

**ORDINANCE NO. 2005 - 003**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES,  
FLORIDA, ADOPTING THE TOWN'S SECOND COMPREHENSIVE PLAN  
AMENDMENT PERTAINING TO THE FOLLOWING:**

<b>PROPOSED AMENDMENTS</b>	<b>CITATION</b>	<b>PG #</b>	<b>PURPOSE</b>
<b>1. Proposed text Amend #02-T1 to Housing Element's Directives</b>	<b>Volume #I PART II-A Obj. II-A1 &amp; Policies</b>	<b>Pg. 54-57.2</b>	<b>Revised To fulfill six-month review requirement adopted in Policy II-B1.1</b>
<b>2. Proposed text Amend #02-T2 to Housing Element</b>	<b>Volume #II PART III-B</b>	<b>Pg. 44-73.2</b>	<b>Updated &amp; revised To fulfill six-month review requirement adopted in Policy II-B1.1</b>
<b>3. Proposed text Amend #02-T3 to: — a. Future Land Use Element's GOP's  — b. Permitted Uses</b>	<b>Volume #I PART II-A Obj. II-A.7 &amp; PART II-G</b>	<b>Pg. 34-35 &amp; 146</b>	<b>Deleted Since Broward County &amp; Town amended their FLUM to allow public schools in Rural Ranch LU Category  See # 02-M8 for Map Amendment</b>
<b>4. Proposed text Amend #02-T4 to Future Land Use Elements Permitted</b>	<b>Volume #1 PART II-G Permitted Uses- Sec: VIII- RE Sec IX-RR</b>	<b>Pg. 141 &amp; 142</b>	<b>Deleted municipal facilities from 5 acre exemption in Rural land use categories to be consistent with Broward County's Land Use Plan</b>
<b>5. Proposed text Amend #02-T5 to Future</b>	<b>Volume #II</b>	<b>Pg. 16 &amp; 17  <u>MODIFIED</u></b>	<b>Substituted updated Future Land Use Flex Table #3 based on</b>

<b>Land Use Element</b>			<b>BCPC's Provisional Certification and Amendment DCA #04-02 # O2-M1 - O2-M6</b>
<b>6. Proposed text amend #02-T6 11 Text Amendments</b>	<b>Volume #I</b>	<b>Pg. 51 &amp; 126 – 143</b>	<b>To satisfy BCPC's 1 year provisional certification requirements</b>
<b>7. Proposed Map Amendments</b>	<b>Volume #I</b>	<b>Exhibit 2 (D)(1)</b>	<b>To satisfy BCPC's 1 year provisional certification requirements</b>
	<b># O2-M2</b>		<b>FROM: Rural Ranch TO: Agriculture (No Flex Units) W. of SW 184 Avenue</b>
	<b># O2-M3</b>		<b>FROM: Rural Ranch TO: Comm. Facility (No Flex Units) W. of SW 166 Ave &amp; S of SW 66 Street</b>
	<b># O2-M4</b>	<b><u>MODIFIED</u></b>	<b>FROM: Estate 1 TO: Rural Estate (No Flex Units)</b>
	<b>Volume #II</b>		<b>Update Flex and Park Tables</b>
<b>8. Proposed Text amend #02-T7</b>	<b>Volume #I Volume #II</b>	<b>Pg. 29 and 30</b>	<b>Updated 5-year Capital Improvement Element and 5-year CIP</b>



<b>12. Proposed Map amend # O2-M7 Entrance Way Park</b>	<b>Vol. I Part II-D1</b>		<b>From: Res. Estate 4 ac = 4 du To: Rec. &amp; Open Space = 0 du Adds additional 4 Flex Units</b>
<b><del>13. Proposed Map amend #O2-M8</del></b>	<b><del>Volume #1 Part II-D1</del></b>		<b><del>Restored rural designation on 30 acre Town site on Sheridan Street From: 16 du/ac To: Rural Ranches (1 home/2.5 acres) No flex units</del></b>
<b>14. Proposed Text amend #02-T9</b>	<b>Vol. #I Part II G</b>	<b>Pg. 145 &amp; 145.1</b>	<b>Clarified permission for category on licensed group homes to be permitted in all residential neighborhoods</b>
<b>15. Proposed Text amend #02-T10</b>	<b>Volume #I</b>	<b>Pg. 27</b>	<b>Prohibition of public street lights and concrete sidewalks &amp; curbs</b>
	<b>Policy II-A1.5</b>	<b>Pg. 27</b>	<b>Added – BCPC Cert. Req #1A Address Tourist’s Seasonal Demands</b>
<b>16. Amend # 02-T11 Introduction Summarizing One 2004 and One 2005 amendment</b>	<b>Volume # I Section 1-A</b>	<b>Pg. 1-3</b>	<b>Amended for updating purposes</b>
		<b><u>MODIFIED</u></b>	
<b>17. Proposed text amendment #02-T12</b>	<b>Volume #I</b>		<b>Clarified Permitted Uses in Community Facilities</b>
<b>18. Proposed</b>	<b>Volume #I</b>		<b>Clarifying</b>

<b>Text Amendment #02-T13</b>	<b>New Part IE New Part G</b>		<b>minimum rural lot size/density exceptions per existing as currently allowed</b>
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**AMENDING THE TOWN'S COMPREHENSIVE PLAN AS SPECIFICALLY SET FORTH IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS; REQUESTING BROWARD COUNTY PLANNING COUNCIL RECERTIFICATION; REPEALING ALL COMPREHENSIVE PLAN PROVISIONS AND ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE TOWN'S COMPREHENSIVE LAND USE PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Southwest Ranches was established on June 6, 2000; and

**WHEREAS**, the Town Council adopted its first Comprehensive Plan on May 8, 2003, pursuant to Chapter 163, Part II, Florida Statutes, Section 163.3161, as amended; and

**WHEREAS**, this Ordinance was duly advertised pursuant to Chapter 163, Part II, Florida Statutes, Subsection 163.3184(15), and all parties in interest and all citizens so desiring had an opportunity to be, and were, heard; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches has determined that, pursuant to the public participation procedures incorporated in its Comprehensive Plan, the public has adequately participated in the planning process as required by Florida Statutes, Section 163.3161, during the preparation and adoption process; and

**WHEREAS**, the Town Council, sitting as the Local Planning Agency and then as the Town Council, approved on first reading this amendment to the Town's Comprehensive Plan and authorizes the transmittal of this first amendment to Department of Community Affairs.

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

**Section 1: Recitals adopted.** 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: Adopting the Plan.** That at duly noticed public hearings held on November 10<sup>th</sup> , 2004 and April 14, 2005, the Town Council, having considered the proposed amendments, the evidence submitted, the analysis of the Town Staff, and comments from all interested parties, upon a motion duly made and acted upon, hereby adopts its Second Comprehensive Plan Amendment pertaining to those items set forth in Exhibit "A", which is attached hereto and is incorporated herein by reference.

**Section 3: Amending the Plan.** The Town's Comprehensive Plan shall be specifically amended as set forth in Exhibit "B", which is attached hereto and is incorporated herein by reference.

**Section 4: Transmittal Authorized.** The Town Clerk is hereby authorized and instructed to submit this amendment to the Department of Community Affairs and any other agencies pursuant to Chapter 163, Florida Statutes, and Rule 9J-5, F.A.C., both as amended, and to keep copies of the amendment available for public review.

**Section 5: Requesting recertification.** The Town Clerk is hereby authorized and instructed to submit this amendment, once adopted, to the Broward County Planning Council for recertification.

**Section 6: Inclusion.** It is the intention of the Town Council that the provisions of this Ordinance shall become and be made a part of the Town of Southwest Ranches Comprehensive Plan; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 7: Conflicts.** All Comprehensive Plan Provisions, Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**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.

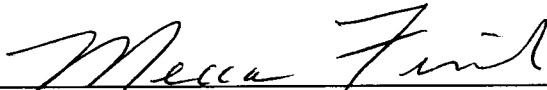
**Section 9: Effective Date.** The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the Town's Comprehensive Plan amendment in compliance in accordance with Section 163.3184, Florida Statutes, and upon recertification of the affected plan element by the Broward County Planning Council.

**PASSED ON FIRST READING** this 10th day of November, 2004 on a motion made by Vice Mayor Aster Knight and seconded by Council Member Don Maines.

**PASSED AND ADOPTED ON SECOND READING** this 14th day of April, 2005, on a motion made by Vice Member Forest Blanton and seconded by Council Member Don Maines.

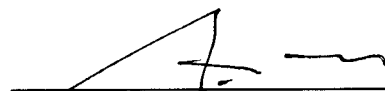
Fink	<u>Y</u>
Knight	<u>Y</u>
Blanton	<u>Y</u>
Maines	<u>Y</u>
Nelson	<u>Y</u>

Ayes	<u>5</u>
Nays	<u>0</u>
Absent or Abstaining	<u>0</u>

  
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Mecca Fink, Mayor

Attest:  
  
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Shari Canada, Town Clerk

Approved as to Form and Correctness:

  
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Gary A. Poliakoff, J.D., Town Attorney

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