



Southwest Ranches Town Council

SPECIAL MEETING

Agenda of February 13, 2020

Southwest Ranches Council Chambers
6:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Doug McKay	Delsa Amundson	Andrew D. Berns	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Bob Hartmann	<u>Town Financial</u>	<u>Assistant Town</u>
Denise Schroeder	Gary Jablonski	<u>Administrator</u>	<u>Administrator/Town Clerk</u>
		Martin Sherwood, CPA CGFO	Russell C. Muniz, MMC

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

1. Call to Order/Roll Call

2. Pledge of Allegiance

Discussion

3. US 27 Employment Center - List of Permitted Uses

4. 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 COUNCIL 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.

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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Jeff Katims, Planner
DATE: 1/23/2020
SUBJECT: US 27 Employment Center - List of Permitted Uses

Recommendation

Strategic Priorities

Background

A second version of the list is being provided for the 2/13/20 Special Meeting. The second version indicates which uses were added by the CPAB in 2019 as compared to the first list the CPAB recommended in 2016. Uses added are underlined.

Fiscal Impact/Analysis

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Uses recommended by CPAB showing originally recommended uses and those recently added by CPAB	2/7/2020	Backup Material

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List of Permitted and Prohibited Uses for US 27 Corridor Recommended by the Comprehensive Plan Advisory Board

Uses followed by an asterisk (*) are subject to limitations of use found below the permitted use table. Uses in **red** require a comprehensive plan amendment. Underlined uses were recently added by the CPAB to its 2016 recommendations.

Permitted Uses

1. Accessory uses & structures, including caretaker/watchman living quarters
2. Accessory wholesale sales
3. Agricultural equipment sales and display
4. Agricultural uses (non-residential)
5. Animal hospital, veterinarian clinic including equine
6. Animal refuge
7. Assembly of appliances and instruments
8. Assembly of pre-manufactured components
9. Automobile, commercial vehicle, RV, boat, tractor, trailer storage, transport, parking or open air storage
10. Automobile, motor vehicle, motorcycle, vehicle accessories, parts sales and display - new & used/secondhand
11. Automobile, motor vehicle detailing including car/truck washes
12. Automatic screw machines (machining) subject to appropriate sound insulation and design as determined by Town
13. Awning and canvas repair
14. Boarding kennel, subject to appropriate sound insulation and design as determined by Town
15. Boat sales, with outdoor display and minor repair of components as an accessory use (ex: upholstery, wiring and electronics, switchgear, pumps, batteries, hydraulics, window seals, etc.) but excluding any work relating to the hull and power generating components.
16. Bookbinding- no adhesives
17. Bottling plant - only liquids safe for human consumption
18. Broadcasting, movie production, relay station
19. Brewing and distilling -subject to ability of municipal sewer to treat effluent
20. Bulk storage excluding chemicals subject to complete screening if outdoors
21. Building supplies sales and display, to be covered and screened if outdoors

22. Cemetery, columbarium, mausoleum

23. Clothing fabrication – no use of chemicals

24. Cold storage facility*

25. Commercial recreation uses including rifle and gun range - indoors only

26. Construction or contractor shop and yard (cabinetry*, carpenter*, plumbing, electrical, HVAC, sheet metal, welding, roofing). Outdoor storage must be screened and is limited to non-leachable, solid items.

27. Courier, packing or delivery service - no late night or early morning operations

28. Daycare

29. Dental lab

30. Distribution warehouse, truck or freight terminal - no late night or early morning operations

31. Electronics assembly

32. Fabrication

33. Feed, seed and fertilizer sales and display

34. Food catering service

35. Food processing, packaging and distribution*

36. Fuel storage, accessory to permitted use, and subject to limitations to be established in the zoning regulations

37. Frozen food lockers, bulk storage & warehousing*

38. Fruit packing and shipping

39. Funeral home or mortuary including monument sales and display

40. Furniture manufacturing*

41. Furniture, appliance repair*

42. Glass and mirror shop

43. Home improvement center including accessory outdoor sale and display of utility trailers, lawn furniture and barbeques

44. Hotel

45. Household items repair shop

46. Ice manufacturing including storage, distributing and self-service ice station*

47. Lab: educational,

48. Lab: industrial (case specific-requires individual approval by Town Council)

49. Lab: research and development (case specific-requires individual approval by Town Council)

- 50. Lawnmower rental, sales, repair and service
- 51. Light manufacturing: case specific-requires individual approval by Town Council
- 52. Livery stable, riding academy or dude ranch
- 53. Livestock auction
- 54. Machine shop
- 55. Manufacturing of canvas, cork, textiles -no chemical treatment of textiles
- 56. Manufacturing of glass products from previously manufactured glass
- 57. Machinery sales and display
- 58. Metalsmithing
- 59. New equipment and tool sales and display including tool rental (commercial and contractor)
- 60. Office uses
- 61. Outdoor accessory storage of vehicles, trailers, etc.
- 62. Personal services
- 63. Photographic, radio and TV studio
- 64. Printing plant - no use of solvents or offset printing
- 65. Restaurant including bakery and delicatessen
- 66. Restaurant and hotel supplies and equipment sales and display, including store fixtures
- 67. Retail sales, including firearms, ammunition
- 68. Rock, gravel, or sand distribution
- 69. Self -storage and mini warehouses
- 70. Sharpening and grinding
- 71. Sign printing shop - digital printing only
- 72. Swimming pool supplies retail sales and display (including storage of pool chemicals with limitations)
- 73. **Theatrical studio**
- 74. Tractor sales and display
- 75. **Trade and vocational schools**
- 76. Upholstery shop
- 77. Utility trailer sales and display
- 78. Welding equipment and supplies sales and display
- 79. Wholesales

Limitations on permitted uses

1. Any use involving chillers requires individual approval by the Town Council to ensure proper sound abatement is part of the proposal.
2. Any use involving spray booths requires individual approval by the Town Council.
3. These limitations apply to all uses whether or not indicated by an asterisk in the permitted use list.

Specifically prohibited uses

Note: exclusion of a use on this list does not mean that the use is permitted. Rather, this is a list of uses that were specifically proposed by the property owner to be prohibited as well as uses proposed by the property owner that were rejected by the Town and added to the prohibited use list.

1. Abrasive product manufacturing
2. Acid (corrosive) manufacturing, including hydrochloric, nitric, picric, sulfurous, and sulfuric
3. Adult entertainment
4. Airport and airport hangar
5. Alkaline products manufacturing
6. Animal burial ground
7. Ammunition reloading
8. Asphalt manufacturing or refining
9. Asphalt paving plant
10. Auto wrecking yard
11. Battery repair and rebuilding
12. Body and paint shop (both as stand-alone use and accessory to auto sales)
13. Brick, tile, terra cotta manufacturing
14. Butane or propane manufacturing
15. Carnival, circus, circus quarters, menagerie, or keeping wild animals
16. Carpet manufacture, power looms
17. Cement and concrete products manufacturing
18. Chemical manufacturing
19. Concrete batching or mixing plant
20. Creosote manufacture or treatment

21. Disinfectant and insecticide manufacturing
22. Electronics manufacturing
23. Fertilizer compounding
24. Foundry
25. Gas station, fuel sales
26. Hazardous materials storage in bulk
27. Hospitals, sanitariums, orphanages, and similar institutions for the treatment of persons (excluding adult day care)
28. House wrecking yards; used building materials yard
29. Incineration, reduction, or storage of garbage, offal, dead animal refuse, and rancid fats
30. Junk yard
31. Lumber yard with planing mill
32. Medical waste incineration, sterilization or transfer station
33. Mobile collection center and food Units
34. Motor vehicle repair, including body shops, both as a principal use and accessory use
35. Motor vehicle and equipment wholesale and public auctions including boat, RV, commercial vehicles (whole car or salvage)
36. Night club, music hall, bar, tavern, pool or billiard room, penny arcades, games of skill and science
37. Paint or varnish manufacture
38. Paper or pulp mills
39. Penal Institutions and detention centers
40. Pest control service
41. Petroleum product manufacturing
42. Poisonous gas storage
43. Railroad freight or passenger station, transfer, storage or team tracks
44. Recycling facility
45. Sewage or water treatment, pumping and storage plants
46. Slaughterhouse
47. Smelting or refining of ores or metals
48. Tank storage of bulk oil or gas
49. Tire recapping and vulcanizing

50. Truck stop