



Thursday  
June 20, 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 Breitreuz  
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 May2019
  - B. Excuse absences
  - C. Nursery Ordinances
6. New Business
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
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.





# Nursery / Landscaping Guidelines

April 2019

- 1) Residential Farming
  - a. Legal Today?
    - i. Yes
  - b. Certificate of Use required
    - i. No
  - c. Agricultural Exemption required
    - i. ~~Yes or No~~
    - ii. If one is obtained, then they are no longer a Residential Farm
  - d. Vehicles used for business off site
    - i. No special requirements
  - e. Office Space
    - i. No special requirements
    - i. ~~In home or external shed~~
  - f. Property Size
    - i. Any
  - g. Special Restrictions
    - i. Agricultural use is secondary use to the primary residential use

**Commented [SB1]:** This document is a combination of the current code and the direction where I think that the committee is going. It would probably be good to indicate which of these are part of the current code and which are not. I will highlight what I think are the new ideas and if you could check my work, that would be appreciated.

- 2) Wholesale Nurseries
  - a. Legal Today?
    - i. Yes
  - b. Certificate of Use required
    - i. Yes
  - c. Agricultural Exemption required
    - i. No; the Retail Nursery may or may not have an Ag exemption
    - i. ~~Yes~~
  - d. Vehicles used for business off site
    - i. ~~1 vehicle for every 3 acres or portion thereof~~ Vehicles are required to be registered to either the bonafide business that is operated from that location or the property owner
  - e. Office Space
    - i. Separate structure allowed
    - ii. This non-agricultural building that needs permitting
  - f. Property Size
    - i. Any
  - g. Special Restrictions
    - i. For large-scale wholesale nurseries only:
      - 1. All business ingress and egress must be on an arterial / collector roadway

**Commented [JK2]:** Agriculture does not need to be secondary to residential. It can coexist as a separate principal use.

**Commented [SB3R2]:** Makes sense

**Commented [JK4]:** Where did this come from?!

**Commented [SB5R4]:** This is my proposal, for the board to discuss.

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**Commented [JK6]:** Desirable but not required.

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**Commented [SB7R6]:** This is my proposal, for the board to discuss.

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1. All business ingress and egress must be on an arterial / collector roadway

a. A specific list of roadways is shown below:

- i. Griffin
- ii. Flamingo
- iii. US 27
- iv. Sheridan
- v. Dykes

- vi. Volunteer
            - vii. 172nd
          - 2. The property must show a continuous use as a retail nursery
            - a. If there is a break that equals or exceeds 6 months, then the "Grandfather" rights are lost
            - ii. A residential structure may or may not be on the property
            - iii. A residential structure may NOT be turned into a commercial structure or used for the commercial operation of the retail nursery
            - ~~ii. Primary ingress and egress must be on an arterial roadway~~
            - ~~iii. Need safeguards to prevent fuel and oil seepage into the ground~~
- h.
- 3) Retail Nurseries
  - a. Legal Today?
    - i. TBD
      - 1. Keith has indicated no; This would provide a pathway to being legal
      - 1. Jeff indicates that they are currently legal Yes
      - 2. Requested verification from Keith via Emily
  - b. Certificate of Use required
    - i. Yes
  - c. Agricultural Exemption required
    - i. No; the Retail Nursery may or may not have an Ag exemption Yes
  - d. Vehicles used for business off site
    - i. No special requirements
    - ~~ii. 1 vehicle for every 3 acres or portion thereof~~
  - e. Office / Customer Space
    - i. Separate structure allowed
    - ii. This is a non-agricultural building that needs-requires permitting
    - ~~iii.~~
  - f. Property Size
    - i. Any
  - g. Special Restrictions
    - i. ~~All business~~ Primary ingress and egress must be on an arterial / collector roadway
      - 1. A specific list of roadways is shown below:
        - a. Griffin
        - b. Flamingo
        - c. US 27
        - d. Sheridan
        - e. Dykes
        - f. Volunteer
        - ~~g. 172nd~~
    - ii. The property must show a continuous use as a retail nursery
      - 1. If there is a break that equals or exceeds 6 months, then the "Grandfather" rights are lost
      - iii. ~~Need safeguards to prevent fuel and oil seepage into the ground~~ A residential structure may or may not be on the property
      - iv. A residential structure may NOT be turned into a commercial structure or used for the commercial operation of the retail nursery

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Commented [JK8]: Where did this come from? This has not been something we've required in any version of any of the ordinances.

Commented [SB9R8]: This is my proposal, for the board to discuss.

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Commented [JK10]: Desirable but not required.

Commented [SB11R10]: This is my proposal, for the board to discuss.

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4) Landscape Maintenance Companies

a. Legal Today?

i. No

b. Certificate of Use required

i. ~~No~~N/A

c. Agricultural Exemption required

i. ~~No~~N/A

d. Vehicles used for business off site

i. ~~1 vehicle for every 3 acres or portion thereof~~N/A

e. Office Space

i. ~~Separate structure allowed~~

~~#i. This non-agricultural building that needs permitting~~N/A

f. Property Size

i. ~~Any~~N/A

g. Special Restrictions

~~i. Primary ingress and egress must be on an arterial roadway~~

~~#i. Need safeguards to prevent fuel and oil seepage into the ground~~N/A

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