



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

October 17, 2024
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members

Joseph Altschul
Renee Greene
Newell Hollingsworth
Lori Parrish
Robert Sirota

Council Liaison

Steve Breitkreuz

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 2024
6. New Business
 - A. Land Use Plan Map Amendment Application for US 27
 - B. Dark Skies Ordinance
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

September 19, 2024
7:00 PM

Town Hall
13400 Griffin Road

Call to Order

Roll Call

Joseph Altschul – Present
Renee Greene - Present
Newell Hollingsworth – Present
Lori Parrish – Absent
Robert Sirota – Absent

Also present: Mayor Steve Breitkreuz, Vice Mayor David Kuczenski, Council Member Jim Allbritton, Council Member Bob Hartmann, Council Member Gary Jablonski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone), Peter Lawler, Kathy Cox, Ronald Martinez, Alexandra Martinez, Laura Driskell, Suso Sangiao, Heather Allen

Pledge of Allegiance

Item 6A Tabled until 10/17/24

Motion: To approve the meeting minutes.

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

Motion: To approve UE Policy 1.3.

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

Motion: To approve UE Policy 1.4.

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

Motion: To send TE Policies 1.1d, 1.1e, 1.2e, and 1.2g to Park's Board and Drainage and Infrastructure Board with Lori's recommendations.

Result	1st	2nd	JA	RG	NH	LP	RS
<i>Passed</i>							

with no objection

Motion: To approve TE Policy 1.1a – 1.1d as presented.

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

Motion: To approve new/renumbered TE Policy 1.1e as presented.

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

Motion: To approve TE Policy 1.1f as presented subject to rewording for better sentence structure.

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

Motion: To approve TE Policy 1.1g – 1.1i as presented. **What about 1.1.h and i??**

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

Motion: To delete old TE Policy 1.1j.

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

Motion: To approve TE Policies 1.1j – 1.1n as presented.

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

Motion: To approve TE Policy 1.2a – 1.2d as presented.

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

Motion: To approve TE Policy 1.2e as presented.

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

Motion: To approve TE Policy 1.2f as presented and delete the third bullet.

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

Motion: To approve TE Policy 1.2g as presented.

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

Motion: To approve TE Policy 1.2h – 1.2i as presented.

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

Motion: To approve TE Policy 1.3 as presented subject to renumbering.

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

Motion: To approve TE Policy 1.4 as presented.

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

Motion: To approve TE Policy 1.5 as presented with deletion of 1.5-c “whenever possible.”

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

Meeting Adjourned

APPLICATION SUMMARY

DATE: October 17, 2024

SUBJECT: Land Use Plan Amendment Application No. PA-20-8

LOCATION: Generally located on the east side of US Highway 27 between the C-11 Canal to the north and Stirling Road to the south.

**OWNER/
PETITIONER:** Bergeron US 27, LLC
Bergeron SW Ranches US 27, LLC

AGENT: Keiser Legal, PLLC; Heather Jo Allen, Esq., AICP

REQUESTS: Change the Future Land Use Map of 58.7 acres from Agricultural to US Highway 27 Business

EXHIBITS:

- >Applicant's justification letter (updated, with revisions in strike-thru and underline format)
- >Applicant's analysis (updated, with revisions in strike-thru and underline format)
- >Survey
- >Master development exhibit
- >Master circulation and access exhibit
- >Master utilities exhibit (revised)

BACKGROUND AND PROCESS

An applicant seeking a land use plan amendment to US Highway 27 Business must file a concurrent application for rezoning to US Highway 27 Planned Business District, which requires an applicant to submit a conceptual master plan and architectural design guidelines.

A Broward County Land Use Plan amendment is also required before the Town can change the land use and zoning. The Broward County amendment process will extend into late summer, following which, the Town can expect to adopt the land use plan and rezoning ordinances on second reading.

APPLICATION HIGHLIGHTS

- Net site area: 56.55 acres
- Proposed retail/commercial: 116,000 square feet on 14.70 acres
- Proposed light industrial: 600,00 square feet on 38.19 acres
- Wetland mitigation: 3.66 acres
- Layout: Commercial nodes at Stirling, Griffin roads
(see master development exhibit)
- Access: US 27 (1 driveway)
Griffin Road (4 driveways)
Stirling Road (2 driveways)
(see master circulation and access exhibit)

IMPACTS ON PUBLIC FACILITIES

Roads

The amendment would not cause existing levels of service for US 27, Sheridan Street, Griffin Road, and Stirling Road to fall below the adopted level of service standard if all amendment traffic were to be placed on the road network now. Projected 2045 traffic without the amendment is projected to be near capacity on Sheridan Street east of SW 172nd Avenue and on Griffin Road east of Dykes Road. The amendment would cause this portion of Sheridan Street to exceed capacity, while the levels of service on Griffin Road east of Bonaventure Boulevard will be near capacity.

Potable water and sanitary sewer

The applicant provided a letter from the City of Pembroke Pines indicating a capability and capacity to serve the property. The Town Council recently adopted an amendment to the comprehensive plan authorizing municipal water and sanitary sewer service from providers other than Sunrise. The applicant will need to obtain a willingness to serve letter from Pembroke Pines.

Parks

The amendment does not increase demand for parks.

Schools

The amendment does not increase demand for schools.

Drainage

The applicant has provided a drainage analysis as part of the application backup. The analysis provides for perimeter stormwater retention swales to collect and distribute stormwater to three proposed outfalls. The proposed onsite wetland

mitigation area will also provide stormwater attenuation. During site planning for development, secondary stormwater conveyance systems will be designed and permitted for direct connection to the perimeter swale and berm system.

Onsite wetland mitigation area is currently 3.66 acres to be under conservation easement and offsite mitigation is provided through purchase of 10 credits from the Hole in the Donut Mitigation Bank

Solid waste

The applicant has provided a letter from Waste Management confirming its ability to serve the amendment.



**US 27 Business Center
Land Use Plan Amendment
Statement of Use and Justification
Revised: ~~September 21, 2023~~ January 31, 2024**

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC (collectively referred to hereinafter as the “Applicant”) are the owners of the +/- 58.7 gross acre property generally located along the east side of United States Highway 27 (“US 27”) between Stirling Road to the south and the South New River (C-11) Canal to the north (“Property”) in the Town of Southwest Ranches (“Town”) within Broward County (“County”), Florida. The Property consists of twelve (12) parcels identified by the following folio numbers pursuant to the County Property Appraiser’s website: 5039-27-02-0160; 5039-27-02-0210; 5039-27-02-0220; 5039-34-01-0020; 5039-34-01-0100; 5039-34-01-0170; 5039-34-01-0280; 5039-34-01-0340; 5039-34-01-0431; 5039-34-01-0430; 5039-34-01-0420; and 5039-34-01-0570. The Property is technically designated Agricultural on both the Town’s and County’s Future Land Use (“FLU”) Maps and is within the A-1 Agricultural Estate (“A-1”) zoning district, though it is located within a specific corridor the Town Council has more recently identified as US Highway 27 Planned Business District through adoption of associated comprehensive plan and zoning measures discussed below. The Property is a portion of the Everglades Land Company Subdivision as recorded in Plat Book 2, Page 1 of the Public Records of Miami-Dade County. The Property is currently vacant and underutilized as agricultural cattle grazing. Adjacent land uses are summarized in the table below.

Adjacent Land Uses	
North	<ul style="list-style-type: none"> • South New River (C-11) Canal • Seminole Travel Center/Truck Stop (North of the Canal) <ul style="list-style-type: none"> ○ FLU: Commercial (City of Weston); Commerce (County) ○ Zoning: C-1, Commercial (City of Weston) • South Florida Water Management District (North of the Canal) <ul style="list-style-type: none"> ○ FLU: Agricultural (City of Weston); Agriculture (County) ○ Zoning: AE, Agricultural Estates (City of Weston)
South	<ul style="list-style-type: none"> • Stirling Road • Broward County Landfill (South of Stirling Road) <ul style="list-style-type: none"> ○ FLU: Community (County) ○ Zoning: A-6, Agricultural-Disposal (County)
East	<ul style="list-style-type: none"> • Menorah Gardens & Funeral Chapel <ul style="list-style-type: none"> ○ FLU: Community Facilities (Town); Community (County) ○ Zoning: CF, Community Facility District (Town)
West	<ul style="list-style-type: none"> • US 27 Highway • South Florida Water Management District <ul style="list-style-type: none"> ○ FLU: Conservation (Town); Agriculture (County) ○ Zoning: A-1, Agricultural Estate District (Town)

US Highway 27 Business Land Use and Zoning Categories

On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Comprehensive Plan (“Plan”) to establish a new land use designation entitled “US Highway 27 Business.” In adopting Ordinance No. 2017-02, the Town Council agreed with the Town Comprehensive Plan Advisory Board (“CPAB”) that the US 27 corridor is “unsuitable or marginal for rural residential use” and is more suitable for light industrial and business development that would diversify the Town’s tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would “form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation” as well as “evaluating companion petitions for rezoning and site plan” while also protecting the Town’s rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, along with regulations added to the Town Unified Land Development Code (“ULDC”) to create the necessary associated zoning classification entitled “US Highway 27 Planned Business District” and district regulations to implement the US Highway 27 Business Future Land Use category. The Town’s Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021.

US 27 Business Center

Because the Property is located entirely within the US Highway 27 Planned Business District, the Applicant is submitting companion applications to effectuate the Town’s land use policy for its commercial—~~industrial~~ development. Specifically, the Applicant proposes a planned development, the US 27 Business Center, consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of industrial uses (“Project”). The companion

applications include: (1) a land use plan amendment (“LUPA”) to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete from the US Highway 27 Business Future Land Use Element (“FLUE”) Policy and Performance Standards unsustainable language that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of proximate water and immediately adjacent sewer systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (2) an aligning rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (3) an associated application to plat the Property; and (4) a development agreement to provide assurances that the development of the Property will be permitted in accordance with the regulations for the US Highway 27 Business land use designation and the US Highway 27 Planned Business District zoning as well as the US 27 Business Center Design Guidelines, the Property’s Master Development Plan, and any amendments thereafter regarding same.

This Statement of Use and Justification demonstrates that the LUPA to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete unsustainable language from the US Highway 27 Business FLUE Policy and Performance Standards that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of proximate water and immediately adjacent sewer systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, complies with all applicable provisions of the Plan and the ULDC.

Land Use Plan Amendment

As noted above, the Applicant is respectfully requesting a LUPA to accomplish the Town’s contemplated conversion from the Agricultural designation to the US Highway 27 Business designation created by the Town for this area with a minor, but vital text, amendment to enable the viability of the Town’s Plan because the current wording of the Policy and Performance Standards requiring that the Applicant secure water and sewer service exclusively from the City of Sunrise is not economically (or legally) viable. Applicant respectfully submits that the proposed LUPA with the corresponding text amendment would render the future land use objective and policies for the US 27 Business designation adopted by the Town achievable. Specifically, prior to adopting the amendments to the Town Plan that created the US Highway 27 Business land use category, the Town specifically tasked its CPAB to identify potential locations for commercial and

industrial development. Based on CPAB's recommendations, the Town made findings that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base while protecting the rural character and lifestyle that Town residents enjoy. The Town took special consideration of the existing surrounding uses in drafting and approving its US Highway 27 Business land use category. The companion applications described above seek to apply the framework provided by the Town within the Plan to implement the US Highway 27 Business land use category upon the Property in a reasonable manner. The proposed LUPA is aligned with the Town's vision and provides the Town with a development opportunity that will transform vacant property into a substantial revenue producing development and employment center while remaining consistent with the Town's goals; and this request is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

Text Amendment

The only barrier to achieving the Town's vision for the US Highway 27 Business land use category is the impracticable limitation that water and sewer service be provided exclusively by the City of Sunrise, which would require connections spanning four (4) miles from the Property. The Applicant respectfully submits that the following simple corresponding amendments would enable the viability of the Town's vision and fulfill all of its applicable objectives by allowing connection to any municipal provider:

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, municipal ~~the City of Sunrise~~ water and sewer systems prior to issuance of any permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

Performance Standards A.2. Municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be in place, or the provision of municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality ~~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 with occupiable space as defined by the Florida Building Code ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

The rationale for this requested deletion of the City of Sunrise limitation is multi-faceted. Any one of the following three reasons would justify approval of the requested text amendment. First, designating the City of Sunrise as the exclusive provider is akin to a monopolistic business regulation that has no place in a comprehensive land use plan. In this context, it is noteworthy that the language of FLUE Policy 1.8 and Performance Standard A.2 are inconsistent with the Town's

Plan as a whole which properly avoids this type of business regulation and allows citizens to obtain services from any available municipal source. For example, Town Plan Utilities Element Policy 1.2-l states that: “The Town shall coordinate with the City of Sunrise and Cooper City Utilities *and other adjacent municipalities* to ensure potable water facilities are provided to meet the Town’s short-term and long-term future needs.” Also, Town Plan FLUE Policy 1.7-f states that: *all land with a Commercial designation shall be connected to municipal water and sewer* and the development review requirements within the Future Land Use Implementation section of the Town Plan refers to public potable water and sanitary sewer public facilities. Furthermore, the requirement to connect to the facilities of the City of Sunrise for this Property conflicts with the Town Plan FLUE Policy 1.17-b, which states that: *It shall be the general policy of the Town not to finance or otherwise cause the extension of public potable water systems within its boundaries except as necessary to serve its governmental facilities*. Finally, it should also be noted that the proposed text amendments would also be more consistent with ULDC Section 051-040(L) of the US Highway 27 Planned Business District regulations, which states (including the requested clarification of the type of structure requiring connection):

Water and sewer. No permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~ may be issued until the development is connected to, or the subject of a binding agreement for, connection to *municipal* water and sewer systems. No certificate of occupancy, temporary or otherwise, may be issued until the property is served by municipal water and sewer.

Second, the requirement is impracticable. The closest connection to ~~water and~~ sewer facilities is located directly adjacent to the ~~southern portion of the~~ Property within the US 27 Highway right-of-way, while the closest connections to municipal water facilities are located approximately 2,000 feet to the east of the Amendment Site at the southwest corner of the intersections of Griffin Road and Southwest 207th Terrace and is approximately 2,500 feet to the east of the Amendment Site within the Stirling Road right-of-way to the east of Southwest 208th Lane. These connections are serviced by the City of Pembroke Pines. Presently, there are existing residents in the Town whose water and sewer services are supplied by the City of Pembroke Pines, and the City of Pembroke Pines is also willing to provide water and sewer services to the Property. Please see the City of Pembroke Pines Water and Sewer Availability letter dated April 11, 2023, attached hereto as Exhibit “A.” The closest City of Sunrise water and sewer facilities suitable in size to serve the Property are located at the southeast corner of Griffin and Dykes Road, which is over four (4) miles from the Property. Please see the City of Sunrise Water and Sewer Availability letter dated October 18, 2022, attached hereto as Exhibit “B.” There is no assembled contiguous right of way for water and sewer lines over that four (4) mile span. The Griffin Road right-of-way in this area is owned by multiple entities including the South Florida Water Management District, Broward County, and the Town. Furthermore, a number of private property owners of parcels adjacent to Griffin Road have not dedicated the portions of their parcels necessary to meet the ultimate right-of-way width of Griffin Road shown on the County’s Trafficways map. The Applicant has no legal means to assemble such water and sewer pipeline corridor, and even if the Applicant had such

legal means, the cost of assembling the corridor would be both astronomical and unrelated to the impacts of the Applicant's proposed development since there ~~isare~~ water connections already available in close proximity to the Property and sewer connection ~~already available~~ at the Property. In addition, construction of watermain and sewer main extension infrastructure spanning over four (4) miles in order to connect to City of Sunrise facilities is in itself cost-prohibitive, which cost is in excess of ten (10) million dollars. Please see the engineer's cost estimate attached hereto as Exhibit "C." (Notably, his cost estimate does not include the additional cost of lift stations or chlorination repump stations that may be necessary to address public safety concerns with respect to the substantial length of the lines that would necessitate these additional improvements to maintain water pressure and water quality levels over the more than four (4) miles needed to connect to City of Sunrise water facilities.) The time required to construct this infrastructure would add crippling delay for the proposed project, another form of unsustainable cost.

Third, application of the City of Sunrise limitation in FLUE Policy 1.8 and Performance Standard A.2 would be legally unsustainable for various reasons including that it would require imposition of permitting conditions that would clearly be illegal under Florida law (that is a "prohibited exaction" under §70.45 Fla. Stat.) as well as unconstitutional under both state and federal law. Specifically, conditioning approval of the proposed planned development upon the Applicant's extension of water and sewer infrastructure over the four (4) mile span described above lacks any rational nexus to the impacts of the Applicant's proposed project. The water and sewer infrastructure needs of the Applicant's proposed development can be met by connection to the ~~municipal existing proximate~~ water and ~~sewer facilities existing~~ immediately adjacent ~~to the Property~~ sewer municipal facilities. There is no rational nexus between creating over four (4) miles of infrastructure and the infrastructure needs of the proposed US 27 Business Center (or any development of the Property). Likewise, the cost of creating the infrastructure discussed above far exceeds what would be roughly proportional to the water and sewer infrastructure impacts or service needs of the Applicant's proposed planned development. Granting the Applicant's requested text amendment would enable the viability of the Town's adopted land use policy for the Property, fulfill all of its applicable objectives, and avoid entanglement in legal disputes.

Overall Plan Consistency

The Applicant will further demonstrate below that the LUPA is consistent with the Town Comprehensive Plan.

FLUE Goal 1: Ensure the preservation of the town's rural lifestyle.

As noted above, the Town Council found that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base while protecting the rural character and lifestyle that Town residents enjoy. The Town Council adopted a comprehensive set of policies, use restrictions, and zoning regulations applicable to the proposed US 27 Business Center that would ensure the preservation of the Town's rural lifestyle.

FLUE Objective 1.1. 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 landowners. {BCPC Objective 7.01.00}

As discussed above, the Applicant's proposed LUPA with text amendment deleting the City of Sunrise limitation in the US Highway 27 Business category FLUE Policy 1.8-p and Performance Standard A.2 would be consistent with the objective to respect constitutionally protected property rights of landowners within the Town. This is a policy also mandated by state law. (See §163.3161(10) Fla. Stat.). Unless deleted, this limitation on the municipal water and sewer source will require conditioning approval of the very development which the Town's adopted policy for this area seeks to promote in an unconstitutional manner by imposing permitting conditions that exact infrastructure and associated costs which are unrelated to the proposed development and/or disproportionate to its infrastructure service needs.

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}

The Applicant is seeking to amend the Property's land use designation from Agricultural to US Highway 27 Business as specifically contemplated by the Town and permitted pursuant to this Policy.

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

It should be noted that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center requires mitigation of potential ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet. Thus, the proposed amendment will make the Property more consistent with this policy.

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.

The Applicant is requesting the LUPA in order to develop the vacant and underutilized Property with a combination of compatible commercial and light industrial development as approved and permitted by the Town in the Town Plan Policies for the US Highway 27 Business land use category and the ULDC regulations applicable to the US Highway 27 Planned Business District. The Town Plan Policies and ULDC regulations have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses.

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}

The US Highway 27 Business land use category policies and the US Highway 27 Planned Business District regulations create a framework for protecting rural residential areas, which are located to the east of the Menorah Gardens & Funeral Chapel property that provides a substantial buffer between the Property and the existing residential community further east ranging from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty (820) feet in width and averaging nearly seven hundred feet (700) in width. The Applicant's proposal is consistent with that framework.

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 14.02.01}

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor is most suitable for business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Plan policies and ULDC regulations to protect the Town's rural character and lifestyle. The Broward County Planning Council recertified the Town Plan, including the US Highway 27 Business land use category on June 24, 2021. At this time, the Applicant is simply seeking to amend the Property's land use designation in order to implement the Town's vision for the US 27 corridor.

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}

The Property fronts US 27. The Town Council adopted a comprehensive set of Plan policies and ULDC regulations for evaluating the LUPA, rezoning, and master plan request in order to protect

the Town's rural character and lifestyle. These policies and regulations are addressed in detail herein.

FLUE Policy 1.3-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.

It should be noted that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center requires mitigation of ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet.

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.

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor, and Applicant's Property in particular, is most suitable for commercial and light industrial business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Plan policies and ULDC regulations to protect the Town's rural character and lifestyle. At this time, the Applicant is simply seeking to amend the Property's land use designation in order to implement the Town's vision for its Property, which is located entirely within the US 27 corridor.

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.

The Property is entirely eligible and was specifically contemplated for the proposed land use designation. It is isolated from Rural Ranch land use designations in the Town by substantial

buffering on the east by the existing Menorah Gardens & Funeral Chapel property, which ranges from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty (820) feet in width and averages nearly seven hundred feet (700) in width, on the west by US 27, on the south by the Broward County landfill, and on the north by the South New River Canal.

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.

At the direction of the Town Council, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use category, which may be applied to the Property due to its location along the east side of US 27 in the Town. As such, the Town Council has determined that there is a Town need for light industrial and commercial uses, that development, such as the US 27 Planned Business Center, will substantially benefit the Town by providing a substantial tax base and employment center, and that it is not reasonable to expect the Property 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.

The Property does not border any parcel with a Rural Land Use Plan designation.

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.

No nonresidential, nonagricultural building, structure, parking, storage or use will be placed within two hundred (200) feet of an abutting local Town street other than Stirling Road, and no such structure, parking, storage or use will be placed within two hundred (200) feet of any parcel with a rural land use plan designation.

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

Access to the Property shall remain limited to access through US Highway 27, Stirling Road, and/or Griffin Road.

- (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.***

Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023 and attached hereto as Exhibit “D.”

- (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.***

Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023.

- (iii) ***The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.***

The Applicant acknowledges this Policy.

- (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.***

The Applicant acknowledges this Policy.

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.

The Property will be developed in accordance with the land uses and floor area ratio permitted by the US Highway 27 Business land use category.

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.

The Applicant acknowledges this Policy. The Property will be developed in accordance with the height restriction.

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

The Applicant acknowledges this Policy. At least twenty-five percent (25%) pervious area will be provided.

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.

The Applicant acknowledges this Policy. Please see the US 27 Business Center Design Guidelines for more information that demonstrates the proposed amendment is consistent with this policy.

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.

The Applicant acknowledged this Policy and will consider it when selecting business and tenants for the Property.

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.

The Applicant acknowledges this Policy and notes that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center at site plan approval for a specific development of all or any portion of the Property provides for, when possible, mitigation of potential ambient outdoor

lighting impacts in addition to limiting the height of parking lot lighting fixtures to twenty-five (25) feet.

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.

The Applicant acknowledges this Policy. At site plan approval for a specific development of all or any portion of the property, signage will be designed to complement and coordinate with the architecture and landscaping of the US 27 Business Center to enhance the built environment. Please see the US 27 Business Center Design Guidelines for more information that demonstrates the proposed amendment is consistent with this policy.

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.

The Applicant acknowledges this Policy. Please refer to the Rezoning Statement of Use and Justification for more information regarding the master development plan and compliance with applicable ULDC regulations.

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.

The Applicant acknowledges this Policy. A companion application for rezoning of the Property from the A-1 Agricultural District to the US Highway 27 Planned Business District has been filed concurrently with this LUPA.

FLUE Policy 1.8-o: The Town shall implement land development regulations to protect adjacent rural areas from potential negative impacts of business developments.

The Applicant acknowledges this Policy and has demonstrated compliance with ULDC regulations applicable to the US 27 Business Center in the Rezoning and Master Development Plan sections below.

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.

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Plan and the proposed amendments to the text of the Plan ensure consistency between the Policies of the Plan and the ULDC regulations.

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.

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

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}

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

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}

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

Section 2: Permitted Uses in Future Land Use Categories

US Highway 27 Business Category: Performance Standards

The intent of the US Highway 27 Business Category is 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.* Before adopting an amendment, such as the proposed LUPA, to change the land use designation of any parcel to US Highway 27 Business, the Town shall *carefully consider potential environmental, traffic and quality of life impacts* and the Applicant must demonstrate that the proposed LUPA is consistent with all of the performance standards below. Additionally, every such application for a LUPA shall be submitted concurrently with a rezoning application to an implementing zoning district.

The Applicant will demonstrate below that the LUPA is consistent with the US Highway 27 Business Category Performance Standards below. The Applicant is also requesting a rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District, which is discussed in more detail in the Rezoning Statement of Use and Justification.

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 that can be detected from any property with a Agricultural. Rural Ranch or Rural Estate land use plan map designation.*

The Applicant acknowledges this standard. As development plans for the Property progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate that the proposed development does not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that can be detected from residential land uses east of US 27. Development will also comply with all applicable provisions of the ULDC, in particular, Article 51 of the ULDC, which specifies development regulations for the US Highway 27 Planned Business District, and which were carefully crafted to protect existing residential communities to the east of US 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.*

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Plan, and the proposed amendments to the text of the Plan ensure consistency between the Policies of the Plan and the ULDC regulations.

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.

The Applicant acknowledges this standard. As development plans for the Property progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate compliance with the standard. Should fuel storage be proposed as an accessory use, the Applicant will comply with ULDC Section 51-30(D) regulating fuel storage and the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances.

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.

Uses proposed within the US 27 Business Center will be limited to those permitted pursuant to ULDC Section 51-20.

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.

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and the Master Circulation and Access Plan showing the proposed frontage road that will provide for north-south access throughout the Property.

FUTURE LAND USE IMPLEMENTATION:

The Applicant will demonstrate below that the Development Review Requirements of the Implementation Section of the Town's Future Land Use Element of the Comprehensive Plan are met:

- A. Traffic circulation, recreational, drainage and flood protection, public potable water where applicable, solid waste and sanitary sewer public facilities, septic tanks, where applicable, and services will be available to meet established level of service standards,*

consistent with Chapter 163.3202(g) Florida Statutes and the concurrency management policies included with the goal of the Town's Land Use Plan.

Please refer to the County LUPA application package included herein, which provides an analysis of public facilities and services.

- B. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic ways identified on the Broward County Traffic Ways Plan prior to occupancy.*

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and the Master Circulation and Access Plan, which includes a frontage road along US 27 and access to the Property from Griffin and Stirling Roads and US 27.

- C. Fire protection service will be adequate to protect people and property in the proposed development.*

Fire services are provided to the Property pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Delivery of Emergency Medical, Fire Protection, and Fire Prevention Services recorded in Official Records Book 50374, Page 1550 of the Public Records of Broward County. The Applicant contacted the Town of Davie Fire Rescue Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of fire protection services to the master plan area. The Applicant ~~will continue to work with~~ has requested written confirmation from the Town of Davie ~~Police and Fire Rescue Departments as development plans progress for~~ Department that fire protection services are available to serve the Property. and will supplement this application upon receipt of same.

- D. Police protection service will be adequate to protect people and property in the proposed development.*

Police services are provided to the Property pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Police Services recorded in Official Records Book 50374, Page 1520 of the Public Records of Broward County. The Applicant contacted the Town of Davie Police Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. ~~No concerns were raised regarding the adequacy of to confirm that~~ police protection services to the master plan area. The Applicant will continue ~~are available to work with the Town of Davie Police Department as development plans progress for~~ serve the Property. Please see the correspondence attached hereto as Exhibit "E."

- E. School sites and school buildings will be adequate to serve the proposed development.*

No residential uses are proposed. As such, this standard does not apply.

- 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).*

The Applicant acknowledges this standard.

Conclusion

In its current condition as a vacant, privately owned property having no significant environmental features that would require protection, the Property provides minimal community value. The proposed LUPA would provide employment opportunities during the construction phases and a long-term tax revenue stream to the Town. For these reasons, the Property would be better utilized as an industrial/commercial development and employment center. As discussed in detail above, the Plan and ULDC provisions applicable to the US Highway 27 Business Future Land Use category and the US Highway 27 Planned Business District result in a comprehensive set of polices, use restrictions, and zoning regulations that were carefully crafted to protect the Town's rural character and lifestyle, while enhancing the tax base. The LUPA is consistent and compatible with existing and proposed uses in the area; and the Property is substantially separated from properties to the south, west and north by three (3) major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Property and rural residential uses further east. The Applicant is respectfully requesting Town Council approval of the LUPA to accomplish the Town's contemplated conversion from the Agricultural designation to the US Highway 27 Business designation created by the Town for this area with a minor, but vital text, amendment to enable the viability of the Town's Plan and to effectuate the Town's land use policy and vision for commercial and industrial development within the US27 corridor.

US 27 Business Center

Application for Amendment to the Town of Southwest Ranches (Text and Map) and Broward County (Map) Land Use Plans

October 8, 2024

Prepared by:

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1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

- B. Name, title, address, telephone number and e-mail address of the local government contact person.**

Jeff Katims, AICP, CNU-A
Planner, Town of Southwest Ranches
Complete Cities Planning Group
200 South Andrews Avenue, Suite 504
Ft. Lauderdale, FL 33301
Phone: (954) 372-6767
E-mail: jeff@CompleteCities.net

- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment.**

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Owners of property located within 1,500 feet of the Amendment Site will receive direct mailings with notice of the public hearing related to the land use and zoning changes proposed for the Amendment Site pursuant to Section 100-060 of the Town of Southwest Ranches' ("Town") Unified Land Development Code ("ULDC"), and sign notices will be posted along the United States Highway 27, Griffin Road, and Stirling Road frontages pursuant to Town ULDC Section 100-030(C).

E. Whether the amendment is one of the following:

***Development of Regional Impact**

***Small-scale development (Per Chapter 163.3187 Florida Statutes)**

***Emergency (Please describe on separate page)**

The amendment site is none of the above.

2. APPLICANT INFORMATION

A. Name, title, address, telephone number and e-mail address of the applicant.

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC
19612 SW 69th Place
Pembroke Pines, Florida 33332
Frank Saia, Vice President of Real Estate, Bergeron Family of Companies, Inc.
Phone: (954) 680-0223 ext. 273
E-mail: fsaia@bergeroninc.com

B. Name, title, address, telephone number and e-mail address of the agent.

Heather Jo Allen, Esq., AICP
Keiser Legal, PLLC
55 SE 2nd Avenue
Delray Beach, Florida 33444
Phone: (954) 801-0449
E-mail: hjallen@keiserlegal.com

C. Name, title, address, telephone number and e-mail address of the property owner(s).

See Section 2.A (same as applicant).

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Comprehensive Plan ("Plan") to establish a new land use designation entitled "US Highway 27 Business." In adopting Ordinance No. 2017-02, the Town Council agreed with the Town Comprehensive Plan Advisory Board ("CPAB") that the US 27 corridor is "unsuitable or marginal for rural residential use" and is more suitable for light industrial and business development that would diversify the Town's tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would "form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation" as well as "evaluating companion petitions for rezoning and site plan" while also protecting the Town's rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, along with regulations added

to the Town Unified Land Development Code (“ULDC) to create the necessary associated zoning classification entitled “US Highway 27 Planned Business District” and district regulations to implement the US Highway 27 Business Future Land Use category. The Town’s Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021, with a determination that the new US Highway 27 Business Future Land Use category is consistent with the County Commerce land use category.

The Applicant is the owner of the +/- 58.7 gross acre property that is generally located along the east side of US 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town (“Amendment Site”). The Applicant is seeking to amend the Amendment Site’s future land use designation from Agricultural (Town and County) to US Highway 27 Business (Town) and Commerce (County) in order to implement the Town’s vision for the US 27 corridor along with amendments to the text of the Town’s Comprehensive Plan provisions for the US Highway 27 Business category related to connection to municipal water and sewer service (“Proposed Amendment”). The Applicant is proposing to develop the Amendment Site with the US 27 Business Center planned development consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of light industrial uses. The Proposed Amendment provides the Town with an attractive development opportunity that will transform vacant property into a substantial revenue producing development while remaining true and consistent with the Town’s goals, objectives, and policies. Moreover, this request is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The +/- 58.7 gross acre Amendment Site is generally located along the east side of United States Highway 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town of Southwest Ranches.

B. Sealed survey, including legal description of the area proposed to be amended.

Please see Exhibit "A," Survey and Legal Description.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

Please see Exhibit "B," Amendment Site Location Map.

4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.**

Table 1 Land Use Designations		
	Local (Town of SW Ranches)	Broward County
Current	Agricultural	Agricultural
Proposed	US Highway 27 Business	Commerce

- B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.**

The flexibility provisions of the Broward County Land Use Plan have not been used for the Amendment Site or adjacent areas.

- C. Existing use of amendment site and adjacent areas.**

The Amendment Site is currently used for agricultural purposes. Please refer to Table 2 below for uses of adjacent areas along with the land use and zoning designations of adjacent areas.

Table 2 Adjacent Site Uses	
North	<ul style="list-style-type: none"> • South New River Canal • Seminole Travel Center/Truck Stop (North of the Canal) <ul style="list-style-type: none"> ○ FLU: Commercial (City of Weston); Commerce (County) ○ Zoning: C-1, Commercial (City of Weston) • South Florida Water Management District (North of the Canal) <ul style="list-style-type: none"> ○ FLU: Agricultural (City of Weston); Agriculture (County) ○ Zoning: AE, Agricultural Estates (City of Weston)
South	<ul style="list-style-type: none"> • Stirling Road • Broward County Landfill (South of Stirling Road) <ul style="list-style-type: none"> ○ FLU: Community (County) ○ Zoning: A-6, Agricultural-Disposal (County)
East	<ul style="list-style-type: none"> • Menorah Gardens & Funeral Chapel <ul style="list-style-type: none"> ○ FLU: Community Facilities (Town); Community (County) ○ Zoning: CF, Community Facility District (Town)
West	<ul style="list-style-type: none"> • US 27 Highway • South Florida Water Management District <ul style="list-style-type: none"> ○ FLU: Conservation (Town); Agriculture (County) ○ Zoning: A-1, Agricultural Estate District (Town)

- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.**

The Applicant proposes to develop the Amendment Site with a Planned Business Center consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of light industrial uses. Please see Exhibit "C," Master Development Plan.

- E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.**

The Amendment Site is currently designated as Agricultural on the Town's Future Land Use Map. The Permitted Uses in Future Land Use Categories Section of the Town Plan permits residential uses at a maximum density of one (1) dwelling unit per two (2) net acres or one (1) dwelling unit per two and one-half (2.5) gross acres. Therefore, a total of twenty-three (23) dwelling units are permitted upon the +/- 58.7 gross acre Amendment Site. Future Land Use Element Policy 1.11-a of the Town Plan permits a maximum floor area ratio of 0.10. Based upon the Amendment Site's 2,463,318 square footage, a maximum of 246,332 square feet of agricultural development is permitted upon the Amendment Site.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

Utilities Element Policy 1.2-m of the Town Plan provides the following level of service standards for potable water facilities serving the Town:

- Cooper City Facilities: 101.33 gallons per capita per day
- City of Sunrise: 65 gallons per capita per day.
- City of Pembroke Pines: 82.68 gallons per capita per day.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

Although the Amendment Site is within the water and sewer utility service area of the City of Sunrise, the closest City of Sunrise facilities suitable in size to serve the Amendment Site are located at the southeast corner of Griffin and Dykes Road over four (4) miles from the Amendment Site and both watermain and sewer main extensions over four (4) miles long would be required to connect to City of Sunrise facilities. Please see the City of Sunrise Water and Sewer Availability letter dated October 18, 2022, attached hereto as Exhibit “D.” The closest connection to municipal sewer facilities is located directly adjacent to the Amendment Site within the US 27 Highway right-of-way, while the closest connections to municipal water facilities are located approximately 2,000 feet to the east of the Amendment Site at the southwest corner of the intersections of Griffin Road and Southwest 207th Terrace and approximately 2,500 feet to the east of the Amendment Site within the Stirling Road right-of-way to the east of Southwest 208th Lane. These connections are serviced by the City of Pembroke Pines. The City of Pembroke Pines is also willing to provide water and sewer services to the Amendment Site. Please see the

City of Pembroke Pines Water and Sewer Availability letter dated April 11, 2023, attached hereto as Exhibit “E.” To allow for connection to the existing municipal water and sewer facilities most proximate to the Amendment Site and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, the Applicant is proposing the following amendments to the Town’s Plan:

Future Land Use Element 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, municipal ~~the City of Sunrise~~ water and sewer systems prior to issuance of any permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

Performance Standards A.2. Municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be in place, or the provision of municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality ~~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 with occupiable space as defined by the Florida Building Code ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

3. Identify the net impact on potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Potable water demands for the Amendment Site have been calculated based upon the Broward County Water and Wastewater Services (“WWS”) Equivalent Residential Unit (“ERU”) Factors latest addition published April 4, 2017. This reference manual provides an ERU Factor Schedule that lists ERU factors in terms of ERU per unit for common types of uses. The manual provides the conversion factor of one (1) ERU equal to 185 gallons per day (GPD) average water demand, which has been utilized to determine the total water impact on potable water demand in Table 3.

Table 3					
Potable Water Impact					
Use	WWS Use	ERU	GPD	Calculation	Total
Commercial	C05/ Merchandising	0.185 ERU/ 1,000 SF	35 GPD/ 1,000 SF	35 GPD/1,000 SF x (116,000 SF)	4,060 GPD
Industrial	C-06/ Warehouse (Mixed Use)	0.168 ERU/ 1,000 SF	31 GPD/ 1,000 SF	31 GPD/1,000 SF x (600,000 SF)	18,600 GPD
Total					22,660 GPD

- 4. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Please see Exhibit “D,” City of Sunrise’s Water and Sewer Service Availability Letter and Exhibit “E,” City of Pembroke Pine’s Water and Sewer Service Availability Letter.

B. Sanitary Sewer Analysis

- 1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

Utilities Element Policy 1.2 of the Town’s Plan states that the level of service standard for wastewater facilities shall be the standard of the municipal provider for centralized wastewater service of such service.

- City of Sunrise: Infrastructure Element Policy 1.1.1 Level of Service Standard equals 93 gallons per person per day.
- City of Pembroke Pines: Infrastructure Element Policy 1.7 Level of Service Standards equal 93 gallons per capita per day and 1,000 gallons per acre per day.

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

Although the Amendment Site is located within the southwest boundary of the City of Sunrise’s water treatment plant boundary, the closest City of Sunrise facilities suitable in size to serve the Amendment Site are located at the southeast corner of Griffin and Dykes Road over four (4) miles from the Amendment Site and both watermain and sewer main extensions over four (4) miles long would be required to connect to City of Sunrise facilities. Please see the City of Sunrise Water and Sewer Availability letter dated October 18, 2022, attached hereto as Exhibit “D.” The closest connection to municipal sewer facilities is located directly adjacent to

the Amendment Site within the US 27 Highway right-of-way, while the closest connections to municipal water facilities are located approximately 2,000 feet to the east of the Amendment Site at the southwest corner of the intersections of Griffin Road and Southwest 207th Terrace and approximately 2,500 feet to the east of the Amendment Site within the Stirling Road right-of-way to the east of Southwest 208th Lane. These connections are serviced by the City of Pembroke Pines. The City of Pembroke Pines is also willing to provide water and sewer services to the Amendment Site. Please see the City of Pembroke Pines Water and Sewer Availability letter dated April 11, 2023, attached hereto as Exhibit “E.” To allow for connection to the existing municipal water and sewer facilities directly adjacent to the Amendment Site, the Applicant is proposing the amendments to the Town’s Plan discussed above under Potable Water Analysis, paragraph 2.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Sanitary Sewer demands for the Amendment Site have been calculated based upon the Broward County Water and Wastewater Services (“WWS”) *Equivalent Residential Unit (“ERU”) Factors latest addition published April 4, 2017*. This reference manual provides an ERU Factor Schedule that lists ERU factors in terms of ERU per unit for common types of uses. For types of uses that utilize water, wastewater ERUs are based on water consumption; so the number of water and wastewater ERUs are the same value. The manual provides the conversion factor of one (1) ERU equal to 185 gallons per day (GPD) average sanitary sewer demand, which has been utilized to determine the total impact on sanitary sewer demand in Table 4.

Table 4					
Sanitary Sewer Impact					
	Use	Calculation			Total
Use	WWS Use	ERU	GPD	Calculation	Total
Commercial	C05/ Merchandising	0.185 ERU/ 1,000 SF	35 GPD/ 1,000 SF	35 GPD/1,000 SF x (116,000 SF)	4,060 GPD
Industrial	C-06/ Warehouse (Mixed Use)	0.168 ERU/ 1,000 SF	31 GPD/ 1,000 SF	31 GPD/1,000 SF x (600,000 SF)	18,600 GPD
Total					22,660 GPD

4. **Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Please see Exhibit “D,” City of Sunrise’s Water and Sewer Service Availability Letter and Exhibit “E,” City of Pembroke Pine’s Water and Sewer Service Availability Letter.

C. Solid Waste Analysis

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

Utilities Element Policy 1.1-f of the Town’s Plan provides the following level of service standards for industrial and commercial uses:

- Factory/Warehouse 2 lbs. per 100 sq. ft. per day,
- Office Building 1 lb. per 100 sq. ft. per day,
- Department Store 4 lbs. per 100 sq. ft. per day,
- Supermarket 9 lbs. per 100 sq. ft. per day,
- Restaurant 2 lbs. per meal per day, and
- Drug store 5 lbs. per 100 sq. ft. per day.

2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

Waste Management provides solid waste collection and disposal for unincorporated Broward County and the Town. The current capacity at the Okeechobee Landfill exceeds 100,000,000 tons.

3. **Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

Table 5 Solid Waste Impact			
	Use	Calculation	Total
Proposed	C-06-“Warehouse (Mixed Use)”	2 LB/100 SF/Day x (716,000 SF)	14,320 SF/Day

- 4. Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Please see the October 3, 2022, letter confirming capacity from Barbara Herrera, Government Affairs Manager of Waste Management Inc. of Florida (Phone: 954-856-7192, E-mail: bherrera@wm.com) attached hereto as Exhibit "F."

D. Drainage Analysis

- 1. Provide the drainage level of service per the adopted and certified local land use plan.**

Utilities Element Policy 1.1-g of the Town's Plan provides the following level of service standards for drainage:

Subject	Drainage Level of Service (LOS) Standards
Road Protection	Residential streets with not greater than fifty feet of right-of-way, or private or public easement width, to have crown elevations no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map." Streets with greater than fifty feet of rights-of-way, or private or public easement width, to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map."
Building Elevations	To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100-Year Flood Elevation Map."
Drainage	Off site discharge shall not exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system whichever is less.
Storm Sewers	Design frequency minimum to be three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
Flood Plain Routing Elevations	Calculated flood elevations based on the ten-year and one hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the ten-year "Flood Criteria Map" and the "100-Year Flood Elevation Map."
Antecedent Water Level	The higher elevation of either the control elevation or the elevation depicted on the map "Average Wet Season Water Levels."
On Site Storage	Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.
Water Quality	Per UE Policy 1.1-h.

Utilities Element Policy 1.1-h states that the Town shall utilize the provisions of Chapter 27, Article V of the Broward County Code of Ordinances, as it existed on the date of adoption of this policy, as water quality standards for stormwater discharge.

2. Identify the drainage district and drainage systems serving the amendment area.

The Amendment Site is located within the South Broward Drainage District (“SBDD”). The Amendment Site is located within the SBDD S-10 Basin and has an existing outfall connection to the SBDD. The Amendment Site is bordered to the north by the South Florida Water Management District (“SFWMD”) C-11 Canal, and drainage will be managed through SBDD Basin S-10.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

The planned drainage improvements for the Amendment Site will consist of regrading the site to allow for the construction of onsite perimeter stormwater retention swales that will provide water quality treatment, water quantity attenuation and well as conveyance of water around the perimeter of the site to a proposed outfall. Water quality requirements for treatment of stormwater runoff for the site will be achieved within the perimeter swale. The proposed onsite wetland mitigation area will also provide stormwater attenuation to meet stormwater compensating storage requirements. The proposed perimeter swale and berm system will be the backbone primary stormwater collection and conveyance system.

As site plans develop for the development of the Amendment Site, secondary stormwater conveyance systems will be designed and permitted for direct connection to the perimeter swale and berm system. Three (3) outfall control structures are proposed for the stormwater management system. One outfall control structure is proposed for the portion of the Amendment Site north of Griffin Road. This structure will outfall to the SBDD canal to the east of the Amendment Site once water quality has been met within the swale system. Two outfall control structures are proposed for the portion of the Amendment Site south of Griffin Rd and north of Striling Road. One outfall control structure will be constructed at the existing outfall location along the eastern property line of the Amendment site approximately 3,000 feet south of the intersection of Griffin Road and US-27. The second outfall control structure will be located on the southeast corner of the proposed wetland mitigation area to allow for discharge and regulation of the water level within the wetland to return to the S-10 Basin control elevation of 4.0 NGVD after a major storm event.

Due to the Amendment Site's proposed commercial and industrial use, 150 percent of the calculated water quality will be required by SFWMD and SBDD. The stormwater management system has been designed to provide the required 150 percent water quality requirement before allowing stormwater to outfall from the site.

- 4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

Applications for both SFWMD and SBDD have been submitted. SFWMD has also issued a permit to the Amendment Site in the past.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The SFWMD application number for the Amendment Site is 210507-6155. The SFWMD has previously issued a permit to the Amendment Site under permit number 06-05580-P.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Drainage Information	
Wet Season Water Level	4.00' NGVD
Design Storm Elevation	4.00' NGVD
Natural Land Elevation	5.00' NGVD
Proposed Land Elevation	6.85' NGVD
100-Year, 3-Day Flood Elevation	7.30' NGVD
Acreage of Water Management Area	11.24 AC
Minimum Building Finish Floor Elevation	8.00' NGVD
Minimum Road Crown Elevation	7.12' NGVD

Please find full drainage calculations for the Amendment Site within the Drainage Study attached as Exhibit “G.”

- 6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Please see the contact information below:

Kevin Hart, P.E., CFM
District Director of South Broward Drainage District
(Phone: 954-680-3337, e-mail: kevin@sbdd.org)

A SBDD Land Use Plan Amendment Application has been submitted to SBDD for review and approval. A copy of the SBDD service availability letter from SBDD will be provided upon receipt. A copy of the application submitted to SBDD is attached as Exhibit “H.”

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

Recreation and Open Space Element Policy 1.2-a of the Town’s Plan states that the Town shall provide for a minimum of six (6) acres of parks for every 1,000 existing and projected permanent residents.

- 2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

The Proposed Amendment does not include a residential component and therefore will not increase the demand for park acreage.

- 3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

The Proposed Amendment does not include a residential component and therefore will not increase the demand for park acreage.

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

Pursuant to the Capital Improvements Element Data, Inventory and Analysis presented to the Town Council on November 19, 2021, the Town owns a total of 153.54 acres of park land, while the demand for local and community parks and recreation facilities for the long-term planning horizon will be 58.38 acres. As such, the Town far exceeds the adopted level of service standard of six (6) acres of parks for every 1,000 existing and projected permanent residents.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

Broward County Land Use Plan Policy 2.5.4 encourages the preservation of open space areas and strongly discourages amendments to the Broward County Land Use Plan which would result in the loss of open space. No open space is proposed to be re-designated pursuant to the Proposed Amendment.

Broward County Land Use Plan Policy 2.5.5 applies to amendments to the Broward County Land Use Plan containing golf courses and does not apply to the Proposed Amendment.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The +/- 58.7 gross acre Amendment Site is in the Town of Southwest Ranches and is bounded by US 27 on the west, Griffin Road to the north, Stirling Road to the south and SW 210th Terrace/Menorah Gardens & Funeral Chapels to the east. The roadways near the proposed site operate at an acceptable LOS D or better (see Table 6).

Table 6
Existing Impacted Roadways (2023 Conditions)

Segment Number/ Name	Geometry	*AADT	**Daily Capacity	Daily V/C	**Daily LOS	*Peak Hour Volume	**Peak Hour Capacity	Peak Hour V/C	**Peak Hour LOS
1. US 27 (NS Orientation)	4-Lane divided	19,100	66,200	0.29	B	1,910	5,960	0.32	B
2. Sheridan St (EW Orientation)	2 Lane undivided	4,700	16,815	0.28	B	470	1,520	0.31	B
3. Sheridan St (EW Orientation)	4 Lane divided	25,000	37,810	0.66	C	2,500	3,401	0.74	D
4. Sheridan St (EW Orientation)	6 Lane divided	37,500	56,905	0.66	C	3,750	5,121	0.73	D
5. Stirling Road (EW Orientation)	2-Lane undivided	2,600	13,320	0.20	B	260	1,197	0.22	B
6. Griffin Road (EW Orientation)	2 Lane undivided	6,900	16,815	0.41	B	690	1,520	0.45	C
7. Griffin Road (EW Orientation)	4 Lane divided	18,600	37,810	0.49	C	1,860	3,401	0.55	C
8. Griffin Road (EW Orientation)	4 Lane divided	25,500	37,810	0.67	C	2,550	3,401	0.75	D
9. Griffin Road (EW Orientation)	6 Lane divided	43,500	56,905	0.76	C	4,350	5,121	0.85	D

*Source: FDOT Traffic Online.

**Broward County Roadway Capacity and Level of Service (LOS) Analysis.

*** Segment Information

Segment 1: US 27 – From Sheridan Street to Griffin Road,

Segment 2: Sheridan St. – US-27 to SW 196th Ave. is currently 2-lane undivided, to be widened to four-lane divided between 2031 and 2035.

Segment 3: Sheridan St. - From SW 196th Ave. to Dykes Road (NW 160th Ave.) (currently 4-lane divided).

Segment 4: Sheridan St. - From Dykes Road (NW 160th Ave.) to I-75 (currently 6-lane divided).

Segment 5: Stirling Rd. – From US 27 to SW 196 Ave. (currently 2-lane undivided).

Segment 6: Griffin Rd. – US-27 to Bonaventure Blvd. is currently two-lane, to be widened to 4-lane divided and set to be constructed between 2036 and 2045.

Segment 7: Griffin Rd. – From Bonaventure Blvd. to SW 172 Avenue (currently 4-lane divided).

Segment 8: From SW 172 Avenue to Weston Road/Dykes Road (SW 160 Avenue) (currently 4-lane divided).

Segment 9: Griffin Rd. – From Weston Road/Dykes Road (SW 160 Avenue) to I-75. (currently 6-lane divided).

Proposed Land Uses and Trip Generation

The proposed land use consists of Business Park (20-30% Office, Commercial, 70-80% Industrial, Warehouse) (ITE Land Use Code 770) and Strip Retail Plaza (Retail) (ITE Land Use Code 822). The acreage listed in Table 7 is based on the proposed Floor Area Ratio (FAR) percentage, which is less than the 75% maximum permitted. The proposed land uses encompass all the uses that will be utilized to develop the Master Development Plan. See Exhibit “C.” ITE Trip generation manual (11th edition) was used to generate the daily, AM and PM peak hour trips for the proposed land uses and are listed in Table 8. Pursuant to practices used by the Broward County Planning Council to establish AM and PM peak hour impacts,

the applicable ITE rate or equation was used to generate the vehicular trips listed in Table 8.

Table 7						
Land Uses and Intensities						
ITE Land Use Code	ITE Land Use	Total Area (Acres) (Gross)	FAR (%)	Area of Use (Acres)	Area of Use in (SQ FT)	Area (KSF)
770	Business Park (20-30% Office, Commercial, 70-80% Industrial, Warehouse)	38.19	36%	13.75	600,000	600
822	Strip Retail Plaza (Commercial)	14.7	36%	13.75	116,000	116
Totals		52.89*	18%	16.40	716,000	716

*Total Acreage excludes 3.66 acres (wetlands).

Table 8			
Trip Generation			
ITE Land Use	Daily (Veh/Day)	AM Peak Hr (Veh/Hr)	PM Peak Hr. (Veh/Hr)
770	7,088	737	706
822	5,125	274	764
Totals	12,213	1,011	1,470

2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.**

Using data from Broward MPO, a future projection of the existing roadways was done without the project traffic. The roadways near the proposed site operate at an acceptable LOS D or better (see Table 9).

Table 9
Existing Impacted Roadways (*2045 Conditions)

***Segment Number/Name	Geometry	AADT	Daily Capacity	Daily V/C	Daily LOS	Peak Hour Volume	Peak Hour Capacity	Peak Hour V/C	Peak Hour LOS
1. US 27 (NS Orientation)	4-Lane divided	22200	66200	0.34	C	2109	5960	0.35	C
2. Sheridan St (EW Orientation)	**4 Lane undivided	4300	66200	0.06	A	409	5960	0.07	A
3. Sheridan St (EW Orientation)	4 Lane divided	35400	37810	0.94	C	3363	3401	0.99	D
4. Sheridan St (EW Orientation)	6 Lane divided	52700	56905	0.93	C	5007	5121	0.98	D
5. Stirling Road (EW Orientation)	2-Lane undivided	7300	13320	0.55	C	694	1197	0.58	D
6. Griffin Road (EW Orientation)	**2 Lane divided	10500	16815	0.62	C	998	1520	0.66	C
7. Griffin Road (EW Orientation)	4 Lane undivided	23100	37810	0.61	C	2195	3401	0.65	C
8. Griffin Road (EW Orientation)	4 Lane undivided	30700	37810	0.81	C	2917	3401	0.86	C
9. Griffin Road (EW Orientation)	6 Lane undivided	49700	56905	0.87	D	4722	5121	0.92	D

*Source: Broward MPO. ** Sheridan Street (US-27 to SW 196th Ave.) is programmed by Broward MPO to be widened from two to 4-lane divided (Project Sponsor: City of Pembroke Pines) and set to be constructed between 2031 and 2035. *** Griffin Road (US-27 to Bonaventure Blvd.) is programmed by Broward MPO to be widened from two to 4-lane divided (Project Sponsor: Town of Southwest Ranches) and set to be constructed between 2036 and 2045.

***** Segment Information**

Segment 1: US 27 – From Sheridan Street to Griffin Road,

Segment 2: Sheridan St. – US-27 to SW 196th Ave. is currently 2-lane undivided, to be widened to four-lane divided between 2031 and 2035.

Segment 3: Sheridan St. - From SW 196th Ave. to Dykes Road (NW 160th Ave.) (currently 4-lane divided).

Segment 4: Sheridan St. - From Dykes Road (NW 160th Ave.) to I-75 (currently 6-lane divided).

Segment 5: Stirling Rd. – From US 27 to SW 196 Ave. (currently 2-lane undivided).

Segment 6: Griffin Rd. – US-27 to Bonaventure Blvd. is currently two-lane, to be widened to 4-lane divided and set to be constructed between 2036 and 2045.

Segment 7: Griffin Rd. – From Bonaventure Blvd. to SW 172 Avenue (currently 4-lane divided).

Segment 8: From SW 172 Avenue to Weston Road/Dykes Road (SW 160 Avenue) (currently 4-lane divided).

Segment 9: Griffin Rd. – From Weston Road/Dykes Road (SW 160 Avenue) to I-75. (currently 6-lane divided).

- 3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.**

To the traffic data obtained from Broward MPO, the proposed development's trips were distributed/assigned (see Table 10) to the adjacent roadway network. Sixty percent (60%) of the trips were distributed to US 27, twelve percent (12%) was added to Sheridan Street, twenty five percent (25%) to Griffin Road, and three percent (3%) was added to Stirling Road (see Figure 1). Peak hour and annual average daily traffic (AADT) volumes were assigned. All roadway segments would operate at acceptable LOS E or better through year 2045 as evidenced by the traffic analysis. Segments 3 and 4 would be at LOS E (for peak hour analysis only) and would require further evaluation with countermeasures to evaluate the peak hour operation when a detailed traffic impact study is conducted for the build out traffic conditions. The project driveways would require evaluation of the appropriate intersection geometry to facilitate peak hour traffic movements. Adjacent to the site and parallel to US 27, a continuous frontage road (2-lane) will be constructed between Griffin and Stirling Road with driveway access to the proposed development, which will ease traffic demand along the adjacent US 27 corridor.

Table 10
Trip Assignment (2045 Conditions)

*** Segment Number/Name	Project Traffic (Build out)	Project Traffic (Build out) + 2045 Traffic Volumes	Percent of Capacity (2045)	2045 Capacity	**V/C Ratio	*LOS
	Peak Hour (AADT) (# of Lanes)	Peak Hour (AADT)	Peak Hour (AADT)	Peak Hour (AADT)	Peak Hour (AADT)	Peak Hour (AADT)
1.US 27 (NS Orientation) (60%)	607 (7,328) (4-lane)	2716 (29,528)	10% (11%)	5,960 (66,200)	0.46 (0.45)	C (C)
2.Sheridan Street (EW Orientation) (12%)	176 (1,466) ****(4-lane)	585 (5,766)	3% (2%)	5,960 (66,200)	0.10 (0.09)	A (A)
3.Sheridan Street (EW Orientation) (12%)	176 (1,466) (4-lane)	3,539 (36,866)	5% (4%)	3,401 (37,810)	1.04 (0.98)	E (D)
4.Sheridan Street (EW Orientation) (12%)	176 (1,466) (6-lane)	5,183 (54,166)	3% (3%)	5,121 (56,905)	1.01 (0.95)	E (D)
5.Stirling Road (EW Orientation) (3%)	44 (366) (2-lane)	738 (7,666)	4% (3%)	1,197 (13,320)	0.62 (0.58)	C (C)
6.Griffin Road (EW Orientation) (25%)	368 (3,053) ****(2-lane)	1,366 (13,553)	24% (18%)	1,520 (16,815)	0.90 (0.81)	D (C)
7.Griffin Road (EW Orientation) (25%)	368 (3,053) (4-lane)	2,563 (26,153)	11% (8%)	3,401 (37,810)	0.75 (0.69)	C (C)
8.Griffin Road (EW Orientation) (25%)	368 (3,053) (4-lane)	3,285 (33,753)	11% (8%)	3,401 (37,810)	0.97 (0.89)	D (D)
9.Griffin Road (EW Orientation) (25%)	368 (3,053) (6-lane)	5,090 (52,753)	7% (5%)	5,121 (56,905)	0.99 (0.93)	D (D)

* LOS "A" (least delay). LOS "F" (most delay).

**Volume to Capacity Ratio (V/C).

*** Segment Information

Segment 1: US 27 – From Sheridan Street to Griffin Road,

****Segment 2: Sheridan St. – US-27 to SW 196th Ave. is currently 2-lane undivided, to be widened to four-lane divided between 2031 and 2035.

Segment 3: Sheridan St. - From SW 196th Ave. to Dykes Road (NW 160th Ave.) (currently 4-lane divided).

Segment 4: Sheridan St. - From Dykes Road (NW 160th Ave.) to I-75 (currently 6-lane divided).

Segment 5: Stirling Rd. – From US 27 to SW 196 Ave. (currently 2-lane undivided).

****Segment 6: Griffin Rd. – US-27 to Bonaventure Blvd. is currently two-lane, to be widened to 4-lane divided and set to be constructed between 2036 and 2045.

Segment 7: Griffin Rd. – From Bonaventure Blvd. to SW 172 Avenue (currently 4-lane divided).

Segment 8: From SW 172 Avenue to Weston Road/Dykes Road (SW 160 Avenue) (currently 4-lane divided).

Segment 9: Griffin Rd. – From Weston Road/Dykes Road (SW 160 Avenue) to I-75. (currently 6-lane divided).

Figure 1: Project Trip Distribution and Traffic Assignment (At Buildout)

4. Provide any relevant transportation studies relating to this amendment, as applicable.

No transportation studies (operational, safety) are available. In coordinating with FDOT and Broward County, there are no planned roadway capacity improvements along US 27 and Stirling Road. Broward MPO is planning on widening Sheridan St. (Segment 2) from two to four lane divided between US 27 and 196th Ave which will provide more capacity. The construction timeframe for implementation is between 2031 and 2035. Broward MPO is also planning on widening Griffin Road (Segment 6) from two to four divided and set to be constructed between 2036 and 2045. These improvements are listed in the Broward MPO, Commitment 2045 Metropolitan Transportation Plan (Final Report, Adopted December 12, 2019, Amendment No. 04, February 8, 2024).

G. Mass Transit Analysis

- 1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

No transit service is provided within a quarter mile of the Amendment Site, and there is no planned expansion at this time. The Broward County Mass Transit Division operates Broward County Transit (“BCT”), a fixed-route bus system serving a percentage of the residents of the Town. More specifically, the Amendment Site is nearest to BCT Route 23, which travels north and south from Pembroke Lakes Mall to Sawgrass Mills Mall. This transit route will be easily accessible through bus stops located near the intersections of Stirling and Dykes Roads and Griffin and Dykes Roads. This route currently provides north and southbound service during weekdays only.

- 2. Describe how the proposed amendment furthers or supports mass transit use.**

The Proposed Amendment supports mass transit use by providing industrial and commercial density near the service area of an existing transit route. Pursuant to the letter from Romary Justafort, Service Planner, Service and Strategic Planning – Broward County Transit dated November 3, 2022, and attached hereto as Exhibit “I,” development of the Amendment Site will be considered as BCT updates its Transit Development Plan and undertakes a comprehensive operational analysis because the proposed development increases employment opportunities along the Griffin and Stirling Road corridors in the Town. The Amendment Site will be noted as a key area of development for possible transit service expansion and/or new service once development of the Amendment Site is completed.

- 3. Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

Please see the letter from Romary Justafort, Service Planner, Service and Strategic Planning – Broward County Transit dated November 3, 2022, and attached hereto as Exhibit “I.”

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land

use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application.

The Proposed Amendment is to amend the Amendment Site's future land use designation from Agricultural as currently shown on both the Town's and County's Future Land Use Maps to the Town's US Highway 27 Business land use designation and to the County's Commerce land use designation. No residential uses are proposed. As such, a Public School Impact Application is not required.

2. The associated fee in the form of a check made payable to the SBBC.

Not applicable.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The Amendment Site is vacant and does not include or impact any historic site or district on the National Register of Historic Places or locally designated historic sites.

B. Archaeological sites listed on the Florida Master Site File.

A search of the Florida Master Site File was completed on October 18, 2022, by Eman M. Vovsi, Ph.D., Sr. Data Base Analyst, Florida Department of State, Bureau of Historic Preservation, Florida Master Site File; and no cultural resources were detected within the Amendment Site. Please refer to the correspondence dated October 18, 2022, attached as Exhibit "J."

C. Wetlands.

According to the Broward County Wetland Map dated September 8, 2022, there are no known wetlands within the Amendment Site. That being said, the Amendment Site is subject to that certain Conservation Easement recorded in Official Records Book 50923, Page 1868 of the Broward County Public Records, which dedicated approximately two and one half (+/-2.5) acres to the South Florida Water Management District and Broward County as a perpetual conservation easement for construction of an onsite wetland mitigation area. The Applicant has received the following permit modifications through the Florida Department of Environmental Protection (FDEP No. 06-0404099-002-EI) and the Broward County Environmental Protection and Growth Management Department (BCEPGMD ERL No. DF05-1107); and a State 404 program application has been processed and approved through the Florida Department of Environmental Protection (FDEP No. 06-0404099-003-SFI). Additional land area of (+/-1.1 acres) will be dedicated to the Florida Department of Environmental Protection, Broward County, and the South Florida Water Management District in conjunction with the permit modification for a wetland buffer area surrounding the existing +/- 2.5 acre proposed onsite wetland mitigation area bringing the total conservation easement area within the Amendment Site to +/- 3.66 acres.

Under the current agricultural land use, the Amendment Site has received the previously referenced regulatory approvals for the mitigation of +/- 30.37 acres of wetlands. The +/- 30.37 acres of wetlands to be mitigated consist of +/- 27.69 acres of low-quality melaleuca (*Melaleuca quinquenervia*) wetlands, and +/- 2.68 acres of wetland mitigation previously approved by regulatory agencies in 2006. The proposed mitigation plan consists of the creation/enhancement of a +/- 2.5-acre onsite wetland mitigation area and the creation of a +/-1.1-acre transitional wetland buffer surrounding the +/- 2.5 acres, for a total of +/- 3.6 acres of onsite mitigation area. In addition to the proposed onsite mitigation area, the remaining mitigation required for the wetland impacts has been satisfied through the purchase of ten (10) credits from the Hole in the Donut Mitigation Bank as approved by the aforementioned regulatory environmental regulatory agencies, which will significantly improve the regional benefits of natural wetland functions throughout South Florida. Copies of wetlands permits and mitigation documents are attached hereto as Exhibit “K.”

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

There are no known Local Areas of Particular Concern within the Amendment Site according to the Broward County Land Use plan adopted February 8, 2022. The current land use designation for the Amendment Site is Agricultural.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

The Amendment Site is not within a Priority Planning Area.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

There are no endangered or threatened species or species of special concern known to inhabit the Amendment Site.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

There are no plants listed on the Regulated Plant Index known to inhabit the Amendment Site.

- H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.**

The Amendment Site is not located within a wellfield protection zone of influence.

- I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.**

Development of the Amendment Site will include traditional earthwork means and methods for the excavation of onsite swales to generate clean fill for placement in areas of proposed development and the construction of perimeter berms. To protect the surrounding properties and water bodies and to retain all soils onsite during all construction activity, the Site Contractor will be required to implement and maintain Best Management Practices (BMPs) in accordance with the required State of Florida’s NPDES licensing program. Erosion control BMPs, such as the installation of silt fences, turbidity control barriers and soil tracking prevention devices will be implemented prior to and during all project-related construction activities. The Amendment Site’s topography will be modified to allow for the construction of onsite stormwater retention swales and the proposed onsite wetland mitigation area. Modification of the Amendment Site’s topography has been designed to provide a balance of elevated areas of proposed development and compensating stormwater management areas and perimeter that is equal to or better than the current condition of the Amendment Site due to the construction of perimeter berms and drainage control structures that limit discharge of stormwater from the site.

With respect to areas of proposed onsite wetland mitigation, all erosion control BMPs, such as the installation of silt fences, turbidity control barriers and construction fencing will be adhered to prior to and during all project-related construction activities. Earthwork for the mitigation area will include the scraping down of the existing soils to the various proposed wetland elevations for the habitat types to be achieved, with all construction equipment being staged on the existing uplands of the Amendment Site. Upon completion of the preliminary earthwork, a minimum one foot (1’) muck blanket will be installed as a planting substrate, with existing onsite muck used to the greatest extent possible. A qualified environmental professional will review mitigation-related earthwork to ensure accuracy of the approved mitigation layout and design. Upon the completion of construction activities and construction observation, as-built surveys will be reviewed to ensure the permitted elevations, design and planting substrate have been constructed properly. After approval of the project as-built surveys, the mitigation area will be planted in accordance with the approved planting plan, and subsequently

inspected for a time-zero monitoring report to begin the maintenance and monitoring period in accordance with the applicable permits.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Amendment Site does not front the ocean and has no impact on access to public beaches.

7. **AFFORDABLE HOUSING**

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

Broward County Land Use Plan Policy 2.16.2 applies to amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Plan. The Proposed Amendment does not contain or add any residential units.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Plan to establish a new land use designation entitled “US Highway 27 Business.” In adopting Ordinance No. 2017-02, the Town Council agreed with the Town CPAB that the US 27 corridor is “unsuitable or marginal for rural residential use” and is more suitable for light industrial and business development that would diversify the Town’s tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would “form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation” as well as “evaluating companion petitions for rezoning and site plan” while also protecting the Town’s rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, along with regulations added to the Town Unified Land Development Code (“ULDC”) to create the necessary associated zoning classification entitled “US Highway 27 Planned Business District” and district regulations to implement the US Highway 27 Business Future Land Use category. The Town’s Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021, with a determination that the new US Highway 27 Business Future Land Use category is consistent with the County Commerce land use category.

The Applicant is the owner of the +/- 58.7 gross acre Amendment Site that is generally located along the east side of US 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town. The Applicant is requesting the Proposed Amendment to amend the Amendment Site’s future land use designation from Agricultural (Town and County) to US Highway 27 Business (Town) and Commerce (County) in order to implement the Town’s vision for the US 27 corridor along with amendments to the text of the Town’s Comprehensive Plan provisions for the US Highway 27 Business category related to connection to municipal water and sewer service. The Applicant is proposing to develop the Amendment Site with the US 27 Business Center planned development consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of light industrial uses. The Proposed Amendment provides the Town with an attractive development opportunity that will transform vacant property into a substantial revenue producing development while remaining true and consistent with the Town’s goals, objectives, and policies. Moreover, this request is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

Prior to adopting the amendments to the Town Plan that created the US Highway 27 Business land use category, the Town specifically tasked its CPAB to identify potential locations for commercial and industrial development. Based on CPAB's recommendations, the Town made findings that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base while protecting the rural character and lifestyle that Town residents enjoy. The Town took special consideration of the existing surrounding uses in drafting and approving its US Highway 27 Business land use category. The Applicant is simply seeking to apply the framework provided by the Town within the Town Plan to implement the US Highway 27 Business land use category upon the Amendment Site in a reasonable manner.

The Proposed Amendment is also consistent and compatible with existing and proposed uses in the area. It should be noted that the Amendment Site is bounded by Stirling Road on the south, US 27 on the west, the South New River Canal to the north, and the Menorah Gardens & Funeral Chapel property on the east. As such, the Amendment Site is substantially separated from properties to the south, west and north by these major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Amendment Site and rural residential uses further east as the Menorah property has an average width of nearly 700 feet.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Amendment Site is not located in a Hurricane Evacuation Zone as identified by the Broward County Emergency Management Division.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Amendment Site is not located within a redevelopment area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

The Amendment Site is not directly adjacent to other local governments. However, the property to the north of the Amendment Site beyond the South New River Canal is within the City of Weston while the property to the south of the Amendment Site beyond Stirling Road is located within unincorporated Broward County and is used as the Broward County Landfill.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

Owners of property located within 1,500 feet of the Amendment Site will receive direct mailings with notice of the public hearing related to the land use and zoning changes proposed for the Amendment Site pursuant to Section 100-060 of the Town ULDC, and sign notices will be posted along the United States Highway 27, Griffin Road, and Stirling Road frontages pursuant to Town ULDC Section 100-030(C).

13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

Highlighted Regional Issues:

The Proposed Amendment is consistent with the following strategies from Section 1: Highlighted Regional Issues of BrowardNext, the Broward County Land Use Plan (“County Plan”):

- Multi-Modal:
 - STRATEGY MM-2: Recognize and address the transportation and housing connection.
 - Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors.
 - Proposed Amendment: The Applicant is requesting the Proposed Amendment to allow for development of a vacant and underutilized property located on three (3) major transportation corridors, US 27, Griffin Road and Stirling Road, with a planned business center.
- World-Class Natural Resource Protection and Enhancement
 - STRATEGY EP-3: Preserve and protect Broward County’s natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.
 - Proposed Amendment: Continue to eliminate invasive exotic vegetation.
 - Proposed Amendment: A general permit condition instituted by BCEPGMD for the wetland mitigation area is that “less than 2% coverage by invasive exotic and undesirable species is allowable if plants are dispersed and not concentrated in any particular area. Treatment efforts should be tailored to prevent invasive exotic species from becoming reproductively mature.” A general permit condition instituted by FDEP is “maintaining the wetlands free of nuisance and exotic vegetation in perpetuity.”

BrowardNext, the Broward County Land Use Plan

The Proposed Amendment is consistent with the following policies of the County Plan:

- *Policy 2.3.1 Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated “Commercial,” “Industrial” or similar designations by the local land use plan.*
- Proposed Amendment: As noted herein, the Town recently adopted amendments to the Town Plan and the Town ULDC in response to its determination that the US 27 corridor is “unsuitable or marginal for rural residential use” and is more suitable for light industrial and business development that would diversify the Town’s tax base. The Town took special consideration of the existing surrounding uses in

drafting and approving its US Highway 27 Business land use category and companion zoning regulations. The Applicant is simply seeking to apply the framework provided within the Town Plan to implement the US Highway 27 Business land use category upon the Amendment Site.

- *Policy 2.10.2 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 local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.*
- **Proposed Amendment:** As noted herein, the Amendment Site is uniquely situated along a major regional transportation route with an existing buffer with an average width of nearly 700 feet providing separation from nearby residential uses. The Amendment Site is substantially separated and buffered from nearby properties by two (2) major thoroughfares, Stirling Road to the south and US 27 to the west, the South New River Canal to the north, and the Menorah Gardens & Funeral Chapel property on the east. Therefore, any impacts of the Proposed Amendment are mitigated by the Amendment Site's location and existing separations and buffering from nearby uses. Furthermore, the Town Plan and ULDC provisions applicable to the US Highway 27 Business Future Land Use category and US Highway 27 Planned Business District result in a comprehensive set of policies, use restrictions, and zoning regulations that were carefully crafted to protect the Town's rural character and lifestyle. As such, the Proposed Amendment is consistent and compatible with existing and proposed uses in the area.
- *Policy 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.*
- **Proposed Amendment:** As noted herein, the Town identified the US 27 corridor as appropriate for business uses that would diversify the Town's tax base and provide an employment center while protecting the rural character and lifestyle that Town residents enjoy. The Town took special consideration of the existing surrounding uses in drafting and approving its US Highway 27 Business land use category. The Applicant is simply seeking to apply the framework provided by the Town to implement the Town's vision for the US 27 corridor. The Proposed Amendment to the County Plan ensures consistency between the Town and County Comprehensive Plans. The Proposed Amendment provides the Town and County with an attractive development opportunity that will transform vacant property into a substantial revenue producing development and employment center while remaining true and consistent with the Town's goals; and this request is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

- *Policy 3.2.1 Broward County should endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.*
Proposed Amendment: The Proposed Amendment allows the County to expand and diversify its economic base through the expansion of the industrial sector of its economy. The Proposed Amendment allows for development of a vacant and underutilized property with a planned business center consisting of light industrial and commercial uses to serve the tri-county area.
- *Policy 3.2.2 Activities intended to diversify Broward County's economy should not adversely impact the quality of life of the County's permanent, seasonal, or tourist populations.*
- Proposed Amendment: As noted herein, the Town adopted a comprehensive set of policies, use restrictions, and zoning regulations applicable to the Proposed Amendment that were carefully crafted to protect the existing uses within the area and to preserve the Town's rural character and lifestyle. It should be noted that the Amendment Site is just east of Everglades Holiday Park, and the commercial component of the US 27 Business Center will allow for the provision of additional goods and services to tourists visiting this major attraction.

Town of Southwest Ranches Comprehensive Plan:

The proposed Amendment is also consistent with the following Goals, Objectives, and Policies and provisions of the Town Plan:

FLUE Goal 1: Ensure the preservation of the town's rural lifestyle.

As noted above, the Town Council found that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base while protecting the rural character and lifestyle that Town residents enjoy. The Town Council adopted a comprehensive set of policies, use restrictions, and zoning regulations applicable to the proposed US 27 Business Center upon the Amendment Site that would ensure the preservation of the Town's rural lifestyle.

FLUE Objective 1.1. 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 landowners.

As discussed above, the Applicant's Proposed Amendment including the text amendment deleting the City of Sunrise limitation in the US Highway 27 Business category FLUE Policy 1.8-p and Performance Standard A.2, as well as clarifying the type of structure that triggers the requirement to connect to municipal water and sewer facilities, would be consistent with the objective to respect constitutionally protected property rights of landowners within the Town. This is a policy also mandated by state law. (See. §163.3161(10) Fla. Stat.). Unless deleted, this limitation on the municipal water and sewer source will require conditioning approval of the very development which the Town's adopted policy for this area seeks to promote in an unconstitutional manner by

imposing permitting conditions that exact infrastructure and associated costs which are unrelated to the proposed development and/or disproportionate to its infrastructure service needs.

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}

The Applicant is requesting the Proposed Amendment to accomplish the Town's desired conversion of the Amendment Site from Agricultural to US Highway 27 Business as specifically contemplated by the Town and permitted pursuant to this Policy.

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

It should be noted that Town ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center upon the Amendment Site requires mitigation of potential ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet. Thus, the Proposed Amendment will make the Amendment Site more consistent with this policy.

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.}

The Applicant is requesting the Proposed Amendment in order to develop the vacant and underutilized Amendment Site with a combination of compatible commercial and light industrial development as approved and permitted by the Town in the Town Plan Policies for the US Highway 27 Business land use category and the Town ULDC regulations applicable to the US Highway 27 Planned Business District. The Town Plan Policies and Town ULDC regulations have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses.

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}

The US Highway 27 Business land use category policies and the US Highway 27 Planned Business District regulations create a framework for protecting rural residential areas, which are located to the east of the Menorah Gardens & Funeral Chapel property that provides a substantial buffer between the Amendment Site and the existing residential community further east ranging from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty

(820) feet in width and averaging nearly seven hundred feet (700) in width. The Applicant's proposal is consistent with that framework.

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 14.02.01}

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor is most suitable for business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Town Plan policies and ULDC regulations to protect the Town's rural character and lifestyle. The Broward County Planning Council recertified the Town Plan, including the US Highway 27 Business land use category on June 24, 2021. At this time, the Applicant is simply seeking the Proposed Amendment to implement the Town's vision for the US 27 corridor.

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}

The Amendment Site fronts US 27. The Town Council adopted a comprehensive set of Town Plan policies and Town ULDC regulations for evaluating the Proposed Amendment in order to protect the Town's rural character and lifestyle.

FLUE Policy 1.3-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.

It should be noted that Town ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center upon the Amendment Site requires mitigation of ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet.

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.

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor, and the Amendment Site in particular, is most suitable for commercial and light industrial business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Town Plan policies and Town ULDC regulations to protect the Town's rural character and lifestyle. At this time, the Applicant is simply seeking the Proposed Amendment to implement the Town's vision for the Amendment Site, which is located entirely within the US 27 corridor.

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.

The Amendment Site is entirely eligible and was specifically contemplated for the proposed land use designation. It is isolated from Rural Ranch land use designations in the Town by substantial buffering on the east by the existing Menorah Gardens & Funeral Chapel property, which ranges from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty (820) feet in width and averages nearly seven hundred feet (700) in width, on the west by US 27, on the south by the Broward County landfill, and on the north by the South New River Canal.

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.

At the direction of the Town Council, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use category, which may be applied to the Amendment Site due to its location along the east side of US 27 in the Town. As such, the Town Council has determined that there is a Town need for light industrial and commercial uses that development, such as the US 27 Planned Business Center, will substantially benefit the Town by providing a substantial tax base and employment center, and that it is not reasonable to expect the Amendment Site 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.

The Amendment Site does not border any parcel with a Rural Land Use Plan designation.

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.

No nonresidential, nonagricultural building, structure, parking, storage or use will be placed within two hundred (200) feet of an abutting local Town street other than Stirling Road, and no such structure, parking, storage or use will be placed within two hundred (200) feet of any parcel with a rural land use plan designation.

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

Access to the Amendment shall remain limited to access through US Highway 27, Stirling Road, and/or Griffin Road.

- (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.*
Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and attached hereto as Exhibit "L."

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.

The Amendment Site will be developed in accordance with the land uses and floor area ratio permitted by the US Highway 27 Business land use category.

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.

The Applicant acknowledges this Policy. The Amendment Site will be developed in accordance with the height restriction.

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

The Applicant acknowledges this Policy. At least twenty-five percent (25%) pervious area will be provided.

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.

The Applicant acknowledges this Policy.

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.

The Applicant acknowledges this Policy and will consider it when selecting business and tenants for the Amendment Site.

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.

The Applicant acknowledges this Policy and notes that Town ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center at site plan approval for a specific development of all or any portion of the Amendment Site provides for, when possible, mitigation of potential ambient outdoor lighting impacts in addition to limiting the height of parking lot lighting fixtures to twenty-five (25) feet.

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.

The Applicant acknowledges this Policy. At site plan approval for a specific development of all or any portion of the Amendment Site, signage will be designed to complement and coordinate with the architecture and landscaping of the US 27 Business Center to 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.

The Applicant acknowledges this Policy.

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.

The Applicant acknowledges this Policy. A companion application for rezoning of the Property from the A-1 Agricultural District to the US Highway 27 Planned Business District has been filed concurrently with the Proposed Amendment.

FLUE Policy 1.8-o: The Town shall implement land development regulations to protect adjacent rural areas from potential negative impacts of business developments.

The Applicant acknowledges this Policy.

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.

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Town Plan, and the proposed amendments to the text of the Plan ensures consistency between the Policies of the Plan and the Town ULDC regulations.

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.

Please refer to the Analysis of Public Facilities and Services section above.

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}

Please refer to the Analysis of Public Facilities and Services section above.

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}

Please refer to the Analysis of Public Facilities and Services section above.

Section 2: Permitted Uses in Future Land Use Categories

US Highway 27 Business Category: Performance Standards

The intent of the US Highway 27 Business Category is 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.* Before adopting an amendment, such as the proposed LUPA, to change the land use designation of any parcel to US Highway 27 Business, the Town shall *carefully consider potential environmental, traffic and quality of life impacts* and the Applicant must demonstrate that the proposed LUPA is consistent with all of the performance standards below. Additionally, every such application for a LUPA shall be submitted concurrently with a rezoning application to an implementing zoning district.

The Applicant will demonstrate below that the Proposed Amendment is consistent with the US Highway 27 Business Category Performance Standards below.

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 that can be detected from any property with a Agricultural. Rural Ranch or Rural Estate land use plan map designation.

The Applicant acknowledges this standard. As development plans for the Amendment Site progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate that the proposed development does not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that can be detected from residential land uses east of US 27. Development will also comply with all applicable provisions of the Town ULDC, in particular, Article 51 of the ULDC, which specifies development regulations for the US Highway 27 Planned Business District, and

which were carefully crafted to protect existing residential communities to the east of US 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.

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Plan, and the proposed amendments to the text of the Plan ensure consistency between the Policies of the Plan and the ULDC regulations.

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.

The Applicant acknowledges this standard. As development plans for the Amendment Site progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate compliance with the standard. Should fuel storage be proposed as an accessory use, the Applicant will comply with ULDC Section 51-30(D) regulating fuel storage and the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances.

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.

Uses proposed within the US 27 Business Center will be limited to those permitted pursuant to Town ULDC Section 51-20.

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.

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023 and the Master Circulation and Access Plan attached

hereto as Exhibit “M” showing the proposed frontage road that will provide for north-south access throughout the Amendment Site.

FUTURE LAND USE IMPLEMENTATION:

The Applicant will demonstrate below that the Development Review Requirements of the Implementation Section of the Town’s Future Land Use Element of the Comprehensive Plan are met:

- A. *Traffic circulation, recreational, drainage and flood protection, public potable water where applicable, solid waste and sanitary sewer public facilities, septic tanks, where applicable, and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrency management policies included with the goal of the Town’s Land Use Plan.*

Please refer to the Analysis of Public Facilities and Services section above.

- B. *Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic ways identified on the Broward County Traffic Ways Plan prior to occupancy.*

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and the Master Circulation and Access Plan, which includes a frontage road along US 27 and access to the Property from Griffin and Stirling Roads and US 27.

- C. *Fire protection service will be adequate to protect people and property in the proposed development.*

Fire services are provided to the Amendment Site pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Delivery of Emergency Medical, Fire Protection, and Fire Prevention Services recorded in Official Records Book 50374, Page 1550 of the Public Records of Broward County. The Applicant contacted the Town of Davie Fire Rescue Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of fire protection services to the Amendment Site. The Applicant will continue to work with the Town of Davie Police and Fire Rescue Departments as development plans progress for the Amendment Site.

- D. *Police protection service will be adequate to protect people and property in the proposed development.*

Police services are provided to the Amendment Site pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Police Services recorded in Official Records Book 50374, Page 1520 of the Public Records of Broward County. The Applicant contacted the Town of Davie Police Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of police protection services to the Amendment Site. The Applicant will

continue to work with the Town of Davie Police Department as development plans progress for the Amendment Site.

E. School sites and school buildings will be adequate to serve the proposed development.
No residential uses are proposed. As such, this standard does not apply.

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).

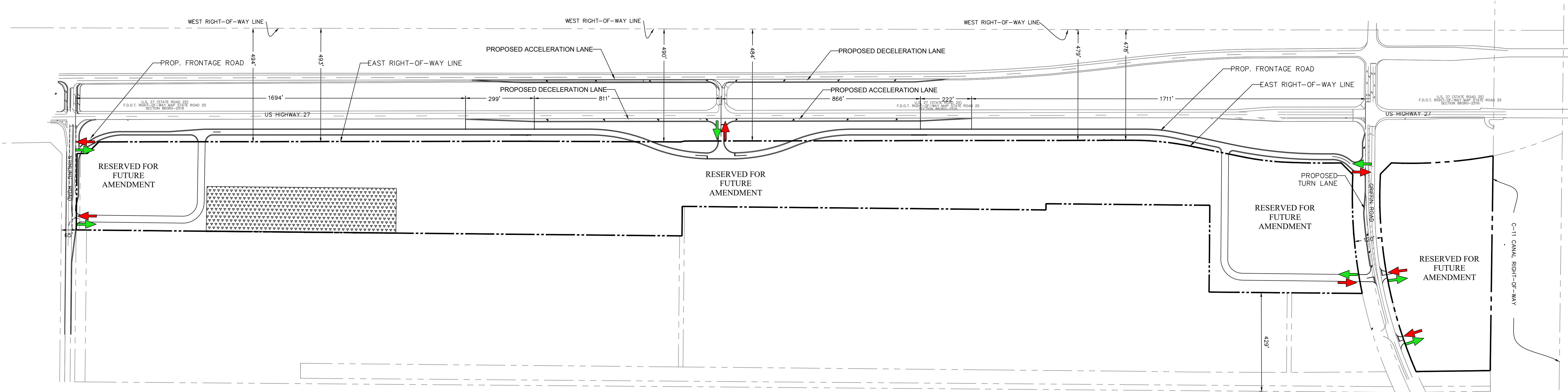
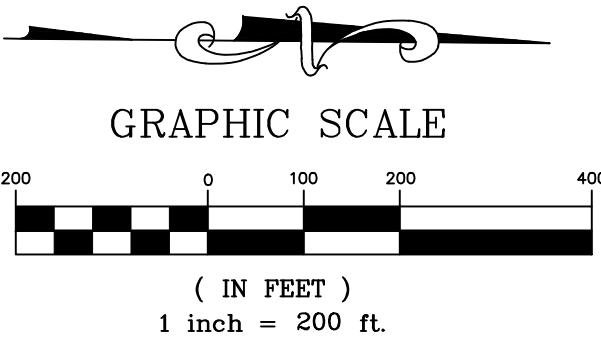
The Applicant acknowledges this standard.

14. ADDITIONAL SUPPORT DOCUMENTS**A. Other support documents or summary of support documents on which the proposed amendment is based.**

No additional support documents are included herein.

B. Any proposed voluntary mitigation or draft agreements.

The Applicant is proposing a Development Agreement with the Town pursuant to the Florida Local Government Development Agreement Act in Florida Statutes Sections §163.3220 - §163.3243 to preserve the development rights for the Amendment Site under the US Highway 27 Business land use category and the US Highway 27 Planned Business District. The intent of the development agreement is to provide assurances that development of the Amendment Site will be permitted in accordance with the regulations for the US Highway 27 Business land use designation and the US Highway 27 Planned Business District zoning district in effect as of the effective date of the Development Agreement as well as the US 27 Business Center Design Guidelines, the Amendment Site's Master Development Plan, and any amendments thereafter regarding same.



- NOTES:
- 1. ADDITIONAL FRONTAGE ROAD DRIVEWAY ACCESS POINTS TO BE CONFIRMED UPON REVIEW AND ACCEPTANCE OF PROPOSED SITE PLAN.
 - 2. TIER II INFORMATION IN ACCORDANCE WITH TOWN ULDC SECTION 051-050(C)(2) WILL BE PROVIDED AS DEVELOPMENT PLANS PROGRESS.

LEGEND	
WETLAND MITIGATION AREA	
R/W LINE	
PROJECT BOUNDARY	
PROPOSED INGRESS	
PROPOSED EGRESS	

Exhibit “A”
Survey and Legal Description

LEGAL DESCRIPTION:

PARCEL 1
A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 27, FOR 874.72 FEET TO THE SOUTHERLY CORNER OF SAID SECTION 27; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE ON A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 247°2'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'58", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2
A PORTION OF TRACTS 61 AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH 00°12'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FORTY EIGHT (48) FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG SAID WESTERLY BOUNDARY LINE 359.38 FEET, THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHEAST CORNER OF SECTION "18" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3
A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,754.27 FEET; THENCE SOUTH 00°12'20" EAST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY LINE 359.38 FEET, THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHEAST CORNER OF SECTION "18" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

PARCEL 4
A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 2106.07 FEET TO A POINT ON THE WEST LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°11'26" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" WEST, ALONG THE SOUTH LINE OF TRACTS 57 AND 58, 284.27 FEET; THENCE NORTH 00°50'31" WEST 1300.56 FEET; THENCE NORTH 89°47'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 39 AND 40, FOR 299.06 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 1300.59 FEET TO THE POINT OF BEGINNING.

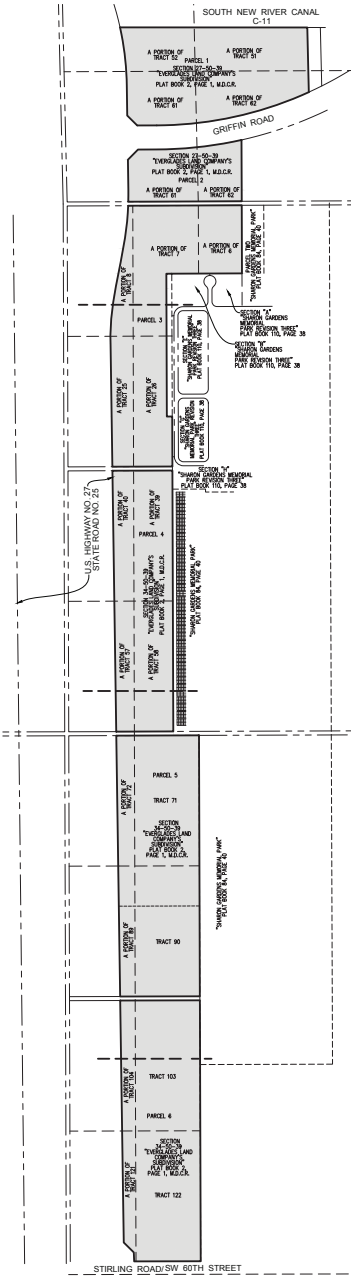
PARCEL 5
A PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 1977.86 FEET; THENCE SOUTH 00°11'00" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71 AND THE POINT OF BEGINNING; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 71 AND 90 FOR 1300.68 FEET; THENCE SOUTH 89°50'14" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 AND 90, 397.30 FEET TO A POINT ON A LINE 278.00 FEET EAST OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE NORTH 00°50'31" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25, FOR 1300.61 FEET; THENCE NORTH 89°49'12" EAST ALONG THE NORTH LINE OF SAID TRACTS 71 AND 72, FOR 412.25 FEET TO THE POINT OF BEGINNING.

PARCEL 6
A PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1980.10 FEET; THENCE NORTH 00°11'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02°05'14" WEST 45.04 FEET; 2) NORTH 47°28'12" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 1206.27 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 104; THENCE NORTH 89°50'51" EAST ALONG THE NORTH LINE OF SAID TRACTS 103 AND 104 FOR 397.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 103; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 103 AND 122 FOR 1300.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430,932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3295; ELEVATION: 5.969 FEET.
3. FLOOD ZONE: AH/2; BASE FLOOD ELEVATION: 5 FEET/6 FEET/NONE; PANEL #12011C0520H; COMMUNITY #120691; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTIONS 27 AND 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "A" BEING N89°42'48"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CARNAHAN PROCTOR & CROSS.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'; THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 46-17, F.A.C. AND THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02(2)(b) OF THE FLORIDA STATUTES.

John F Pulice Pulice
Date: 2023.09.15 11:07:51

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS8274
 - ☐ JONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4500
- STATE OF FLORIDA


SHEET 1 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

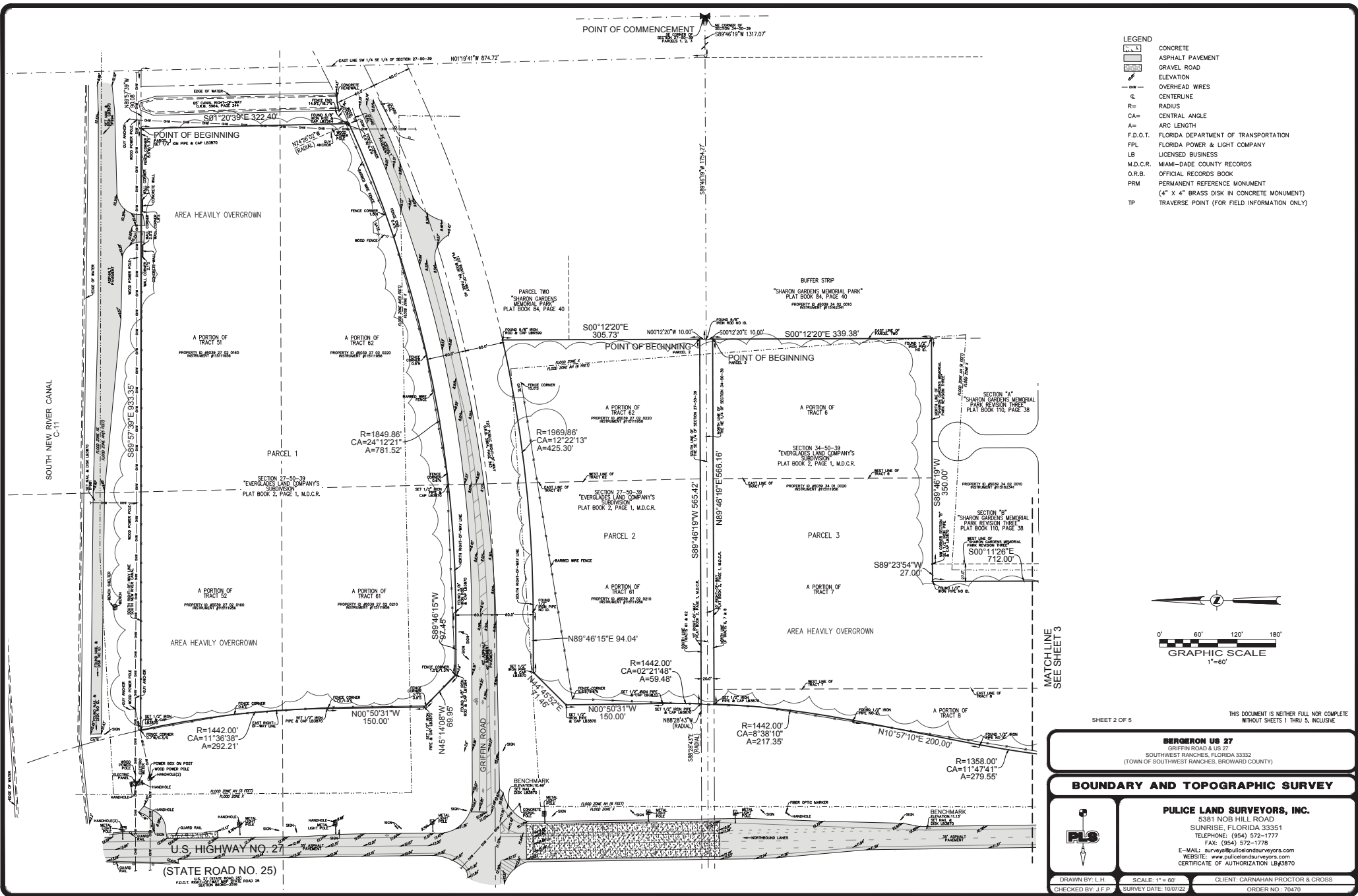
NO.	REVISIONS	BY
1		
2		
3		
4		
5		

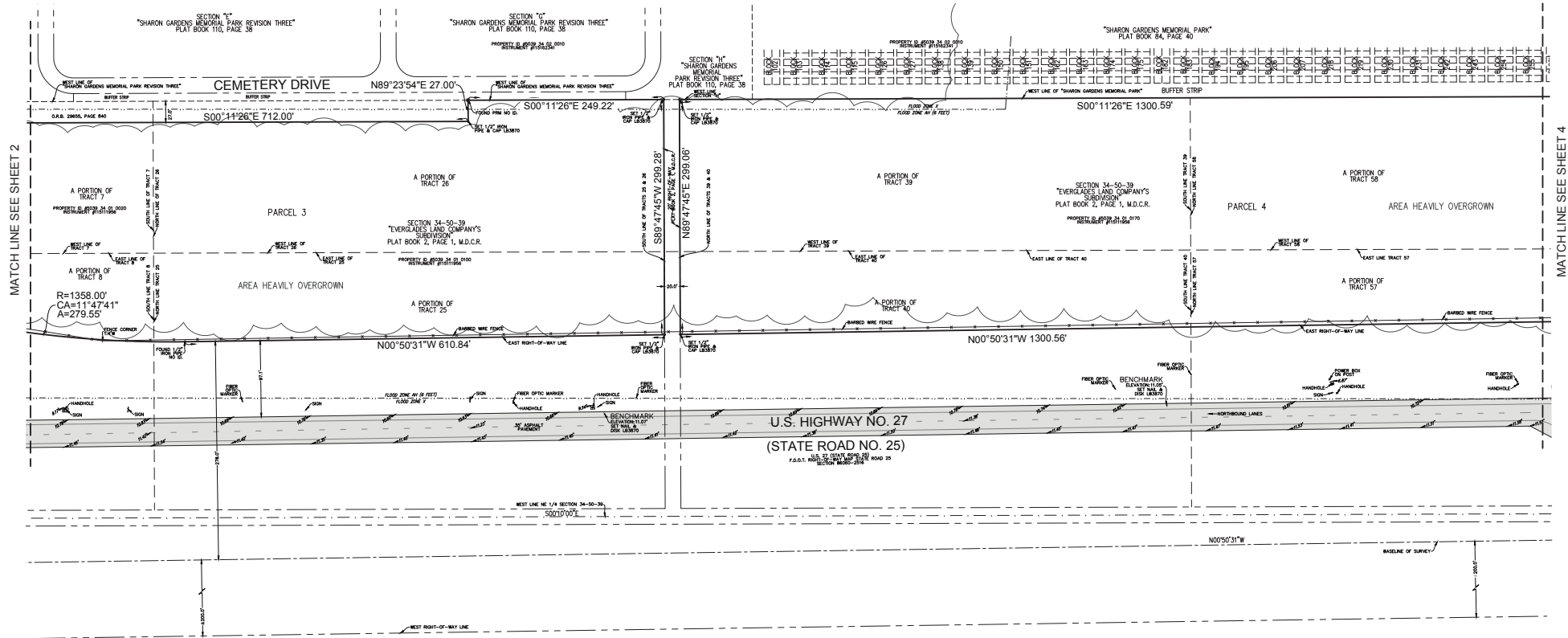
BERGERON US 27
GRIFFIN ROAD & US 27
SOUTHWEST RANCHES, FLORIDA 33332
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

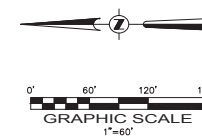
**PULICE LAND SURVEYORS, INC.**
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB93870

DRAWN BY: L.H.	SCALE: N/A	CLIENT: CARNAHAN PROCTOR & CROSS
CHECKED BY: J.F.P.	SURVEY DATE: 10/07/22	ORDER NO.: 70470





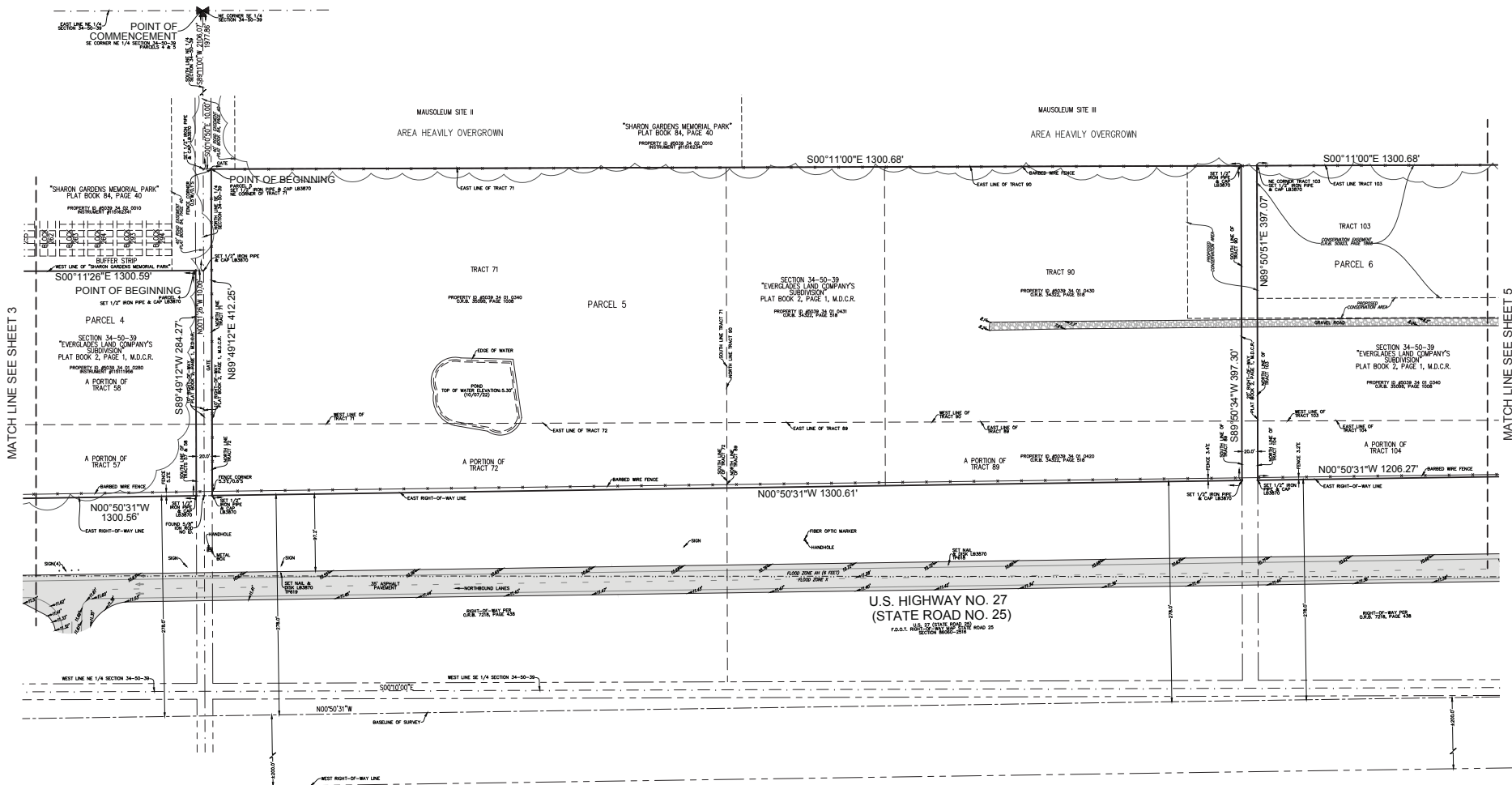
- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - GRAVEL ROAD
 - ELEVATION
 - OVERHEAD WIRES
 - CENTERLINE
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - O.R.B. OFFICIAL RECORDS BOOK
 - PRM PERMANENT REFERENCE MONUMENT
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)



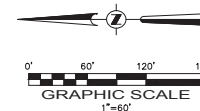
SHEET 3 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

BERGERON US 27 5381 NOB HILL ROAD SOUTHWEST RANCHES, FLORIDA 33332 (TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)		
BOUNDARY AND TOPOGRAPHIC SURVEY		
PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: survey@puliceandsurveyors.com WEBSITE: www.puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB3870		
DRAWN BY: L.H. CHECKED BY: J.F.P.	SCALE: 1" = 60' SURVEY DATE: 10/07/22	CLIENT: CARNAHAN PROCTOR & CROSS ORDER NO.: 70470



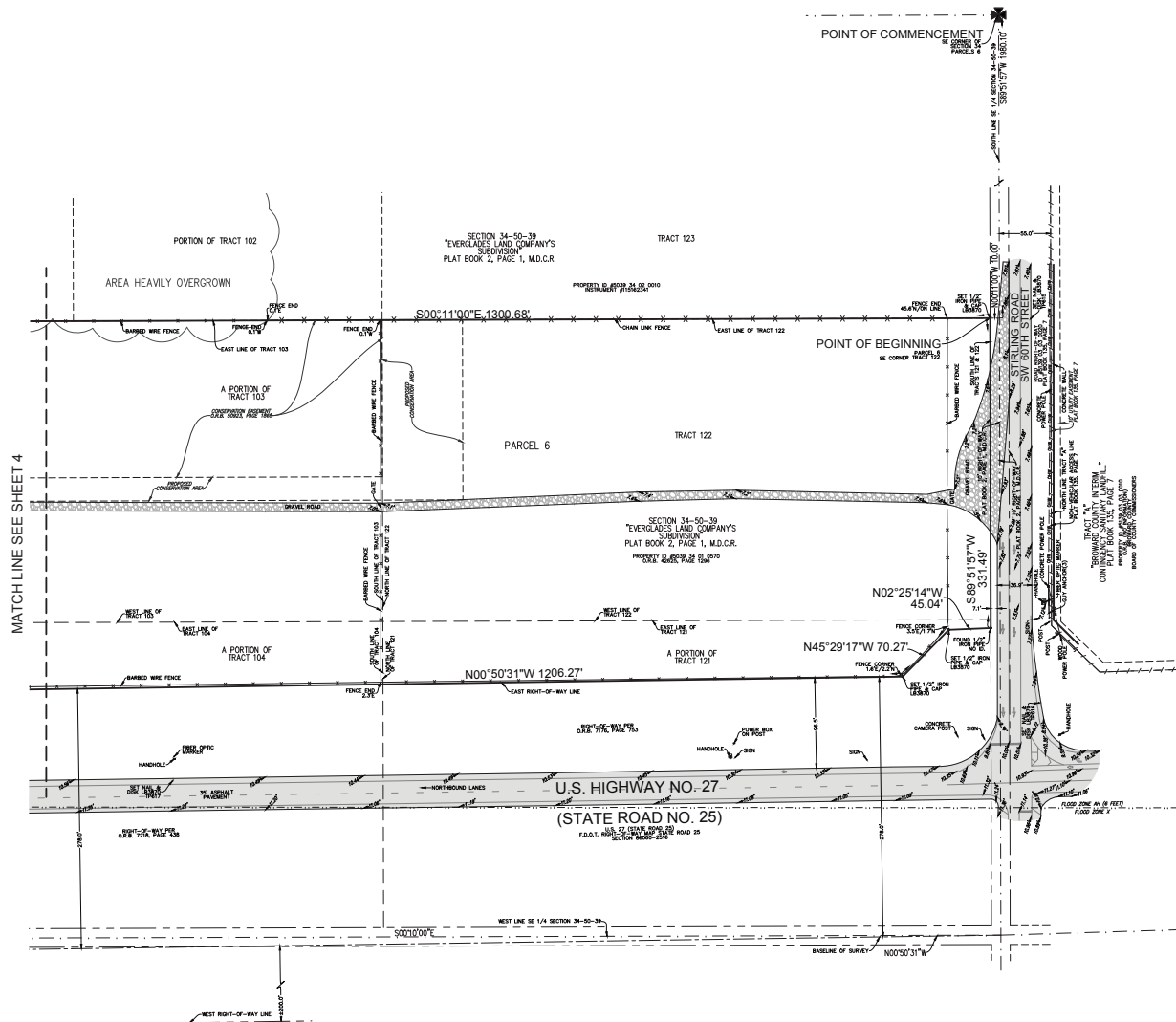
- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - GRAVEL ROAD
 - ELEVATION
 - OVERHEAD WIRES
 - CENTERLINE
 - R=
 - CA=
 - A=
 - F.D.O.T.
 - FPL
 - LB
 - M.D.C.R.
 - O.R.B.
 - PRM
 - (4" X 4" BRASS DISK IN CONCRETE MONUMENT)
 - TP



SHEET 4 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

BERGERON US 27 5381 NOB HILL ROAD SOUTHWEST RANCHES, FLORIDA 33332 (TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)		
BOUNDARY AND TOPOGRAPHIC SURVEY		
	PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: survey@puliceandsurveyors.com WEBSITE: www.puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB93870	
	DRAWN BY: L.H. CHECKED BY: J.F.P.	SCALE: 1" = 60' SURVEY DATE: 10/07/22



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - GRAVEL ROAD
 - ELEVATION
 - OVERHEAD WIRES
 - CENTERLINE
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - O.R.B. OFFICIAL RECORDS BOOK
 - PRM PERMANENT REFERENCE MONUMENT (4" X 4" BRASS DISK IN CONCRETE MONUMENT)
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

SHEET 5 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

BERGERON US 27
5381 NOB HILL ROAD
SOUTHWEST RANCHES, FLORIDA 33332
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
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TELEPHONE: (954) 572-1777
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E-MAIL: survey@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB3870

DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 60'
SURVEY DATE: 10/07/22

CLIENT: CARNAHAN PROCTOR & CROSS
ORDER NO.: 70470

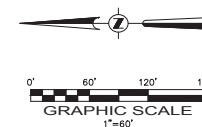
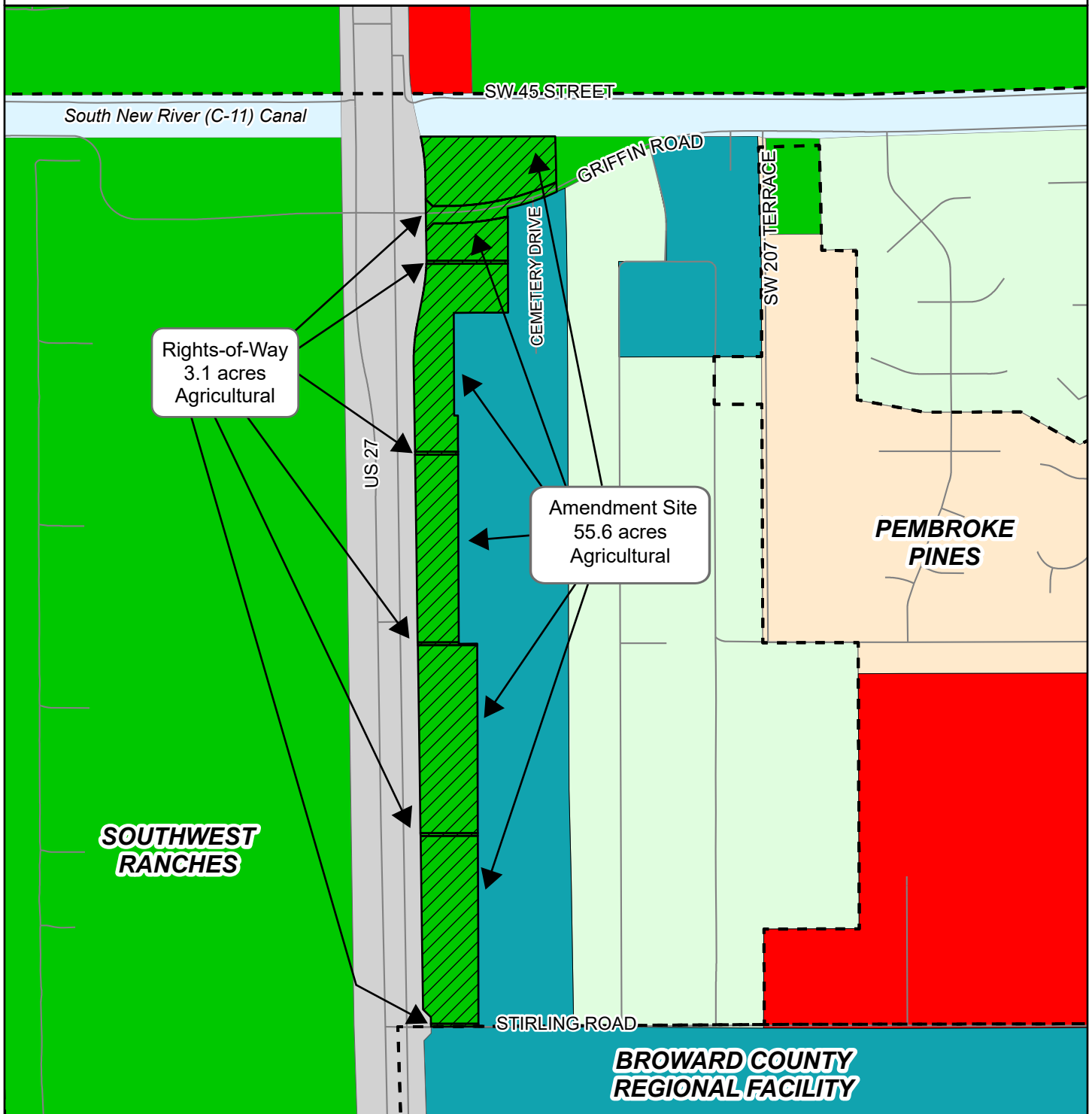


Exhibit “B”
Amendment Site Location Map

Amendment Site Location Map



- | | |
|------------------------|--------------------------|
| Subject Site | Agricultural |
| Municipal Boundary | Community |
| Rural Ranches | Transportation |
| Estate (1) Residential | Water / Primary Drainage |
| Commerce | |

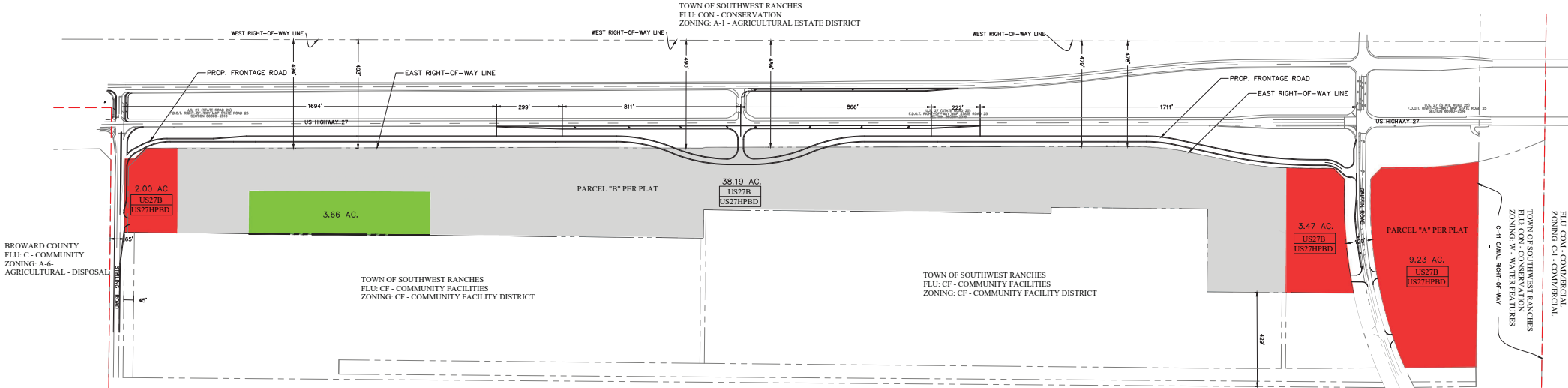
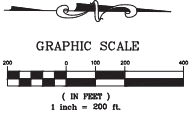
Total Gross Acres = 58.7

AD 22-011 Allen Southwest Ranches
Acreage Determination



1,000 500 0 1,000
Feet

Exhibit “C”
Master Development Plan



PROJECT DESCRIPTION

THE PROPOSED US-27 BUSINESS CENTER WILL FOLLOW THE INTENT AND APPLICABILITY AS PROVIDED IN ARTICLE 61 - US HIGHWAY 27 PLANNED BUSINESS DISTRICT IN THE TOWN OF SOUTHWEST RANCHES, FL - CODE OF ORDINANCES

PLAT DESCRIPTION

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, EVERGLADES LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°14'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°27'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 80.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCISE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 44°50'59" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 247°21'21", AN ARC DISTANCE OF 78.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2546; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°30'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 833.35 FEET TO THE POINT OF BEGINNING.

AND

TRACTS 71, 80, 103, & 122, AND PORTIONS OF TRACTS 6, 7, 8, 26, 36, 39, 40, 57, 58, 72, 88, 104, & 121 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, AND THE PLATTED RIGHTS-OF-WAY ADJACENT THERETO, EVERGLADES LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 89°51'57" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 FOR 328.83 FEET; THENCE NORTH 02°25'14" WEST 10.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 86060-2546 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) CONTINUE NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 42°07'01" WEST 70.27 FEET; 3) NORTH 00°30'31" WEST 4478.25 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1308.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.45 FEET TO A POINT OF TANGENCY; 5) NORTH 100°01'00" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 6) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 299.45 FEET TO A POINT OF TANGENCY; 7) NORTH 44°40'59" EAST 17.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'19" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1909.86 FEET, A CENTRAL ANGLE OF 172°21'13", FOR AN ARC DISTANCE OF 425.29 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°46'19" WEST ALONG SAID NORTH LINE 350.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'51" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'51" EAST ALONG THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE NORTH 89°49'12" EAST ALONG SAID WESTERLY BOUNDARY OF "SHARON GARDENS MEMORIAL PARK" 128.21 FEET; THENCE SOUTH 00°11'51" EAST ALONG THE EAST LINES OF SAID TRACTS 71, 80, 103, AND 122 AND THE EXTENSIONS THEREOF 2631.36 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 103.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 56.546 ACRES, MORE OR LESS



SITE DATA TABLE

PARCEL INFORMATION		
PARCEL ID #'S	5039-27-02-0160; 5039-27-02-0210; 5039-34-01-0100; 5039-34-01-0170; 5039-34-01-0431; 5039-34-01-0432	5039-27-02-0220; 5039-34-01-0020; 5039-34-01-0280; 5039-34-01-0340; 5039-34-01-0420; 5039-34-01-0570
PLANNING/ZONING		
TOSWR FUTURE LAND USE CATEGORY	EXISTING AGRICULTURAL (A)	PROPOSED US HIGHWAY 27 BUSINESS (US27B)
TOSWR ZONING CATEGORY	AGRICULTURAL ESTATE (A-1)	US-27 HIGHWAY PLANNED BUSINESS DISTRICT (US27HPBD)
SITE AREA BREAKDOWN		
	ACRES	SQUARE FEET
GROSS SITE AREA	58.70 AC	2,556,972 SF
NET SITE AREA	56.55 AC	2,463,318 SF
WETLAND MITIGATION AREA	3.66 AC	159,430 SF
TOTAL DEVELOPABLE AREA	52.89 AC	2,303,888 SF
TOTAL RETAIL/COMMERCIAL AREA	14.70 AC	640,332 SF
TOTAL LIGHT INDUSTRIAL AREA	38.19 AC	1,663,556 SF
DEVELOPMENT REQUIREMENTS		
	ALLOWABLE	PROPOSED
BUILDING HEIGHT	40.0'	40.0'
FRONT SETBACK	-	25.0'
REAR SETBACK	-	25.0'
INTERIOR SIDE SETBACK	-	0.0'
STREET SIDE SETBACK	-	25.0'
FLOOR AREA RATIO (F.A.R.)		
	ALLOWABLE	PROPOSED
RETAIL/COMMERCIAL	0.75	0.18 (116,000 SF)
LIGHT INDUSTRIAL	0.75	0.36 (600,000 SF)
TOTAL	0.75	0.31 (716,000 SF)

LEGEND

RETAIL/COMMERCIAL LAND USE	
INDUSTRIAL LAND USE	
WETLAND MITIGATION AREA	
R/W LINE	
PROJECT BOUNDARY	
TOSWR BOUNDARY	
TOSWR FUTURE LAND USE CATEGORY	A
TOSWR FUTURE LAND USE CATEGORY	A-1

MASTER DEVELOPMENT PLAN

Exhibit “D”
City of Sunrise
Water and Sewer Availability Letter



Community Development - Engineering Division
1601 NW 136 Ave., Bldg. A Sunrise, FL 33323 P: 954.746.3270 F: 954.746.3287

October 18, 2022

Bill Barbaro, P.E.
Carnahan Proctor & Cross
814 S. Military Trail
Deerfield Beach, FL 33442

Via Email: BBarbaro@cpc-eng.com

**Re: Water and Sewer Availability
Griffin Road, US HWY 27
Weston, FL 33332 (Folio #'s 503927020160, 503927020210, 503927020220,
503934010020, 503934010100, 503934010170, 503934010280, 503934010340,
503934010431, 503934010430, 503934010420 and 503934010570)**

Dear Mr. Barbaro:

The above referenced properties are located within the water and sewer utility service area of the City of Sunrise. Please be advised that there is a 12-inch watermain, as well as a 14-inch sewer force main on the South East corner of Griffin Rd and Dykes Rd approximately 4 miles from the properties. Both a watermain and sewermain extension would be required.

Please note that the information provided within this letter is an approximation based on the City's schematic water and sewer atlas, and the City recommends that this information be verified through field inspections and as-built information prior to any civil engineering design.

The City has reserved no water and sewer plant capacity for your project and makes no representation to any party that water and sewer plant capacity is available until a party executes a Utility Service Permit with the City and pays the Plant Connection Fees based upon proposed water consumption.

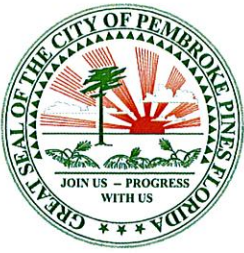
If you wish to reserve plant capacity for your project, please begin by completing the City of Sunrise Utility Service Permit Questionnaire and returning it to this department along with all required attachments. The Utility Service Permit Questionnaire and Fee Schedule are available at the document library on the City's website: <https://www.sunrisefl.gov/our-city/advanced-components/document-central/-folder-182>. Plant Connection Fees are governed by the City's Code of Ordinances, Section 15-119, which may be found at https://library.municode.com/fl/sunrise/codes/code_of_ordinances

If we may be of further assistance to you, please advise.

Sincerely,
CITY OF SUNRISE

Ravindra Ramgulam, P.E.
City Engineer

Exhibit “E”
City of Pembroke Pines
Water and Sewer Availability Letter



PEMBROKE PINES
CITY COMMISSION

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954-450-1020
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Charles F. Dodge
CITY MANAGER
954-450-1040
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April 11, 2023

Ron Bergeron
19612 SW 69th Place
Pembroke Pines, FL 33332

RE: Request for Letter of Service Availability for Bergeron US-27 Business Center located in the Town of Southwest Ranches, FL.

Dear Mr. Bergeron:

The City of Pembroke Pines has the capacity and capability of providing water and wastewater services to the Bergeron US-27 Business Center located east of US 27 between Stirling Road and the C-11 canal within the Town of Southwest Ranches.

Providing utility services to this site is subject to the Town of Southwest Ranches providing a letter of approval to the City of Pembroke Pines to serve this parcel. Upon receipt of the Town's approval, the Pembroke Pines Commission will consider this request.

Sincerely,


Charles F. Dodge
City Manager

CFD/md

Exhibit “F”
Waste Management Inc. of Florida Letter



**Waste Management Inc. of
Florida** 1800 N. Military Trail,
Suite 201 Boca Raton, FL 33431

October 3, 2022

Via E-Mail

Phil Kean, E.I.
Project Engineer
814 S. Military Trail
Deerfield Beach, FL 33442
Pkean@cpc-eng.com

Re: Town of Southwest Ranches Letter of Service Availability / Bergeron US-27 Business Center

Dear Mr. Kean,

By way of this letter, WM confirms that we will have sufficient capacity to support and service the commercial and industrial solid waste requirements in the above-referenced 56.08-acre project in the Town of Southwest Ranches. Specifically, WM understands that this location is directly to the east of Highway 27 spanning from both sides of Griffin Road to the north to Stirling Road to the south.

Should you have any questions or require additional information, please feel free to contact me at bherrera@wm.com or at 954-856-7192.

Best of luck with the proposed project!

Sincerely,

A handwritten signature in blue ink that reads 'Barbara Herrera'.

Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida
M: 954-856-7192
bherrera@wm.com

cc: Jean Desilus, District Manager, WMIF

Outdoor Lighting Ordinance Revisions

Outline for Board Discussion

Objectives:

1. Make existing regulations more enforceable.
 - a. Change where light trespass measurements are taken (i.e. limitations of ground level, property line).
2. Expand the focus of regulations to eye-level ambient lighting as well as glare and dark sky.
 - a. Limit the combined illumination per acre of land area for areas other than parking lots and commercial vehicular use areas. Alternatively, could exempt those areas not visible from a public right-of-way. Could provide an exception for recreational/equestrian riding area lighting up to, ~ 60 minutes following dusk during daylight savings time and ~120 minutes the rest of the year.
 - b. Require shielding of fixtures at lower intensity limits than currently required.
 - c. Limit the allowable intensity of area light fixtures on residential properties (currently no limit).
 - d. Reduce allowable height of parking light fixtures from 35 feet to between 15 and 25 feet.
3. Better administration.
 - a. Have a lighting professional review all fixture specifications at time of permit (adds cost to permit) and measure output at final inspection.
 - b. Require a photometric plan for fencepost fixtures and any proposed area lighting fixtures in a residential/agricultural district that would be set back from any property line a distance of less than double the height of the fixture.
4. Address existing street lights.