

ORDINANCE NO. 2023-006

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 90, "SUBDIVISION DESIGN AND ACCESS STANDARDS," SECTION 090-080, "ACCESS TO DEVELOPMENT," TO MODIFY STANDARDS FOR CERTAIN INGRESS/EGRESS EASEMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the ULDC authorizes narrow ingress/egress easements serving up to four landlocked plots as a less costly and less land-intensive alternative to construction of streets; and

WHEREAS, the Town Council wishes to require additional area for drainage, utilities and open space within such easements while still constituting a less expensive and land-intensive alternative than construction of streets.

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

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

Section 2. Amendment to driveway easement standards. Article 90, "Subdivision Design and Access Standards," Section 090-080, "Access to development," is hereby amended as follows

* * *

(C) *Exceptions to street access.* Every plot shall front on and access a publicly dedicated street, except as follows:

* * *

- (2) A plot without direct frontage on a public or private street may be created if the following conditions are met:

1 a. *Individual access to a landlocked parcel.* One (1) landlocked lot or
2 parcel may be served by an ingress/egress easement at least
3 twenty-five (25) ~~fifteen (15)~~ feet wide, with a ten (10) foot-wide
4 travel surface connecting the landlocked lot or parcel to a public or
5 private street through an intervening lot or parcel. The easement
6 shall provide for access by emergency vehicles and government
7 officials, employees or contractual service providers during the
8 course of their official duties. Geometry shall be approved by the
9 town engineer, fire department and other applicable service
10 providers; or

11 b. *Shared access to multiple landlocked parcels.* Up to four (4) lots or
12 parcels may be served by an ingress/egress easement at least
13 thirty-five (35) ~~twenty-five (25)~~ feet wide, providing access for
14 emergency vehicles and government officials, employees or
15 contractual service providers during the course of their official
16 duties, and providing a travel surface, pull-off shoulders and traffic
17 markings as depicted by Figure 90-2.

18 * * *

19 i. A turn-around acceptable to the town engineer and/or fire marshal
20 shall be provided at the end of the shared driveway, consistent with
21 one of the details shown in Figure 90-1 and shall be fully contained
22 within the ingress/egress easement.

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

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

28 **Section 5: Severability.** Should any section or provision of this Ordinance or
29 any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional
30 or invalid, the invalidity thereof shall not affect the validity of any of the remaining
31 portions of this Ordinance.

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

1 **PASSED ON FIRST READING** this 10th day of February, 2022 on a motion
2 made by Vice Mayor Jablonski and seconded by Council Member Kuczenski.

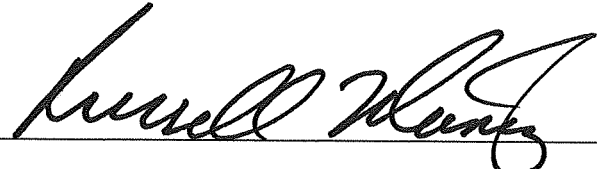
3 **PASSED AND ADOPTED ON SECOND READING** this 14th day of September,
4 2023, on a motion made by Mr. Jablonski and seconded by
5 Mr. Kuczenski.

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Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
Allbritton	<u>Yes</u>	Nays	<u>0</u>
Hartmann	<u>Yes</u>	Absent	<u>0</u>
Jablonski	<u>Yes</u>	Abstaining	<u>0</u>
Kuczenski	<u>Yes</u>		

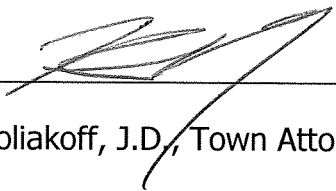

Steve Breitkreuz, Mayor

ATTEST:



Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, J.D., Town Attorney

1001.925.01

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