town shall prepare and submit data and analysis

with future amendments to its Housing Element demonstrating consistency with Florida Statute 163, Part II, and Rule Chapter 9J-5.

**HE POLICY 1.1-c:** By June 2015, the Town shall review and evaluate the affordability of housing in the Town and County as it pertains to both its residents and employees working in the Town.

{BCPC Policy 1.07.01}

{BCPC Policy 1.07.02}

**HE POLICY 1.1-d:** The Town shall continue to allow housing for retirees, children from abused and broken homes and persons with disabilities as required by State law.

**HE POLICY 1.1-e:** The Town shall consider development of strategies to streamline the housing permitting process to aid in reducing the decay, delay and cost of affordable housing.

**HE POLICY 1.1-f:** The Town shall strive to develop private and public partnerships to improve delivery and coordination among housing production partners.

**HE POLICY 1.1-g:** The Town shall, where feasible, utilize federal, state and local grants, reserves, incentives and subsidies to meet its affordable housing needs. {BCPC Policy 1.07.03}

**HE POLICY 1.1-h:** A pool of "Affordable Housing Units" (AFUs) is established for the Town equal to 10% of the total available flexibility and reserve units within its jurisdiction. AFUs shall be deducted from the City's reserve and flexibility unit totals.

{BCPC Policy 1.07.04}

**HE POLICY 1.1-i:** The Town shall support the efforts of the School Board of Broward County to achieve diversity within Broward County district schools.

{BCLUP Policy 8.07.10}

**HE POLICY 1.1-j:** The Town shall work in partnership with Broward County, the South Florida Regional Planning Council, other municipalities and other appropriate partners to develop a regional solution to the affordable housing issue.

**HE POLICY 1.1-k:** Work with the banking industry to provide mortgages to appropriate households at reduced interest rates and minimize down payments and closing costs through alternatives such as sweat equity and employer incentive programs.

**HE POLICY 1.1-l:** Encourage work that qualifies for a home business tax receipt (mail and phone use only) as a means of eliminating the cost of transportation to work.

**HE POLICY 1.1-m:** Consider the feasibility of conducting an inventory of grooms' and maids' quarters throughout the Town and assess whether and to what extent these dwellings are contributing to the Town's need for affordable housing.

**HE POLICY 1.1-n:** Southwest Ranches may supplement its activities that directly facilitate the development of affordable housing by partnering with a non-profit or governmental agency to provide job training courses geared toward employment opportunities that pay a living wage without a college degree, such as jobs in animal services, biotech and agriculture industries.

**HE POLICY 1.1-o:** The Town's affordable housing policies and actions shall be directed toward striving to make it possible to develop affordable housing to meet projected demand over the long-range planning horizon, taking into account existing affordable housing in the Town that has previously been overlooked.

## **HE OBJECTIVE 1.2    QUALITY OF HOUSING STOCK**

**THE TOWN SHALL MONITOR ITS HOUSING STOCK TO PREVENT DEGRADATION AND IMPLEMENT, AS NECESSARY, PROGRAMS TO UPGRADE THE STRUCTURAL AND AESTHETIC APPEARANCE OF ITS HOUSING STOCK AND PROMOTE THE MOST EFFICIENT USE OF ENERGY RESOURCES.**

Measurement: Number of substandard dwelling units in the Town reported in the 2010 Census.

**HE POLICY 1.2-a:** The Town shall continue to implement standards addressing the overall quality of its housing to protect the stabilization of its rural neighborhoods and eliminate substandard units, if any.

**HE POLICY 1.2-b:** The Town shall, to the extent feasible, monitor its housing quality and, if necessary, establish standards and strategy to guide housing conservation, rehabilitation and demolition.

**HE POLICY 1.2-c:** The Town shall, through its land development regulations, promote housing that is characteristic of or compatible with the community's landmarks and neighborhoods.

**HE POLICY 1.2-d:** The Town encourages energy efficiency in the design and construction of new housing, including in site selection and design, orientation and design of buildings, efficient heating and air conditioning systems and appliances, and use of reused/recycled and local construction materials.

### **HE OBJECTIVE 1.3 GROUP HOMES AND FOSTER CARE**

**FOSTER THE STABILIZATION AND DEVELOPMENT OF ADEQUATE SITES IN THE TOWN'S RESIDENTIAL AREAS FOR GROUP HOMES AND LICENSED FOSTER CARE FACILITIES.**

{9J-5.010(3)(b)(4)}

Measurement: Number of sites available for new group homes, defined as vacant property of at least one net acre in size and allowed by all applicable regulations.



**HE POLICY 1.3-a:** The Town shall strive to implement activities to improve the permitting process and coordination among the participants in the delivery of group homes to encourage the development of non-institutional housing alternatives.

{9J-5.010(3)(c)(6)}