



Southwest Ranches Town Council

LOCAL PLANNING AGENCY

Agenda of July 30, 2020

Southwest Ranches Council Chambers
7:00 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**
2. **Roll Call**

Resolutions

3. **Nursery Ordinance Recommendation**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA RECOMMENDING THAT THE TOWN COUNCIL ADOPT, OR NOT ADOPT, AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO CERTIFICATES OF USE, AGRICULTURAL DEFINITIONS, REGISTRATION AND KEEPING OF VEHICLES AND EQUIPMENT, SALE AND DISPLAY OF COTTAGE FOODS, NURSERY LOCATIONS, USE OF DWELLINGS FOR NONRESIDENTIAL USE, AND LANDSCAPE MAINTENANCE BUSINESSES; AND PROVIDING AN EFFECTIVE DATE.

4. **Approval of Minutes**

- a. **March 14, 2019 Local Planning Agency Meeting**
- b. **March 28, 2019 Local Planning Agency Meeting**
- c. **May 23, 2019 Local Planning Agency Meeting**
- d. **December 12, 2019 Local Planning Agency Meeting**
- e. **January 23, 2020 Local Planning Agency Meeting**

5. **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.



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 Berns
FROM: Jeff Katims
DATE: 7/30/2020
SUBJECT: Nursery Ordinance Recommendation

Recommendation

The Local Planning Agency may recommend that the Town Council adopt, adopt with changes or not adopt the proposed Ordinance.

Strategic Priorities

A. Sound Governance

Background

At the Council meeting on January 23, 2020 the Town Administrator presented a summary of individual Councilmember input on the Nursery Ordinance. The Council then discussed the components of the ordinance, and provided staff with general direction for revision that were incorporated into this Ordinance.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description

Upload Date Type

LPA_Reso_for_Nursery_Ordinance -TA Approved	7/24/2020	Resolution
Exhibit "A": Proposed Ordinance	6/26/2020	Exhibit
Staff memorandum	6/26/2020	Exhibit

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WHEREAS, the Town Council, sitting as the Local Planning Agency, has reviewed proposed ordinance attached as Exhibit "A" hereto, pertaining to Certificates of use, cultural definitions, registration and keeping of vehicles and equipment, sale and use of cottage foods, nursery locations, use of dwellings for nonresidential use, and landscape maintenance businesses, and is forwarding its recommendation to the Town Council.

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

Section 3: Effective Date. This Resolution shall take effect immediately upon its passage.

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PASSED this ____ day of _____, 2020 on a motion made by _____ and seconded by _____.

McKay	_____	Ayes	_____
Schroeder	_____	Nays	_____
Amundson	_____		
Hartmann	_____	Absent	_____
Jablonski	_____	Abstaining	_____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

37245253.1

LPA Resolution No. 2020-____

EXHIBIT "A"

LPA Resolution No. 2020-____

ORDINANCE NO. 2020 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), SECTION 005-120, "CERTIFICATES REQUIRED" TO CLARIFY WHEN A CERTIFICATE OF USE IS REQUIRED; AMENDING SECTION 10-30, "TERMS DEFINED" AS IT PERTAINS TO AGRICULTURAL DEFINITIONS; AMENDING ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-030, "GENERAL PROVISIONS" TO REVISE REGULATIONS GOVERNING REGISTRATION, PARKING AND STORING OF VEHICLES AND EQUIPMENT, TO PERMIT THE SALE AND DISPLAY OF COTTAGE FOODS, TO REGULATE NURSERY LOCATIONS AND PROVIDE FOR NONCONFORMING USES, AND TO PROHIBIT CONVERSION OF DWELLINGS FOR NONRESIDENTIAL USE; AMENDING SECTION 045-050, "PERMITTED AND PROHIBITED USES" TO PROHIBIT LANDSCAPE MAINTENANCE OPERATIONS; MAKING VARIOUS AMENDMENTS OF A HOUSEKEEPING NATURE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches ("Town") was founded to preserve its rural character and the rural lifestyle of its residents; and

WHEREAS, the Town Council finds it necessary to safeguard the character and intent of Agricultural and Rural Districts by regulating the location of plant nurseries, preventing the conversion of residential dwellings for commercial purposes, and regulating the parking and storage of vehicles and equipment on properties with agricultural uses; and

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1 **WHEREAS**, the Town Council further finds it necessary to reinforce in the ULDC
2 the fact that landscape maintenance businesses are not a permitted use in the Rural and
3 Agricultural zoning districts of the Town; and

4 **WHEREAS**, the Town Council wishes to permit cottage food operations in
5 accordance with Florida Statutes.

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

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

10 **Section 2.** Section 10-30, "Terms Defined" is hereby amended as follows:

11 [*No new changes made to this section*]

12 * * *

13 *Cottage foods.* The term "cottage foods" means the preparation of farm
14 products in an unlicensed kitchen that are sold directly to consumers without a
15 permit from the Florida Department of Agriculture and Consumer Services and in
16 compliance with Chapter 500.80, Florida Statutes. The term does not include
17 products sold wholesale.

18
19 * * *

20 *Farm.* The term "Farm" means the land, buildings, support facilities,
21 machinery, and other appurtenances used in the production of farm and
22 agricultural or aquaculture products when such land is classified agricultural
23 pursuant to F.S. § 193.461(3)(b), as may be amended from time to time.

24
25 * * *

26 *Farm product.* The term "farm product" means any plant ,as defined in
27 F.S. § 581.011, any or animal, except household pets, useful to humans and
28 includingincludes, but is not limited to, any product derived therefrom, the
29 cultivation of crops, groves, thoroughbred and pleasure horse ranches, including

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horse boarding, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches, and other similar activities involving livestock or poultry.

* * *

Landscape materials. The term "landscape materials" means items sold by a plant nursery at that are accessory to plants and plant products, including stepping stones, river rocks, cap rocks, tree-bracing kits, mulch, top soil, and fertilizer. The term does not include lawn furniture, picnic tables, rocking chairs, outdoor fire pits, grilles, monuments, decorative fountains, hot tubs, Jacuzzis, rugs, statues, gazebos and playground equipment.

* * *

Nursery. The term "nursery" means any grounds or premises on or in which nursery stock is grown, propagated, or held for sale or distribution, except where aquatic plant species are tended for harvest in the natural environment.

Nursery retail sales. The terms "nursery retail sales" and "retail nursery" means a nursery that sells plants and plant products directly to the public at a specific location with established hours of operation. The term does not include the sale of plants grown on the property for wholesale to a broker or other person for resale.

Nursery stock. The term "nursery stock" means all plants, trees, shrubs, vines, bulbs, cuttings, grafts, scions, or buds grown or kept for or capable of propagation or distribution.

* * *

Plants and plant products. The term "plants and plant products" means trees, shrubs, vines, forage and cereal plants, and all other plants and plant parts, including cuttings, grafts, scions, buds, fruit, vegetables, roots, bulbs, seeds, wood, lumber, and all products made from them.

* * *

Section 3. Article 5, "Administrative and legal provisions," Section 005-120, "Certificates Required" is hereby amended as follows:

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1
2 [*The following new changes were made to this section:

- 3 • Subsection (A) is completely reworded, deleting the requirement that farms,
4 noncommercial farms and cottage food sales obtain a certificate of.
5 • The ban on converting a residence to other use is moved to a more logical
6 location later in this ordinance.*]

7 (A) Conduct of any nonresidential, nonagricultural use and any home occupation
8 without a current and valid certificate of use from the town is prohibited. A
9 town certificate of use is required prior to any change of a nonresidential,
10 nonagricultural use or home occupation to another use or to another location.
11 Retail sale of farm products, cottage foods and landscape materials are
12 nonresidential, nonagricultural uses for the purpose of this provision. No
13 nonresidentially-zoned building or premises or part thereof, except farm
14 buildings or structures, or premises zoned to permit any community facility,
15 commercial or industrial use, except farms, or premises established as a legal
16 nonconforming use, existing as of the effective date of the ordinance from
17 which this ULDC is derived which undergoes a change of occupancy or upon
18 which a new or different use is established, shall be occupied or used unless
19 a certificate of use shall have been issued therefor. The original certificate
20 shall be posted at the business location at all times.

21
22 (1) The town shall not charge a fee for review and issuance of a certificate
23 of use for the following uses, provided that the zoning district allows for
24 such use:

25 a. Places of worship.

26 b. Cottage food operations.

27 (2) No residential building or any part thereof may be converted to a non-
28 residential use.

29
30 * * *

31
32 **Section 4.** Article 45, "Agricultural and Rural Districts," Section 045-030,
33 "General Provisions" is hereby amended as follows:

34 * * *

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1 (C) *Parking and storage.* This subsection identifies the types of vehicles that may
2 be parked or stored within the agricultural and rural districts, and associated
3 regulations. Vehicles may be parked or stored only as an accessory use to a
4 permanent dwelling, except that construction and agricultural vehicles and
5 equipment may be stored on unimproved land as provided herein.

6 [The following changes were made to Subsection (C):

- 7 • Subsection (C)(1) was split into 4 paragraphs.
- 8 • Owned and leased vehicles and equipment must be registered to the
9 address of the plot upon which located.
- 10 • Equestrian transport setback and screening requirement is
11 deleted.
- 12 • Prohibition of parking and storing vehicles or equipment not
13 used predominantly on the farm or agricultural operation is
14 deleted.
- 15 • Rented agricultural vehicles and equipment may be parked and
16 stored for up to 60 days per year.]

17 (1) *Generally.*

18 (a) All vehicles and equipment parked or stored as provided for herein
19 must be registered to a permanent, full-time resident of the
20 premises at the address of the plot, unless otherwise provided
21 herein.

22 (b) All such vehicles and equipment shall be operable and capable of
23 immediate use unless being repaired pursuant to subsection (B) of
24 this section.

25 (c) All ~~and all~~ vehicles must have a current, valid registration and
26 associated department of highway safety and motor vehicles license
27 plate where license plates are required by law.

28 (d) Additionally, none ~~None~~ of the provisions of this subsection shall be
29 construed to allow the parking or storage of any vehicle or
30 equipment upon any drainage swale abutting a street, or within any
31 street right-of-way or easement, except as specifically provided for
32 the storage of construction equipment.

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* * *

(3) *Agricultural vehicles and equipment.* Parking and storage of vehicles and equipment necessary for conducting a permissible agricultural or equestrian use is permitted on the plot upon which they are used, provided that the vehicles and equipment are registered to an owner or lessee of said plot except in the case of equestrian boarding operations that allow boarders to Agricultural vehicles and equipment may be stored anywhere within a plot without the need for screening or enclosure, and with no limitation on quantity and shall be registered pursuant to paragraph (C)(1), except as follows:

(a) The registration requirement in (C)(1) shall not apply to boarders who keep their equestrian transports on the plot of an equestrian boarding operation.

(b) The aggregate capacity of equestrian transports shall not exceed the number of stables or horses kept on the property, whichever is greater.

(c) The registration requirement in (C)(1) shall not apply to agricultural vehicles or equipment rented to the owners or lessees of the plot upon where they are parked, stored and used for up to 60 days per 12 month period.

* * *

(J) *Farm, and plant nursery retail sales and tree nursery site display and sales (commercial and noncommercial).*

[*The architectural theme is deleted from this Subsection (J)*]

(1) On-premise sales and display for farms and noncommercial farms are limited to farm products and cottage foods prepared from farm products that are grown, raised or cultivated on the plot where they are being sold, except as provided in paragraph (2), below.

(2) A nursery may sell materials that are customarily incidental to the installation, maintenance, and use of such plant products. ~~On-premise sales and display for nurseries that are farms are limited to plants grown or cultivated on the plot where they are being displayed or sold, and to accessory on-premise sales and display~~

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1 of related landscaping materials that are customarily incidental to
2 such plant sales and display, and that are an integral part of the
3 landscape or hardscape, or are tools used to install landscaping
4 and hardscaping. The display of incidental landscape materials
5 must be screened from the view of adjacent streets and
6 properties.

7 a. By way of example, the following are classified as incidental
8 materials: stepping stones, river rocks, railroad ties, ponds,
9 mulch, topsoil, fertilizer, and tree-bracing kits.

10 b. By way of example, the following are not incidental
11 materials: trailers, wagons, lawn furniture, including
12 benches and picnic tables, gazebos, decorative fountains,
13 statues, recreational and playground equipment, pools and
14 hot tubs, household goods, and rugs.

15 c. The outdoor display of incidental landscape materials must
16 be screened from the view of adjacent streets and
17 properties.

18 ~~(3) The town encourages commercial farm buildings to be designed in the~~
19 ~~Florida Vernacular architecture of Caribbean or Cracker style. This~~
20 ~~architecture generally promotes generous roof overhangs, colonnades,~~
21 ~~porches and balconies, and sloped standing seam metal roofs.~~
22

23 (K) Permitted nursery locations.

24 [*The following new changes are made to subsection (K):

- 25 • Town Administrator is authorized to grant a single 6-month extension
- 26 for a nonconforming nursery in the event it is discontinued
- 27 • Any nursery approved via special exception shall obtain commercial
- 28 waste collection.]

29
30 (1) Nurseries may be established on plots that have legal access to
31 one of the following roadways, provided that nursery traffic shall
32 exclusively use such roadways for access:

- 33 a. Griffin Road
- 34 b. Sheridan Street
- 35 c. Flamingo Road

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- d. Volunteer Road
- e. Dykes Road
- f. SW 172nd Avenue
- g. U.S. Highway 27

(2) Any nursery not authorized in paragraph (1) above is permitted only under the following circumstances:

a. Wholesale nurseries with no retail sales, located on plots not exceeding 2.5 net acres in area. If there is a dwelling on the plot, the nursery shall not occupy more than 50 percent of the plot. If the plot has not been developed for residential as of *[date of ordinance adoption]* and remains undeveloped for residential use, the nursery may occupy the entire plot.

b. By special exception permit in accordance with paragraph (4), below and Article 112.

(3) Nurseries existing as of *[date of ordinance adoption]* that do not comply with the requirements of paragraphs (1) or (2) are nonconforming uses that may continue to operate until such time that the use is changed to another use or is discontinued for a period of six (6) consecutive months. *The town administrator may grant a single six (6) month extension upon request. In the event the property is sold or leased within the extension period, the balance of the extension shall be transferrable to the new owner or lessee.* A nursery that has lost its nonconforming use status may be re-established on the same plot only upon issuance of a special exception use permit in accordance with paragraph (4) Article 112.

(4) The following are requirements of all special exception use permits for nurseries:

a. The applicant shall demonstrate how the nursery will be operated in a manner that is consistent with the character of the surrounding neighborhood and will not create a nuisance. Required information shall include: hours of operation; detailed site plan that addresses building size, location, screening and adequate parking for employees and patrons (if applicable), including handicap parking, restrooms, ingress and egress of vehicular traffic, setbacks from the street and adjacent properties, outdoor equipment screening

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1 or storage, screening of items for retail sale stored outside (if
2 applicable), and use of outdoor lighting in compliance with Article
3 95.

4 b. The applicant shall demonstrate how stormwater will be retained
5 onsite or appropriately conveyed, as applicable, in compliance with
6 the requirements of this chapter and the applicable drainage
7 district standards.

8 c. The property shall adequately buffer and screen abutting
9 residential uses and streets, to the satisfaction of the town council,
10 from the vehicular use areas and portions of the property
11 associated with retail sales, including any portion of the nursery
12 periphery where retail customers have access.

13 d. The nursery shall utilize commercial waste collection service.

14 *[existing subsections k. through u. are hereby re-numbered as l. through v.]*

15 * * *

16 [*The option of obtaining a special exception permit to convert a home to
17 nonresidential use is deleted from new subsection (X)*]

18 ~~(X) Conversion of single-family dwelling prohibited. A building designed,~~
19 ~~constructed or used as a single-family detached dwelling shall not~~
20 ~~thereafter be modified or utilized for any nonresidential purpose other~~
21 ~~than a permitted home occupation residential accessory use unless a~~
22 ~~special exception use permit is first approved by the town council.~~

24 * * *

25 **Section 4.** Article 45, "Agricultural and Rural Districts," Section 045-050,
26 "Permitted and Prohibited Uses" is hereby amended as follows:

27 [*No new changes were made to Sec. 045-050*]

28 Sec. 045-050. – Permitted, accessory, conditional, special exception and
29 prohibited uses.

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Plots in rural and agricultural districts may be used for one (1) or more of the uses that are specified below as being permitted, or conditionally permitted, accessory, or special exception uses. Special exception uses require town council approval pursuant to article 112:

Key to abbreviations:			
P=Permitted use	NP=Not permitted	C=Conditional use	<u>SE=Special exception use</u>

Permitted Principal Uses	A-1	A-2	RE	RR
One single-family detached dwelling on a lot of record	P	P	P	P
Nonprofit neighborhood social and recreational facilities	P	P	P	P
Cemetery (subject to section 045-030(U))	P	NP	NP	NP
Community residential facilities (subject to section 045-030(S))	P	P	P	P
Crop raising and nurseries (commercial and noncommercial (subject to section 045-030(J))	P	P	P	P
<u>Any business, activity, parking or storage relating to maintenance of offsite lawns and landscaping except as provided in section 045-030 (C)(4)a.</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Essential services (subject to section 045-030(K))	P	P	P	P
Fish breeding (commercial and noncommercial)	P	P	P	P
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Commercial equestrian operations	P	P	P	P
Veterinary clinics (no overnight stay or animal runs)	P	P	NP	NP
Veterinary hospitals	NP	P	NP	NP
Kennels, commercial boarding and breeding	NP	P	NP	NP
Cannabis-related uses	NP	NP	NP	NP
Wireless communication facilities (subject to article 40, "Telecommunication Towers and Antennas.")	P	P	P	P

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<i>Permitted accessory uses to a single-family dwelling</i>				
Detached guesthouse (subject to section 045-030(G))	P	P	P	P
Exhibition of Class I and Class II wildlife (subject to section 035-070 pertaining to conditional uses)	C	C	NP	C
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Yard sales (subject to section 035-060 pertaining to conditional uses)	C	C	C	C
Home offices (subject to section 035-030 pertaining to conditional uses)	C	C	C	C
Family day care homes	P	P	P	P
Cannabis-related uses	NP	NP	NP	NP
Accessory structures and uses, other	P	P	P	P

Section 5. Article 60, "Community Facility District," Section 060-030, "Permitted and Prohibited Uses" is hereby amended as follows:

[*No new changes were made to Article 60*]

Sec. 060-030. – Permitted, accessory, conditional, special exception and prohibited uses.

Permitted uses in the community facility district shall be limited to those uses specified as permitted, ~~or~~ conditionally permitted or special exception uses in the master use list. Special exception uses require town council approval pursuant to article 112. All permitted uses shall be governmentally owned (public) or operated, or not-for-profit, unless otherwise specified. Uses are subject to applicable provisions of section 060-090, "Limitations of uses." Specific subsection references are included in the following master use list:

Master Use List

P=Permitted use	C=Conditional use	A=Accessory use only	<u>SP=Special exception use</u>	NP=Not permitted
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Use	
Accessory dwelling (see section 060-090(A))	A
Agricultural uses (subject to sections 045-030(J), " <u>Sale of farm products and incidental-nursery retail sales products,</u> " and 060-020(I), "Animals")	P
Cannabis-related uses	NP
Cemeteries (see section 060-090(B))	P
Cemeteries accessory to a place of worship (see section 060-090(B))	A, C
Civic center, incl. library, museum, art gallery and other such exhibitions	P
Community residential facilities (see section 060-090(C))	P
Day care or preschool, accessory to place of worship or primary school only	A
Essential services	P
Fire protection facilities	P
Funeral home accessory to a cemetery	A
Governmental administration offices	P
Outdoor events (see section 035-040, "Outdoor event permits")	C
Parks, public	P
Places of worship (see section 060-060, 060-090(D) and 060-090(E))	P
Police protection facilities	P
School, primary and secondary, public or private (see section 060-090 (D))	C
Wireless communication facilities (see article 40, "Telecommunication Towers and Antennas")	P

2 **Section 6: Codification.** The Town Clerk shall cause this ordinance to be
3 codified as a part of the ULDC during the next codification update cycle.

4 **Section 7: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts
5 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of
6 such conflict.

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Section 8: Severability. If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 9: Effective Date. This Ordinance shall take effect immediately upon passage and adoption.

PASSED ON FIRST READING this ____ day of _____, 2020 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2020, on a motion made by _____ and seconded by _____.

(Signatures are on the Following Page)

McKay _____
Jablonski _____
Schroeder _____
Hartmann _____
Amundson _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

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Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

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Town of Southwest Ranches

13400 Griffin Road
Southwest Ranches, FL 33330

(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

Andy Berns, Town Administrator
Keith M. Poliakoff, Town Attorney
Martin Sherwood, Town Financial Administrator
Russell Muñiz, Assistant Town Administrator/Town Clerk

MEMORANDUM

TO: Honorable Mayor McKay and Town Council

THRU: Andrew D. Berns, Town Administrator

FROM: Jeff Katims, Town Planner

DATE: March 12, 2020

RE: Nursery Ordinance Update

At the Council meeting on January 23, 2020 the Town Administrator presented a summary of individual Councilmember input on the Nursery Ordinance. The Council then discussed the components of the ordinance, and provided staff with general direction for revisions.

Below is a summary of the Council's direction. Where applicable, recommendations to fine-tune the directives are included for Council's consideration.

Section 2: definitions

- 1/23/20 Council consensus: no changes

Section 3.

- A. ~~This section classifies home occupations, farms, and noncommercial farms (accessory to a residence) as nonresidential uses and requires a certificate of use.~~

- 1/23/20 Council consensus: do not require farms and noncommercial farms to obtain a certificate of use.

Accordingly, a certificate of use will only be required for nonresidential, nonagricultural uses and home occupations, including retail sales of farm products and landscape materials.

- B. ~~Establishes cottage food operations as a permitted use subject to the issuance of a certificate of use. It states a certificate of use fee will not be charged for places of worship or cottage foods, although it will allow for inspections.~~

- 1/23/20 Council consensus: eliminate

Cottage food operations will be permitted but will not be required to obtain a certificate of use.

C. States that no residential building or any part thereof may be converted to a non-residential use.

- 1/23/20 Council consensus: no changes.
- Proposed revision: this language was relocated to a more logical section within the Rural and Agricultural districts regulations.

Section 4(C)(3)

Requires the following:

A. Requires the registration of parked and stored agricultural vehicles and equipment to the owner or lessee of the plot at the address of the plot (except for equestrian boarding).

- 1/23/20 Council consensus: generally comfortable with the intent.
- Proposed revision: maintain this requirement but allow parking or storage of agricultural vehicles and equipment rented by the owner or lessee of the plot for up to 60 days per calendar year.

~~B. Equestrian transports shall be parked or stored at least 25 feet from the plot lines and must be screened by a fence, wall or hedge at least six feet tall along the property line.~~

- 1/23/20 Council consensus: eliminate

~~C. Prohibits the parking and storage of vehicles / equipment on a farm that are not used predominately on the farm.~~

- 1/23/20 Council consensus: eliminate

Section J(2)

Allows nurseries to sell materials incidental to the installation, maintenance and use or plant products.

By way of example, the following are classified as incidental materials: stepping stones, river rocks, railroad ties, ponds, mulch, topsoil, fertilizer, and tree-bracing kits.

By way of example, the following are not incidental materials: lawn furniture, including benches and picnic tables, gazebos, decorative fountains, statues, recreational and playground equipment, pools and hot tubs, household goods, and rugs.

- 1/23/20 Council consensus: subject to further discussion

Section J(2)(c)

Requires incidental landscape materials to be screened from view (this is an existing requirement but was included in the discussion).

- 1/23/20 Council consensus: may be subject to further discussion

Section J(3)

~~Encourages commercial farm buildings to be designed in the Florida Vernacular architecture (Caribbean or Cracker style).~~

- 1/23/20 Council consensus: eliminate

Section K

Section K highlights a distinction that allows all plant nurseries on major roads and limited size wholesale nurseries on local roads. This section allows for nurseries to be potentially in any location by special exception. The details are outlined below.

Section K(1)

New nurseries may be established on land that has legal access to one of these roads:

- a. Griffin Road
- b. Sheridan Street
- c. Flamingo Road
- d. Volunteer Road
- e. Dykes Road
- f. SW 172nd Avenue
- g. U.S. Highway 27

- 1/23/20 Council consensus: no changes

Section K(2)

- A. If not on one of the roads above, then the nursery must be wholesale (no retail sales) on land not exceeding 2.5 net acres.
- B. If there is a house on the land, the nursery can't occupy more than 50% of the land. If there isn't a house, the nursery can occupy the entire property.
- C. This section allows for a special exception permit.

- 1/23/20 Council consensus: no changes

Section K(3)

A. Existing nurseries that do not comply with this ordinance become nonconforming uses that can operate until the use is changed or the use is discontinued for six consecutive months.

- 1/23/20 Council consensus: allow the Town Administrator to grant an extension of six months.
- Potential revisions for Council consideration:
 1. Process for granting the extension:
 - a. automatically grant the extension upon request by owner; or
 - b. owner must show good cause (illness, financial difficulties, etc.) for the discontinuance.
 2. Applicability of the extension:
 - a. the extension shall run with the property owner only; or
 - b. the extension shall be transferrable to the new owner upon sale.

B. If the above happens, nurseries that lose their nonconforming use can be re-established by special exemption permit.

- 1/23/20 Council consensus: no changes

Section K(4)

This section states the requirements for special exception permits for nurseries.

Applicant must show the nursery will be consistent with the surrounding neighborhood and will not create a nuisance. Applicant must submit the following with their application:

- Hours of Operation
- Detailed Site Plan
 - Building size and location
 - Parking (employee, patron and handicap)
 - Restrooms
 - Ingress and egress of vehicular traffic
 - Setbacks from street and adjacent properties
 - Screening of outdoor equipment / storage and retail sales
 - Outdoor lighting as per Town's code
 - Stormwater retainage and conveyance
 - Buffers and screening from adjacent residential uses and streets

- 1/23/20 Council consensus: also require commercial waste collection

Section X

Prohibits single family homes from being converted for any nonresidential purpose other than a permitted home occupation ~~unless a special exception use permit is approved by the Town Council.~~

- 1/23/20 Council consensus: eliminate the ability to convert a home to nonresidential use via special exception.

Sec. 045-050

This section clarifies that landscape maintenance business are prohibited in rural and agricultural zoning districts. It prohibits any business, activity, parking or storage relating to maintenance of offsite lawns and landscaping except as provided in section 045-030(C)(4)a.

- 1/23/20 Council consensus: subject to further discussion

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LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

March 14, 2019

13400 Griffin Road

Present:

Chair Doug McKay

Vice Chair Gary Jablonski

Board Member Freddy Fisikelli

Board Member Denise Schroeder

Board Member Bob Hartmann

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

Local Planning Agency of the Town of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Chair McKay at 7:05 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

3. LPA Recommendation for Minimum Nursery Land Area Requirement

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT/NOT ADOPT AN ORDINANCE THAT AMENDS THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 45 ENTITLED, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-050, "USES PERMITTED" TO REQUIRE MINIMUM PLOT SIZES EXCEEDING 2.3 NET ACRES FOR CROP RAISING AND PLANT NURSERIES, AND 4.5 NET ACRES FOR FISH BREEDING; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Chair Jablonski and seconded by Chair McKay. The vote was as follows: Vice Chair Jablonski, and Chair McKay voting Yes and Board Members Fisikelli, Hartmann, and Schroeder voting No. **{Motion Does Not Pass}**

MOTION: TO APPROVE THE RESOLUTION.

4. Approval of Minutes

a. September 13, 2017 LPA Minutes

b. December 14, 2017 LPA Minutes

c. October 11, 2018 LPA Minutes

d. December 13, 2018 LPA Minutes

The following motion was made by Vice Chair Jablonski and seconded by Board Member Schroeder. The vote was as follows: Board Members Fisikelli, Hartmann, Schroeder, Vice Chair Jablonski, and Chair McKay voting Yes.

MOTION: TO APPROVE THE MINUTES.

5. Adjournment - Meeting was adjourned at 7:53 PM.

Respectfully submitted:

Russell Muniz Assistant Town Administrator/Town Clerk, MMC

*Adopted by the Town Local Planning Agency on
this 30th day of July, 2020.*

Doug McKay, Chair

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 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.

LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

March 28, 2019

13400 Griffin Road

Present:

Chair Doug McKay

Vice Chair Gary Jablonski

Board Member Freddy Fisikelli

Board Member Denise Schroeder

Board Member Bob Hartmann

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

Local Planning Agency of the Town of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Chair McKay at 6:04 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

3. Proposed Flamingo Road Land Use Plan Amendment

AN RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL APPROVE, DEFER OR DENY AN AMENDMENT TO THE TOWN OF SOUTHWEST RANCHES FUTURE LAND USE PLAN MAP TO CHANGE THE DESIGNATION OF 4.5 ACRES FROM RURAL RANCH TO COMMERCIAL, GENERALLY LOCATED AT THE SOUTHWEST QUADRANT OF FLAMINGO AND LURAY ROADS, AND AN AMENDMENT TO THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO ALLOW FOR COMMERCIAL LAND USE ALONG A PORTION OF THE FLAMINGO ROAD CORRIDOR; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Chair Jablonski and seconded by Board Member Hartmann. The vote was as follows: Board Members Fisikelli, Hartmann, Schroeder, Vice Chair Jablonski, and Chair McKay voting Yes.

MOTION: TO DENY THE RESOLUTION.

LPA Resolution - Nurseries

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), PERTAINING TO THE REGULATION OF NEW COMMERCIAL PLANT NURSERIES AS A SPECIAL EXCEPTION USE; RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") SECTION 10-30, "TERMS DEFINED," ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTIONS 045-030, "GENERAL PROVISIONS" AND 045-050, "PERMITTED AND PROHIBITED USES," ARTICLE 60, "COMMUNITY FACILITY DISTRICT," SECTION 060-030, "PERMITTED AND PROHIBITED USES," AMENDING ARTICLE 100, "APPLICATION SUBMITTAL AND NOTICE PROCEDURES," SECTIONS 100-020, "GENERAL APPLICATION REQUIREMENTS," 100-030, "MINIMUM REQUIRED CONTENT FOR ALL PUBLIC

HEARING NOTIFICATIONS," AND 100-060, "MAIL NOTICE REQUIREMENTS FOR PUBLIC HEARINGS;" RECOMMENDING THE CREATION OF ARTICLE 112, "SPECIAL EXCEPTION USES; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Hartmann and seconded by Chair McKay. The vote was as follows: Board Members Fisikelli, Hartmann, Schroeder, Vice Chair Jablonski, and Chair McKay voting Yes.

MOTION: TO TABLE THIS ITEM TO MAY 23, 2019.

5. Adjournment - Meeting was adjourned at 8:16 PM.

Respectfully submitted:

Russell Muniz Assistant Town Administrator/Town Clerk, MMC

*Adopted by the Town Local Planning Agency on
this 30th day of July, 2020.*

Doug McKay, Chair

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 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.

LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

May 23, 2019

13400 Griffin Road

Present:

Chair Doug McKay

Vice Chair Gary Jablonski

Board Member Freddy Fisikelli

Board Member Denise Schroeder

Board Member Bob Hartmann

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

Local Planning Agency of the Town of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Chair McKay at 7:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

3. LPA Resolution - Nurseries

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), PERTAINING TO THE REGULATION OF NEW COMMERCIAL PLANT NURSERIES AS A SPECIAL EXCEPTION USE; RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") SECTION 10-30, "TERMS DEFINED," ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTIONS 045-030, "GENERAL PROVISIONS" AND 045-050, "PERMITTED AND PROHIBITED USES," ARTICLE 60, "COMMUNITY FACILITY DISTRICT," SECTION 060-030, "PERMITTED AND PROHIBITED USES," AMENDING ARTICLE 100, "APPLICATION SUBMITTAL AND NOTICE PROCEDURES," SECTIONS 100-020, "GENERAL APPLICATION REQUIREMENTS," 100-030, "MINIMUM REQUIRED CONTENT FOR ALL PUBLIC HEARING NOTIFICATIONS," AND 100-060, "MAIL NOTICE REQUIREMENTS FOR PUBLIC HEARINGS;" RECOMMENDING THE CREATION OF ARTICLE 112, "SPECIAL EXCEPTION USES; AND PROVIDING FOR AN EFFECTIVE DATE. **{ITEM TABLED FROM MARCH 28, 2019}**

The following motion was made by Vice Chair Jablonski and seconded by Board Member Fisikelli. The vote was as follows: Board Members Fisikelli, Hartmann, Schroeder, Vice Chair Jablonski, and Chair McKay voting Yes.

MOTION: TO TABLE THE RESOLUTION TO AUGUST 22, 2019.

4. Adjournment - Meeting was adjourned at 7:08 PM.

Respectfully submitted:

Russell Muniz Assistant Town Administrator/Town Clerk, MMC

*Adopted by the Town Local Planning Agency on
this 30th day of July, 2020.*

Doug McKay, Chair

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 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.

LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

December 12, 2019

13400 Griffin Road

Present:

Chair Doug McKay

Vice Chair Denise Schroeder

Board Member Delsa Amundson

Board Member Bob Hartmann

Board Member Gary Jablonski

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

Local Planning Agency of the Town of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Chair McKay at 7:15 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

3. School Board Site Land Use Plan Amendment

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TOWN OF SOUTHWEST RANCHES FUTURE LAND USE PLAN MAP TO CHANGE THE DESIGNATION OF APPROXIMATELY 33 ACRES FROM MEDIUM DENSITY RESIDENTIAL (16 DU/AC) TO RURAL RANCH TO MATCH BROWARD COUNTY'S FUTURE LAND USE MAP DESIGNATION, GENERALLY LOCATED AT THE NORTHEAST QUADRANT OF SHERIDAN STREET AND SW 190TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-2)

The following motion was made by Vice Chair Schroeder and seconded by Board Member Hartmann. The vote was as follows: Board Members Amundson, Hartmann, Jablonski, Vice Chair Schroeder, and Chair McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

4. Plant Nurseries Code Amendment

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA RECOMMENDING THAT THE TOWN COUNCIL ADOPT/NOT ADOPT AN ORDINANCE PERTAINING TO THE REGULATION OF PLANT NURSERIES, COTTAGE FOOD OPERATIONS, LANDSCAPE MAINTENANCE OPERATIONS, CONVERSION OF DWELLINGS, AND PARKING AND STORING OF VEHICLES AND EQUIPMENT ON AGRICULTURAL PROPERTIES; PROVIDING FOR AN EFFECTIVE DATE.

THIS ITEM WAS WITHDRAWN BY STAFF EARLIER IN THE MEETING.

5. Code Amendment Creating a Special Exception Process

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA RECOMMENDING THAT THE TOWN COUNCIL ADOPT/NOT ADOPT AN ORDINANCE CREATING A SPECIAL EXCEPTION USE CATEGORY AND A REVIEW PROCESS; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Jablonski and seconded by Vice Chair Schroeder. The vote was as follows: Board Members Amundson, Hartmann, Jablonski, Vice Chair Schroeder, and Chair McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.**6. CIE Update - LPA**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING ADOPTION OF THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2020-2024; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Jablonski and seconded by Board Member Hartmann. The vote was as follows: Board Members Amundson, Hartmann, Jablonski, Vice Chair Schroeder, and Chair McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.**7. Adjournment** - Meeting was adjourned at 7:39 PM.

Respectfully submitted:

Russell Muniz Assistant Town Administrator/Town Clerk, MMC

*Adopted by the Town Local Planning Agency on
this 30th day of July, 2020.*

Doug McKay, Chair

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 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.

LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

January 23, 2020

13400 Griffin Road

Present:

Chair Doug McKay

Vice Chair Denise Schroeder

Board Member Delsa Amundson

Board Member Bob Hartmann

Board Member Gary Jablonski

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

Local Planning Agency of the Town of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Chair McKay at 7:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

3. School Board Site Land Use Plan Amendment

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL APPROVE/DENY AN APPLICATION SUBMITTED BY SHIVA VISHNU TEMPLE OF SOUTH FLORIDA, INC. TO REZONE 1.67 ACRES FROM RURAL ESTATE DISTRICT TO COMMUNITY FACILITY DISTRICT, GENERALLY LOCATED ON THE WEST SIDE OF DYKES ROAD, ONE-QUARTER MILE NORTH OF STIRLING ROAD; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-21-18)

THIS ITEM WAS WITHDRAWN BY THE APPLICANT.

4. Adjournment - Meeting was adjourned at 7:03 PM.

Respectfully submitted:

Russell Muniz Assistant Town Administrator/Town Clerk, MMC

*Adopted by the Town Local Planning Agency on
this 30th day of July, 2020.*

Doug McKay, Chair

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 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.