



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

May 18, 2023
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members

Joseph Altschul
Jason Halberg
Newell Hollingsworth
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 March 2023
 - B. Review of Comprehensive Plan
 - I. Five Acre Requirement (Tabled 2/16/23)
6. New Business
 - A. Discussion: Comprehensive Plan considerations for climate change resilience
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

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.



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

March 16, 2023
7:00 PM

Town Hall
13400 Griffin Road

Call to Order

Roll Call

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

Also present: **Town Council:** Mayor Steve Breitkreuz, Vice Mayor Jim Allbritton, Council Member Bob Hartmann, Council Member Gary Jablonski, Council Member David Kuczenski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone); Romy Tsertuni-Roy

Pledge of Allegiance

Motion: To approve February minutes.

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

Discussion: Review of Comprehensive Plan

Motion: Motion to approve Part 2 Sections 9 & 10 and Part 3 as amended.

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

Discussion: Fireworks Ordinance

Motion: Motion to amend Section 5a from 30 to 45 days.

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

Motion: To amend 5b from \$100,000 for Property Damage and \$100,000 Bodily Injury to \$10 Million for Property Damage and \$10 Million for Bodily Injury.

Result	1st	2nd	JA	JH	NH	AK	GM	LP	RS
<i>Failed</i>	<i>LP</i>								

Motion: To amend 5b from \$100,000 for Property Damage and \$100,000 Bodily Injury to \$5 Million to Property Damage and \$5 Million for Bodily Injury.

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

Motion: To change "overwatch" to "on-site fire watch" in Section 5d.

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

Motion: To add a Section 6c: "Permit shall permit fireworks from 7:30 PM to 10:00 PM."

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

Motion: To approve the Fireworks Ordinance as amended.

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

Items for Next Meeting:

- Five Acre Requirement (Tabled 2/16/23)

Meeting Adjourned

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 exceed five (5) acres in size. Electrical power plants are not permitted. (BCPC Prov. Cert. Reg. #3)~~

~~Public utilities, limited to the following:~~

- ~~• drainage retention, detention, flood control structures, and canals~~
- ~~• electrical power substations~~
- ~~• overhead power and telecommunications transmission lines~~
- ~~• pump stations~~
- ~~• wireless telecommunication facilities on Town-owned property and as required by law*~~
- ~~• utility cabinets that tie into underground cables~~
- ~~• underground utilities, including above-ground canal crossings~~

~~Electrical power plants are not permitted.~~

~~*Limited to one (1) gross acre in site area unless otherwise required by law~~

~~H. Telecommunication and utility transmission lines~~

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. **Public utilities, limited to the following:**
 - drainage retention, detention, flood control structures, and canals
 - electrical power substations*
 - overhead power and telecommunications transmission lines
 - pump stations
 - wireless telecommunication facilities on Town-owned properties and as required by law*
 - utility cabinets that tie into underground cables
 - ~~underground utilities, including above-ground canal crossings~~
 - Other uilities, 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)
 - **Electrical power plants are not permitted**

***Limited to one (1) gross acre in site area unless otherwise required by law**

- 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 on Town-owned property and as required by law.
- 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.

E. Public utilities, limited to the following:

- drainage retention, detention, flood control structures, and canals
 - electrical power substations*
 - overhead power and telecommunications transmission lines
 - pump stations*
 - wireless telecommunication facilities on Town-owned properties and as required by law*
 - utility cabinets that tie into underground cables
 - underground utilities, including above-ground canal crossings
- Electrical power plants are not permitted

*Limited to one (1) gross acre in site area unless otherwise required by law

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. **Public 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, limited to the following:**

- drainage retention, detention, flood control structures, and canals
- electrical power substations*
- overhead power and telecommunications transmission lines
- pump stations*
- wireless telecommunication facilities on Town-owned properties and as required by law*
- utility cabinets that tie into underground cables
- underground utilities, including above-ground canal crossings

Electrical power plants are not permitted

***Limited to one (1) gross acre in site area unless otherwise required by law**

(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. Public Utilities, limited to the following:

- drainage retention, detention, flood control structures, and canals
- electrical power substations*
- overhead power and telecommunications transmission lines
- pump stations
- wireless telecommunication facilities on Town-owned properties and as required by law*

- utility cabinets that tie into underground cables
- underground utilities, including above-ground canal crossings
- other utilities located on the site of a development and confined to serving only the specific development.

Electrical power plants are not permitted

*Limited to one (1) gross acre in site area unless otherwise required by law

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~~ 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. Public Utilities, limited to the following:
 - drainage retention, detention, flood control structures, and canals
 - overhead power and telecommunications transmission lines
 - wireless telecommunication facilities on Town-owned properties and as required by law, limited to one (1) gross acre in site area unless otherwise required by law
 - utility cabinets that tie into underground cables
 - underground utilities, including above-ground canal crossings

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, including water and wastewater treatment plants, pumping stations, 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)
 - Public utilities, limited to the following:
 - drainage retention, detention, flood control structures, and canals
 - electrical power substations*
 - overhead power and telecommunications transmission lines
 - pump stations*
 - wireless telecommunication facilities on Town-owned properties and as required by law*
 - utility cabinets that tie into underground cables

• underground utilities, including above-ground canal crossings
Electrical power plants are not permitted

*Limited to one (1) gross acre in site area unless otherwise required by law

~~D. Reserved – Communication and telecommunication transmission lines and easements.~~

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 in 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 within 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, telecommunications facilities, utility easements, electrical substations and transmission lines and drainage facilities and structures, up to the five (5) acres in size.~~
 - ~~Public utilities, limited to the following:~~
 - ~~• drainage retention, detention, flood control structures, and canals~~
 - ~~• electrical power substations~~
 - ~~• overhead power and telecommunications transmission lines~~
 - ~~• pump stations~~
 - ~~• wireless telecommunication facilities on Town-owned properties and as required by law~~
 - ~~• utility cabinets that tie into underground cables~~
 - ~~• underground utilities, including above-ground canal crossings~~
 - ~~Electrical power plants are not permitted~~
- ~~Limited to one (1) gross acre in site area unless otherwise required by law~~
- 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.~~

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, telecommunications facilities and utility easement electrical substations and electric lines and drainage facilities and structures up to five (5) acres in size.~~
Public utilities, limited to the following:
 - drainage retention, detention, flood control structures, and canals
 - electrical power substations*
 - overhead power and telecommunications transmission lines
 - pump stations*
 - wireless telecommunication facilities on Town-owned properties and as required by law*
 - utility cabinets that tie into underground cables
 - underground utilities, including above-ground canal crossingsElectrical power plants are not permitted

~~*Limited to one (1) gross acre in site area unless otherwise required by law~~

- 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.~~

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.

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