



Thursday  
October 24, 2019  
7:00 pm

## Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

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

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### **Board Members**

Jim Allbritton  
Steve Breitzkreuz  
Mary Gay Chaples  
Josh Dykes  
Jason Halberg  
George Morris  
Robert Sirota

### **Council Liaison**

Bob Hartmann

### **Staff Liaison**

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
  - A. Approval of minutes for August 2019
  - B. Excuse absences
  - C. US 27 Proposed Uses
6. New Business
  - A. November Meeting Conflict
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
  - A. Annual Update to Capital Improvement Element
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



**Motion: To revert the \*\*\* items back to the original language.**

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>SB</b>	<b>MC</b>	<b>JD</b>	<b>JH</b>	<b>GM</b>	<b>RS</b>
<i>Withdrawn</i>	<i>JH</i>								

**Meeting Adjourned 9:10 PM**

# US 27 EMPLOYMENT CENTER

Below are the uses the Owner desires to be included in the SWR Ordinance or proposed development agreement.

## Permitted Uses

## Staff Comments

*** Indicates Use previously approved by CPAB		<b><i>Bold &amp; Italic</i></b> means new comment
<del>Stricken</del> Indicates language added by Bergeron to uses originally approved by CPAB		
1	*** Accessory uses & structures, incl. caretaker/watchman living quarters accessory to a permitted use (specifically allowed in c-plan for US27)	
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	*** <del>Assembly of electrical appliances, instruments and devices, radio, television, and phonograph, including the manufacturing of small parts such as coils, condensers, transformers, crystal holders, and the like</del>	
8	*** Assembly of pre-manufactured components	
9	<u>Automobile/Motor Vehicle Related Services</u>	
11	Automobile, commercial vehicle, RV, boat, tractor, trailer storage, transport, parking or open air storage	<b><i>Low taxable value.</i></b>
12	Body and Paint shop [accessory to auto sales]	<b><i>Note: spray booths require special approval for other uses</i></b>
14	Fuel storage. Accessory to permitted use (specifically permitted on US 27 in C-plan)	May be subject to capacity limitations in LDRs.
16	*** <del>Utility Trailer sales, display and storage</del>	<b><i>Note: trailer storage already permitted.</i></b>
18	Motor vehicle, motorcycle, vehicle accessories, parts sales and display - new & used/secondhand	
20	Motor vehicle detailing including Car/Truck Washes	
21	*** Automatic screw machines (machining) subject to appropriate sound insulation and design	
22	*** <del>Awning and Canvas repair and shop</del>	
25	*** Blacksmith; No use of heavy metals (?)	<b><i>Change to "metal smithing" and delete reference to heavy metals.</i></b>
26	*** <del>Boarding Kennel, Pet Kennel Day Care or Hotels, subject to appropriate sound insulation and design</del>	
27	27 <del>Boat Sales, with outdoor display building and repair; no repair</del>	<b><i>"No repair" could be changed to minor repair of components (ex: upholstery, wiring and electronics, switchgear, pumps, batteries, hydraulics, window seals, etc.) but excluding any work relating to the hull and power generating components.</i></b>
28	*** Bookbinding No adhesive (?)	
29	*** <del>Bottling plant - only liquids safe for human consumption. Bottler and Bottling of Liquids such as soft drinks, water, malt beverages, liquors, juices, cosmetics, etc.</del>	
30	*** <del>Brewing and distilling of malt beverages or liquors (subject to ability of municipal sewer to treat effluent)</del>	
31	*** Bulk Storage. No chemicals, total screening or indoor	<b><i>Low taxable value if outdoors.</i></b>

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32	***	Building supplies sales and display, Indoors or covered and screened	
33	***	Cabinet and Carpenter Shop ( <u>spray booths require approval</u> )	
34		Cemetery, columbarium, mausoleum, <del>or crematory</del>	<b><i>This is a Community Facility and is not permitted.</i></b>
36		Clothing <del>Manufacturer</del> Fabrication	No chemicals
37		Cold Storage Facility	<b><i>Noise: special approval required</i></b>
38	***	Commercial recreation uses including rifle and gun range (indoors only), <del>boxing/sports arena, golf driving range, theater, rodeo grounds, museum, exhibits, miniature golf course, bowling alley, skating rink, swimming pool, and drive-in theater.</del> No sound >60db at property line. No outdoor shooting	<b><i>C-plan allows "limited commercial recreation." Bergeron listed specific commercial recreation uses for better clarity as to which ones the town would consider.</i></b>
39	***	Cabinet, carpentry shop (spray booth requires approval); construction or contractor yard subject to screening and limited to non-leachable, solid items.	<b><i>Cabinet and carpenter shop are duplicative: delete</i></b>
41	***	Courier, Packing or Delivery Service. No late night or early morning operations	
42		Daycare (adult) and Assisted Living Facility	<b><i>Recommendation: delete. Daycare is already permitted below. ALFs: Community facilities are not permitted. Also incompatible with industrial areas.</i></b>
43	***	Daycare	
44	***	Dental Lab	<b><i>C-plan does not permit</i></b>
45	***	Distribution warehouse, truck or freight terminal. No late night or early morning operations (?)	
47		Electric Utility Yard	<b><i>This is not a defined use. It was proposed with no solid concept. As this is mostly outdoor storage, recommend deleting (low taxable value).</i></b>
48		Electrical and Plumbing contractor offices including storage or materials (indoor and outdoor)	<b><i>Duplicative: delete.</i></b>
49		Electronics repair shop including cell phone, TV, stereos and a like	<b><i>Duplicative: delete.</i></b>
		Electronics assembly	
52	***	Fabrication	
53		Feed, Seed and Fertilizer sales and display	
55	***	Food catering service	
56	***	Food Processing, packaging and distribution <del>including meat (not including slaughterhouse).</del> No Chillers (?)	<b><i>If allowing chillers for other uses, need to do so here subject to special approval</i></b>
57		Frozen Food lockers, bulk storage & warehousing	<b><i>Noise: special approval required</i></b>
58		Fruit Packing and shipping	
59		Funeral home or mortuary including monument sales and display	
60	***	Furniture Manufacturing -spray booth requires approval	
61	***	Furniture, appliance repair	
63		Glass and mirror shop	
64		Heating/Air-Conditioning contractor shop	
65		Home Improvement Center including accessory outdoor sale and display of utility trailers, lawn furniture and barbeques	
66	***	<del>Hotel and Motel</del>	
67		Household items repair shop	

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68		Ice manufacturing including storage, distributing and self-service ice station	<i>Noise: special approval required. Also, would include dry ice</i>
	***	Lab: educational,	
	***	Lab: industrial (case specific)	<i>C-plan prohibits industrial labs</i>
	***	Lab: research and development (case specific)	
69		Lawnmower rental, sales, repair and service	
70	***	Light Manufacturing: must be clearly defined	
71		Livery Stable, riding academy or dude ranch	
72		Livestock auction	
73		Machine Shop	
74	***	Manufacturing of canvas, cork, textiles. Textiles-no chemical treatment	
75		Manufacturing of glass products from previously manufactured glass	
76		Machinery sales and display	
77	***	New equipment and tool sales and display including tool rental (commercial and contractor)	
78	***	Office uses including business and professional offices including banks/financial institutions, business and professional office, custom brokers and manufacturers agency, employment office, government offices, messenger offices, post offices, public utility offices, stock broker, stock exchange office, telegraph office, ticket officer, travel agency and newspaper offices	<i>(No need to itemize)</i>
79		Outdoor accessory storage of vehicles, trailers, etc.	
80		Pest Control Service	
81	***	Personal Services	
82		Photographic, radio and TV studio	
84		Plumbing and electrical fixture retail sales	<i>Duplicative: retail sales covers this.</i>
85	***	Printing plant. No solvents or offset printing	
86		Produce sales and display	<i>Duplicative: retail sales covers this.</i>
89	***	Broadcasting, <del>recording, television/movie production radio studio</del> , relay station	
90	***	Restaurant including bakery and delicatessen	
91		Restaurant and hotel supplies and equipment sales and display, including store fixtures	
92	***	Retail sales, <u>generally</u> (including but not limited to auto accessories and new parts, bait and tackle, boat and marine motors, dry cleaning (drop off/pick up only), business machines, camera and photographic supply, furniture, lawn furniture, locksmith, home appliance, household furnishings, leather goods and luggage, linens, fabrics and draperies, confections, dairy products, dressed poultry, drugs, florist, fruit and vegetable, garden supply, gift, grocery, hardware, hobby supply, ice cream, jewelry, meat market, music, notions, pet supply, seafood, souvenir, sundry, supermarket, tobacco, toy variety, and wearing apparel, musical instruments, newstand, optical goods, package liquor, paint, pets, sporting goods, stationary and books, television and radio, wallpaper, swimming pool supplies and equipment, dairy supplies and equipment, take-out food service including home delivery).	<i>No need to list A-Z retail items from a 1950's zoning code. Just list those that might be sensitive, like pool chemical supplies, sale of grenade launchers, etc.</i>
93		Retail sales of firearms including sale of ammunition, etc.	
95		Rock, gravel, or sand distribution	<i>Dust?</i>
96		Roofing contractor and sheet metal shop including material storage (indoor and outdoor)	<i>Duplicative: delete.</i>

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97		Fabrication, display and sales of sash and doors	<i>Unnecessary to list this b/c it is covered under "fabrication," "retail" and "wholesale"</i>
98	***	Self -Storage and Mini Warehouses	
99	***	Sharpening and grinding	
100		Shoe repair and shine	<i>Duplicative (this is a personal service).</i>
101	***	Sign printing shop. Digital printing only (?)	
102		Swimming Pool supplies sales and display (including storage of pool chemicals with limitations)	Limitations to be established
103	***	Theatrical studio	<i>Not permitted by C-plan.</i>
104		Tractor sales and display	
105	***	Trade and Vocational Schools	<i>Not permitted by C-plan. Unknown taxation status.</i>
106		Transportation Facilities	<i>Amorphous land use that is not permitted by C-plan</i>
107		Upholstery Shop	
108		Veterinary Clinic	
109		Welding equipment and supplies sales and display	
110		Welding shop	
111	***	Wholesale	

### Possible C-Plan Text Amendments

1. The Board should consider whether to eliminate the restriction that commercial and office development must not exceed 20% of the area designated US Highway 27 Business. This limitation was necessary at the time that the Town created the US 27 category but is no longer necessary due to changes in the Broward County Land Use Plan.
2. In order to allow some of the uses the Board has indicated it would not object to, the following uses would need to be added to the list of permitted uses in the C-plan:
  - a. dental labs.
  - b. industrial labs on a case-by-case basis.
  - c. trade and vocational schools.
  - d. cemeteries and mausoleums.
  - e. Theatrical studio



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30 Sunshine Ranches HOA Association	31	1 SEAB/Hawkes Bluff Food Truck Scholarship Fundraiser	2
3	4 SWR Parks Foundation  Country Estates Homeowners Association	5 Code Hearing	6 Drainage & Infrastructure Advisory Board	7	8	9
10	11 Schools and Education Advisory Board	12 Parks, Recreation, & Open Space Advisory Board	13	14 Office of Sen. Marco Rubio Community Services	15	16 5th Annual Classic Car & Chili Festival
17	18 Property Appraiser Outreach  Rural Public Arts & Design Advisory Board	19	20 Fire Advisory Board	21 Comprehensive Planning Advisory Board  Town Council Meeting	22	23
24	25	26	27	28 Flow Mobile DMV Services	29 Sunshine Kids Club's 13th Annual "Black Friday Street Clean-Up"!	30

« October

December »

+ EXPORT EVENTS

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