

ORDINANCE NO. 2026-007

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE DISTRICT TO US HIGHWAY 27 PLANNED BUSINESS DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23)

WHEREAS, Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC ("Petitioner") own 58.7 gross acres along the east side of US Highway 27 within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

WHEREAS, Petitioner filed Application No. RZ-24-23 ("Application") to rezone the Property from A-1 Agricultural Estate District to US Highway 27 Planned Business ("US 27 Zoning") District; and

WHEREAS, Petitioner filed concurrent Application No. PA-20-8 to change the Property's land use plan designation from Agricultural to US Highway 27 Business ("US 27 Land Use"); and

WHEREAS, the US 27 Zoning District was created specifically to implement the US 27 Land Use Classification; and

WHEREAS, Section 051-010 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires that US 27 Zoning only be applied to property designated US 27 Land Use on the future land use map; and

WHEREAS, Section 051-050 of the ULDC requires applications for US 27 Zoning to demonstrate unified control; and

WHEREAS, Section 051-050 requires submission of a master development plan with at least the information described in Section 051-050 as Tier I Information; and

WHEREAS, prior to site plan approval for any portion of a master development plan lacking complete Tier II information as described in ULDC Section 051-050, the master plan must be amended with the Tier II information through the rezoning process; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 24, 2024 and recommended that the Town Council approve the Application; and

WHEREAS, the Town Council finds that Application complies with the requirements for rezoning in Article 51, US Highway 21 Planned Business District and Article 130, Zoning Map Amendments.

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

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2: Map Amendment. The A-1 Agricultural Estate zoning designation of the Property, legally described in Exhibit "A" attached hereto and made a part hereof, is hereby amended and rezoned to the US Highway 27 Planned Business District.

Section 3: Master Development Plan. The master development plan in Exhibit "B" attached hereto is made a part hereof. No development shall occur that is inconsistent with the master development plan, or which is not shown on the master development plan at the requisite Tier II level of information detail described in ULDC Section 051-050. Since the master development plan submitted with Application No. RZ-23-24 does not contain the requisite Tier II information, the master development plan will need to be amended prior to site plan approval for any development upon the Property.

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

Section 5: Effective Date. This Ordinance shall take effect on the effective date of the Future Land Use Map amendment changing the designation of the Property from Agricultural to US Highway 27 Business

PASSED ON FIRST READING this 24th day of October, 2024 on a motion made by Council Member Jablonski and seconded by Vice Mayor Kuczenski.

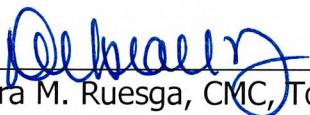
PASSED AND ADOPTED ON SECOND READING this 28th day of May, 2026, on a motion made by C/m KUCZENSKI and seconded by C/m HARTMANN.

Breitkreuz	<u>YES</u>
Jablonski	<u>YES</u>
Allbritton	<u>YES</u>
Hartmann	<u>YES</u>
Kuczenski	<u>YES</u>

Ayes	<u>5</u>
Nays	<u>/</u>
Absent	<u>/</u>
Abstaining	<u>/</u>


Steve Breitkreuz, Mayor

Attest:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

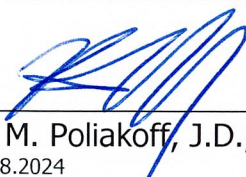

Keith M. Poliakoff, J.D., Town Attorney
1001.088.2024

EXHIBIT "A"

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 0°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 A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; 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 OF GRIFFIN ROAD AND A POINT 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 24°12'21", 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°36'38", 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, 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 FOR 585.42 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, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°28'43" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 02°21'48", FOR AN ARC DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; 2) NORTH 00°50'31" WEST 150.00 FEET; 3) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" 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, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WEST BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH 00°12'20" EAST ALONG SAID WEST BOUNDARY LINE 305.73 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 339.38 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 NORTHWEST CORNER OF SECTION "B" 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 LEFT; 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 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

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°50'34" 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

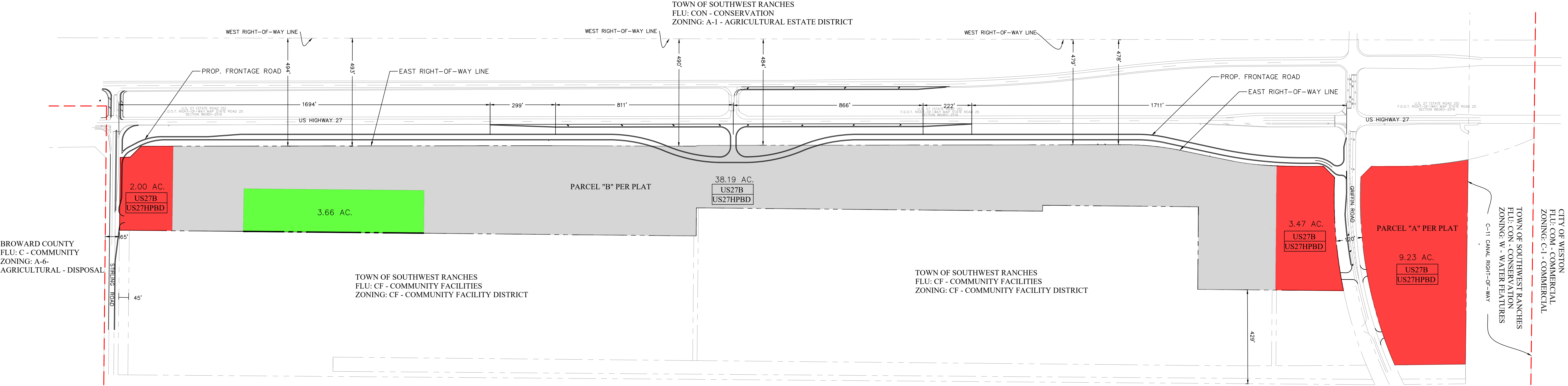
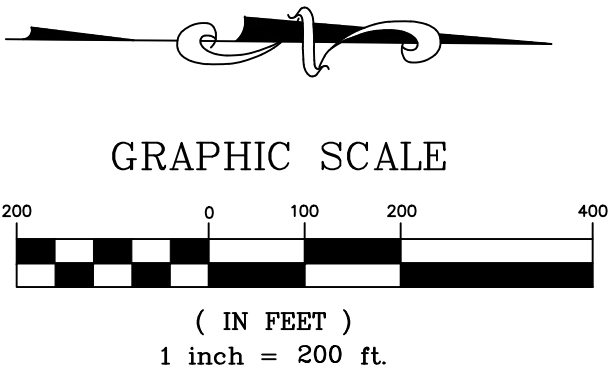
PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" 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.

EXHIBIT "B"
MASTER DEVELOPMENT PLAN

- Exhibit B-1 Master land use plan**
- Exhibit B-2 Master circulation and access plan**
- Exhibit B-3 Mater utilities plan**
- Exhibit B-4 Master landscape plan** (thematic street landscaping and typical buffers)
- Exhibit B-5 Architectural style standards**



PROJECT DESCRIPTION

THE PROPOSED US-27 BUSINESS CENTER WILL FOLLOW THE THE INTENT AND APPLICABILITY AS PROVIDED IN ARTICLE 51 – 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°19'41" 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°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 OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" 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 24°12'21", 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°36'38", AN ARC DISTANCE 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.

AND

TRACTS 71, 90, 103, & 122, AND PORTIONS OF TRACTS 6, 7, 8, 25, 26, 39, 40, 57, 58, 72, 89, 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 328.93 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 86060-2516 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) CONTINUE NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" 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 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 5) NORTH 105°7'10" 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 11°47'41", FOR AN ARC DISTANCE OF 296.85 FEET TO A POINT OF TANGENCY; 7) NORTH 00°50'31" WEST 150.00 FEET; 8) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" 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 1869.86 FEET, A CENTRAL ANGLE OF 12°22'13", 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 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY 665.12 FEET TO A POINT ON 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; 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°11'26" 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 THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE" AND SAID "SHARON GARDENS MEMORIAL PARK" 1579.62 FEET; THENCE NORTH 89°49'12" EAST ALONG SAID WESTERLY BOUNDARY OF "SHARON GARDENS MEMORIAL PARK" 128.21 FEET; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINES OF SAID TRACTS 71, 90, 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 331.49 FEET TO THE POINT OF BEGINNING.

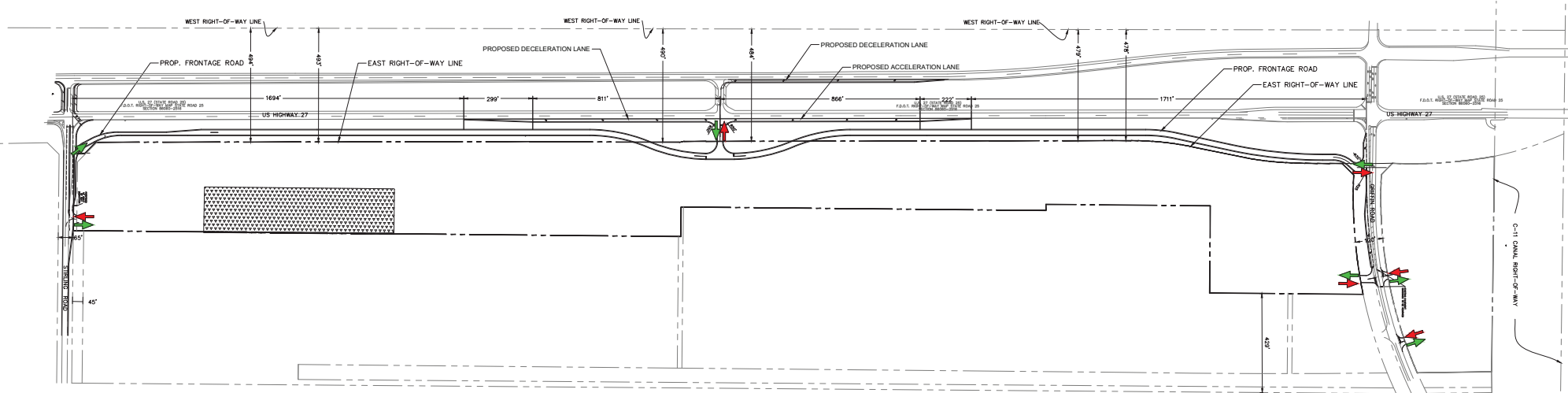
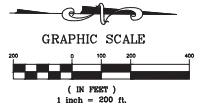
SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 56.546 ACRES, MORE OR LESS



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; 5039-34-01-0430;	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		
	EXISTING	PROPOSED
TOSWR FUTURE LAND USE CATEGORY	AGRICULTURAL (A)	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
	ALLOWABLE	PROPOSED
IMPERVIOUS AREA	75%	39.60 AC (70%)
PERVIOUS AREA	25%	16.95 AC (30%)
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

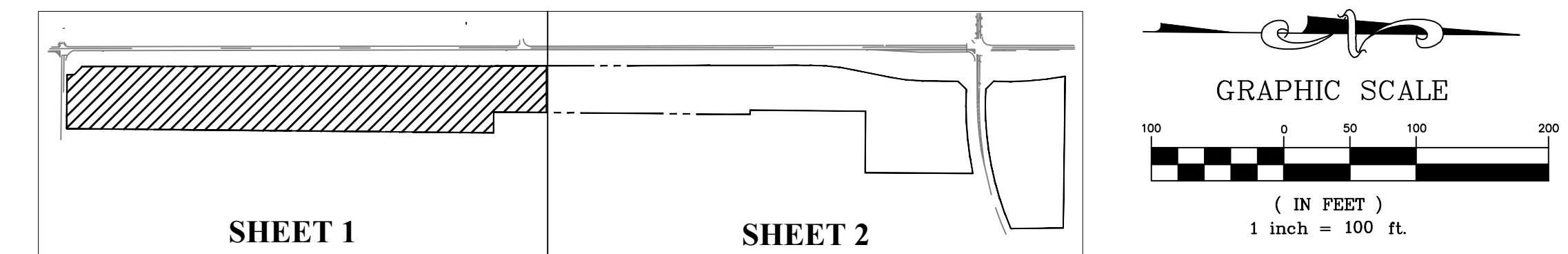


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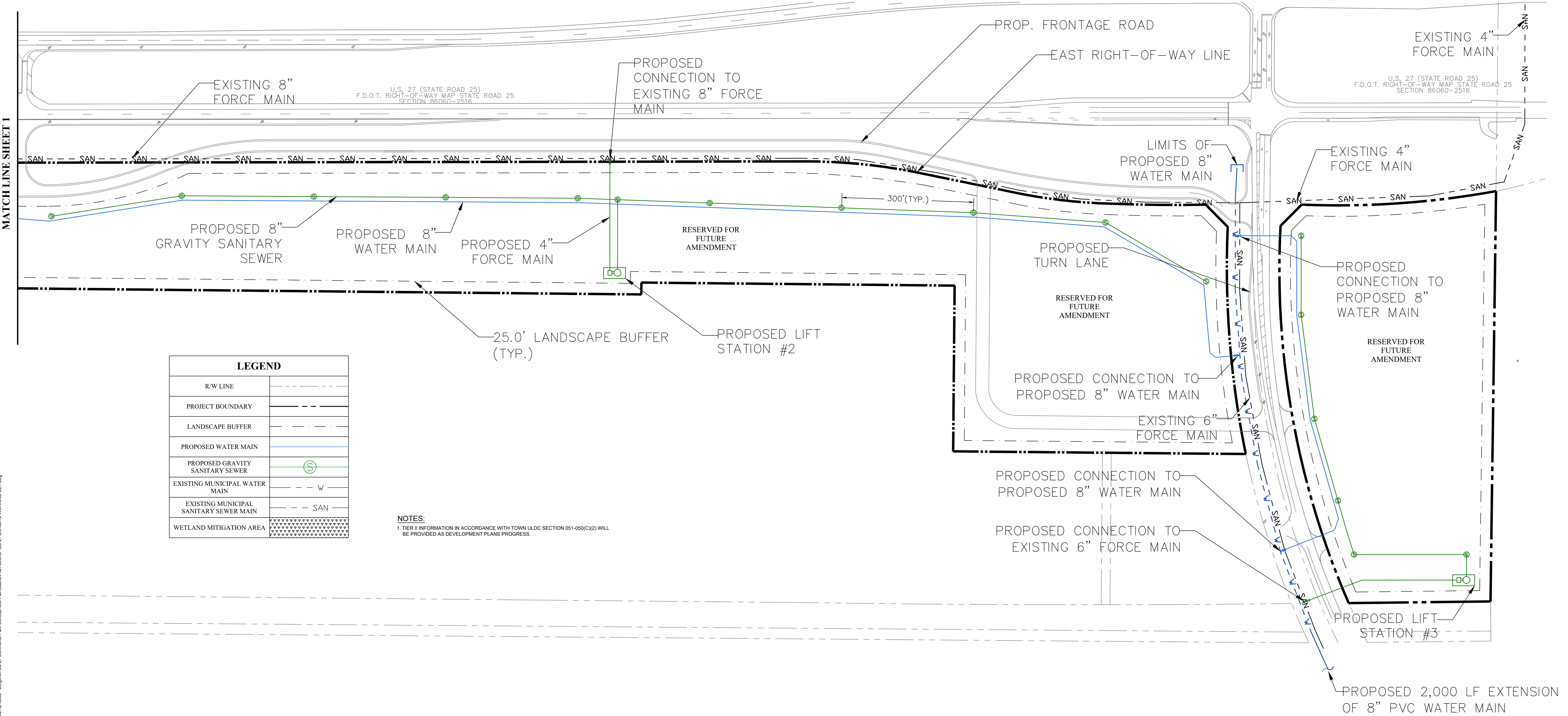
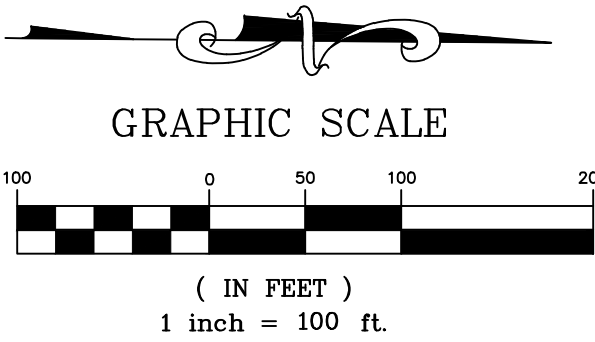
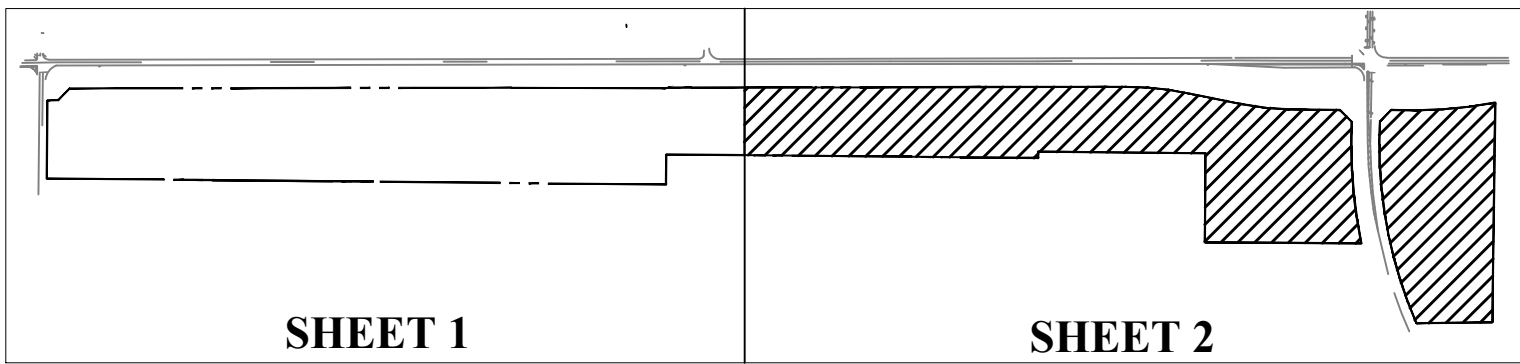
1. ADDITIONAL FRONTAGE ROAD DRIVEWAY ACCESS POINTS TO BE CONFIRMED UPON REVIEW AND ACCEPTANCE OF PROPOSED SITE PLAN.

LEGEND

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

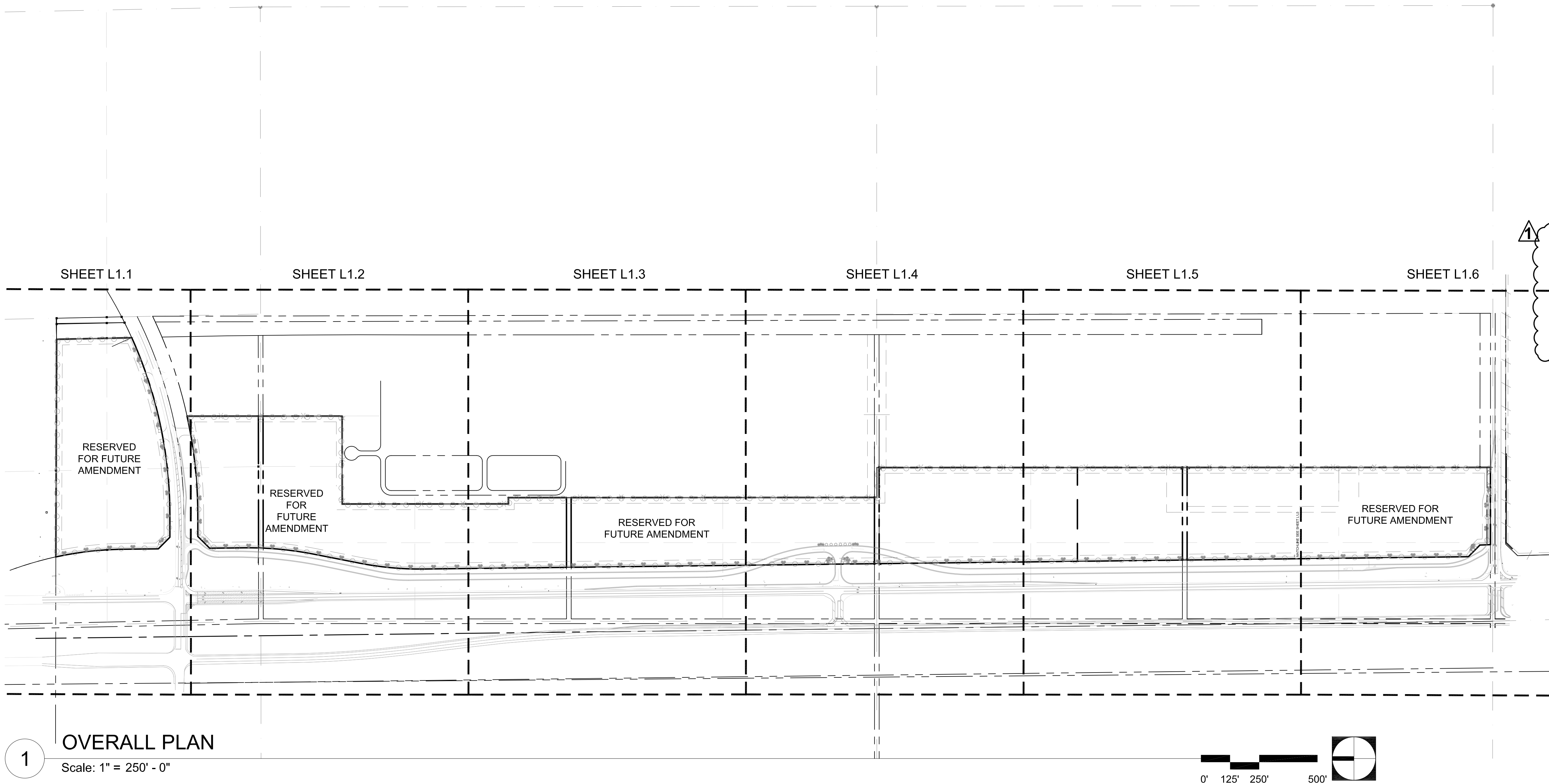


LEGEND	
R/W LINE	
PROJECT BOUNDARY	
LANDSCAPE BUFFER	
PROPOSED WATER MAIN	
PROPOSED GRAVITY SANITARY SEWER	
EXISTING MUNICIPAL WATER MAIN	
EXISTING MUNICIPAL SANITARY SEWER MAIN	
WETLAND MITIGATION AREA	

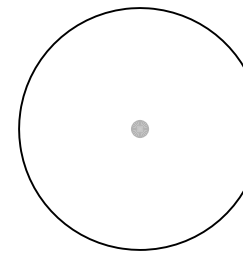


LEGEND	
R/W LINE	---
PROJECT BOUNDARY	---
LANDSCAPE BUFFER	---
PROPOSED WATER MAIN	---
PROPOSED GRAVITY SANITARY SEWER	---
EXISTING MUNICIPAL WATER MAIN	---
EXISTING MUNICIPAL SANITARY SEWER MAIN	---
WETLAND MITIGATION AREA	---

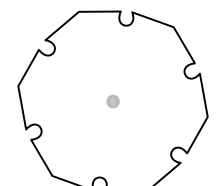
NOTES:
1. TIER II INFORMATION IN ACCORDANCE WITH TOWN ULDC SECTION 051-050(C)(2) WILL BE PROVIDED AS DEVELOPMENT PLANS PROGRESS.



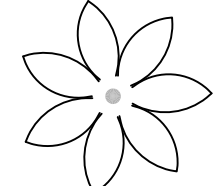
LEGEND



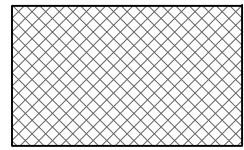
Proposed Canopy Tree



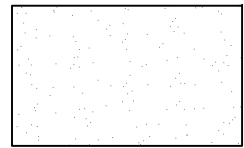
Proposed Ornamental Tree



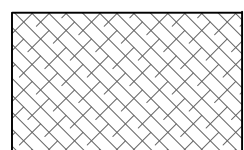
Proposed Palm



Proposed Shrub Areas



Proposed Turf Areas



Specialty/Feature Shrubs

NOTE: FUTURE AMENDMENT / VACANT OPEN SPACE AREAS WILL BE SEEDED OR HYDROSEEDED WITH AN APPROPRIATE TURF OR GROUND COVER MIX SUITABLE TO THE 'TEMPORARY' USE OF EACH PARCEL AND ACHIEVE "GREEN COVERAGE".



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PREPARED FOR Bergeron Family of Companies

19612 S.W. 69th Place Fort Lauderdale, FL 33332

PROJECT US-27 Business Center

Griffin Road & US 27 Southwest Ranches, FL 33332

DECEMBER 7, 2023

REVISIONS

Table with 3 columns: No, Date, Issue. Row 1: 1, 03/13/2026, Revision 1- Updates

CHECKED BY ACF/ACE DRAWN BY KNT

SHEET TITLE

Overall Planting Plan

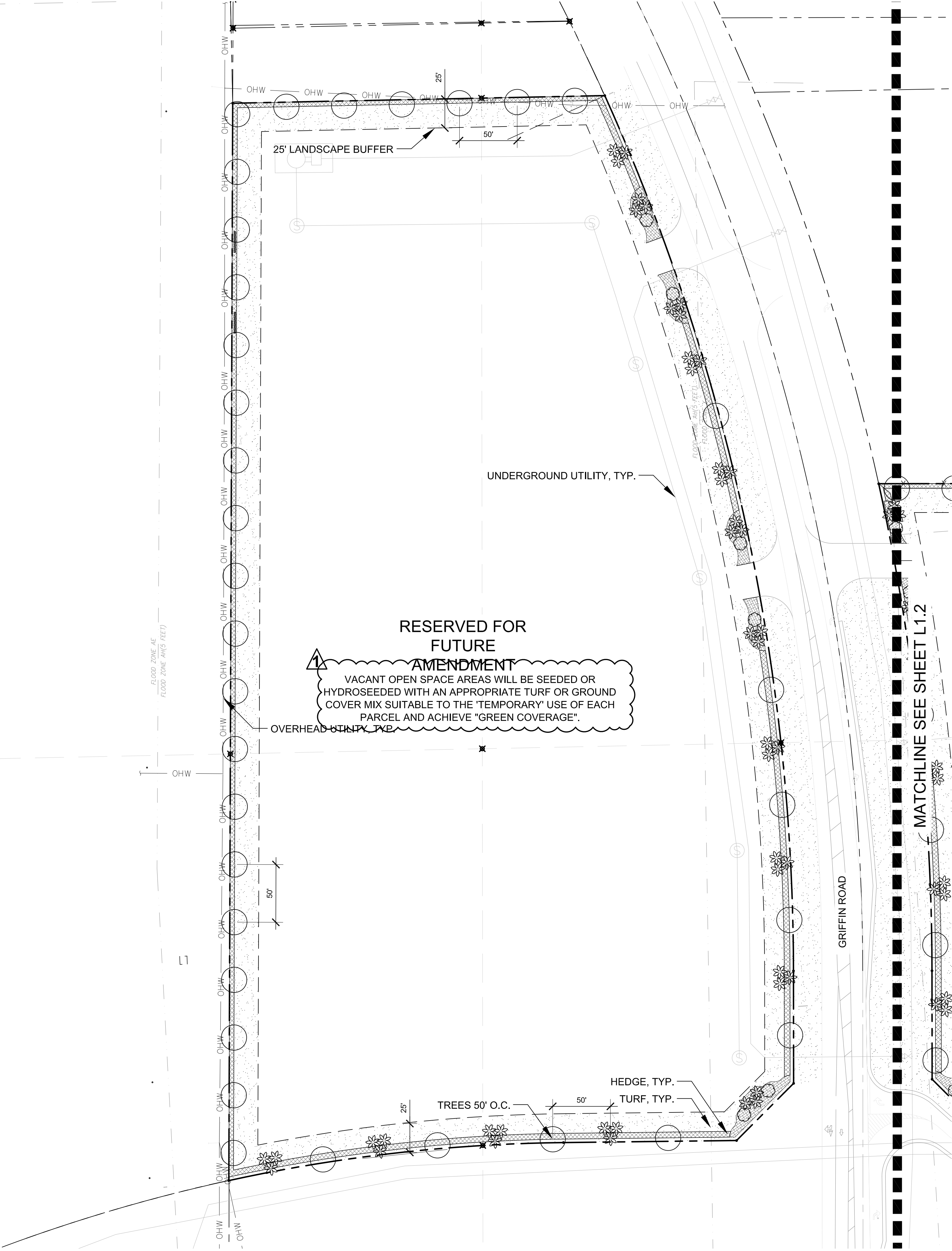
SHEET NUMBER

L1.0

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SEE ATTACHED DRC COMMENTS RESPONSES FOR PHASED LANDSCAPING COMMITMENT

NOTE: Tier II information in accordance with Town ULDC Section 051-050(C)(2) will be provided as development plans progress.



LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

PLANTING NOTES

- CANOPY TREES
- *MIN. 40% PALMS
 - *MIN. 2 SPECIES
 - *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL**
- SPECIES
 - 4.1. GUMBO LIMBO- *Bursera simarub* (NATIVE)
 - 4.2. GREEN BUTTONWOOD- *Conocarpus erectus* (NATIVE)
 - 4.3. LIVE OAK- *Quercus virginiana* (NATIVE)
 - 4.4. MAHOGANY- *Swietenia mahagoni* (NATIVE)
 - 4.5. DAHOON HOLLY- *Ilex cassine* (NATIVE)
 - 4.6. PIGEON PLUM- *Clusia diversifolia* (NATIVE)
- SHRUBS
- *MIN. 2 SPECIES
 - *MAINTAINED AT 3' HT. MIN.
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL**
- SPECIES
 - 3.1. BEAUTYBERRY- *Callicarpa americana* (NATIVE)
 - 3.2. RED TIP COCOPLUM- *Chrysobalanus icaco 'Red Tip'* (NATIVE)
 - 3.3. SILVER BUTTONWOOD- *Conocarpus erectus var. sericeus* (NATIVE)
 - 3.4. FLORIDA PRIVET- *Forestiera segregate* (NATIVE)
 - 3.5. DWARF YAUPON HOLLY- *Ilex vomitoria 'Nana'* (NATIVE)
 - 3.6. SAW PALMETTO- *Serenoa repens* (NATIVE)
 - 3.7. WAX MYRTLE- *Myrica cerifera* (NATIVE)
 - 3.8. FIREBUSH- *Hamelia patens* (NATIVE)
 - 3.9. OAKLEAF HYDRANGEA- *Hydrangea quercifolia* (NATIVE)
- FEATURE PLANTING AREAS TYP.
- *PALMS/ORNAMENTAL TREES
 - *PALMS TO BE 8'HT CLEAR TRUNK MIN.
 - *TREES TO BE 2" CAL.
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL**
- SPECIES
 - 3.1. SABAL PALM- *Sabal Palmetto* (NATIVE)
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 - 3.3. FLORIDA GAMAGRASS- *Tripsacum floridanum* (NATIVE)
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 - 3.5. BLUE FLAG IRIS- *Iris hexagona* (NATIVE)
 - 3.6. MUHLV GRASS- *Muhlenbergia capillaris* (NATIVE)

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REVISIONS

No	Date	Issue
1	03/13/2026	Revision 1- Updates

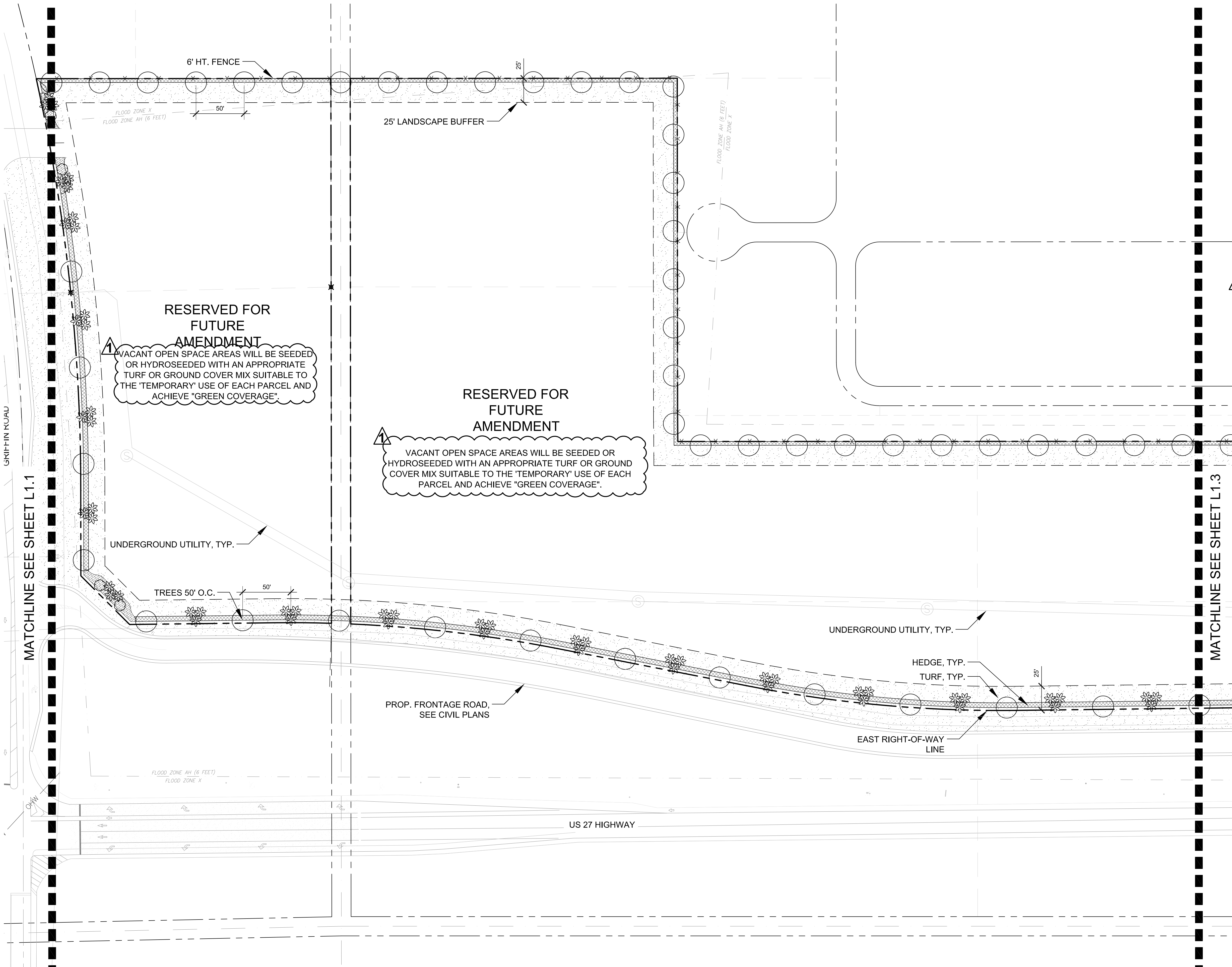
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ACF/ACE

DRAWN BY
KNT

SHEET TITLE
Planting Plan

SHEET NUMBER

L1.1



LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

PLANTING NOTES

- CANOPY TREES
- *MIN. 40% PALMS
 - *MIN. 2 SPECIES
 - *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL
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 - *PALMS TO BE 8'HT CLEAR TRUNK MIN.
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SHEET TITLE
Planting Plan

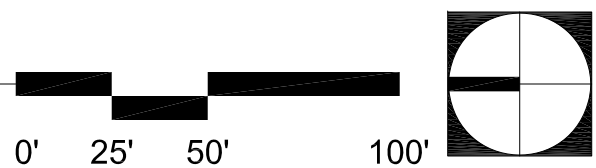
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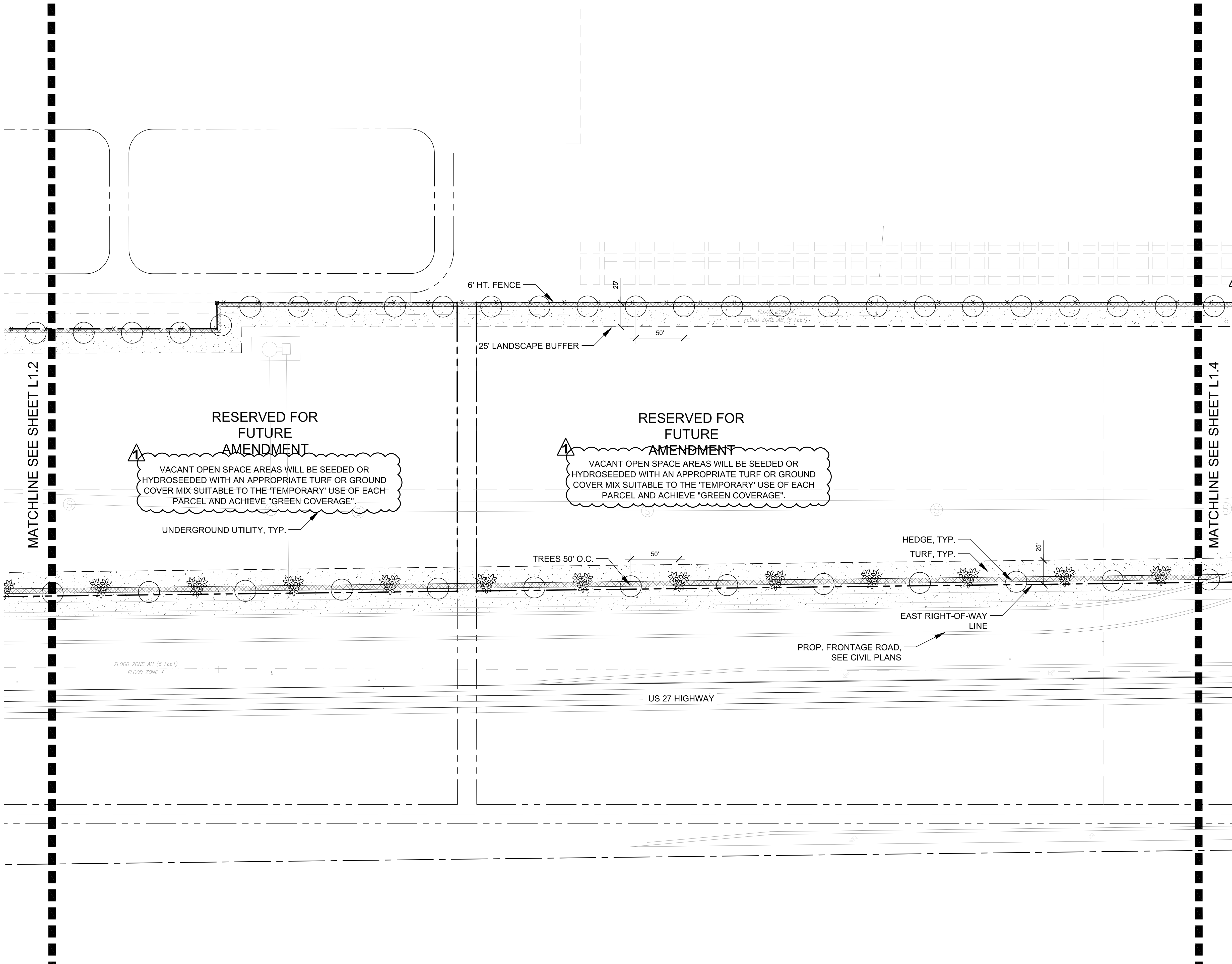
L1.2

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1 PLANTING PLAN

Scale: 1" = 50' - 0"





LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

PLANTING NOTES

- CANOPY TREES
- *MIN. 40% PALMS
 - *MIN. 2 SPECIES
 - *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL**
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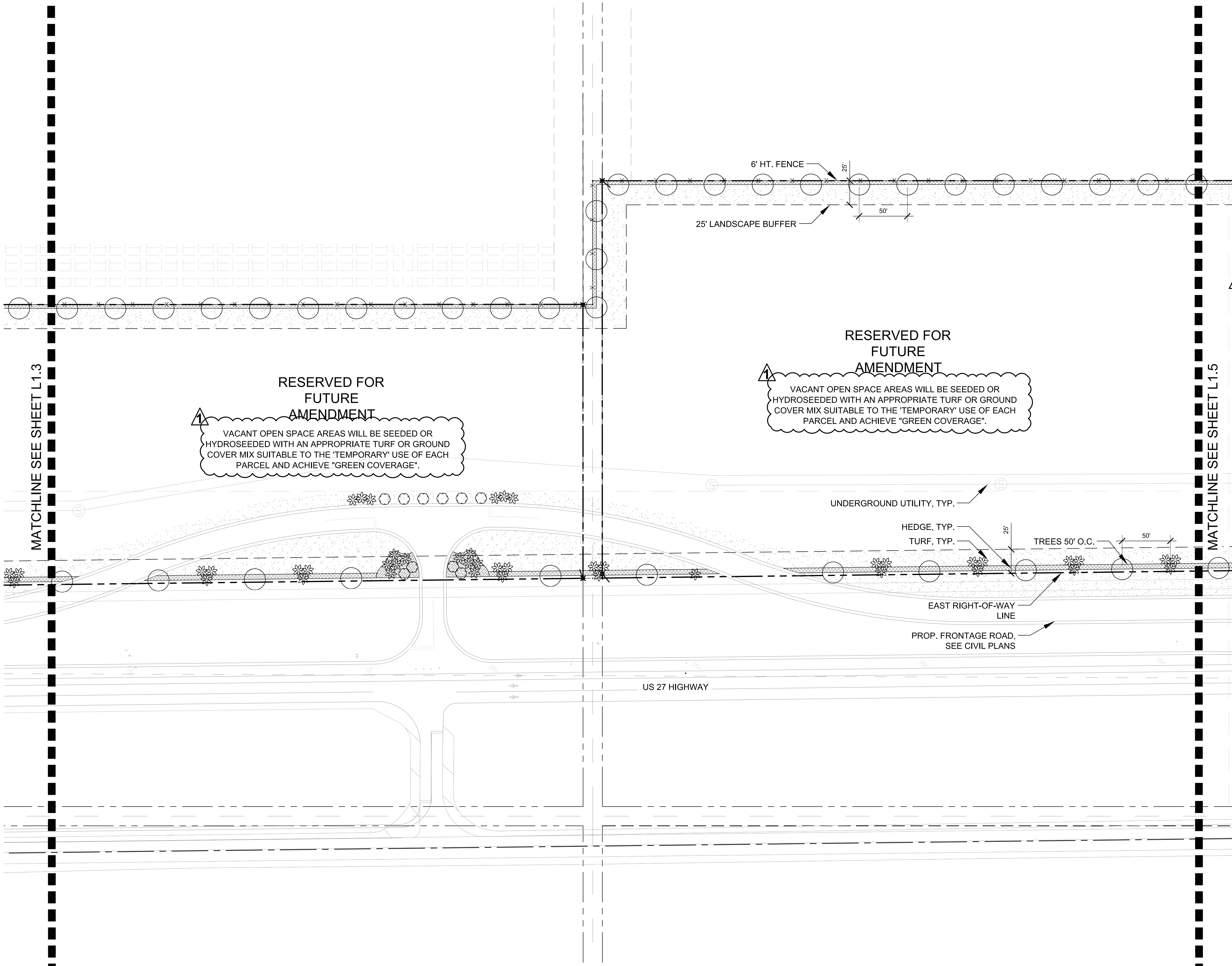
SHEET TITLE

Planting Plan

SHEET NUMBER

L1.3

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LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

PLANTING NOTES

- CANOPY TREES
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SHEET TITLE
Planting Plan

SHEET NUMBER

L1.4

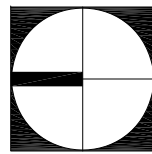
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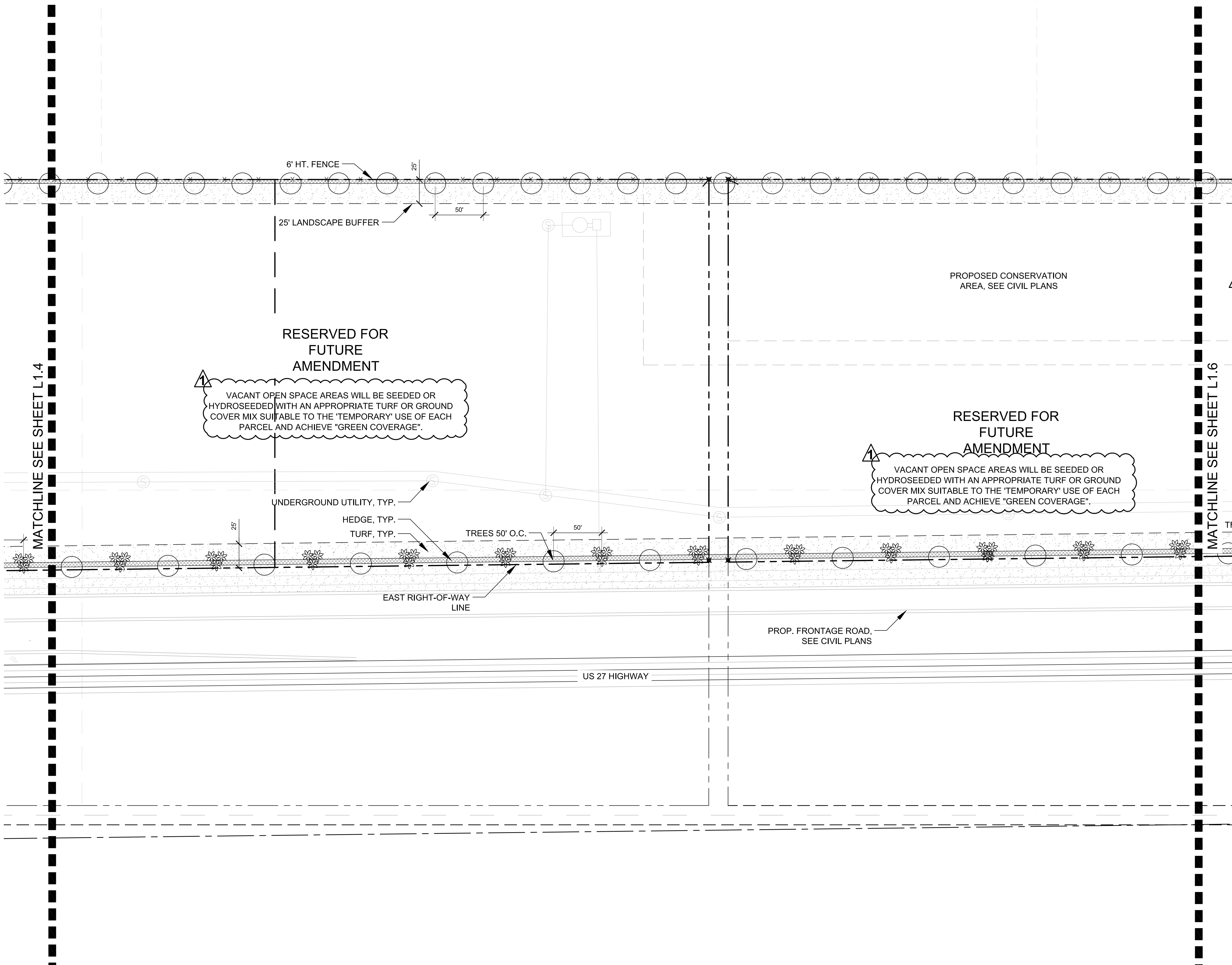
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PLANTING PLAN

Scale: 1" = 50' - 0"

0' 25' 50' 100'





LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

PLANTING NOTES

- CANOPY TREES
- *MIN. 40% PALMS
 - *MIN. 2 SPECIES
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 - 3.1. BEAUTYBERRY- *Callicarpa americana* (NATIVE)
 - 3.2. RED TIP COCOPLUM- *Chrysobalanus icaco 'Red Tip'* (NATIVE)
 - 3.3. SILVER BUTTONWOOD- *Canocarpus erectus var. sericeus* (NATIVE)
 - 3.4. FLORIDA PRIVET- *Forestiera segregate* (NATIVE)
 - 3.5. DWARF YAUPON HOLLY- *Ilex vomitoria 'Nana'* (NATIVE)
 - 3.6. SAW PALMETTO- *Serenoa repens* (NATIVE)
 - 3.7. WAX MYRTLE- *Myrica cerifera* (NATIVE)
 - 3.8. FIREBUSH- *Hamelia patens* (NATIVE)
 - 3.9. OAKLEAF HYDRANGEA- *Hydrangea quercifolia* (NATIVE)
- FEATURE PLANTING AREAS TYP.
- *PALMS/ORNAMENTAL TREES
 - *PALMS TO BE 8'HT CLEAR TRUNK MIN.
 - *TREES TO BE 2" CAL.
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL**
- SPECIES
 - 3.1. SABAL PALM- *Sabal Palmetto* (NATIVE)
 - 3.2. SPANISH STOPPER- *Eugenia foetida* (NATIVE)
 - 3.3. FLORIDA GAMAGRASS- *Tripsacum floridanum* (NATIVE)
 - 3.4. FIREBUSH- *Hamelia patens* (NATIVE)
 - 3.5. BLUE FLAG IRIS- *Iris hexagona* (NATIVE)
 - 3.6. MUHLIY GRASS- *Muhlenbergia capillaris* (NATIVE)

LANDSCAPE REQUIREMENTS PER ARTICLE 75 OF THE SOUTHWEST RANCHES CODE OF ORDINANCES

- SECTION 075-070 - NONRESIDENTIAL PERIMETER AND VEHICULAR USE AREA LANDSCAPE REQUIREMENTS
- LANDSCAPE STRIP OF 15' IS REQUIRED ALONG STREET LINES AND PROPERTY LINES
 - 1 TREE PER 30' OF STREET LINE FRONTAGE
 - HEDGE, BERM, WALL OR OTHER OPAQUE DURABLE LANDSCAPE BARRIER AT A HEIGHT OF 3' ABOVE THE PAVEMENT SURFACE
 - THE REMAINDER OF THE LANDSCAPE AREA SHALL BE LANDSCAPED WITH TURFGRASS, GROUNDCOVER, OR OTHER LANDSCAPE TREATMENT
 - AREA BETWEEN THE EDGE OF PAVEMENT AND THE LANDSCAPE BUFFER SHALL BE SODDED
 - IF THE BUFFER IS ADJACENT TO RURAL, AGRICULTURAL AND OPEN SPACE ZONING AND USE, THE DURABLE, OPAUE BARRIER SHALL BE INCREASED TO 6' IN HEIGHT
 - BUFFER/STREETLINE PLANTING REQUIREMENTS CAN NOT BE COUNTED TOWARD INTERIOR REQUIREMENTS

NOTE: Tier II information in accordance with Town ULDC Section 051-050(C)(2) will be provided as development plans progress.



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PREPARED FOR
**Bergeron Family
of Companies**

19612 S.W. 69th Place
Fort Lauderdale, FL 33332

PROJECT
**US-27 Business
Center**
Griffin Road & US 27
Southwest Ranches,
FL 33332

DECEMBER 7, 2023
REVISIONS

No	Date	Issue
1	03/13/2026	Revision 1- Updates

CHECKED BY
ACF/ACE

DRAWN BY
KNT

SHEET TITLE
Planting Plan

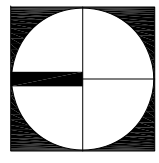
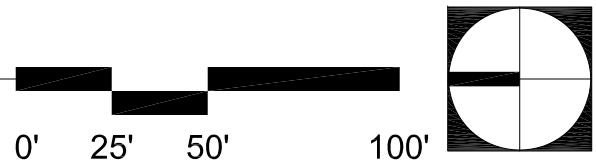
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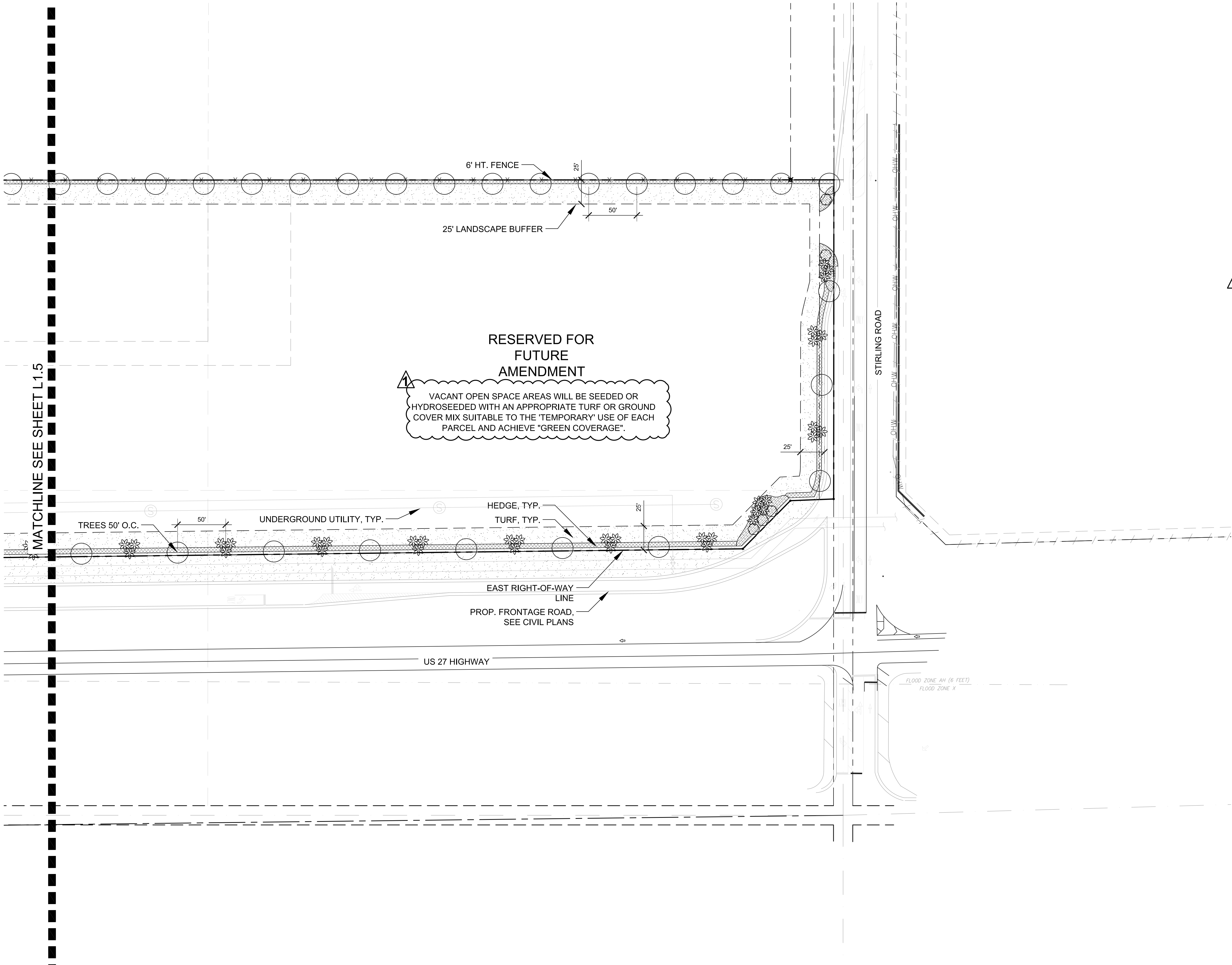
L1.5

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1 PLANTING PLAN

Scale: 1" = 50' - 0"





LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

PLANTING NOTES

- CANOPY TREES
- *MIN. 40% PALMS
 - *MIN. 2 SPECIES
 - *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL**
- SPECIES
- GUMBO LIMBO- *Bursera simarub* (NATIVE)
 - GREEN BUTTONWOOD- *Conocarpus erectus* (NATIVE)
 - LIVE OAK- *Quercus virginiana* (NATIVE)
 - MAHOGANY- *Swietenia mahagoni* (NATIVE)
 - DAHOON HOLLY- *Ilex cassine* (NATIVE)
 - PIGEON PLUM- *Clusia diversifolia* (NATIVE)
- SHRUBS
- *MIN. 2 SPECIES
 - *MAINTAINED AT 3' HT. MIN.
- *TOWN OF SOUTHWEST RANCHES ULDC; 075-060-PLANT MATERIAL**
- SPECIES
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 - RED TIP COCOPLUM- *Chrysobalanus icaco 'Red Tip'* (NATIVE)
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Planting Plan

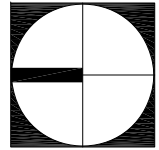
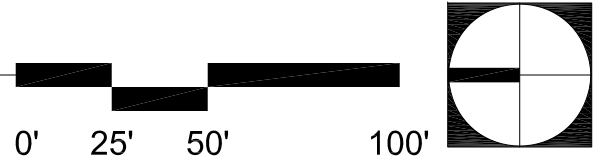
SHEET NUMBER

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PLANTING PLAN

Scale: 1" = 50' - 0"



NOTE:
THE FINAL LANDSCAPE MATERIAL AND DENSITY IS SUBJECT TO REVISION BASED EACH INDIVIDUAL SITE PLAN DEVELOPMENT AS THE SPECIFIC SITE AND ARCHITECTURE BECOME MORE APPARENT. THE INTENT FOR THE LANDSCAPE TO SCREEN THE STRUCTURES FROM US-27 AND PROVIDE A BUFFER IN THE REAR WILL REMAIN THE PRIMARY FOCUS. THE SPACING AND MIN. SPECIFICATIONS PER THE CODE AND OUTLINED IN THE CONCEPTUAL LANDSCAPE PLANS WILL BE MAINTAINED

FUTURE
DEVELOPMENT
AREA

SABAL PALM
SABAL PALMETTO

R.O.W.

COCOPLUM
CHRYSOBALANUS ICACO

LAUREL OAK
QUERCUS LAURITOLIA

LIVE OAK
QUERCUS VIRGINIANA

DWARF CLUSIA
CLUSIA ROSEA 'NANA'

GREEN AREA /
EXISTING SWALE
(VARIES)

US-27
FRONTAGE ROAD

SAW PALMETTO
SERENOA REPENS

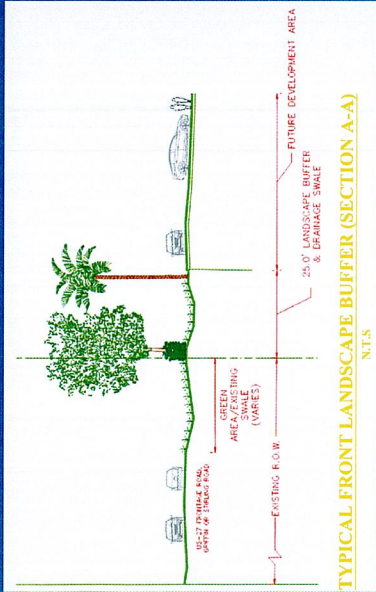
GUMBO LIMBO
BURSERA SIMARUBA

BAHIA GRASS
PASPALUM NOTATUM

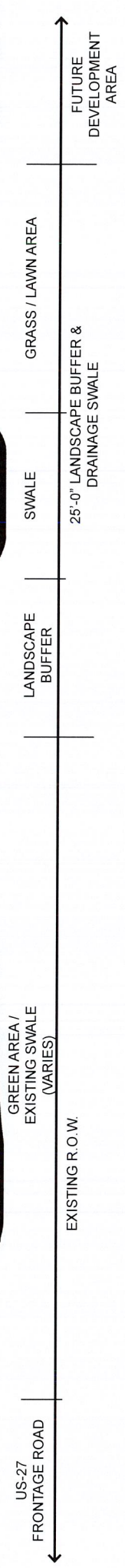
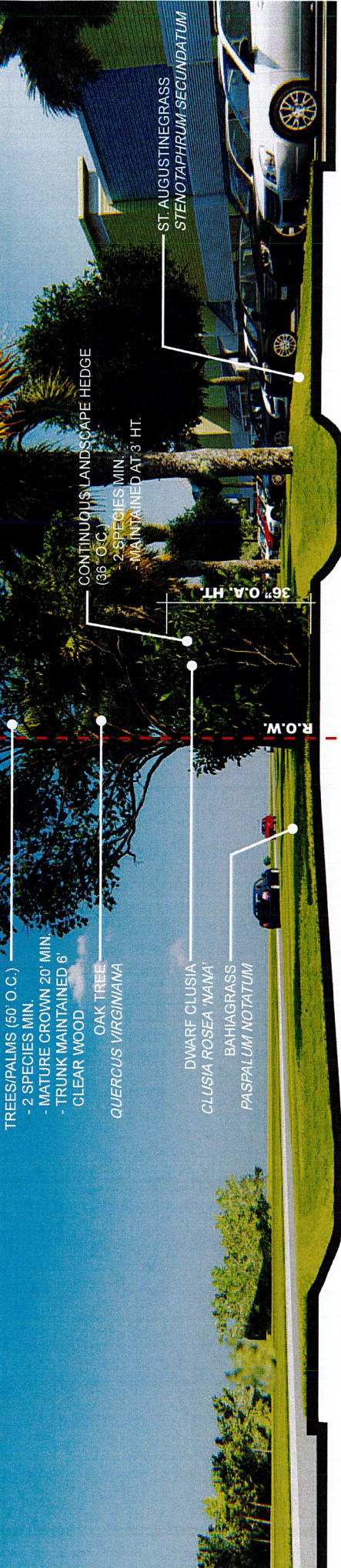
R.O.W.



WEST BUFFER / ROAD FRONTAGE PLAN VIEW



SECTION PER CIVIL DRAWINGS
(LANDSCAPE AND BUFFER PLAN)



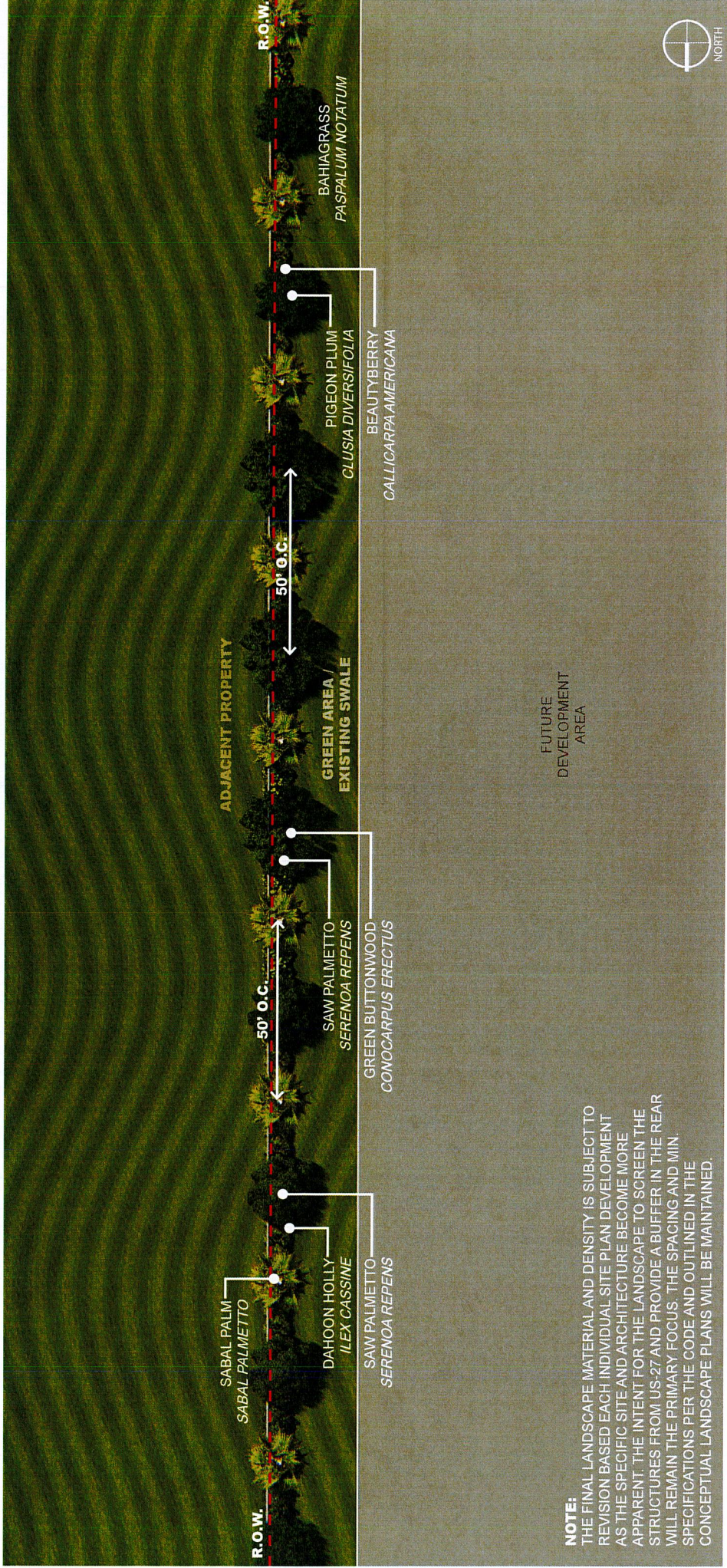
NOTE:
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WEST BUFFER / ROAD FRONTAGE SECTION

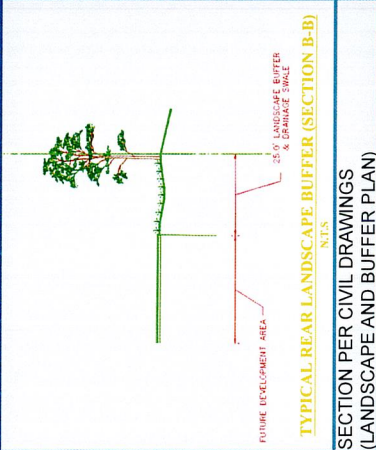
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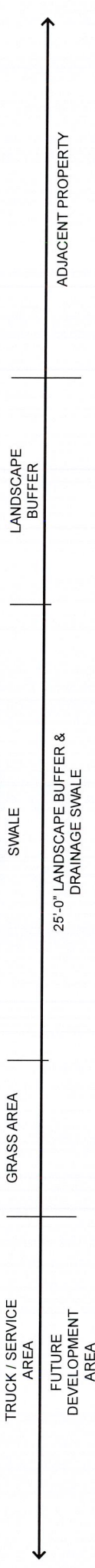
WEST BUFFER / ROAD FRONTAGE ELEVATION



REAR BUFFER PLAN VIEW



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REAR BUFFER SECTION VIEW



To: Casey Lee, *Town Arborist*
Jeff Katims, *Town Planner*

From: Heather Jo Allen, Esq., AICP

Date: April 10, 2024

Re: US 27 Business Center RZ-24-23: Response to Landscape Comments

(1) Laurel Oaks should not be specified as the life expectancy is only 40 years.

Initial Response: The landscape plans provide six (6) tree species where four (4) species are required. Laurel Oaks are only one (1) of the six (6) species provided, and the Town ULDC requires any trees that die to be replaced. Any species will be replaced when/if they die, not only Laurel Oaks.

2026 Update: Laurel Oaks have been removed as a recommended species. The plans still provides five (5) tree species where only four (4) species are required by code giving a little flexibility. All trees presented are native and have been clearly labeled in the legend for clarity.

(2) Landscape code requires at least 4 different species of trees and 50% must be native, increase the plant pallet.

Initial Response: While the Town ULDC requires 50% native species, all six (6) tree species being recommended are native to Florida proving a 100% Native Palate.

2026 Update: The plans provide five (5) tree species where only four (4) species are required by code giving a little flexibility. All trees presented are native and have been clearly labeled in the legend for clarity.

(3) Code requires 50% native shrubs and groundcover.

Initial Response: While the Town ULDC requires 50% native species, all nine (9) shrub and groundcover species being recommended are native to Florida proving a 100% Native Palate.

2026 Update: All shrub species presented are native and have been clearly labeled in the legend for clarity.

- (4) Prior to first building permit, prepare fully detailed LS plan for entire perimeter. Prior to first C.O., landscape entirety of State Road 27 to prevent different sizes of material on the project.

Initial Response: This comment is contrary to the Town ULDC. Section 051-050(C), which provides the master plan requirements, states that thematic landscape treatment of the US 27 frontage is required at Tier I, and that site-specific landscape buffers are required at Tier II, when a specific development project within the master plan is proposed. The ULDC does not include a requirement that the entirety of the US 27 frontage be landscaped prior to the first CO. In fact, the ULDC contemplates that landscaping and buffering along US 27 may vary with specific development sites (specific development sites within the master plan may provide additional landscaping and buffering to compliment the US 27 edge treatment).

2026 Update: The response stands. The owner will provide linear landscape improvements along US 27, parcel by parcel (project by project) until 50% of the 58.7 total acreage (+29.35 acres) is exceeded. At that point, the owner will commit to permitting and installing the remainder of the property landscape buffer with landscape compliant with code requirements.

- (5) A tree survey must be provided indicating all trees on the entire site and sealed by a registered landscape architect.

Initial Response: Pursuant to Town ULDC Section 075-030(B)(2), a tree survey is required at the time of site plan submittal for a specific development within the master plan.

2026 Update: There are no trees remaining on site as these were cleared under Environmental Resource Permit #06-05580-P (SWR permit processing # SWT23-003).

- (6) All future development parcels shall have Bahia sod while vacant.

Response: We are unable to locate this requirement in the Town ULDC. Furthermore, the property owner is using the property for agricultural cattle grazing, which is permitted under both the existing and proposed land use and zoning designations. As such, it is not practicable to place Bahia sod on vacant future development parcels.

2026 Update: Bahia sod may not always be the appropriate ground cover, given the owners intended use, but the owners understand that the Town doesn't want to see dirt in the interim. So, a note has been added to the Landscape Plans on all relevant sheets that states "Vacant open space areas will be seeded or hydroseeded with an appropriate turf or ground cover mix suitable to the 'temporary' use of each parcel and achieve "green coverage".

BERGERON

US-27 BUSINESS CENTER

ARCHITECTURAL STYLE STANDARDS



May 2026

Prepared By:



1999 N. University Drive, Suite 202
Coral Springs, FL 33321
754.277.4254



55 SE 2nd Avenue
Delray Beach, FL 33444
954-801-0449

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List of Exhibits

- Exhibit “A” Property Map
- Exhibit “B” Inspirational Images and Conceptual Renderings

Executive Summary

The Town of Southwest Ranches (“Town”) adopted amendments to its Comprehensive Plan and Unified Land Development Code to create the US Highway 27 Planned Business District in recognition that the United States Highway 27 (“US 27”) corridor is unsuitable or marginal for rural residential use and is more suitable for light industrial and commercial development. The US Highway 27 Planned Business District allows carefully planned development that is designed to be compatible with adjacent rural residential uses and the Town’s rural character and lifestyle. The Town Council indicated that an important component of this development is building design that utilizes Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof, on building facades that are visible from a public street and emphasized traditional components of Florida Vernacular including generous roof overhangs, colonnades, and sloped standing seam metal roofs.

The Florida Vernacular is a style of architecture native to the region that is more commonly displayed on a variety of residential buildings. These Architectural Style Standards are a creative application of traditional Florida Vernacular design principles to light industrial and commercial development along the US 27 corridor and represent a commitment to the aesthetics of this architectural style while allowing for functionality of larger scale industrial and commercial developments situated along this major transportation corridor.

Section 1: Introduction

1.1 Introduction and Intent of the Standards

The US 27 Business Center is a +/- 58.7 gross acre planned development 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 of Southwest Ranches within Broward County, Florida. The property subject to these Architectural Style Standards is depicted on the location map attached hereto as Exhibit "A" and is the subject of the Town of Southwest Ranches Comprehensive Plan Amendment Application Number PA-20-8 and Rezoning Application Number RZ-24-23.

These standards are intended to provide a framework for the successful execution of quality commercial, flex, and industrial development of the Property defined within certain parameters of architectural style standards within the Town of Southwest Ranches and the US 27 Business Center. They address building composition, scale, and articulation to establish a measure of architectural consistency that accommodates diverse styles and uses of structures while adhering to a consistent Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof. The standards are also intended to facilitate the review process by making the architectural expectations of the community clear.

These Architectural Style Standards are intended to provide a guideline for architects, engineers, designers, and owner/developers to design their property and building elevations within the Town's framework but are not intended to limit innovative and creative adaptations of the Florida Vernacular Architectural Style elements typically exhibited on residential development for application to the commercial, flex, and industrial development proposed upon the property. These Architectural Style Standards illustrate design elements and the overall design intent without limiting the design possibilities.

1.2 Introduction to Florida Vernacular Architectural Style Standards

The Florida Vernacular is a style of architecture native to the region, historically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, Caribbean, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.

The Florida Vernacular Architectural Style is known for its practical details and construction that optimize functionality within the local region and climate. It is like a native language particular to a region or a specific place, and this traditional architectural language was most commonly displayed on a variety of residential buildings from the single-family room house to plantation, from farmhouse to townhouse. Defining characteristics of Traditional Florida Vernacular as well as general characteristics of Caribbean and Cracker style are included here to inspire application of the Architectural Style Standards provided in Section 5 below to the US 27 Business Center. These Architectural Style Standards are a creative interpretation of traditional Florida Vernacular architecture to the light industrial and commercial uses permitted for development upon the property. In keeping with the spirit of Florida Vernacular design principles, the Architectural Style Standards allow for functionality of larger scale industrial and commercial developments situated along a major transportation corridor while maintaining the aesthetic qualities of traditional Florida design.

i. Defining Characteristics of “Traditional” Florida Vernacular

The traditional Florida Vernacular Architectural Style historically exhibited on residential developments is defined by the following characteristics:

- Roofs of the primary structure are typically gabled or hipped with slopes between 6:12 and 12:12.
- Roofing materials consist of standing seam or “V” crimp metal, asphalt shingles or wooden shakes.
- Roof overhangs are typically deep, between two and four feet, and have exposed rafter tails. Fascias on the gabled ends are deeper than those exposed along the eaves.
- When attic spaces exist, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall under the eaves.
- Exterior finishes are usually horizontal wood lap-siding, vertical board and batten, or wood shingles.
- Siding typically exposes 4”-6” to the weather, which is terminated with corner boards at building edges. Stucco finishes are also appropriate, though less common. Modern day building materials also include fiber cement siding.
- Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally proportioned openings are made of a grouping of vertical windows. Windows are always operable and historically double-hung, though casements and single-hung are also appropriate. The style uses a small palette of window and door sizes.
- Porches are integral to the style and prominent on the front facades. Porches extend along a large percentage of the ground floor elevations, often wrapping the corners to continue at some length alongside facades. Porch roofs are supported by posts positioned to create vertical or square openings between them. Porches are typically quite deep (at least 8 feet), creating outdoor rooms. The porch roof may have a different slope than that of the primary building, however, detailing and overhang depths should be consistent.
- The Florida Wood Vernacular building frequently has a raised, continuous base. Historically, the raised base protected the building from potential flooding, provided a measure of privacy for residences, and concealed a crawl space that allowed for ventilation.

ii. General Characteristics of the Caribbean Style



Figure 1.2.i.1: Example of “Traditional” Florida Vernacular Architecture.



Figure 1.2.i.2: Example of “Traditional” Florida Vernacular Architecture.



Figure 1.2.ii.1: Example of Caribbean Style Architecture.

- Roofs of the Caribbean house are made of wood or asphalt shingles, metal, or slate. Roofs slopes are between 4:12 and 8:12 and are typically hip roofs.
- Roof overhangs are typically quite deep with exposed rafter tails and thin eaves. Often the overhang will kick out from the beam at a shallower roof slope to give the appearance of a canted roof. Brackets can be used at the overhang but are not used as extensively as is the case with the Florida Bungalow house.
- Exterior finishes are almost exclusively lower level stucco and upper level siding. Colors tend to be subtle with an emphasis on natural materials and earth tones. There is the extensive use of balconies supported by brackets, two story porches, louvered openings and shutters. Detailing and ornamentation is very simple and tectonic in its usage.

- Windows and doors are of vertical and/or square proportions. Openings for doors and windows are deep and cast deep shadows as well as give the impressions of thickness and solidity. Windows can have divided lights, single lights, and may borrow light configuration from the Florida Bungalow or Craftsman languages. Windows are most commonly double-hung or casement. Window and door surrounds, when they exist, are made of stucco, stone, or wood.
- The front porch is a common element and typically supports a second story balcony and is thereby under the primary roof. Loggias, like in the Mediterranean Revival, can be found on either the first or second story. Porches are augmented by bracketed second floor balconies.
- Columns, posts, wooden and masonry balustrades, and brackets are all very common elements within this language. Columns are either smooth and round, or can be detailed as squared masonry piers. The most prominent feature of the Caribbean house is the clear distinction between the first and second floors; between the massive and the delicate, between masonry and wood.

iii. General Characteristics of the Florida Cracker Style

- Roofs of the Florida Cracker can be gabled or hipped with varying slopes. Slopes on the main body of the house are generally greater than those covering porches. This can be accomplished in the framing of a single roof, or in separate roofs.
- Roofing materials are typically wooden shakes or shingles, however, later examples of cracker homes feature metal, standing seam, or even barrel tile.
- Styles can differ, but two key elements help define Cracker architecture: ventilation and shade. Large openings and shallow building depths allow for cross ventilation, while the central stair often doubles



Figure 1.2.iii.1: Example of Florida Cracker Style Architecture.



Figure 1.2.iii.2: Example of Florida Cracker Style Architecture.

as a ventilation shaft leading to a cupola to release warm air. Long roof overhangs and deep porches provide ample shade and also help to move water away from the foundations of the house during fierce downpours of rain.

- The porch helps to reduce solar heat gain, most of the Cracker style homes provide a large overhang or porch on the east/west sides of the house or a porch that wraps around three sides, leaving just the north side unprotected. This helps to reduce the severity of the morning and afternoon Florida sun.
- Floors of Cracker style homes are typically raised above-grade on pilings to provide air circulation under the house and to keep building materials dry.
- Windows are vertically proportioned and shuttered. Louvers can be incorporated into the shutters to allow for ventilation while still offering rain protection.
- The Florida Cracker home is typically wood framed. Cypress is a good siding material to resist termite infiltration.
- The Cracker home is rustic in nature. It typically incorporates simplified details and pure geometries. Houses are usually composed of a single mass, with the occasional wing.

1.3 Introduction to the US 27 Business Center Architectural Style Standards

The Florida Vernacular style is generally more appropriate for smaller scale, free-standing residential buildings constructed of wood that are no more than three stories high. The Architectural Style Standards herein adapt the defining characteristics of the Florida Vernacular architecture, and particularly Caribbean and/or Cracker style, for application to the industrial and commercial structures permitted for development within the US 27 Business Center. To optimize functionality of large industrial and commercial uses, the use of modern construction practices and materials are acceptable. These can include aluminum windows, steel framing, vinyl/PVC/Composite siding materials, engineered/faux wood, etc.

Section 2: Conflicts

Florida Codes

In the event of a conflict between these Architectural Style Standards and the Florida Building Code and/or the Florida Fire Prevention Code, the aforementioned Florida Codes shall prevail.

Section 3: Definitions and Abbreviations

Refer to the following sections of Town of Southwest Ranches Unified Land Development Code: Section 010-30 “Terms Defined,” Section 070-020 “Definitions” applicable to signs, Section 075-020 “Definitions” applicable to landscaping, and Section 095-020 “Definitions” applicable to outdoor lighting standards; the Definitions and Abbreviations in Section 3 of these Architectural Style Standards; and the Definitions in Section 5.2, “Definitions”.

- **Architectural Style Standards:** The Standards specified in Section 5 of these Style Standards.
- **County:** Broward County.
- **Master Development Plan:** The approved master development plan for the US 27 Business Center and any subsequent amendments thereto.
- **Property:** The property subject to the Town of Southwest Ranches Comprehensive Plan Amendment Application Number PA-20-8 and Rezoning Application Number RZ-24-23 and depicted on the location map attached hereto as Exhibit “A.”
- **Town:** Town of Southwest Ranches.
- **ULDC:** The Town of Southwest Ranches Unified Land Development Code.

Section 4: Development Standards

The development standards applicable to the Property shall be consistent with the provisions of ULDC Article 51 for the US Highway 27 Planned Business District. More specifically, the development standards applicable to the Property shall be consistent with:

- Town ULDC Section 051-040 as may be the subject of a development agreement and all references cited therein including, but not limited to, the applicable provisions of:
 - o ULDC Article 15 “General Provisions,”
 - o ULDC Article 40 “Telecommunication Towers and Antennas,”
 - o ULDC Article 70 “Sign Regulations,”
 - o ULDC Article 75 “Landscaping Requirements,”
 - o ULDC Article 80 “Off-Street Parking and Loading,” and
 - o ULDC Article 95 “Outdoor Lighting;”
- The Architectural Style Standards specified in Section 5 below; and
- The Property’s Master Development Plan, as may be amended.

Section 5: Architectural Style Standards

The Town has adopted certain architectural requirements for buildings within the US Highway 27 Planned Business District in order to enhance the Town’s appearance along public corridors. Please see Town ULDC Section 51-040(J). The elements chosen for the Florida Vernacular Architectural Style of Caribbean and/or Cracker style were selected from the historic design features of the central and south Florida building tradition, such as roof overhangs, multi-pitched roof lines, and the use of pastel colors to enhance the elements originally developed in response to Florida’s climate and that are consistent with the Town’s rural character.

The following sub-sections provide style standards that will set the framework for guiding the design of commercial and light industrial applications within the Town. In general, the sub-sections cover “general” standards that apply in all scenarios. Where unique dimensional, structural, or architectural items pertain to a particular use, they will be identified at the end of each sub-section.

1. Applicability

The Architectural Style Standards shall be applied to building facades that are visible from a public street and shall be applied to all new construction in the US 27 Business Center, as well as additions or renovations to, or redevelopment of, an existing building or project. Notwithstanding the foregoing, all design elements, materials, and construction methods shall remain subject to, and shall not conflict with, the requirements of the Florida Building Code, as may be amended. In the event that strict application of any architectural style standard would be inconsistent with, restricted by, or otherwise precluded by applicable provisions of the Florida Building Code, compliance with the Florida Building Code shall take precedence, and the Architectural Style Standards shall be implemented only to the maximum extent permitted while maintaining full compliance with the Florida Building Code. Large-scale industrial buildings that require design features driven by operational, structural, or equipment-related needs may request modifications to the Architectural Style Standards where compliance would interfere with operational functionality. Compliance with the Architectural Style Standards shall be demonstrated by submittal of building elevations, color renderings, and color and material samples at the time of site plan review.

i. Accessory Structures:

The Architectural Style Standards shall be applied to accessory structures unless screened to completely obscure visibility from the public street.

ii. Exemptions:

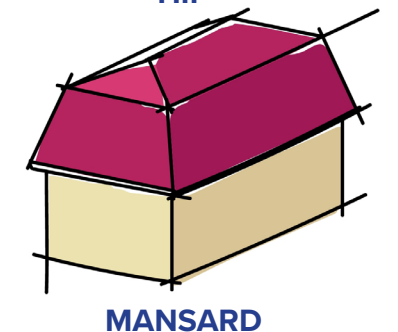
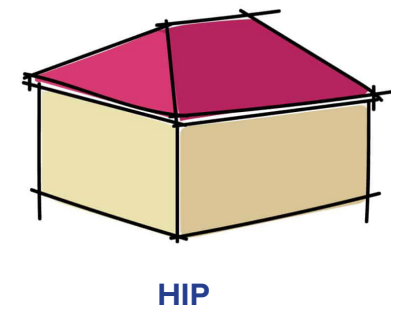
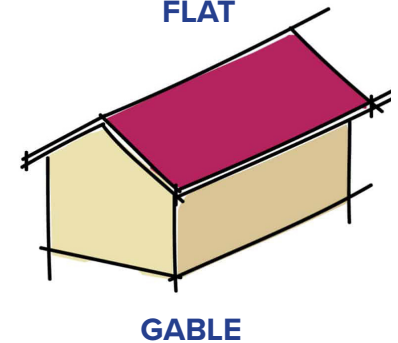
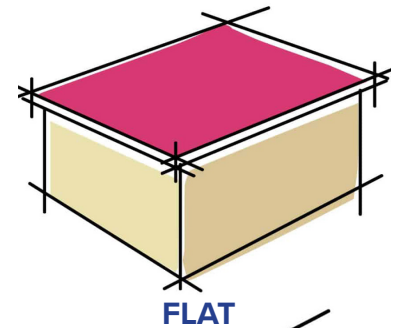
Mechanical equipment such as air and vacuum machines, drive-through menu boards and speaker stations, drive-through teller stations, ATMs, and similar appliances which require direct access by the public shall be exempt from the Architectural Style Standards.

Utility equipment is exempt from the Architectural Style Standards including public utility equipment and communication towers.

Portions of building facades facing public streets that are screened via landscaping, fencing, buffering, and/or adjacent buildings to completely obscure visibility from the public street are exempt from these Architectural Style Standards. The exempt portion of the building façade shall be designed to create a harmonious whole via the extension of primary building color and/or material. Qualification for this exemption will be demonstrated at the time of site plan review.

2. Definitions

- **Balustrade:** A type of railing.
- **Barrel Vault Tile:** A semi-circular roof material made of ceramic or metal, typically used on Mediterranean or Spanish style buildings.
- **Chroma:** The strength of a color; its saturation, brilliance or purity.
- **Color Value:** The lightness or darkness of a color against a white background.
- **Column:** A vertical support.
- **Colonnade:** An open structure created by a series of columns and/or arches.
- **Eaves:** The lower part of a roof projection beyond the face of the wall.
- **Earth Tones:** a palette of colors that are similar to natural materials and landscapes.



- **EIFS:** Exterior Insulated Finish System, an interlocking manufactured stucco panel.
- **Fascia:** A finish board or other material used to cover the ends of roof rafters.
- **Gable:** The triangular portion of a wall between the enclosing lines of a sloping roof.
- **Galvalume:** A tin-coated metal panel used in metal roof systems.
- **Gingerbread:** The ornamental wooden millwork common on many Victorian buildings.
- **Hip Roof:** A roof in which all sides are roofed from peak to eaves, with no gabled sides, usually rectangular and pyramidal, but may have more than four sides
- **Kynar:** A powder-coated metal finish available in many colors.
- **Lumen:** A quantifiable measure of light.
- **Mansard:** A false roof projecting over the front of a building; a sloping section of an exterior wall above the functional roof-line or deck of a building at an angle with the exterior wall from which it extends.
- **Parapet:** A vertical wall system used to conceal roof appliances.
- **Pastel Color:** Using the Munsell System for Color Notation, a color having a value of 7 or greater and a chroma of 8 or less.
- **Pilaster:** A column attached to a wall.
- **Porch:** An open, floored area covered by a roof, extending along a facade.
- **Soffit:** The covering panels under a roof overhang, on the eaves.
- **Slope:** A ratio of length divided by height (example: 3:1 = 3 feet run in length to 1 foot rise in height).
- **Surround:** Framing elements around a door or window.
- **Spandrel:** A decorative open panel spanning the space between two columns, below the fascia board.
- **Trim:** Non-structural mill-work used to adorn porches, columns, windows and doors.
- **Wood Shake:** A heavy, dimensional wood shingle.

3. Building Massing and Relief

i. Building Composition of Traditional Florida Vernacular

Key Massing Elements of Traditional Florida Vernacular architecture display one to three volumetric components and can be symmetrically or asymmetrically composed. If more than one building volume is used, different roof pitch orientation and façade recessions and extrusions distinguish among them. Massing utilizing three building volumes frequently establish a symmetrical composition. Traditionally constructed of wood, Traditional Florida Vernacular architecture is generally more appropriate for smaller scale, free-standing buildings no more than three stories high.

Traditional Florida Vernacular architecture is composed of a first story base, a one or two-story middle, with a pitched roof, typically occupiable, defining the top. The base typically incorporates a porch/ colonnade or arcade or provides shade from a projecting second story balcony or awning that are integral elements of the building.



Figure 3.i.1: A good baseline of Florida Vernacular Architectural Design Style in a commercial/retail setting.



Figure 3.i.2: Exterior variety of pastel shades and trim colors shall be white/light pastels.

Typically, building facades have a regular rhythmic pattern set by the intercolumniation of the porch/colonnade and continued by the vertically proportioned windows and doors. The façade is composed of repetitive bays and a limited palette of window and door sizes for consistency.

Distinguishing elements of Traditional Florida Vernacular architecture can also be found at the top. Elements such as feature windows, articulated roof lines, attic vents, and dormers generally populate the tops of structures.

ii. Best Practices – Massing and Relief within the US 27 Business Center

The application of Traditional Florida Vernacular architecture to the broad range of light industrial and commercial uses permitted within the ULDC Article 51 US Highway 27 Planned Business District regulations requires adaptation of this architectural style that has typically and historically been exhibited on residential applications. Basic principles of the Florida Vernacular Architectural Style are practical details and construction that optimize functionality within a specific place. The following standards for massing and relief provide a strategic approach to achieving the aesthetic of Traditional Florida Vernacular architecture while maintaining the constructability and functionality of buildings permitted for development upon the Property.

Building facades shall have elements to relieve the sense of a solid monolithic mass that create visual interest while optimizing functionality within the US 27 corridor. Building design shall help integrate the structure with its surroundings by breaking down the apparent mass and scale of the building and structures shall give the appearance of being varied in terms of height and bulk through the use of horizontal and vertical articulation as well as building undulation.

The appropriate scale and articulation of each building shall be finalized at the time of site plan review and shall be based upon the size of each individual building, the relationship to existing development within the Property, and visibility from the public street. The level of architectural refinement shall relate to the scale of the proposed building. The conceptual renderings attached hereto as Exhibit “B” and the following quantitative provisions are provided as illustrative examples for achieving the intent of these Architectural Style Standards unless written as prescriptive requirements:

- Segments of facades that are unadorned should not exceed the lesser of twenty-five (25) percent of the façade or fifty (50) linear feet. Any segment exceeding these values should have design elements to relieve the blank area including, but not limited to porches, pilasters, colonnades, material changes, planters, and spandrel glass windows.
- Structures four hundred (400) feet or less in length shall be designed such that no more than 100 linear feet appear as one building mass.



Figure 3.ii.1: The use of windows, roofs and roof lines, colors, and material changes using Florida Vernacular.



Figure 3.ii.2: There should be no facade that has more than 100' of run without a minimum 16" break in directional or material change.

- Structures more than four hundred (400) feet in length shall be designed such that no more than twenty-five percent (25%) of its length or two hundred linear (200) feet, whichever is less, appears as one building mass.
- At a minimum, changes in building mass should incorporate a minimum sixteen (16) inch directional break and/or a change in finish materials, use of architectural features such as pilasters, colonnades, or angle changes together with a change in roofline.



Figure 4.i.1: Example of metal shake roof.



Figure 4.i.2: Example of 5-Tab shingle roof.



Figure 4.i.3: Example of 5-Tab shingle roof.



Figure 4.i.4: Example of Florida Vernacular Style "mansard" roof.

iii. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described within Section 5.3; Building Massing and Relief.

4. Roofs and Walls

i. Roofs

Although a parapet wall, where part of the exterior wall is exposed above the front porch roof line, is not a typical design element used in Florida Vernacular construction, parapet walls can be used to assist with achieving the Florida Vernacular style aesthetic set out in these Architectural Style Standards in light industrial and commercial buildings. Parapet walls shall include vertical articulation at a scale appropriate for the size of the building.

Suitable solutions for a parapet wall are a wall cap or a mansard roof. The cap or roof shall be complementary to the overall design intent of the building. To the extent feasible to maintain the functionality of structures, mansard or hipped roofs shall be preferred over parapet walls. Use of capped parapet walls shall be combined with colonnades, standing seam metal awning-style roofs [please see Figures 5.3.1, 5.3.4, 5.4.5, 5.4.6 and the inspirational character images attached hereto as Exhibit "B"] and

shall be alternated with mansard, hip or gable rooflines. Mansard roofs are typically used to provide some of the look of a hip roof when the roof would be too large for the practical application of a hipped or gable roof.

All mansard, hipped or gable roofs must have a minimum 4:12 pitch. Hipped or gable roofs shall not exceed a 12:12 pitch, and mansard roofs shall not exceed a 9:12 pitch. Multiple roof systems with matching roof slopes are permissible. Buildings with multiple sloped roofs shall be designed so that the upper slope(s) shall be greater than or equal to the lower slope(s). Porch roofs shall be a lower pitch than the main roof.

A minimum six (6) inch overhang is required for any sloped roof structure. Low slopes ("flat") roof systems are permitted when screened by a mansard roof or parapet wall meeting these design standards. A standing seam metal roofing panel or metal shake roof is acceptable. Metal roof finishes shall have a Galvalume, Kynar 500 or equivalent finish. A 5-tab dimensional shingle roof or manufactured equivalent of a wood shake roof is acceptable. Unarticulated roof lines or Mediterranean-style tile roofs are not permissible.



Figure 4.i.5: A variety of flat and pitched roofs are permitted.



Figure 4.i.6: Exterior and Trim colors shall be white, earth toned or light pastels.

Roof colors shall relate to or complement adjacent buildings within the Property. Roof colors shall be consistent with and reflective of the colors most representative of the Florida Vernacular architecture style. The Town Council may approve variations in roof color that are deemed consistent with the architectural style and/or the Town's rural character.

All roof mounted air-conditioning units, mechanical equipment, and the like shall be shielded, screened, and hidden so that they shall not be visible from a point six (6) feet above the ground from any abutting public street.

ii. Walls

- The predominant exterior color shall be pastel shades, beige, white, and earth tones.
- Materials that have the appearance of brick or coquina are acceptable. Semi-smooth stucco, applied stucco finish, board and batten, wood or vinyl siding, and stained hardwood panels are also considered acceptable finishes.
- Trim colors shall be white, earth toned or light pastels. ("Trim" shall be considered railings, door and window surrounds, soffits, shutters, gutters and downspouts, and other decorative elements).
- Structures clad with metal are permissible. Internal bracing must be certified to accept additional finishes or structures applied to the exterior metal panels. No external "X" bracing is to be visible on any facade (i.e. EIFS ready) unless exceptions are provided below. Finish panels must be able to accept a painted finish. All exterior wall finishes and colors must meet these Architectural Style Standards. All design requirements must be met for metal-clad structures as for any other new structure.
- The main exterior color shall be applied to all building sides meeting these Architectural Style Standards.
- Compliance with the requirements set forth in this subsection shall be demonstrated by submittal of building elevations, color renderings, and color and material samples at the time of site plan review.

iii. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described within Section 5.4; Roofs and Walls.

5. Porches: Porches/Colonnades, Railings and Trim

Porches/colonnades are required at main entrances with a minimum depth of sixty (60) inches, while the appropriate minimum width will be determined at the time of site plan application based on the final design of the proposed entrance(s). Porches/colonnades shall have wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood columns and railings. Other items such as spandrels and fretwork trim are also required as design elements for the porch structure. Vinyl, metal, and composite material elements are acceptable provided that these materials meet the design requirements outlined within this guideline. Colors for finishes shall be white, earth toned or shades of pastel. Exposed lookout beams shall also have suitable finishes compatible with the porch/colonnade and other building elements.

Railings and balustrades shall have the appearance of wood pickets or ornamental turned or sawn posts and be secured to vertical support columns made from suitable materials such as wood, metal or other



Figure 4.ii.1: Structures clad with metal are permissible so long as finishes/colors meet these Architectural Style Standards.

structural materials. The design and finish color of the railing shall be sympathetic to the overall design of the structure. All porch and balcony railings and balusters must meet all Florida building code requirements. Lattice as a railing element is not acceptable.

Any trim shall have the appearance of decorative wood elements, created from wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular material and shall be secured to the support beams and/or columns. Trim shall be constructed from wood, metal or other suitable materials. The design and finish color shall be sympathetic to the overall design of the structure. Decorative trim work shall be white, earth toned or light pastels in color that differs from the predominant exterior color of the structure.

Gingerbread trim and/or porch railings, columns or posts must be constructed of wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood construction.



Figure 5.1: Gingerbread trim and/or porch railings, columns or posts must be constructed of wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood construction



Figure 5.2: Florida Vernacular "Commercial" porch / colonnade.



Figure 6.iii.1: Variety of techniques of Florida Vernacular design and application for windows.

i. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described within Section 5.5; Porches.

6. Doors and Windows

i. Introduction and Applicability

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

ii. Materials

- (1) Storefront door and window frame colors shall be white or bronze and made from aluminum or other rustproof metal. Frameless glass doors and butt-jointed glazing are permitted.
- (2) Storefront windows shall not be tinted so as to obscure the display of merchandise to persons on the sidewalk.
- (3) Door hardware shall be white, bright brass (lacquered finish not recommended), brushed chrome, brushed aluminum, or stainless steel finish.
- (4) Shutters shall be made from a rot resistant wood (e.g., cedar, redwood and mahogany), composite, aluminum or other rustproof metal.

iii. Configuration & Techniques

- (1) Doors shall be full glass, panels, or glass and panels. Panels in rectangular doors shall be rectangular.
- (2) Panels shall be recessed or raised. A pair of French doors shall be no wider than 75% of their height. Flush doors are prohibited from building facades visible from a public street.

- (3) Garage doors shall be sectional overhead or panel overhead and made of aluminum or other rustproof metal. If an approved site plan authorizes overhead doors that face a public street, the doors should be finished with a color complimentary to the main building color.
- (4) Individual door, window and porch openings, when rectangular, shall be square or of vertical proportion not less than 1 to 1.5.
- (5) Window types shall be casement, awning, hopper, double-hung or triple-hung.
- (6) Buildings shall have adequate window openings on the front facade and other sides where the building is setback at least five feet from adjacent buildings. All air-conditioned spaces and rooms with an exterior wall shall have at least one window opening. Window openings shall be proportionally spaced.
- (7) Windows on the second floor and above shall vertically align with first floor windows.
- (8) Shutters, if used, shall be fixed open. Paired shutters shall be half the width of the sash they cover. A single shutter shall match the width of the sash it covers.
- (9) Three types of shutters are permitted: flat board shutters, paneled shutters (most common at the street level), and louvered shutters. Curved-top shutters may be either bow spring arched or full Roman arches according to the shape of the window and may be board, paneled or louvered.
- (10) Casing at doors and windows should be at least 3½". Head casing shall be equal to or wider than jamb casing and may have a drip cap and/or flashing.

i. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described here within Section 5.6; Doors and Windows..



Figure 7.1: Example of acceptable Florida Vernacular Signage.



Figure 7.2: Example of acceptable Florida Vernacular Signage.



Figure 7.3: Example of acceptable Florida Vernacular Signage.

7. Signage

All signage shall comply with the applicable Standards and requirements of Town ULDC Article 70, Sign Regulations. The design of signage shall complement the building architecture and site design. Background materials shall be white or shades of pastel. The frame shall match the exterior building color. Monolithic sign supports shall be similar in size, scale, mass and character of the exterior building elements.

- (1) Routed wood or composite signs are acceptable and should be similar to the building colors and materials.
- (2) The sign font shall be complimentary to the overall building design.
- (3) Gingerbread trim, metal ironwork and decorative finishes are acceptable design elements and are encouraged.
- (4) Lighting of signs shall be LED. Light boxes panels are not permitted unless with opaque surface except for routed or extruding copy. Neon, animated and strobe lighting are not acceptable. External lighting is preferred.
- (5) Landscaping is required around the base of all freestanding signs.
- (6) Handicap and safety/warning signs are exempt from these requirements.
- (7) Traffic and safety control-related signs are exempt from these requirements.

i. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described here within Section 5.7; Signage.

8. Fencing

Fencing shall comply with Section 051-040(O) of the Town ULDC, which states that fences and walls shall not exceed eight (8) feet in height unless specifically authorized on an approved site plan and states that the outside perimeter of fencing and walls visible from public rights-of-way shall be lined with a continuous hedge maintained at a height of at least the height of the fence and walls unless the Town Council waives the requirement upon finding that the fencing or wall is of architectural or decorative quality in keeping with the standards below.

Fences should provide closure by connecting with other fences, hedges, walls or buildings and by being equipped with gates wherever openings greater than 4' in width occur. Openings for driveways may include gates.

i. Materials and Fence Types

- (1) Fences shall be constructed of wood, composite materials, rustproof metals, or PVC. All fence posts are required to be set in concrete or gravel such that the concrete or gravel is buried and not visible after installation.
- (2) Wooden Picket consists of raw, sealed, stained or painted wood in either in pre-fabricated panels or site built. Pickets are vertical oriented and typically include decorative posts with under scalloped pickets.
- (3) Shadowboxes are privacy fences that are designed to allow for airflow. Shadowboxes alternate wood pickets to create openings that may or may not allow light to penetrate the pickets. The slats may be oriented vertically or horizontally.
- (4) Wooden Rail is a simple post and rail system that consists of milled or natural wood and has no pickets.
- (5) Wooden Panel is the most common fence and is typically fully opaque with butted or overlapped slats. The fence consists of three rails, posts and pickets. Pickets may be under or over scalloped but are typically flat.
- (6) Black Aluminum consists of 3 or more rails with evenly spaced pickets. The bottom pickets extend beyond the bottom rail and leave 1" or more of space from the ground place. The pickets may terminate into the top rail or come to a decorative point.
- (7) Chain link fencing shall be 8' maximum height. If visible from public rights-of-way, the outside perimeter shall be lined with a continuous hedge maintained at a height of the fence.
- (8) Masonry Knee Walls may consist of brick, block, split face block, precast masonry or poured in place. The knee wall is typically 2' to with a maximum of 4' in height. Columns may be 4' in height and no more than 2' wide.
- (9) Masonry & Masonry Combinations consist of masonry columns with a connecting masonry wall. Rear and side yard masonry walls may not exceed 8' in height. Front, rear and side yard masonry walls and columns are limited to 8' in height. Columns must be 2' wide or less. Masonry Combinations of metal and wood may be used to meet the maximum fence height.



Figure 8.i.1: Example of wooden rail fence.



Figure 8.i.2: Example of wooden panel fence.

ii. Exceptions or Special Considerations

Chain link fence may be used forward of the building line so long as it is properly screened with a continuous hedge maintained at a height of the fence. There are no other exceptions or special considerations from what is described here within Section 5.8; Fencing.

9. Best Practices – Exterior Lighting

The Town recognizes the need for adequate lighting for safety, security, and informational purposes (signs). All outdoor lighting shall comply with Article 95 of the Town ULDC, Outdoor Lighting Standards. The lighting standards are intended to preserve the rural character of the Town.

The following practices shall be applicable to all new construction within the US 27 Business Center:

- (1) Parking lots shall be illuminated with sufficient lighting for security, and the lumens shall fall to zero (0) at the property line. Ambient outdoor lighting impacts shall be further mitigated by limiting the height of parking lot lighting fixtures to twenty-five (25) feet.
- (2) Exterior lighting shall be of glare-resistant lenses. Lighting should be recessed into a lighting case, cabinet or soffit wherever possible.
- (3) The use of MV (mercury vapor), HPS (high pressure sodium), LPS (low pressure sodium), or SOX (Sodium oxide) lighting is discouraged for parking lot and building illumination.
- (4) Neon and strip LCD lighting; prohibited for buildings or sign accents.
- (5) Strobing, UV (ultraviolet) or animated lights are prohibited.
- (6) Laser lighting or animation, and similar effects are prohibited.
- (7) Landscape lighting is permitted. All lights in this category should be shielded so as to not cause undue glare for adjacent vehicular or pedestrian traffic.
- (8) Light fixtures and cabinets shall complement building architecture.
- (9) Solar, QL (quartz light), white LED, and other energy efficient lighting systems are permitted.

ii. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described here within Section 5.8; Exterior Lighting.

10. Inspirational Character Images and Conceptual Renderings

Please see the additional images and conceptual renderings attached hereto as Exhibit “B.” The additional images are included to portray existing applications of Florida Vernacular architecture to non-residential uses, and several examples serve to inspire future design within the Property.

The images are representative examples that, individually, highlight/exhibit components and aspects of the intent of the Architectural Style Standards. No one image is necessarily a holistic example of Traditional Florida vernacular architecture. These images are intended to provide supporting visuals to guide interpretation and application of Traditional Florida vernacular design styles, which were created for wood frame residential construction, to light industrial and commercial buildings and site uses.

The conceptual renderings are a baseline interpretation of application of these Architectural Style Standards to commercial, flex, and industrial buildings within the US 27 Business Center. The purpose of the conceptual renderings is to demonstrate application of Traditional Florida Vernacular architecture to the broad range of uses permitted within the ULDC Article 51 US Highway 27 Planned Business District regulations, while final architectural design will occur at the time of site plan review.

Section 6: Modification

These Architectural Style Standards may be modified pursuant to approval by the Town Council except that Town Administrator shall have jurisdiction to approve minor adjustments to the standards without reconsideration by the Town Council.

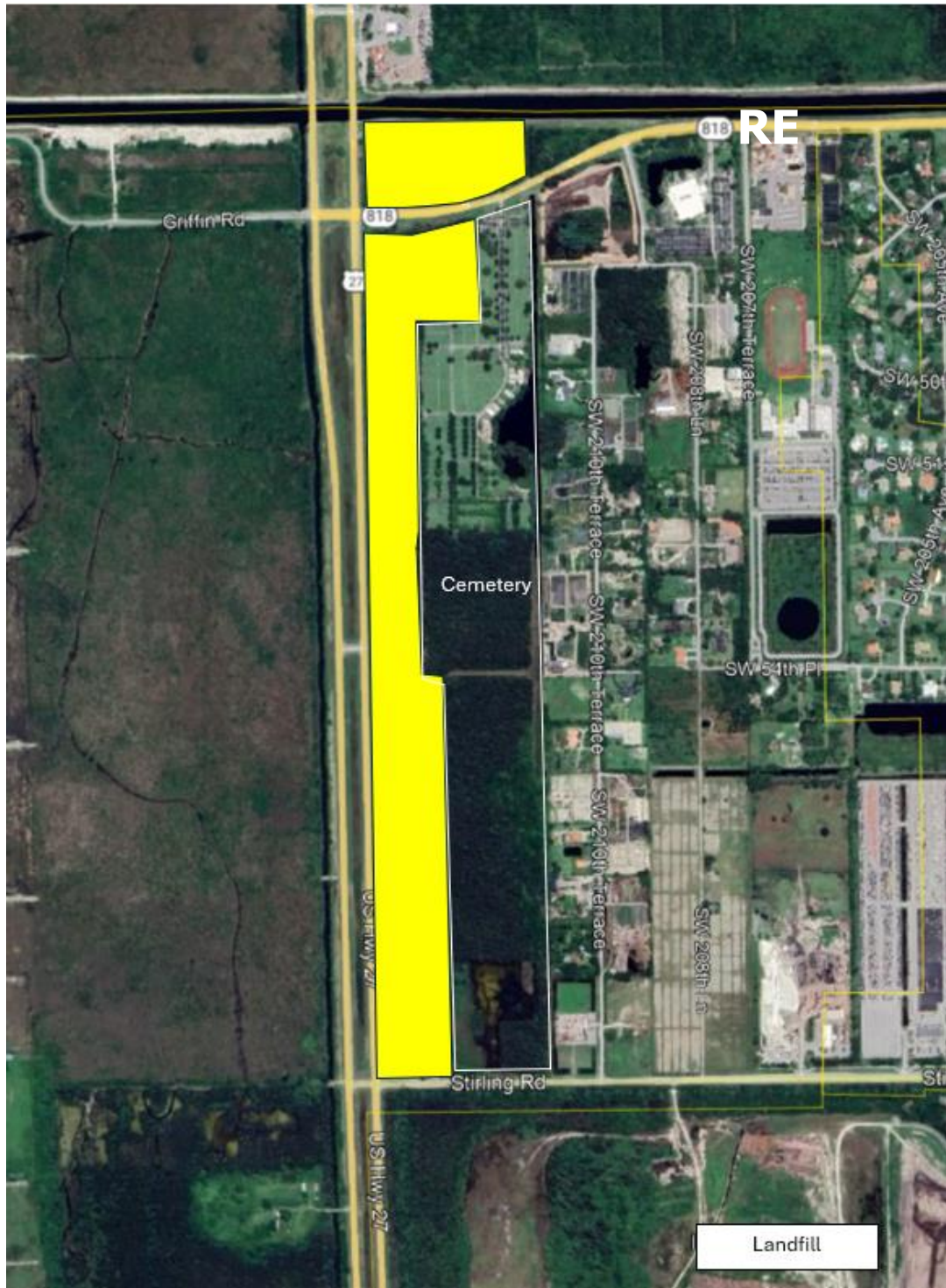
Section 7: References

The Florida Vernacular is a style of architecture native to the region that is more commonly displayed on a variety of residential buildings. These Architectural Style Standards are a creative application of traditional Florida Vernacular design principles to light industrial and commercial development along the US 27 corridor and represent a commitment to the aesthetics of this architectural style while allowing for functionality of larger scale industrial and commercial developments situated along this major transportation corridor.

These Architectural Style Standards were carefully curated to align with the goals of the Town, utilizing existing examples and references from other agencies and municipalities throughout Florida.

1. The City of Palm Bay
The Florida Vernacular Style Guide; January 2021
2. Englewood Community Redevelopment Area
Architectural Design Guidelines; July 2003
3. Sarasota County
Architectural and Design Standards; July 2025
4. Lauderdale-By-The-Sea
Architectural Design Standards; 2015
5. City of Groveland
Community Development Code, Florida Vernacular Requirements, February 2024
6. City of Fernandina Beach
Reconnaissance - Level Architectural Survey (Part II, Chapter 2), June 2011
7. City of Delray Beach
Central Business District - Architectural Design Guidelines, December 2015
8. Jensen Beach
Architectural Standards
9. Martin County
Community Redevelopment Code - Design Standards, January 2026

Exhibit "A"
Location Map of Property



US-27 BUSINESS CENTER

DESIGN EXHIBITS

PREPARED FOR BERGERON FAMILY OF COMPANIES | **AUGUST 2025**

















