



# Southwest Ranches Town Council

## LOCAL PLANNING AGENCY

Agenda of October 24, 2024

Southwest Ranches Council Chambers  
7:00 PM Thursday

13400 Griffin Road  
Southwest Ranches, FL 33330

<b>Mayor</b> Steve Breitkreuz	<b>Town Council</b> Jim Allbritton Bob Hartmann Gary Jablonski	<b>Town Administrator</b> Russell C. Muñiz, MBA, MPA	<b>Town Attorney</b> Keith M. Poliakoff, J.D.
<b>Vice Mayor</b> David S. Kuczenski, Esq.		<b>Town Financial Administrator</b> Emil C. Lopez, CPM	<b>Town Clerk</b> Debra M. Ruesga, CMC

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. Bergeron - US 27 Land Use 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 FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8)

**4. Bergeron - US 27 Rezoning**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA (“LPA”), RECOMMENDING THAT THE TOWN COUNCIL REZONE APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE TO US HIGHWAY 27 PLANNED BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23)

**5. Approval of Minutes**

**a. August 22, 2024 LPA Minutes**

**6. 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**  
Steve Breitkreuz, *Mayor*  
David S. Kuczenski, Esq., *Vice Mayor*  
Jim Allbritton, *Council Member*  
Bob Hartmann, *Council Member*  
Gary Jablonski, *Council Member*

Russell C. Muñiz, MBA, MPA, *Town Administrator*  
Keith M. Poliakoff, JD, *Town Attorney*  
Debra M. Ruesga, CMC, *Town Clerk*  
Emil C. Lopez, CPM, *Town Financial Administrator*

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitkreuz and Town Council  
**VIA:** Russell Muniz, Town Administrator  
**FROM:** Jeff Katims, Town Planner  
**DATE:** 10/24/2024  
**SUBJECT:** Bergeron - US 27 Land Use Map Amendment

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### **Recommendation**

That the Local Planning Agency recommend the Town Council approve Application No. PA-20-8.

A. Sound Governance

### **Background**

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC request to change the future land use map designation of 58.7 gross acres from Agricultural to US Highway 27 Business.

Application No. RZ-24-23 accompanies this application. A combined staff report for the two applications is provided.

### **Fiscal Impact/Analysis**

N/A

### **Business Impact/Analysis**

### **Staff Contact:**

Jeff Katims, Town Planner

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution - TA Approved	10/18/2024	Resolution
Staff Report	10/18/2024	Executive Summary
Plan Amendment Ordinance - Exhibit A	10/18/2024	Exhibit
Petitioner's Letter of Justification	10/18/2024	Backup Material



**LPA RESOLUTION NO. 2025 - \_\_\_\_\_**

**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 FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8)**

**WHEREAS**, Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC ("Petitioner") filed Application No. PA-20-8 to amend the land use plan map designation of 58.7 gross acres along the east side of US Highway 27 within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

**WHEREAS**, the Town Council, sitting as the Local Planning Agency, finds that the proposed amendment is internally consistent with the Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1. ADOPTION OF RECITALS.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2. RECOMMENDATION.** The Local Planning Agency recommends that the Town Council adopt the proposed amendment, attached as Exhibit "A" hereto.

**Section 3. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its passage.

**PASSED** this \_\_\_ day of \_\_\_\_\_, 2024 on a motion made by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_.

**(Signatures on Following Page)**

Breitkreuz \_\_\_\_\_  
Kuczenski \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

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Steve Breitkreuz, Mayor

Attest:

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Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

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Keith Poliakoff, Town Attorney  
1001.085.2024

**TOWN OF SOUTHWEST RANCHES  
TOWN COUNCIL AGENDA REPORT**

**DATE:** October 24, 2024

**SUBJECT:** Land Use Plan Amendment Application No. PA-20-8  
Rezoning Application No. RZ-24-23

**LOCATION:** Generally located on the east side of US Highway 27 between the C-11 Canal to the north and Stirling Road to the south.

**OWNER/  
PETITIONER:** Bergeron US 27, LLC  
Bergeron SW Ranches US 27, LLC

**AGENT:** Keiser Legal, PLLC; Heather Jo Allen, Esq., AICP

**REQUESTS:** 1) Amend the Future Land Use Map designation of approximately 58.7 acres from Agricultural to US Highway 27 Business.  
2) Rezone approximately 58.7 acres from A-1, Agricultural Estate to US Highway 27 Planned Business District.

**PUBLIC NOTICE:** Newspaper advertisement, sign posting and mail notices to Town property owners within 1,500 feet of the subject property

**EXHIBITS:** *Exhibits to this staff report:*

Location Map  
Existing Future Land Use Map  
Existing Zoning Map

*Exhibit to the Rezoning Ordinance:*

Master development plan, including architectural style standards

*Backup materials to the rezoning application:*

Property survey  
Petitioner's justification  
Mail notice radius map  
Mailing list

## BACKGROUND AND PROCESS

The Town created the US Highway 27 Business land use category in January 2017 via Ordinance No. 2017-02. The category applies exclusively to land that abuts the US 27 corridor. The Town amended the category in February 2021 via Ordinance No. 2021-006. Ordinance No. 2021-007 adopted the companion zoning regulations.

An applicant seeking a land use plan amendment to US Highway 27 Business must file a concurrent application for rezoning to US Highway 27 Planned Business District, which requires an applicant to submit a conceptual master plan and architectural design guidelines.

A Broward County Land Use Plan amendment is also required before the Town can change the land use and zoning. Should the Council approve the applications, the Broward County land use plan amendment process will into mid-2025. The Town can expect to adopt the land use plan and rezoning ordinances on second reading at the conclusion of the Broward County amendment process.

## RELATED APPLICATIONS

*Plat.* The amendment site must be platted prior to issuance of any building permit. The applicant submitted a plat for review.

*Master development plan amendments.* Since the Petitioner did not provide level of detail and specificity required prior to approval of a site development plan, one or more amendments to the master development plan will be required.

*Site plans.* Full site plans are required prior to construction, and subject to Council approval. The applicant will submit site plans for individual parcels as they are ready to be developed.

*Development agreement.* The applicant submitted an application for development agreement that seeks to guarantee the ability to develop the amendment site under the existing comprehensive plan policies and zoning regulation. The development agreement is under review.

## APPLICATION HIGHLIGHTS

- Net site area: 56.55 acres
- Proposed retail/commercial: 116,000 square feet on 14.70 acres
- Proposed light industrial: 600,00 square feet on 38.19 acres
- Wetland mitigation: 3.66 acres
- Layout: Commercial nodes at Stirling, Griffin roads (see master development exhibit)
- Access: US 27 (1 driveway)  
Griffin Road (4 driveways)  
Stirling Road (2 driveways)  
(see master circulation and access exhibit)

## MASTER DEVELOPMENT PLAN

A land use plan amendment to US Highway 27 Business is required to be accompanied by an application for rezoning. The US 27 Zoning regulations require submittal of a master development plan. The Petitioner's master development plan includes the following components:

- Master land use plan:

Provides for up to 116,000 square feet of retail/commercial use on 14.70 acres (2.0 acres at Stirling Road and 12.7 at Griffin Road (both side), and 600,00 square feet light industrial use on 38.19 acres. The maximum amount of light industrial use would be slightly less than twice the amount proposed for the BBX site. The maximum amount of retail/commercial would be commensurate with the developed floor area of Coquina Plaza within the Town south of the main east-west access road (i.e. excludes Lowes, OPH, self-storage, etc.).

The US 27 District is a planned development district, meaning that the applicant has the flexibility to propose certain development standards based upon locational contexts and the unique impacts of different land uses. As such, the master development plan proposes 25-foot setbacks from all streets (including the US 27 frontage road), 25-foot setbacks from rear property lines, and no internal side setback requirement. Building height would be as provided in the district regulations.

- Master circulation and access plan:

Provides for one driveway onto US 27 via a frontage road that would run parallel to US 27 from Stirling road to Griffin Road and provide circulation between and access to individual development parcels or sites. A second access drive onto Stirling and Griffin is shown for the commercial parcels. The 9.23 acres of commercial located north of Griffin Road would obtain its access from driveways onto Griffin Road. The access points onto Stirling Road and Griffin Road will be further evaluated at the time of platting, noting that FDOT has restricted the frontage road driveway onto Stirling Road to right in, right-out.

- Master utilities plan:

Provides for schematic drainage and extension of Pembroke Pines water and sanitary sewer lines north along US 27.

- Master landscape plan:

Provides for the location and minimum depth of perimeter landscape buffers and thematic landscaping information for the perimeter buffers and property frontage treatment on US 27, Stirling and Griffin roads. Specifically, the plan provides for:

- 25-foot landscape area and swale along US 27 with typical plant materials
- 25-foot landscape area and swale along the east (rear) boundary of the development parcels with typical plant materials.

- Architectural style standards:

Provides for an adaptation of Florida Vernacular architecture to industrial buildings. This architecture has routinely been applied to retail and low-rise office development, but not industrial buildings. The standards include a combination of requirements and guidance

to best apply this architectural style to industrial buildings and to allow for creativity in specific building design.

## IMPACTS TO PUBLIC FACILITIES

### Roads

Projected 2045 traffic without the amendment is projected to be near capacity on Sheridan Street east of SW 172<sup>nd</sup> Avenue and on Griffin Road east of Dykes Road. The amendment would cause this portion of Sheridan Street to exceed capacity, while the levels of service on Griffin Road east of Bonaventure Boulevard will be near capacity. Levels of service (LOS) are provided below. The design capacity of the various roadways is represented by a LOS of D. A driver will experience a LOS D as relatively congested. A LOS of E or F represents traffic volumes that exceed design capacity. Broward County Planning Council will perform its own traffic impact analysis and may require mitigation measures where impacts are significant and where the amendment would cause the LOS to fail.

#### Generalized PM Peak Hour Levels of Service

Road	2023	2045	2045 with LUPA Traffic
US 27	B	B	C
Sheridan St. E. 196 Ave.	D	D	E
Griffin Rd. W. 172 Ave.	C	C	C
Griffin Rd. E. 172 Ave.	D	D	D
Griffin Rd. 160 Ave. to I-75	D	D	D
Stirling Road W. of 192 Ave.	B	D	D

### Potable water and sanitary sewer

The applicant provided a letter from the City of Pembroke Pines indicating a capability and capacity to serve the property. The Town Council recently adopted an amendment to the comprehensive plan authorizing municipal water and sanitary sewer service from providers other than Sunrise. The applicant will need to obtain a service agreement from Pembroke Pines.

### Parks

The amendment does not increase demand for parks.

### Schools

The amendment does not increase demand for schools.

### Drainage

The applicant has provided a drainage analysis as part of the application backup. The analysis provides for perimeter stormwater retention swales to collect and distribute stormwater to three proposed outfalls. The proposed onsite wetland mitigation area will also provide stormwater attenuation. During site planning for development, secondary stormwater conveyance systems will be designed and permitted for direct connection to the perimeter swale and berm system.

The onsite wetland mitigation area is currently 3.66 acres to be under conservation easement. Offsite mitigation is provided through purchase of 10 credits from the Hole in the Donut Mitigation Bank

Solid waste

The applicant has provided a letter from Waste Management confirming its ability to serve the amendment.

## ANALYSIS

The following Comprehensive Plan policies and ULDC requirements provide specific direction for land use along US 27 under the US Highway 27 Business designation.

**FLUE POLICY 1.8-a:** The Town Council shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.

**FLUE POLICY 1.8-b:** A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.

*Staff finding: the Applications cite the tax revenue that will be generated by development of the amendment site and the unsuitability of the amendment site for rural residential use. Both justifications are consistent with the reasons for the Town's establishment of the requested land use category.*

**FLUE POLICY 1.8-c:** No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.

*Staff finding: one of the parcels within the Applications border a parcel with a rural land use plan designation.*

**FLUE POLICY 1.8-d:** There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction

*Staff finding: this Policy shall govern the proposed locations of buildings proposed via amendment to the master development plan.*

**FLUE POLICY 1.8-e:** Access to development shall be from US 27, Stirling Road, or Griffin Road only.

*Staff finding: the master development plan provides for access only from US 27, Stirling Road and Griffin Road.*

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business until a conceptual master access management plan ("access plan") shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.

*Staff finding: the Petitioner obtained a pre-application approval from FDOT for its single driveway opening onto US Highway 27 utilizing a frontage road concept within the FDOT right-of-way. The approval will need to be renewed, as it expired in May, 2024.*

- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.

*Staff finding: the Petitioner will be required to coordinate the access plan with Broward County HCED as it pertains to driveways accessing Griffin Road. The Petitioner is the only property owner on the east side of the US 27 corridor within the Town.*

- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.

*Staff finding: the master development plan, inclusive of access and circulation, is consistent with the FDOT conceptual access approval and will control access to all parcels within the amendment site.*

- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.

*Staff finding: the Town will enforce this Policy prior to plat approval.*

**FLUE POLICY 1.8-f:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element.

*Staff finding: the master development plan limits the F.A.R. to less than 0.32 based upon the developable area of the amendment site, excluding wetland mitigation and rights-of-way.*

**FLUE POLICY 1.8.g:** Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation.

*Staff finding: the master development plan reflects this requirement.*



**FLUE POLICY 1.8-h:** Every development shall provide at least twenty-five percent (25%) pervious area.

*Staff finding: the master development plan requires 25 percent pervious area.*

**FLUE POLICY 1.8.i:** Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement.

*Staff finding: the amendment site does not border any property with a rural land use plan designation. The master development plan does include perimeter landscape buffers. The master development plan includes architectural design standards consistent with the Florida Vernacular architecture of Caribbean style.*

**FLUE POLICY 1.8-j:** Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.

*Staff finding: this Policy shall be enforced during the site planning process.*

**FLUE POLICY 1.8-k:** Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.

*Staff finding: this Policy shall be enforced during the site planning process.*

**FLUE POLICY 1.8-l:** Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.

*Staff finding: the design standards in the master development plan address this requirement.*

**FLUE POLICY 1.8-n:** Applications for land use plan amendment to establish a US Highway 27 Business designation shall be filed concurrently with a complete application for rezoning to the applicable planned development zoning district.

*Staff finding: rezoning Application No. RZ-24-23 was filed for concurrent consideration with land use plan amendment Application No. PA-20-8.*

**FLUE POLICY 1.8-p:** All land designated US Highway 27 Business shall be connected to, or be the subject of a binding agreement providing for the connection to, a municipal water and sewer system prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

*Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.*

**Additional requirements under the US Highway 27 Business permitted uses section:**

- The Town shall carefully consider potential environmental, traffic and quality of life impacts before changing the land use plan map designation of any parcel to US Highway 27 Business.

*Staff finding: the list of permitted uses in the US 27 Zoning District was developed with environmental considerations, including noise, at the forefront. Specific proposed uses will be further evaluated for environmental impact in accordance with the US 27 Zoning District regulations. The amendment can be expected to cause Sheridan Street to have a failing level of service east of SW 196<sup>th</sup> Avenue by 2045. This portion of Sheridan Street is forecast to approach maximum capacity by 2045 without the amendment. Staff required the Petitioner to analyze the traffic impact to Griffin Road with the assumption that it would be favored for east-west travel over Sheridan Street. The analysis concludes that the amendment will degrade the level of service on most segments of Griffin Road but will not cause any of them to have failing level of service, noting that Griffin Road between Dykes Road and I-75 would closely approach capacity.*

- An application for land use plan amendment to designate a property as US Highway 27 Business must affirmatively demonstrate that the amendment is consistent with all of the performance standards established herein. Every such application for plan amendment shall be submitted concurrently with a rezoning application to an implementing zoning district.
  1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.

*Staff finding: the permitted uses in the US 27 Zoning District were selected based upon their potential compatibility with residential land uses east of the amendment site. Those uses that may require individual review to ensure their compatibility are designated special exception uses or subject to additional regulations to control potentially incompatible characteristics.*

2. Municipal sanitary sewer and potable facilities must be in place, or the provision of municipal sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

*Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.*

3. Development shall not involve use of any chemicals, substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. The land development regulations may permit fuel storage tanks for emergency generators and for the purpose of servicing vehicles or equipment used in the regular course of business, provided that any such tanks may be required to exceed the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances, as may be amended from time to time.

*Staff finding: the US 27 Zoning District regulations implement this Policy.*

4. Any use – the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation - shall be prohibited.

*Staff finding: the US 27 Zoning District regulations implement this requirement.*

5. All development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.

*Staff finding: the master development plan complies with this requirement.*

### Rezoning criteria

ULDC Section 051-050(B) requires that all land included in an application for rezoning to US 27 District shall be owned by or be under the complete control of the applicant, whether the applicant be an individual, partnership, corporation, other entity, group, or agency.

*Staff finding: the land included in Application No. RZ-24-23 is owned by the Bergeron family of companies.*

ULDC Section 130-030 requires that the Town Council evaluate the following criteria in determining whether to grant a rezoning. These include consideration of materials provided by the petitioner, the public and the staff report, as well as the following criteria enumerated in the ULDC. Staff findings are shown in *italics*, below.

(A) That the request does NOT meet any of the following criteria whereby the request would be considered contract, or spot zoning:

(1) The proposed rezoning would give privileges not generally extended to similarly situated property in the area.

*Staff finding: the rezoning affords land uses and development intensities that are available to other properties with frontage on US Highway 27, in accordance with the Comprehensive Plan.*

(2) The proposal is not in the public's best interest and it only benefits the property owner.

*Staff finding: the Town established the US 27 Zoning District because of the tax revenue benefits to its residents.*

(3) The proposed zoning request violates the Town's Comprehensive Plan.

*Staff finding: the zoning request is consistent with the Comprehensive Plan.*

(4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts.

*Staff finding: the Comprehensive Plan and ULDC specifically provide for the requested zoning at the proposed location due to its unique siting characteristics. Therefore, the proposed change will not result in an isolated district unrelated to adjacent or nearby districts.*

If the Town Council finds that the rezoning request does not constitute spot zoning, then the Council must next evaluate the request in conjunction with the four criteria contained immediately below. In evaluating the four criteria contained in (B) below, the Council shall consider the three criteria contained in (C) below.

(B) A zoning modification may be approved if the applicant can demonstrate by competent substantial evidence that the request is consistent with one of the following four criteria:

(1) That there exists an error or ambiguity that must be corrected.

*Staff finding: the request is not the result of an error or ambiguity.*

(2) That there exists changed or changing conditions that make approval of the request appropriate.

*Staff finding: the requested zoning designation was established with specific applicability to lands fronting the US Highway 27 corridor.*

- (3) That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

*Staff finding: while the Property can be used for agricultural purposes in accordance with the existing zoning, the Town has planned for more intensive uses that are most suitable for its limited-access highway frontage with the strategic purpose of diversifying the Town's tax base.*

- (4) That the request would advance a public purpose, including but not limited to, protecting, conserving, or preserving environmentally critical areas and natural resources.

*Staff finding: the request will advance the Town's objective of diversifying its tax base.*

*Staff finds that the application satisfies three of the above criteria, and warrants further consideration under "(C)", below.*

- (C) When determining if one of the four (4) criteria delineated in (B), above, has been satisfied, the following considerations shall be made:

- (1) That the request is compatible with surrounding zoning districts and land uses.

*Staff finding: the US 27 zoning and land use categories were designed to allow only those uses the Town deemed compatible with surrounding zoning districts and land uses, and provides procedures and development standards to further their compatibility.*

- (2) That the request is consistent with, or furthers the goals, objectives, policies, and the intent of the Town's Comprehensive Plan and the Town's Future Land Use Map.

*Staff finding: the request is consistent with, and furthers, Objective 1.8 and the policies thereunder, and is generally consistent with the overall goals, objectives, policies, and intent of the Comprehensive Plan as articulated throughout the Future Land Use Element.*

- (3) That the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets.

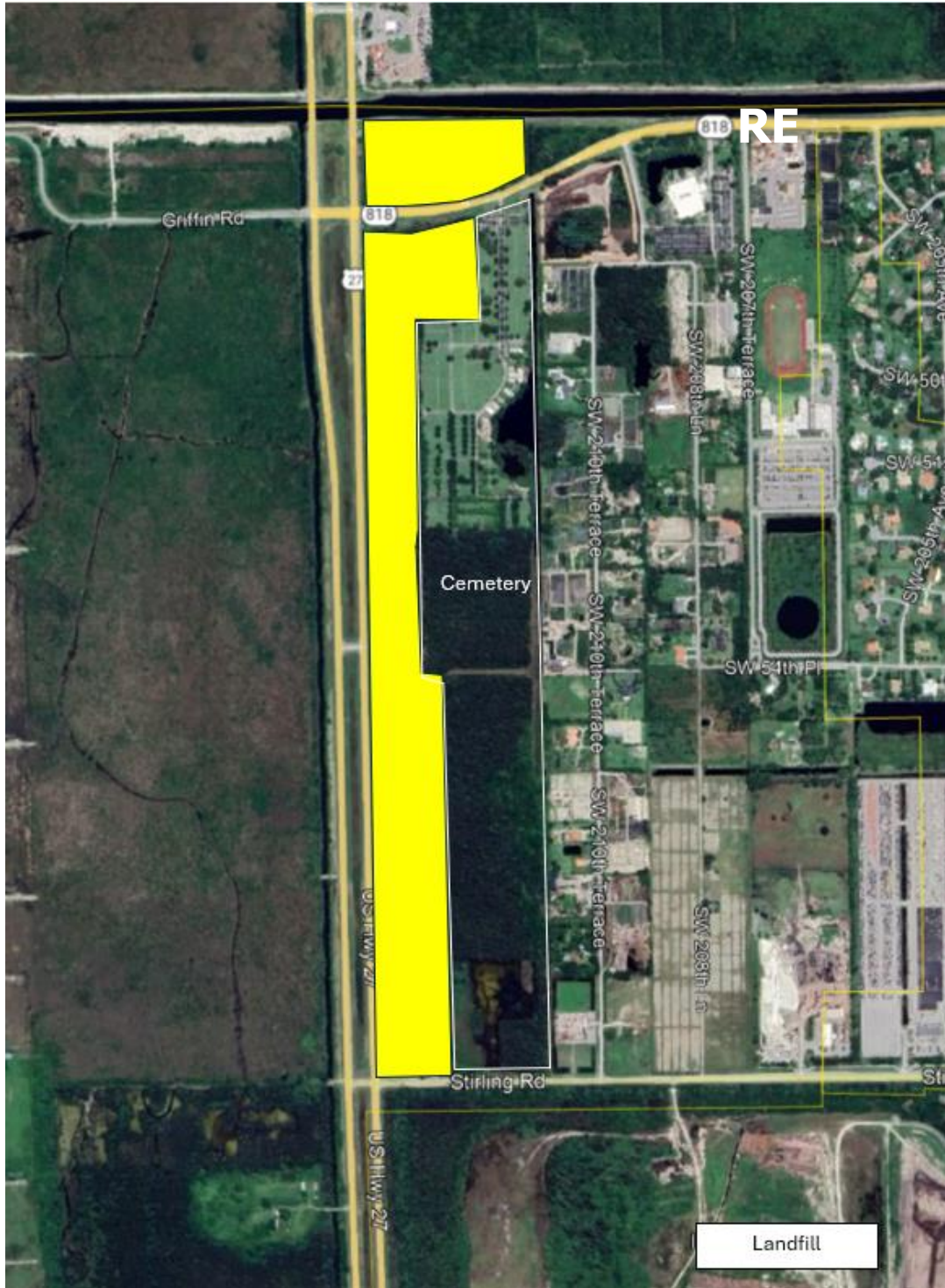
*Staff finding: the proposed rezoning will not increase demand for schools or parks, can be served by City of Pembroke Pines potable water and sanitary sewer systems, and is within the capability of the Town's police and fire departments to provide service. Solid waste collection and disposal capacity is available to serve the development that would be authorized by the rezoning, and the developer will be responsible for providing adequate on and/or offsite stormwater drainage. The rezoning will increase traffic on Griffin Road, with the segment between 172<sup>nd</sup> Avenue and I-75 forecast to closely approach maximum capacity but is not forecast to cause a failing level of service. The rezoning is forecast to cause failing level of service for most of Sheridan Street at the Town's boundary. The Broward County Planning Council will perform its own traffic impact analysis and may require mitigation for those impacts it considers significant and those that it forecasts to cause a failing level of service.*

## **STAFF RECOMMENDATION**

Staff recommends that the Town Council approve Application Nos. PA-20-8 and RZ-24-23 on first reading, subject to Petitioner's compliance with the following conditions prior to second reading:

1. Continue to work with staff to refine the architectural design guidelines.
2. Continue to work with staff to refine the landscape elements of the conceptual plan.
3. Obtain an agreement with the City of Pembroke Pines to provide potable water and sanitary sewer service to the amendment site.
4. Obtain a new FDOT pre-application approval with proposed development intensity per the Applications. The existing approval expired in May 2024 and reflects a slightly lower development intensity.

# Location Map














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# Existing Future Land Use Map

**Land Use**

-  Agricultural
-  Commercial
-  Community Facilities
-  Conservation
-  Estate (1) Residential
-  Industrial
-  Medium Density (16) Residential
-  Recreation & Open Space
-  Rural Estates (1 DU / AC)
-  Rural Ranch (1 DU / 2.5 AC)
-  Utilities

**Town of Southwest Ranches Boundary**




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# Existing Zoning Map



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**ORDINANCE NO. 2025 -**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8)**

**WHEREAS**, Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC ("Petitioner") is the owner of 58.7 gross acres along the east side of US Highway 27 within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

**WHEREAS**, Petitioner has filed Application No. PA-20-8 to amend the land use plan map designation of the Property from Agricultural to US Highway 27 Business; and

**WHEREAS**, the Property is situated within the geographical area designated in Future Land Use Policy 1.8-a of the Town of Southwest Ranches Comprehensive Plan ("Comprehensive Plan") for the US Highway 27 Business land use plan category; and

**WHEREAS**, said Policy 1.8-a. requires that the Town of Southwest Ranches Town Council ("Town Council") consider the extent to which each application submitted for land use plan amendment furthers the intent and spirit of the policies under Future Land Use Objective 1.8 in determining whether to approve the application; and

**WHEREAS**, the Comprehensive Plan further requires that a land use plan amendment application for US Highway 27 Business affirmatively demonstrate that it is consistent with all of the performance standards established within Part 2. "Permitted Uses In Future Land Use Categories" of the Future Land Use Element; and

**WHEREAS**, every such application for plan amendment must be submitted concurrently with a rezoning application to the implementing zoning district; and

**WHEREAS**, Petitioner submitted a concurrent application for rezoning to the US Highway 27 Planned Business District, which implements the requested land use plan designation; and

**WHEREAS**, the Town of Southwest Ranches Comprehensive Plan Advisory Board reviewed the proposed amendment at its October 17, 2024 meeting and recommended approval; and

**WHEREAS**, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 24, 2024 and recommended that the Town Council adopt the proposed amendment; and

**WHEREAS**, the Town Council finds that the amendment is internally consistent with the goals, objectives, policies, and performance standards of the adopted Comprehensive Plan.

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

**Section 1: Ratification.** 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: Map Amendment.** The Agricultural land use plan map designation of the Property, legally described in Exhibit "A" attached hereto, and made a part hereof, is hereby amended to US Highway 27 Business.

**Section 3: Broward County Planning Council Transmittal.** That the Town hereby transmits the corresponding application for amendment to the Broward County Land Use Plan to the Broward County Planning Council with a recommendation of approval.

**Section 4: F.S. Chapter 163 Transmittal.** That the Town hereby requests that the Broward County Planning Council transmit the amendment to the State Land Planning Agency under the expedited state review procedure, concurrent with the corresponding County map amendment, and directs the Town Planner to transmit the adopted amendments to the State Land Planning Agency immediately following the second and final reading of this Ordinance.

**Section 5: Recertification.** That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Map subsequent to the effective date of this Ordinance.

**Section 6: Effective Date.** This Ordinance shall take effect 31 days after the State Land Planning Agency notifies the Town that the adopted plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

**PASSED ON FIRST READING** this \_\_\_ day of \_\_\_\_, 2024 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_ day of \_\_\_\_, 2025, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Kuczenski \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

Attest:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith M. Poliakoff, J.D., Town Attorney  
1001.086.2024

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

#### PARCEL 2

A PORTION OF TRACTS 61 AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH 00°12'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FOR 565.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°28'43" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 02°21'48", FOR AN ARC DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; 2) NORTH 00°50'31" WEST 150.00 FEET; 3) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WEST BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH 00°12'20" EAST ALONG SAID WEST BOUNDARY LINE 305.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,754.27 FEET; THENCE SOUTH 00°12'20" EAST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY LINE 339.38 FEET; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHWEST CORNER OF SECTION "B" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SAID SECTION 34; THENCE SOUTH 89°49'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 2106.07 FEET TO A POINT ON THE WEST LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 00°11'26" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" WEST, ALONG THE SOUTH LINE OF TRACTS 57 AND 58, 284.27 FEET; THENCE NORTH 00°50'31" WEST 1300.56 FEET; THENCE NORTH 89°47'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 39 AND 40, FOR 299.06 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 1300.59 FEET TO THE POINT OF BEGINNING.

PARCEL 5

PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 1977.86 FEET; THENCE SOUTH 00°11'00" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71 AND THE POINT OF BEGINNING; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 71 AND 90 FOR 1300.68 FEET; THENCE SOUTH 89°50'34" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 AND 90, 397.30 FEET TO A POINT ON A LINE 278.00 FEET EAST OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE NORTH 00°50'31" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25, FOR 1300.61 FEET; THENCE NORTH 89°49'12" EAST ALONG THE NORTH LINE OF SAID TRACTS 71 AND 72, FOR 412.25 FEET TO THE POINT OF BEGINNING.

PARCEL 6

PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1980.10 FEET; THENCE NORTH 00°11'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 1206.27 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 104; THENCE NORTH 89°50'51" EAST ALONG THE NORTH LINE OF SAID TRACTS 103 AND 104 FOR 397.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 103; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 103 AND 122 FOR 1300.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430,932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.

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**US 27 Business Center  
Land Use Plan Amendment  
Statement of Use and Justification  
Revised: September 21, 2023**

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC (collectively referred to hereinafter as the “Applicant”) are the owners of the +/- 58.7 gross acre property generally located along the east side of United States Highway 27 (“US 27”) between Stirling Road to the south and the South New River (C-11) Canal to the north (“Property”) in the Town of Southwest Ranches (“Town”) within Broward County (“County”), Florida. The Property consists of twelve (12) parcels identified by the following folio numbers pursuant to the County Property Appraiser’s website: 5039-27-02-0160; 5039-27-02-0210; 5039-27-02-0220; 5039-34-01-0020; 5039-34-01-0100; 5039-34-01-0170; 5039-34-01-0280; 5039-34-01-0340; 5039-34-01-0431; 5039-34-01-0430; 5039-34-01-0420; and 5039-34-01-0570. The Property is technically designated Agricultural on both the Town’s and County’s Future Land Use (“FLU”) Maps and is within the A-1 Agricultural Estate (“A-1”) zoning district, though it is located within a specific corridor the Town Council has more recently identified as US Highway 27 Planned Business District through adoption of associated comprehensive plan and zoning measures discussed below. The Property is a portion of the Everglades Land Company Subdivision as recorded in Plat Book 2, Page 1 of the Public Records of Miami-Dade County. The Property is currently vacant and underutilized as agricultural cattle grazing. Adjacent land uses are summarized in the table below.

<b>Adjacent Land Uses</b>	
<b>North</b>	<ul style="list-style-type: none"> <li>• South New River (C-11) Canal</li> <li>• Seminole Travel Center/Truck Stop (North of the Canal) <ul style="list-style-type: none"> <li>○ FLU: Commercial (City of Weston); Commerce (County)</li> <li>○ Zoning: C-1, Commercial (City of Weston)</li> </ul> </li> <li>• South Florida Water Management District (North of the Canal) <ul style="list-style-type: none"> <li>○ FLU: Agricultural (City of Weston); Agriculture (County)</li> <li>○ Zoning: AE, Agricultural Estates (City of Weston)</li> </ul> </li> </ul>
<b>South</b>	<ul style="list-style-type: none"> <li>• Stirling Road</li> <li>• Broward County Landfill (South of Stirling Road) <ul style="list-style-type: none"> <li>○ FLU: Community (County)</li> <li>○ Zoning: A-6, Agricultural-Disposal (County)</li> </ul> </li> </ul>
<b>East</b>	<ul style="list-style-type: none"> <li>• Menorah Gardens &amp; Funeral Chapel <ul style="list-style-type: none"> <li>○ FLU: Community Facilities (Town); Community (County)</li> <li>○ Zoning: CF, Community Facility District (Town)</li> </ul> </li> </ul>
<b>West</b>	<ul style="list-style-type: none"> <li>• US 27 Highway</li> <li>• South Florida Water Management District <ul style="list-style-type: none"> <li>○ FLU: Conservation (Town); Agriculture (County)</li> <li>○ Zoning: A-1, Agricultural Estate District (Town)</li> </ul> </li> </ul>

**US Highway 27 Business Land Use and Zoning Categories**

On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Comprehensive Plan (“Plan”) to establish a new land use designation entitled “US Highway 27 Business.” In adopting Ordinance No. 2017-02, the Town Council agreed with the Town Comprehensive Plan Advisory Board (“CPAB”) that the US 27 corridor is “unsuitable or marginal for rural residential use” and is more suitable for light industrial and business development that would diversify the Town’s tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would “form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation” as well as “evaluating companion petitions for rezoning and site plan” while also protecting the Town’s rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, along with regulations added to the Town Unified Land Development Code (“ULDC) to create the necessary associated zoning classification entitled “US Highway 27 Planned Business District” and district regulations to implement the US Highway 27 Business Future Land Use category. The Town’s Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021.

**US 27 Business Center**

Because the Property is located entirely within the US Highway 27 Planned Business District, the Applicant is submitting companion applications to effectuate the Town’s land use policy for its commercial / industrial development. Specifically, the Applicant proposes a planned development, the US 27 Business Center, consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of industrial uses (“Project”). The companion

applications include: (1) a land use plan amendment (“LUPA”) to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete from the US Highway 27 Business Future Land Use Element (“FLUE”) Policy and Performance Standards unsustainable language that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of immediately adjacent systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (2) an aligning rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (3) an associated application to plat the Property; and (4) a development agreement to provide assurances that the development of the Property will be permitted in accordance with the regulations for the US Highway 27 Business land use designation and the US Highway 27 Planned Business District zoning as well as the US 27 Business Center Design Guidelines, the Property’s Master Development Plan, and any amendments thereafter regarding same.

This Statement of Use and Justification demonstrates that the LUPA to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete unsustainable language from the US Highway 27 Business FLUE Policy and Performance Standards that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of immediately adjacent systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, complies with all applicable provisions of the Plan and the ULDC.

### **Land Use Plan Amendment**

As noted above, the Applicant is respectfully requesting a LUPA to accomplish the Town’s contemplated conversion from the Agricultural designation to the US Highway 27 Business designation created by the Town for this area with a minor, but vital text, amendment to enable the viability of the Town’s Plan because the current wording of the Policy and Performance Standards requiring that the Applicant secure water and sewer service exclusively from the City of Sunrise is not economically (or legally) viable. Applicant respectfully submits that the proposed LUPA with the corresponding text amendment would render the future land use objective and policies for the US 27 Business designation adopted by the Town achievable. Specifically, prior to adopting the amendments to the Town Plan that created the US Highway 27 Business land use category, the Town specifically tasked its CPAB to identify potential locations for commercial and industrial development. Based on CPAB’s recommendations, the Town made findings that the US 27 corridor is most suitable for business uses that would diversify the Town’s tax base while

protecting the rural character and lifestyle that Town residents enjoy. The Town took special consideration of the existing surrounding uses in drafting and approving its US Highway 27 Business land use category. The companion applications described above seek to apply the framework provided by the Town within the Plan to implement the US Highway 27 Business land use category upon the Property in a reasonable manner. The proposed LUPA is aligned with the Town's vision and provides the Town with a development opportunity that will transform vacant property into a substantial revenue producing development and employment center while remaining consistent with the Town's goals; and this request is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

### **Text Amendment**

The only barrier to achieving the Town's vision for the US Highway 27 Business land use category is the impracticable limitation that water and sewer service be provided exclusively by the City of Sunrise, which would require connections spanning four (4) miles from the Property. The Applicant respectfully submits that the following simple corresponding amendments would enable the viability of the Town's vision and fulfill all of its applicable objectives by allowing connection to any municipal provider:

FLUE POLICY 1.8-p: All land designated US Highway 27 Business shall be connected to, or shall enter into a binding agreement providing for the connection to, municipal ~~the City of Sunrise~~ water and sewer systems prior to issuance of any permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

Performance Standards A.2. Municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be in place, or the provision of municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality ~~the City of Sunrise~~ to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

The rationale for this requested deletion of the City of Sunrise limitation is multi-faceted. Any one of the following three reasons would justify approval of the requested text amendment. First, designating the City of Sunrise as the exclusive provider is akin to a monopolistic business regulation that has no place in a comprehensive land use plan. In this context, it is noteworthy that the language of FLUE Policy 1.8 and Performance Standard A.2 are inconsistent with the Town's Plan as a whole which properly avoids this type of business regulation and allows citizens to obtain services from any available municipal source. For example, Town Plan Utilities Element Policy



1.2-1 states that: “The Town shall coordinate with the City of Sunrise and Cooper City Utilities *and other adjacent municipalities* to ensure potable water facilities are provided to meet the Town’s short-term and long-term future needs.” Also, Town Plan FLUE Policy 1.7-f states that: *all land with a Commercial designation shall be connected to municipal water and sewer* and the development review requirements within the Future Land Use Implementation section of the Town Plan refers to public potable water and sanitary sewer public facilities. Furthermore, the requirement to connect to the facilities of the City of Sunrise for this Property conflicts with the Town Plan FLUE Policy 1.17-b, which states that: *It shall be the general policy of the Town not to finance or otherwise cause the extension of public potable water systems within its boundaries except as necessary to serve its governmental facilities.* Finally, it should also be noted that the proposed text amendments would also be more consistent with ULDC Section 051-040(L) of the US Highway 27 Planned Business District regulations, which states (including the requested clarification of the type of structure requiring connection):

*Water and sewer.* No permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~ may be issued until the development is connected to, or the subject of a binding agreement for, connection to *municipal* water and sewer systems. No certificate of occupancy, temporary or otherwise, may be issued until the property is served by municipal water and sewer.

Second, the requirement is impracticable. The closest connection to water and sewer facilities is located directly adjacent to the southern portion of the Property within the US 27 Highway right-of-way and is serviced by the City of Pembroke Pines. Presently, there are existing residents in the Town whose water and sewer services are supplied by the City of Pembroke Pines, and the City of Pembroke Pines is also willing to provide water and sewer services to the Property. Please see the City of Pembroke Pines Water and Sewer Availability letter dated April 11, 2023, attached hereto as Exhibit “A.” The closest City of Sunrise water and sewer facilities suitable in size to serve the Property are located at the southeast corner of Griffin and Dykes Road, which is over four (4) miles from the Property. Please see the City of Sunrise Water and Sewer Availability letter dated October 18, 2022, attached hereto as Exhibit “B.” There is no assembled contiguous right of way for water and sewer lines over that four (4) mile span. The Griffin Road right-of-way in this area is owned by multiple entities including the South Florida Water Management District, Broward County, and the Town. Furthermore, a number of private property owners of parcels adjacent to Griffin Road have not dedicated the portions of their parcels necessary to meet the ultimate right-of-way width of Griffin Road shown on the County’s Trafficways map. The Applicant has no legal means to assemble such water and sewer pipeline corridor, and even if the Applicant had such legal means, the cost of assembling the corridor would be both astronomical and unrelated to the impacts of the Applicant’s proposed development since there is water and sewer connection already available at the Property. In addition, construction of watermain and sewer main extension infrastructure spanning over four (4) miles in order to connect to City of Sunrise facilities is in itself cost-prohibitive, which cost is in excess of ten (10) million dollars. Please see the engineer’s cost estimate attached hereto as Exhibit “C.” (Notably, his cost estimate

does not include the additional cost of lift stations or chlorination repump stations that may be necessary to address public safety concerns with respect to the substantial length of the lines that would necessitate these additional improvements to maintain water pressure and water quality levels over the more than four (4) miles needed to connect to City of Sunrise water facilities.) The time required to construct this infrastructure would add crippling delay for the proposed project, another form of unsustainable cost.

Third, application of the City of Sunrise limitation in FLUE Policy 1.8 and Performance Standard A.2 would be legally unsustainable for various reasons including that it would require imposition of permitting conditions that would clearly be illegal under Florida law (that is a “prohibited exaction” under §70.45 Fla. Stat.) as well as unconstitutional under both state and federal law. Specifically, conditioning approval of the proposed planned development upon the Applicant’s extension of water and sewer infrastructure over the four (4) mile span described above lacks any rational nexus to the impacts of the Applicant’s proposed project. The water and sewer infrastructure needs of the Applicant’s proposed development can be met by connection to the municipal water and sewer facilities existing immediately adjacent to the Property. There is no rational nexus between creating over four (4) miles of infrastructure and the infrastructure needs of the proposed US 27 Business Center (or any development of the Property). Likewise, the cost of creating the infrastructure discussed above far exceeds what would be roughly proportional to the water and sewer infrastructure impacts or service needs of the Applicant’s proposed planned development. Granting the Applicant’s requested text amendment would enable the viability of the Town’s adopted land use policy for the Property, fulfill all of its applicable objectives, and avoid entanglement in legal disputes.

### **Overall Plan Consistency**

The Applicant will further demonstrate below that the LUPA is consistent with the Town Comprehensive Plan.

#### ***FLUE Goal 1: Ensure the preservation of the town’s rural lifestyle.***

As noted above, the Town Council found that the US 27 corridor is most suitable for business uses that would diversify the Town’s tax base while protecting the rural character and lifestyle that Town residents enjoy. The Town Council adopted a comprehensive set of polices, use restrictions, and zoning regulations applicable to the proposed US 27 Business Center that would ensure the preservation of the Town’s rural lifestyle.

***FLUE Objective 1.1. Protect all residential areas designated on the Town's Future Land Use Map in order to preserve the Town's existing rural character and lifestyle, while respecting those existing and constitutionally protected property rights of its individual landowners. {BCPC Objective 7.01.00}***

As discussed above, the Applicant's proposed LUPA with text amendment deleting the City of Sunrise limitation in the US Highway 27 Business category FLUE Policy 1.8-p and Performance Standard A.2 would be consistent with the objective to respect constitutionally protected property rights of landowners within the Town. This is a policy also mandated by state law. (See §163.3161(10) Fla. Stat.). Unless deleted, this limitation on the municipal water and sewer source will require conditioning approval of the very development which the Town's adopted policy for this area seeks to promote in an unconstitutional manner by imposing permitting conditions that exact infrastructure and associated costs which are unrelated to the proposed development and/or disproportionate to its infrastructure service needs.

***FLUE Policy 1.1-b: Land Use Plan amendments to more intensive categories shall be prohibited unless consistent with, and authorized by, FLUE Objective 1.3 and particularly policies 1.3-c, 1.3-d, and 1.3-e pertaining to evaluation of land use plan amendment requests; 1.8 (US Highway 27 Business Category); 1.12 (Community Facilities Category), or unless the Town Council determines that the more intensive use is consistent with, and furthers the overall goal to protect the Town's rural lifestyle. {BCPC Objective 7.01.03}***

The Applicant is seeking to amend the Property's land use designation from Agricultural to US Highway 27 Business as specifically contemplated by the Town and permitted pursuant to this Policy.

***FLUE Policy 1.1-f: The Town Council shall maintain a rural orientated lighting ordinance regulating all public and private properties.***

It should be noted that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center requires mitigation of potential ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet. Thus, the proposed amendment will make the Property more consistent with this policy.

***FLUE Objective 1.3: Encourage the elimination of incompatible or inconsistent land uses and prevent future suburban blight. Continue implementing land use programs to encourage the elimination of existing incompatible land uses and prevent future incompatible land uses from occurring. {BCPC OBJECTIVE 14.02.00. Measurement: criteria and standards utilized to evaluate all land use plan amendments to determine compatibility with the town's rural character and its adopted comprehensive plan.}***

The Applicant is requesting the LUPA in order to develop the vacant and underutilized Property with a combination of compatible commercial and light industrial development as approved and

permitted by the Town in the Town Plan Policies for the US Highway 27 Business land use category and the ULDC regulations applicable to the US Highway 27 Planned Business District. The Town Plan Policies and ULDC regulations have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses.

***FLUE Policy 1.3-a: The Town's Land Development regulations shall protect whenever possible all existing and planned rural residential areas from disruptive land uses and nuisances and provide standards for achieving compatibility between different land uses. {BCPC Policy 1.04.04}***

The US Highway 27 Business land use category policies and the US Highway 27 Planned Business District regulations create a framework for protecting rural residential areas, which are located to the east of the Menorah Gardens & Funeral Chapel property that provides a substantial buffer between the Property and the existing residential community further east ranging from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty (820) feet in width and averaging nearly seven hundred feet (700) in width. The Applicant's proposal is consistent with that framework.

***FLUE Policy 1.3-c: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and the Southwest Ranches Land Use Plans. {BCPC Policy 14.02.01}***

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor is most suitable for business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Plan policies and ULDC regulations to protect the Town's rural character and lifestyle. The Broward County Planning Council recertified the Town Plan, including the US Highway 27 Business land use category on June 24, 2021. At this time, the Applicant is simply seeking to amend the Property's land use designation in order to implement the Town's vision for the US 27 corridor.

***FLUE Policy 1.3-d: New non-residential Land Use Plan designations shall be located on US-27 and designed in a manner that does not adversely impact existing and designated rural residential areas. {BCPC Policy 14.02.02}***

The Property fronts US 27. The Town Council adopted a comprehensive set of Plan policies and ULDC regulations for evaluating the LUPA, rezoning, and master plan request in order to protect the Town's rural character and lifestyle. These policies and regulations are addressed in detail herein.

***FLUE Policy 1.3-n: In order to preserve rural residential neighborhoods and protect the nighttime environment from the effects of excessive lighting and/or excessive glare, the Town shall maintain lighting standards that regulate the maximum intensities and disbursement of outdoor lighting and excessive glare from outdoor lighting within the Town.***

It should be noted that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center requires mitigation of ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet.

***FLUE Objective 1.8: US Highway 27 Business land use category - Establish and maintain a US Highway 27 Business land use category exclusively for the US Highway 27 corridor, allowing only carefully planned development that is designed to be compatible with adjacent rural residential land uses as substantially buffered by the existing cemetery and open space, and which would be environmentally neutral. Measurement: designation of a US Highway 27 Business category.***

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor, and Applicant's Property in particular, is most suitable for commercial and light industrial business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Plan policies and ULDC regulations to protect the Town's rural character and lifestyle. At this time, the Applicant is simply seeking to amend the Property's land use designation in order to implement the Town's vision for its Property, which is located entirely within the US 27 corridor.

***FLUE Policy 1.8-a: The Town has identified the US 27 Corridor as appropriate for business uses on the land use plan map. The Town created the US Highway 27 Business Category for this purpose. Only parcels west of US Highway 27 and parcels fronting the east side of US 27 that are buffered from Rural Ranch land use designations by an intervening Open Space or Community Facilities land use designation are eligible for this designation, including parcels that also front Griffin Road or Stirling Road. Parcels designated US Highway 27 Business on the land use plan map must only be developed and used in strict compliance with the following policies. The Town Council shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.***

The Property is entirely eligible and was specifically contemplated for the proposed land use designation. It is isolated from Rural Ranch land use designations in the Town by substantial buffering on the east by the existing Menorah Gardens & Funeral Chapel property, which ranges from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty (820) feet in width and averages nearly seven hundred feet (700) in width, on the west by US 27, on the south by the Broward County landfill, and on the north by the South New River Canal.

***FLUE Policy 1.8-b: A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.***

At the direction of the Town Council, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use category, which may be applied to the Property due to its location along the east side of US 27 in the Town. As such, the Town Council has determined that there is a Town need for light industrial and commercial uses, that development, such as the US 27 Planned Business Center, will substantially benefit the Town by providing a substantial tax base and employment center, and that it is not reasonable to expect the Property to be developed with a rural residential use.

***FLUE Policy 1.8-c: No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.***

The Property does not border any parcel with a Rural Land Use Plan designation.

***FLUE Policy 1.8-d: There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction.***

No nonresidential, nonagricultural building, structure, parking, storage or use will be placed within two hundred (200) feet of an abutting local Town street other than Stirling Road, and no such structure, parking, storage or use will be placed within two hundred (200) feet of any parcel with a rural land use plan designation.

***FLUE Policy 1.8-e: Access to development shall be from US 27, Stirling Road, or Griffin Road only.***

Access to the Property shall remain limited to access through US Highway 27, Stirling Road, and/or Griffin Road.

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business***

*until a conceptual master access management plan (“access plan”) shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.*

Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023 and attached hereto as Exhibit “D.”

- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.*

Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023.

- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.*

The Applicant acknowledges this Policy.

- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.*

The Applicant acknowledges this Policy.

***FLUE Policy 1.8-f: Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element.***

The Property will be developed in accordance with the land uses and floor area ratio permitted by the US Highway 27 Business land use category.

***FLUE Policy 1.8.g: Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation.***

The Applicant acknowledges this Policy. The Property will be developed in accordance with the height restriction.

***FLUE Policy 1.8-h: Every development shall provide at least twenty-five percent (25%) pervious area.***

The Applicant acknowledges this Policy. At least twenty-five percent (25%) pervious area will be provided.

***FLUE Policy 1.8.i: Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement.***

The Applicant acknowledges this Policy. Please see the US 27 Business Center Design Guidelines for more information that demonstrates the proposed amendment is consistent with this policy.

***FLUE Policy 1.8-j: Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.***

The Applicant acknowledged this Policy and will consider it when selecting business and tenants for the Property.

***FLUE Policy 1.8-k: Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.***

The Applicant acknowledges this Policy and notes that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center at site plan approval for a specific development of all or any portion of the Property provides for, when possible, mitigation of potential ambient outdoor lighting impacts in addition to limiting the height of parking lot lighting fixtures to twenty-five (25) feet.



***FLUE Policy 1.8-l: Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.***

The Applicant acknowledges this Policy. At site plan approval for a specific development of all or any portion of the property, signage will be designed to complement and coordinate with the architecture and landscaping of the US 27 Business Center to enhance the built environment. Please see the US 27 Business Center Design Guidelines for more information that demonstrates the proposed amendment is consistent with this policy.

***FLUE Policy 1.8-m: The land development regulations shall establish a zoning classification in the form of a planned development district, whereby the specific permitted uses, development standards and a conceptual development plan for the property are made part of the rezoning and will govern use and development of the property supplemental to regulations contained within the land development regulations. The land development regulations for the planned development district shall require that conceptual development plans incorporate all of the applicable elements of the US 27 conceptual master access management plan, which shall be adopted by reference.***

The Applicant acknowledges this Policy. Please refer to the Rezoning Statement of Use and Justification for more information regarding the master development plan and compliance with applicable ULDC regulations.

***FLUE Policy 1.8-n: Applications for land use plan amendment to establish a US Highway 27 Business designation shall be filed concurrently with a complete application for rezoning to the applicable planned development zoning district.***

The Applicant acknowledges this Policy. A companion application for rezoning of the Property from the A-1 Agricultural District to the US Highway 27 Planned Business District has been filed concurrently with this LUPA.

***FLUE Policy 1.8-o: The Town shall implement land development regulations to protect adjacent rural areas from potential negative impacts of business developments.***

The Applicant acknowledges this Policy and has demonstrated compliance with ULDC regulations applicable to the US 27 Business Center in the Rezoning and Master Development Plan sections below.

***FLUE POLICY 1.8-p: All land designated US Highway 27 Business shall be connected to, or shall enter into a binding agreement providing for the connection to, the City of Sunrise water and sewer systems prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.***

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Plan and the proposed amendments to the text of the Plan ensure consistency between the Policies of the Plan and the ULDC regulations.

***FLUE OBJECTIVE 1.15: Ensure that public facilities and services meet level of service standards adopted in the Town’s comprehensive plan, and that the Town’s development regulations make appropriate provision for power distribution infrastructure. {BCPC Obj 11.00.00} Measurement: Adoption of Concurrency Standards in the Town’s Land Development Code consistent with State and County law.***

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

***FLUE POLICY 1.15-b: To maintain the level of service standards identified within the Town’s Comprehensive Plan, the Town shall, prior to final action on amendment to the Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development. {BCPC Policy 11.01.03}***

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

***FLUE POLICY 1.15-c: Prior to plat approval, the Town shall ensure that the public facilities and services necessary to meet the level of service (LOS) standards established within the Town’s Comprehensive Plan will be available consistent with Concurrency requirements in subsection 163.3202(g), Florida Statutes, and section 163.3180, Florida Statutes, as amended, and the Concurrency Management policies included within Goal 8.00.00 of the Broward County Land Use Plan. {BCPC Policy 11.01.04}***

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

## **Section 2: Permitted Uses in Future Land Use Categories**

### **US Highway 27 Business Category: Performance Standards**

The intent of the US Highway 27 Business Category is to: *facilitate a limited range of “clean” light industrial and business uses along the US 27 corridor that are not a threat to the potable water quality of the Biscayne Aquifer or to the peaceful enjoyment of residential properties to the*

*east. Before adopting an amendment, such as the proposed LUPA, to change the land use designation of any parcel to US Highway 27 Business, the Town shall carefully consider potential environmental, traffic and quality of life impacts and the Applicant must demonstrate that the proposed LUPA is consistent with all of the performance standards below. Additionally, every such application for a LUPA shall be submitted concurrently with a rezoning application to an implementing zoning district.*

The Applicant will demonstrate below that the LUPA is consistent with the US Highway 27 Business Category Performance Standards below. The Applicant is also requesting a rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District, which is discussed in more detail in the Rezoning Statement of Use and Justification.

A. *Performance Standards.*

*1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27 that can be detected from any property with a Agricultural. Rural Ranch or Rural Estate land use plan map designation.*

The Applicant acknowledges this standard. As development plans for the Property progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate that the proposed development does not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that can be detected from residential land uses east of US 27. Development will also comply with all applicable provisions of the ULDC, in particular, Article 51 of the ULDC, which specifies development regulations for the US Highway 27 Planned Business District, and which were carefully crafted to protect existing residential communities to the east of US 27.

*2. City of Sunrise sanitary sewer and potable facilities must be in place, or the provision of City of Sunrise sanitary sewer and potable facilities must be the subject of a binding agreement with the City of Sunrise to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.*

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Plan, and the proposed amendments to the text of the Plan ensure consistency between the Policies of the Plan and the ULDC regulations.

*3. Development shall not involve use of any chemicals, substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. The land development regulations may permit fuel storage tanks for emergency generators and for the purpose of servicing vehicles or equipment used in the*

*regular course of business, provided that any such tanks may be required to exceed the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances, as may be amended from time to time.*

The Applicant acknowledges this standard. As development plans for the Property progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate compliance with the standard. Should fuel storage be proposed as an accessory use, the Applicant will comply with ULDC Section 51-30(D) regulating fuel storage and the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances.

*4. Any use – the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation - shall be prohibited.*

Uses proposed within the US 27 Business Center will be limited to those permitted pursuant to ULDC Section 51-20.

*5. All development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.*

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and the Master Circulation and Access Plan showing the proposed frontage road that will provide for north-south access throughout the Property.

#### **FUTURE LAND USE IMPLEMENTATION:**

The Applicant will demonstrate below that the Development Review Requirements of the Implementation Section of the Town's Future Land Use Element of the Comprehensive Plan are met:

- A. Traffic circulation, recreational, drainage and flood protection, public potable water where applicable, solid waste and sanitary sewer public facilities, septic tanks, where applicable, and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrency management policies included with the goal of the Town's Land Use Plan.*

Please refer to the County LUPA application package included herein, which provides an analysis of public facilities and services.

- B. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic ways identified on the Broward County Traffic Ways Plan prior to occupancy.*

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and the Master Circulation and Access Plan, which includes a frontage road along US 27 and access to the Property from Griffin and Stirling Roads and US 27.

- C. Fire protection service will be adequate to protect people and property in the proposed development.*

Fire services are provided to the Property pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Delivery of Emergency Medical, Fire Protection, and Fire Prevention Services recorded in Official Records Book 50374, Page 1550 of the Public Records of Broward County. The Applicant contacted the Town of Davie Fire Rescue Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of fire protection services to the master plan area. The Applicant will continue to work with the Town of Davie Police and Fire Rescue Departments as development plans progress for the Property.

- D. Police protection service will be adequate to protect people and property in the proposed development.*

Police services are provided to the Property pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Police Services recorded in Official Records Book 50374, Page 1520 of the Public Records of Broward County. The Applicant contacted the Town of Davie Police Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of police protection services to the master plan area. The Applicant will continue to work with the Town of Davie Police Department as development plans progress for the Property.

- E. School sites and school buildings will be adequate to serve the proposed development.*

No residential uses are proposed. As such, this standard does not apply.

- F. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument right altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or*

*heliport or any planned or proposed airport as described in Federal Aviation Regulations (FAR) Part 77.21 (c)(2).*

The Applicant acknowledges this standard.

### **Conclusion**

In its current condition as a vacant, privately owned property having no significant environmental features that would require protection, the Property provides minimal community value. The proposed LUPA would provide employment opportunities during the construction phases and a long-term tax revenue stream to the Town. For these reasons, the Property would be better utilized as an industrial/commercial development and employment center. As discussed in detail above, the Plan and ULDC provisions applicable to the US Highway 27 Business Future Land Use category and the US Highway 27 Planned Business District result in a comprehensive set of polices, use restrictions, and zoning regulations that were carefully crafted to protect the Town's rural character and lifestyle, while enhancing the tax base. The LUPA is consistent and compatible with existing and proposed uses in the area; and the Property is substantially separated from properties to the south, west and north by three (3) major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Property and rural residential uses further east. The Applicant is respectfully requesting Town Council approval of the LUPA to accomplish the Town's contemplated conversion from the Agricultural designation to the US Highway 27 Business designation created by the Town for this area with a minor, but vital text, amendment to enable the viability of the Town's Plan and to effectuate the Town's land use policy and vision for commercial and industrial development within the US27 corridor.

**Exhibit “A”**  
**City of Pembroke Pines**  
**Water and Sewer Availability Letter**



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954-450-1040  
cdodge@ppines.com

April 11, 2023

Ron Bergeron  
19612 SW 69<sup>th</sup> Place  
Pembroke Pines, FL 33332

RE: Request for Letter of Service Availability for Bergeron US-27 Business Center located in the Town of Southwest Ranches, FL.

Dear Mr. Bergeron:

The City of Pembroke Pines has the capacity and capability of providing water and wastewater services to the Bergeron US-27 Business Center located east of US 27 between Stirling Road and the C-11 canal within the Town of Southwest Ranches.

Providing utility services to this site is subject to the Town of Southwest Ranches providing a letter of approval to the City of Pembroke Pines to serve this parcel. Upon receipt of the Town's approval, the Pembroke Pines Commission will consider this request.

Sincerely,

  
Charles F. Dodge  
City Manager

CFD/md



**Exhibit “B”  
City of Sunrise  
Water and Sewer Availability Letter**



October 18, 2022

Bill Barbaro, P.E.  
Carnahan Proctor & Cross  
814 S. Military Trail  
Deerfield Beach, FL 33442

*Via Email: BBarbaro@cpc-eng.com*

**Re: Water and Sewer Availability  
Griffin Road, US HWY 27  
Weston, FL 33332 (Folio #'s 503927020160, 503927020210, 503927020220,  
503934010020, 503934010100, 503934010170, 503934010280, 503934010340,  
503934010431, 503934010430, 503934010420 and 503934010570)**

Dear Mr. Barbaro:

The above referenced properties are located within the water and sewer utility service area of the City of Sunrise. Please be advised that there is a 12-inch watermain, as well as a 14-inch sewer force main on the South East corner of Griffin Rd and Dykes Rd approximately 4 miles from the properties. Both a watermain and sewermain extension would be required.

Please note that the information provided within this letter is an approximation based on the City's schematic water and sewer atlas, and the City recommends that this information be verified through field inspections and as-built information prior to any civil engineering design.

The City has reserved no water and sewer plant capacity for your project and makes no representation to any party that water and sewer plant capacity is available until a party executes a Utility Service Permit with the City and pays the Plant Connection Fees based upon proposed water consumption.

If you wish to reserve plant capacity for your project, please begin by completing the City of Sunrise Utility Service Permit Questionnaire and returning it to this department along with all required attachments. The Utility Service Permit Questionnaire and Fee Schedule are available at the document library on the City's website: <https://www.sunrisefl.gov/our-city/advanced-components/document-central/-folder-182>. Plant Connection Fees are governed by the City's Code of Ordinances, Section 15-119, which may be found at [https://library.municode.com/fl/sunrise/codes/code\\_of\\_ordinances](https://library.municode.com/fl/sunrise/codes/code_of_ordinances)

If we may be of further assistance to you, please advise.

Sincerely,  
CITY OF SUNRISE

Ravindra Ramgulam, P.E.  
City Engineer

**Exhibit “C”  
Engineer’s Cost Estimate**



**Carnahan Proctor and Cross, Inc**

814 South Military Trail, Deerfield Beach, FL 33442  
 PH. 954-972-3959 FAX. 954-972-4187

By: Bill Barbaro, P.E.

**Engineer's Opinion of Probable Construction Cost (EOPCC)**

**Project:** US 27 Business Center - City of Sunrise Utility Extension

**Project Number:** 210300 US 27 Business Center - Town of Southwest Ranches Date: 11/09/2022

Item	Description	Unit	Quantity	Unit Price	Total
<b>Water Main Extension</b>					
1	16" PVC Water Main	LF	28,666	\$ 103.75	\$ 2,974,097.50
2	16"x16" Tapping Sleeve	EA	1	\$ 9,375.00	\$ 9,375.00
3	16" Cap & Blowoff	EA	1	\$ 2,812.50	\$ 2,812.50
4	16" Gate Valve	LS	1	\$ 156,250.00	\$ 156,250.00
5	16" Wet Tap	EA	1	\$ 8,750.00	\$ 8,750.00
6	Air Release Valve in Concrete Vault	EA	4	\$ 9,375.00	\$ 37,500.00
7	Sampling Points	EA	25	\$ 875.00	\$ 21,875.00
8	30" Steel Casing for Jack & Bore	LF	289	\$ 750.00	\$ 216,750.00
9	Fittings	LS	1	\$ 16,250.00	\$ 16,250.00
<b>Water Main Extension Subtotal</b>					<b>\$ 3,443,660.00</b>
<b>Force Main Extension</b>					
9	10" PVC Force Main	LF	28,757	\$ 75.00	\$ 2,156,775.00
10	10"x10" Tapping Sleeve	EA	1	\$ 7,500.00	\$ 7,500.00
11	10" Cap & Blowoff	EA	1	\$ 2,250.00	\$ 2,250.00
12	10" Gate Valve	LS	1	\$ 131,250.00	\$ 131,250.00
13	Air release Valve in Concrete Vault	EA	6	\$ 8,750.00	\$ 52,500.00
14	10" Wet Tap	EA	1	\$ 8,750.00	\$ 8,750.00
15	24" Steel Casing for Jack & Bore	LF	490	\$ 687.50	\$ 336,875.00
16	Fittings	LS	1	\$ 25,000.00	\$ 25,000.00
<b>Force Main Extension Subtotal</b>					<b>\$ 2,720,900.00</b>
<b>Roadway / Site Restoration</b>					
17	2" Asphalt Pavement	SY	445	\$ 20.00	\$ 8,900.00
18	8" Limerock Base	SY	445	\$ 18.75	\$ 8,343.75
19	12" Compacted Subgrade	SY	445	\$ 7.50	\$ 3,337.50
20	Sod	SY	63,633	\$ 3.75	\$ 238,624.99
21	Remove Asphalt Pavement	SY	445	\$ 26.25	\$ 11,681.25
22	Pavement Markings & Signage Restoration	LS	1	\$ 31,250.00	\$ 31,250.00
23	Remove & Reset Existing Guardrail	LF	500	\$ 56.25	\$ 28,125.00
<b>Roadway / Site Restoration Subtotal</b>					<b>\$ 330,262.49</b>
<b>Subtotal Construction Cost</b>					<b>\$ 6,494,822.49</b>
<b>Soft Cost</b>					
24	Engineering, Survey & Permitting (15% of Construction Costs)	LS	1	\$ 0.15	\$ 974,223.37
25	Mobilization (9% of Construction Costs)	LS	1	\$ 0.09	\$ 584,534.02
26	Maintenance of Traffic (7% of Construction Costs)	LS	1	\$ 0.07	\$ 454,637.57
27	Contingency (25% of Construction Costs)	LS	1	\$ 0.25	\$ 1,623,705.62
<b>Soft Cost Subtotal</b>					<b>\$ 3,637,100.59</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 10,131,923.08</b>

**Exhibit “D”**  
**Florida Department of Transportation**  
**Pre-Application Letter**



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450 May 1, 2023

JARED W. PERDUE, P.E. SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 1, 2024 THIS LETTER IS NOT A PERMIT APPROVAL

William Barbaro P.E. Carnahan Proctor and Cross Inc. 814 S. Military Trail Deerfield Beach, FL 33076

Dear William Barbaro P.E.: RE: Pre-application Review for Category E Driveway, Pre-application Meeting Date: October 20, 2022 Broward County - Town of Southwest Ranches; SR 25; Sec. # 86060000; MP: 6.5; Access Class - 2; Posted Speed - 60; SIS - SIS Corridor; FDOT Ref. Project:

Request: Right-in/right-out driveway on US 27, located approximately 2,800 feet north of Stirling Road.

SITE SPECIFIC INFORMATION Project Name & Address: Bergeron US 27 Business Center – Lat: 26.05184 Lon: -80.43325 Property Owner: Bergeron US 27 LLC; Parcel Size: 56 Acres Development Size: 165,500 SF Business Park, 543,800 SF General Light Industrial

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 140 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.
- Main Driveway: Provide a southbound acceleration lane along SR 25/US-27, south of the median opening. Provide queueing analysis at the proposed main driveway.
- Stirling Road: Restrict Stirling Road access to a channelized right-in-only.
- Griffin Road: Provide a widened inbound area to accommodate expected heavy vehicles, the turning path will have to be verified at the time of permit. AutoTURN analysis is required.
Traffic Impact Study shall be submitted to the Department (Traffic Operations and Planning Office) at the time of permit, including all the above-mentioned conditions.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
• A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
• The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
• Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Carina Harvey District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\Pre-application Letter Template.docx

www.dot.state.fl.us



**Town of Southwest Ranches**  
13400 Griffin Road  
Southwest Ranches, FL  
33330-2628  
(954) 434-0008 Town Hall  
(954) 434-1490 Fax

**Town Council**  
Steve Breitkreuz, *Mayor*  
David S. Kuczenski, Esq., *Vice Mayor*  
Jim Allbritton, *Council Member*  
Bob Hartmann, *Council Member*  
Gary Jablonski, *Council Member*

Russell C. Muñiz, MBA, MPA, *Town Administrator*  
Keith M. Poliakoff, JD, *Town Attorney*  
Debra M. Ruesga, CMC, *Town Clerk*  
Emil C. Lopez, CPM, *Town Financial Administrator*

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitkreuz and Town Council  
**VIA:** Russell Muniz, Town Administrator  
**FROM:** Jeff Katims, Town Planner  
**DATE:** 10/24/2024  
**SUBJECT:** Bergeron - US 27 Rezoning

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### **Recommendation**

That the Local Planning Agency recommend the Town Council approve Application No. RZ-24-23 with the conditions recommended in the staff report.

A. Sound Governance

### **Background**

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC request to rezone 58.7 gross acres from A-1 Agricultural Estate to US Highway 27 Planned Business.

This application accompanies land use map amendment Application No. PA-20-8. A combined staff report for the two applications is provided.

### **Fiscal Impact/Analysis**

N/A

### **Business Impact/Analysis**

### **Staff Contact:**

Jeff Katims, Town Planner

**ATTACHMENTS:**

Description	Upload Date	Type
LPA Resolution - TA Approved	10/18/2024	Resolution
Staff Report	10/18/2024	Executive Summary
Rezoning Ordinance - Exhibit A	10/18/2024	Exhibit
Ordinance Exhibits	10/18/2024	Exhibit
Property Survey	10/18/2024	Exhibit
Petitioner's Justification Letter	10/18/2024	Backup Material
Mail Notice Radius Map	10/18/2024	Backup Material
Mail Notice Mailing List	10/18/2024	Backup Material



**LPA RESOLUTION NO. 2025 - \_\_\_\_\_**

**A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL REZONE APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE TO US HIGHWAY 27 PLANNED BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23)**

**WHEREAS**, Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC ("Petitioner") filed Application No. RZ-24-23 to rezone 58.7 gross acres along the east side of US Highway 27 within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property") from A-1 Agricultural Estate to US Highway 27 Business; and

**WHEREAS**, the Town Council, sitting as the Local Planning Agency, finds that the proposed rezoning is consistent with the Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1. ADOPTION OF RECITALS.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2. RECOMMENDATION.** The Local Planning Agency recommends that the Town Council approve the proposed rezoning, attached as Exhibit "A" hereto.

**Section 3. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its passage.

**PASSED** this \_\_ day of \_\_\_\_\_, 2024 on a motion made by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_.

**(Signatures on Following Page)**

Breitkreuz \_\_\_\_\_  
Kuczenski \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

---

Steve Breitkreuz, Mayor

Attest:

---

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

---

Keith Poliakoff, Town Attorney

1001.087.2024

**TOWN OF SOUTHWEST RANCHES  
TOWN COUNCIL AGENDA REPORT**

**DATE:** October 24, 2024

**SUBJECT:** Land Use Plan Amendment Application No. PA-20-8  
Rezoning Application No. RZ-24-23

**LOCATION:** Generally located on the east side of US Highway 27 between the C-11 Canal to the north and Stirling Road to the south.

**OWNER/  
PETITIONER:** Bergeron US 27, LLC  
Bergeron SW Ranches US 27, LLC

**AGENT:** Keiser Legal, PLLC; Heather Jo Allen, Esq., AICP

**REQUESTS:** 1) Amend the Future Land Use Map designation of approximately 58.7 acres from Agricultural to US Highway 27 Business.  
2) Rezone approximately 58.7 acres from A-1, Agricultural Estate to US Highway 27 Planned Business District.

**PUBLIC NOTICE:** Newspaper advertisement, sign posting and mail notices to Town property owners within 1,500 feet of the subject property

**EXHIBITS:** *Exhibits to this staff report:*

Location Map  
Existing Future Land Use Map  
Existing Zoning Map

*Exhibit to the Rezoning Ordinance:*

Master development plan, including architectural style standards

*Backup materials to the rezoning application:*

Property survey  
Petitioner's justification  
Mail notice radius map  
Mailing list

## BACKGROUND AND PROCESS

The Town created the US Highway 27 Business land use category in January 2017 via Ordinance No. 2017-02. The category applies exclusively to land that abuts the US 27 corridor. The Town amended the category in February 2021 via Ordinance No. 2021-006. Ordinance No. 2021-007 adopted the companion zoning regulations.

An applicant seeking a land use plan amendment to US Highway 27 Business must file a concurrent application for rezoning to US Highway 27 Planned Business District, which requires an applicant to submit a conceptual master plan and architectural design guidelines.

A Broward County Land Use Plan amendment is also required before the Town can change the land use and zoning. Should the Council approve the applications, the Broward County land use plan amendment process will into mid-2025. The Town can expect to adopt the land use plan and rezoning ordinances on second reading at the conclusion of the Broward County amendment process.

## RELATED APPLICATIONS

*Plat.* The amendment site must be platted prior to issuance of any building permit. The applicant submitted a plat for review.

*Master development plan amendments.* Since the Petitioner did not provide level of detail and specificity required prior to approval of a site development plan, one or more amendments to the master development plan will be required.

*Site plans.* Full site plans are required prior to construction, and subject to Council approval. The applicant will submit site plans for individual parcels as they are ready to be developed.

*Development agreement.* The applicant submitted an application for development agreement that seeks to guarantee the ability to develop the amendment site under the existing comprehensive plan policies and zoning regulation. The development agreement is under review.

## APPLICATION HIGHLIGHTS

- Net site area: 56.55 acres
- Proposed retail/commercial: 116,000 square feet on 14.70 acres
- Proposed light industrial: 600,00 square feet on 38.19 acres
- Wetland mitigation: 3.66 acres
- Layout: Commercial nodes at Stirling, Griffin roads (see master development exhibit)
- Access: US 27 (1 driveway)  
Griffin Road (4 driveways)  
Stirling Road (2 driveways)  
(see master circulation and access exhibit)

## MASTER DEVELOPMENT PLAN

A land use plan amendment to US Highway 27 Business is required to be accompanied by an application for rezoning. The US 27 Zoning regulations require submittal of a master development plan. The Petitioner's master development plan includes the following components:

- Master land use plan:

Provides for up to 116,000 square feet of retail/commercial use on 14.70 acres (2.0 acres at Stirling Road and 12.7 at Griffin Road (both side), and 600,00 square feet light industrial use on 38.19 acres. The maximum amount of light industrial use would be slightly less than twice the amount proposed for the BBX site. The maximum amount of retail/commercial would be commensurate with the developed floor area of Coquina Plaza within the Town south of the main east-west access road (i.e. excludes Lowes, OPH, self-storage, etc.).

The US 27 District is a planned development district, meaning that the applicant has the flexibility to propose certain development standards based upon locational contexts and the unique impacts of different land uses. As such, the master development plan proposes 25-foot setbacks from all streets (including the US 27 frontage road), 25-foot setbacks from rear property lines, and no internal side setback requirement. Building height would be as provided in the district regulations.

- Master circulation and access plan:

Provides for one driveway onto US 27 via a frontage road that would run parallel to US 27 from Stirling road to Griffin Road and provide circulation between and access to individual development parcels or sites. A second access drive onto Stirling and Griffin is shown for the commercial parcels. The 9.23 acres of commercial located north of Griffin Road would obtain its access from driveways onto Griffin Road. The access points onto Stirling Road and Griffin Road will be further evaluated at the time of platting, noting that FDOT has restricted the frontage road driveway onto Stirling Road to right in, right-out.

- Master utilities plan:

Provides for schematic drainage and extension of Pembroke Pines water and sanitary sewer lines north along US 27.

- Master landscape plan:

Provides for the location and minimum depth of perimeter landscape buffers and thematic landscaping information for the perimeter buffers and property frontage treatment on US 27, Stirling and Griffin roads. Specifically, the plan provides for:

- 25-foot landscape area and swale along US 27 with typical plant materials
- 25-foot landscape area and swale along the east (rear) boundary of the development parcels with typical plant materials.

- Architectural style standards:

Provides for an adaptation of Florida Vernacular architecture to industrial buildings. This architecture has routinely been applied to retail and low-rise office development, but not industrial buildings. The standards include a combination of requirements and guidance

to best apply this architectural style to industrial buildings and to allow for creativity in specific building design.

## IMPACTS TO PUBLIC FACILITIES

### Roads

Projected 2045 traffic without the amendment is projected to be near capacity on Sheridan Street east of SW 172<sup>nd</sup> Avenue and on Griffin Road east of Dykes Road. The amendment would cause this portion of Sheridan Street to exceed capacity, while the levels of service on Griffin Road east of Bonaventure Boulevard will be near capacity. Levels of service (LOS) are provided below. The design capacity of the various roadways is represented by a LOS of D. A driver will experience a LOS D as relatively congested. A LOS of E or F represents traffic volumes that exceed design capacity. Broward County Planning Council will perform its own traffic impact analysis and may require mitigation measures where impacts are significant and where the amendment would cause the LOS to fail.

#### Generalized PM Peak Hour Levels of Service

Road	2023	2045	2045 with LUPA Traffic
US 27	B	B	C
Sheridan St. E. 196 Ave.	D	D	E
Griffin Rd. W. 172 Ave.	C	C	C
Griffin Rd. E. 172 Ave.	D	D	D
Griffin Rd. 160 Ave. to I-75	D	D	D
Stirling Road W. of 192 Ave.	B	D	D

### Potable water and sanitary sewer

The applicant provided a letter from the City of Pembroke Pines indicating a capability and capacity to serve the property. The Town Council recently adopted an amendment to the comprehensive plan authorizing municipal water and sanitary sewer service from providers other than Sunrise. The applicant will need to obtain a service agreement from Pembroke Pines.

### Parks

The amendment does not increase demand for parks.

### Schools

The amendment does not increase demand for schools.

### Drainage

The applicant has provided a drainage analysis as part of the application backup. The analysis provides for perimeter stormwater retention swales to collect and distribute stormwater to three proposed outfalls. The proposed onsite wetland mitigation area will also provide stormwater attenuation. During site planning for development, secondary stormwater conveyance systems will be designed and permitted for direct connection to the perimeter swale and berm system.

The onsite wetland mitigation area is currently 3.66 acres to be under conservation easement. Offsite mitigation is provided through purchase of 10 credits from the Hole in the Donut Mitigation Bank

Solid waste

The applicant has provided a letter from Waste Management confirming its ability to serve the amendment.

## ANALYSIS

The following Comprehensive Plan policies and ULDC requirements provide specific direction for land use along US 27 under the US Highway 27 Business designation.

**FLUE POLICY 1.8-a:** The Town Council shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.

**FLUE POLICY 1.8-b:** A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.

*Staff finding: the Applications cite the tax revenue that will be generated by development of the amendment site and the unsuitability of the amendment site for rural residential use. Both justifications are consistent with the reasons for the Town's establishment of the requested land use category.*

**FLUE POLICY 1.8-c:** No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.

*Staff finding: one of the parcels within the Applications border a parcel with a rural land use plan designation.*

**FLUE POLICY 1.8-d:** There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction

*Staff finding: this Policy shall govern the proposed locations of buildings proposed via amendment to the master development plan.*

**FLUE POLICY 1.8-e:** Access to development shall be from US 27, Stirling Road, or Griffin Road only.

*Staff finding: the master development plan provides for access only from US 27, Stirling Road and Griffin Road.*

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business until a conceptual master access management plan ("access plan") shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.

*Staff finding: the Petitioner obtained a pre-application approval from FDOT for its single driveway opening onto US Highway 27 utilizing a frontage road concept within the FDOT right-of-way. The approval will need to be renewed, as it expired in May, 2024.*

- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.

*Staff finding: the Petitioner will be required to coordinate the access plan with Broward County HCED as it pertains to driveways accessing Griffin Road. The Petitioner is the only property owner on the east side of the US 27 corridor within the Town.*

- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.

*Staff finding: the master development plan, inclusive of access and circulation, is consistent with the FDOT conceptual access approval and will control access to all parcels within the amendment site.*

- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.

*Staff finding: the Town will enforce this Policy prior to plat approval.*

**FLUE POLICY 1.8-f:** Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element.

*Staff finding: the master development plan limits the F.A.R. to less than 0.32 based upon the developable area of the amendment site, excluding wetland mitigation and rights-of-way.*

**FLUE POLICY 1.8.g:** Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation.

*Staff finding: the master development plan reflects this requirement.*



**FLUE POLICY 1.8-h:** Every development shall provide at least twenty-five percent (25%) pervious area.

*Staff finding: the master development plan requires 25 percent pervious area.*

**FLUE POLICY 1.8.i:** Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement.

*Staff finding: the amendment site does not border any property with a rural land use plan designation. The master development plan does include perimeter landscape buffers. The master development plan includes architectural design standards consistent with the Florida Vernacular architecture of Caribbean style.*

**FLUE POLICY 1.8-j:** Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.

*Staff finding: this Policy shall be enforced during the site planning process.*

**FLUE POLICY 1.8-k:** Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.

*Staff finding: this Policy shall be enforced during the site planning process.*

**FLUE POLICY 1.8-l:** Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.

*Staff finding: the design standards in the master development plan address this requirement.*

**FLUE POLICY 1.8-n:** Applications for land use plan amendment to establish a US Highway 27 Business designation shall be filed concurrently with a complete application for rezoning to the applicable planned development zoning district.

*Staff finding: rezoning Application No. RZ-24-23 was filed for concurrent consideration with land use plan amendment Application No. PA-20-8.*

**FLUE POLICY 1.8-p:** All land designated US Highway 27 Business shall be connected to, or be the subject of a binding agreement providing for the connection to, a municipal water and sewer system prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

*Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.*

**Additional requirements under the US Highway 27 Business permitted uses section:**

- The Town shall carefully consider potential environmental, traffic and quality of life impacts before changing the land use plan map designation of any parcel to US Highway 27 Business.

*Staff finding: the list of permitted uses in the US 27 Zoning District was developed with environmental considerations, including noise, at the forefront. Specific proposed uses will be further evaluated for environmental impact in accordance with the US 27 Zoning District regulations. The amendment can be expected to cause Sheridan Street to have a failing level of service east of SW 196<sup>th</sup> Avenue by 2045. This portion of Sheridan Street is forecast to approach maximum capacity by 2045 without the amendment. Staff required the Petitioner to analyze the traffic impact to Griffin Road with the assumption that it would be favored for east-west travel over Sheridan Street. The analysis concludes that the amendment will degrade the level of service on most segments of Griffin Road but will not cause any of them to have failing level of service, noting that Griffin Road between Dykes Road and I-75 would closely approach capacity.*

- An application for land use plan amendment to designate a property as US Highway 27 Business must affirmatively demonstrate that the amendment is consistent with all of the performance standards established herein. Every such application for plan amendment shall be submitted concurrently with a rezoning application to an implementing zoning district.
  1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.

*Staff finding: the permitted uses in the US 27 Zoning District were selected based upon their potential compatibility with residential land uses east of the amendment site. Those uses that may require individual review to ensure their compatibility are designated special exception uses or subject to additional regulations to control potentially incompatible characteristics.*

2. Municipal sanitary sewer and potable facilities must be in place, or the provision of municipal sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

*Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.*

3. Development shall not involve use of any chemicals, substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. The land development regulations may permit fuel storage tanks for emergency generators and for the purpose of servicing vehicles or equipment used in the regular course of business, provided that any such tanks may be required to exceed the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances, as may be amended from time to time.

*Staff finding: the US 27 Zoning District regulations implement this Policy.*

4. Any use – the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation - shall be prohibited.

*Staff finding: the US 27 Zoning District regulations implement this requirement.*

5. All development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.

*Staff finding: the master development plan complies with this requirement.*

### Rezoning criteria

ULDC Section 051-050(B) requires that all land included in an application for rezoning to US 27 District shall be owned by or be under the complete control of the applicant, whether the applicant be an individual, partnership, corporation, other entity, group, or agency.

*Staff finding: the land included in Application No. RZ-24-23 is owned by the Bergeron family of companies.*

ULDC Section 130-030 requires that the Town Council evaluate the following criteria in determining whether to grant a rezoning. These include consideration of materials provided by the petitioner, the public and the staff report, as well as the following criteria enumerated in the ULDC. Staff findings are shown in *italics*, below.

(A) That the request does NOT meet any of the following criteria whereby the request would be considered contract, or spot zoning:

(1) The proposed rezoning would give privileges not generally extended to similarly situated property in the area.

*Staff finding: the rezoning affords land uses and development intensities that are available to other properties with frontage on US Highway 27, in accordance with the Comprehensive Plan.*

(2) The proposal is not in the public's best interest and it only benefits the property owner.

*Staff finding: the Town established the US 27 Zoning District because of the tax revenue benefits to its residents.*

(3) The proposed zoning request violates the Town's Comprehensive Plan.

*Staff finding: the zoning request is consistent with the Comprehensive Plan.*

(4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts.

*Staff finding: the Comprehensive Plan and ULDC specifically provide for the requested zoning at the proposed location due to its unique siting characteristics. Therefore, the proposed change will not result in an isolated district unrelated to adjacent or nearby districts.*

If the Town Council finds that the rezoning request does not constitute spot zoning, then the Council must next evaluate the request in conjunction with the four criteria contained immediately below. In evaluating the four criteria contained in (B) below, the Council shall consider the three criteria contained in (C) below.

(B) A zoning modification may be approved if the applicant can demonstrate by competent substantial evidence that the request is consistent with one of the following four criteria:

(1) That there exists an error or ambiguity that must be corrected.

*Staff finding: the request is not the result of an error or ambiguity.*

(2) That there exists changed or changing conditions that make approval of the request appropriate.

*Staff finding: the requested zoning designation was established with specific applicability to lands fronting the US Highway 27 corridor.*

- (3) That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

*Staff finding: while the Property can be used for agricultural purposes in accordance with the existing zoning, the Town has planned for more intensive uses that are most suitable for its limited-access highway frontage with the strategic purpose of diversifying the Town's tax base.*

- (4) That the request would advance a public purpose, including but not limited to, protecting, conserving, or preserving environmentally critical areas and natural resources.

*Staff finding: the request will advance the Town's objective of diversifying its tax base.*

*Staff finds that the application satisfies three of the above criteria, and warrants further consideration under "(C)", below.*

- (C) When determining if one of the four (4) criteria delineated in (B), above, has been satisfied, the following considerations shall be made:

- (1) That the request is compatible with surrounding zoning districts and land uses.

*Staff finding: the US 27 zoning and land use categories were designed to allow only those uses the Town deemed compatible with surrounding zoning districts and land uses, and provides procedures and development standards to further their compatibility.*

- (2) That the request is consistent with, or furthers the goals, objectives, policies, and the intent of the Town's Comprehensive Plan and the Town's Future Land Use Map.

*Staff finding: the request is consistent with, and furthers, Objective 1.8 and the policies thereunder, and is generally consistent with the overall goals, objectives, policies, and intent of the Comprehensive Plan as articulated throughout the Future Land Use Element.*

- (3) That the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets.

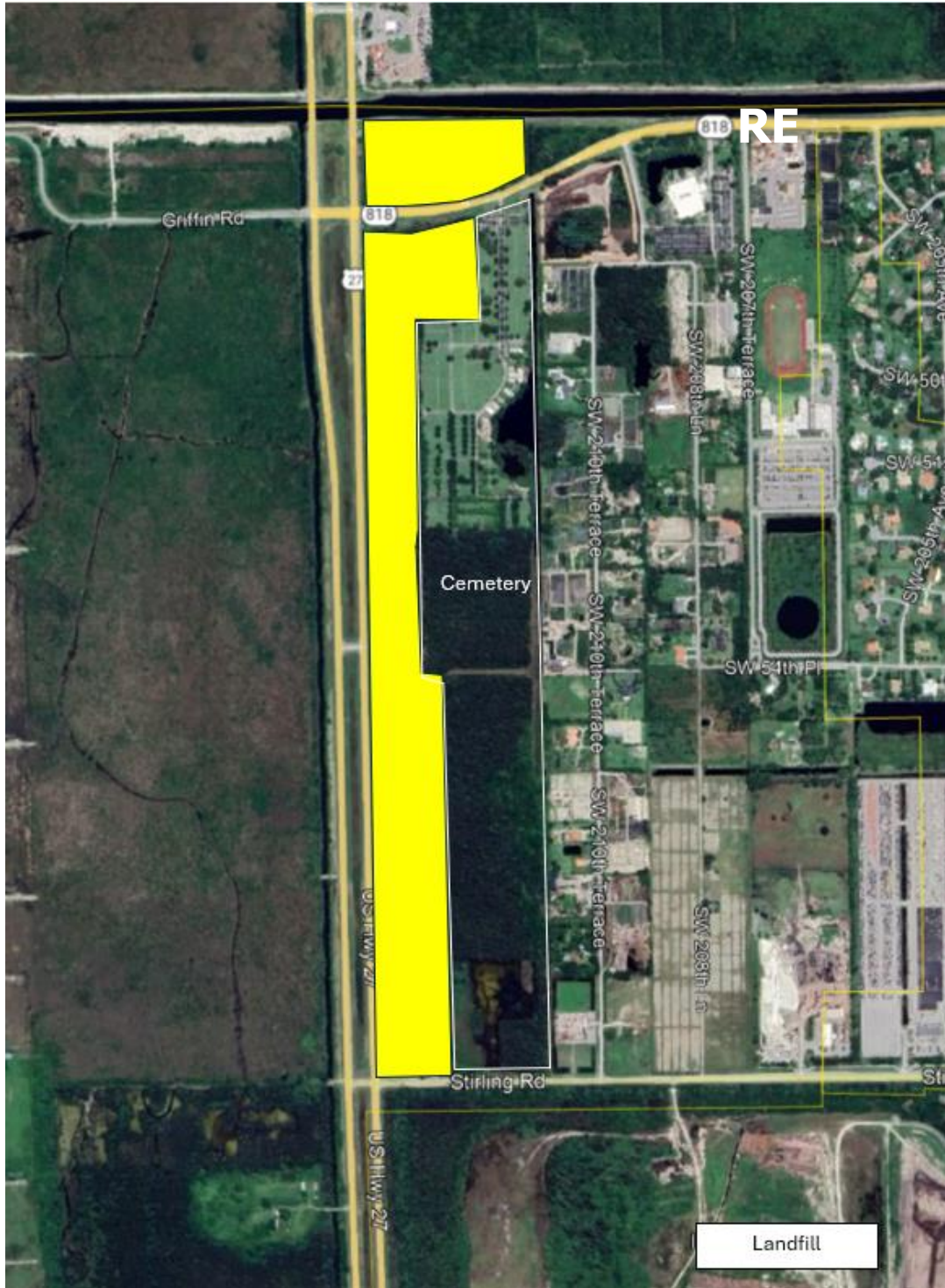
*Staff finding: the proposed rezoning will not increase demand for schools or parks, can be served by City of Pembroke Pines potable water and sanitary sewer systems, and is within the capability of the Town's police and fire departments to provide service. Solid waste collection and disposal capacity is available to serve the development that would be authorized by the rezoning, and the developer will be responsible for providing adequate on and/or offsite stormwater drainage. The rezoning will increase traffic on Griffin Road, with the segment between 172<sup>nd</sup> Avenue and I-75 forecast to closely approach maximum capacity but is not forecast to cause a failing level of service. The rezoning is forecast to cause failing level of service for most of Sheridan Street at the Town's boundary. The Broward County Planning Council will perform its own traffic impact analysis and may require mitigation for those impacts it considers significant and those that it forecasts to cause a failing level of service.*

## **STAFF RECOMMENDATION**

Staff recommends that the Town Council approve Application Nos. PA-20-8 and RZ-24-23 on first reading, subject to Petitioner's compliance with the following conditions prior to second reading:

1. Continue to work with staff to refine the architectural design guidelines.
2. Continue to work with staff to refine the landscape elements of the conceptual plan.
3. Obtain an agreement with the City of Pembroke Pines to provide potable water and sanitary sewer service to the amendment site.
4. Obtain a new FDOT pre-application approval with proposed development intensity per the Applications. The existing approval expired in May 2024 and reflects a slightly lower development intensity.

# Location Map





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# Existing Future Land Use Map

**Land Use**

-  Agricultural
-  Commercial
-  Community Facilities
-  Conservation
-  Estate (1) Residential
-  Industrial
-  Medium Density (16) Residential
-  Recreation & Open Space
-  Rural Estates (1 DU / AC)
-  Rural Ranch (1 DU / 2.5 AC)
-  Utilities

**Town of Southwest Ranches Boundary**




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# Existing Zoning Map



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**ORDINANCE NO. 2025 -**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE DISTRICT TO US HIGHWAY 27 PLANNED BUSINESS DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23)**

**WHEREAS**, Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC ("Petitioner") own 58.7 gross acres along the east side of US Highway 27 within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

**WHEREAS**, Petitioner filed Application No. RZ-24-23 ("Application") to rezone the Property from A-1 Agricultural Estate District to US Highway 27 Planned Business ("US 27 Zoning") District; and

**WHEREAS**, Petitioner filed concurrent Application No. PA-20-8 to change the Property's land use plan designation from Agricultural to US Highway 27 Business ("US 27 Land Use"); and

**WHEREAS**, the US 27 Zoning District was created specifically to implement the US 27 Land Use Classification; and

**WHEREAS**, Section 051-010 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires that US 27 Zoning only be applied to property designated US 27 Land Use on the future land use map; and

**WHEREAS**, Section 051-050 of the ULDC requires applications for US 27 Zoning to demonstrate unified control; and

**WHEREAS**, Section 051-050 requires submission of a master development plan with at least the information described in Section 051-050 as Tier I Information; and

**WHEREAS**, prior to site plan approval for any portion of a master development plan lacking complete Tier II information as described in ULDC Section 051-050, the master plan must be amended with the Tier II information through the rezoning process; and

**WHEREAS**, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 24, 2024 and recommended that the Town Council approve the Application; and

**WHEREAS**, the Town Council finds that Application complies with the requirements for rezoning in Article 51, US Highway 21 Planned Business District and Article 130, Zoning Map Amendments.

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

**Section 1: Ratification.** 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: Map Amendment.** The A-1 Agricultural Estate zoning designation of the Property, legally described in Exhibit "A" attached hereto and made a part hereof, is hereby amended and rezoned to the US Highway 27 Planned Business District.

**Section 3: Master Development Plan.** The master development plan in Exhibit "B" attached hereto is made a part hereof. No development shall occur that is inconsistent with the master development plan, or which is not shown on the master development plan at the requisite Tier II level of information detail described in ULDC Section 051-050. Since the master development plan submitted with Application No. RZ-23-24 does not contain the requisite Tier II information, the master development plan will need to be amended prior to site plan approval for any development upon the Property.

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

**Section 5: Effective Date.** This Ordinance shall take effect on the effective date of the Future Land Use Map amendment changing the designation of the Property from Agricultural to US Highway 27 Business

**PASSED ON FIRST READING** this \_\_\_ day of \_\_\_\_, 2024 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_ day of \_\_\_\_, 2025, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Kuczenski \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

Attest:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith M. Poliakoff, J.D., Town Attorney  
1001.088.2024

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

#### PARCEL 2

A PORTION OF TRACTS 61 AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH 00°12'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FOR 565.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°28'43" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 02°21'48", FOR AN ARC DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; 2) NORTH 00°50'31" WEST 150.00 FEET; 3) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WEST BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH 00°12'20" EAST ALONG SAID WEST BOUNDARY LINE 305.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,754.27 FEET; THENCE SOUTH 00°12'20" EAST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY LINE 339.38 FEET; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHWEST CORNER OF SECTION "B" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SAID SECTION 34; THENCE SOUTH 89°49'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 2106.07 FEET TO A POINT ON THE WEST LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 00°11'26" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" WEST, ALONG THE SOUTH LINE OF TRACTS 57 AND 58, 284.27 FEET; THENCE NORTH 00°50'31" WEST 1300.56 FEET; THENCE NORTH 89°47'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 39 AND 40, FOR 299.06 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 1300.59 FEET TO THE POINT OF BEGINNING.

PARCEL 5

PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 1977.86 FEET; THENCE SOUTH 00°11'00" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71 AND THE POINT OF BEGINNING; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 71 AND 90 FOR 1300.68 FEET; THENCE SOUTH 89°50'34" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 AND 90, 397.30 FEET TO A POINT ON A LINE 278.00 FEET EAST OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE NORTH 00°50'31" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25, FOR 1300.61 FEET; THENCE NORTH 89°49'12" EAST ALONG THE NORTH LINE OF SAID TRACTS 71 AND 72, FOR 412.25 FEET TO THE POINT OF BEGINNING.

PARCEL 6

PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1980.10 FEET; THENCE NORTH 00°11'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 1206.27 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 104; THENCE NORTH 89°50'51" EAST ALONG THE NORTH LINE OF SAID TRACTS 103 AND 104 FOR 397.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 103; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 103 AND 122 FOR 1300.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430,932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.

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**EXHIBIT "B"**

**MASTER DEVELOPMENT PLAN**

- Exhibit B-1**    **Master land use plan**
- Exhibit B-2**    **Master circulation and access plan**
- Exhibit B-3**    **Master utilities plan**
- Exhibit B-4**    **Master landscape plan** (thematic street landscaping and typical buffers)
- Exhibit B-5**    **Architectural style standards**

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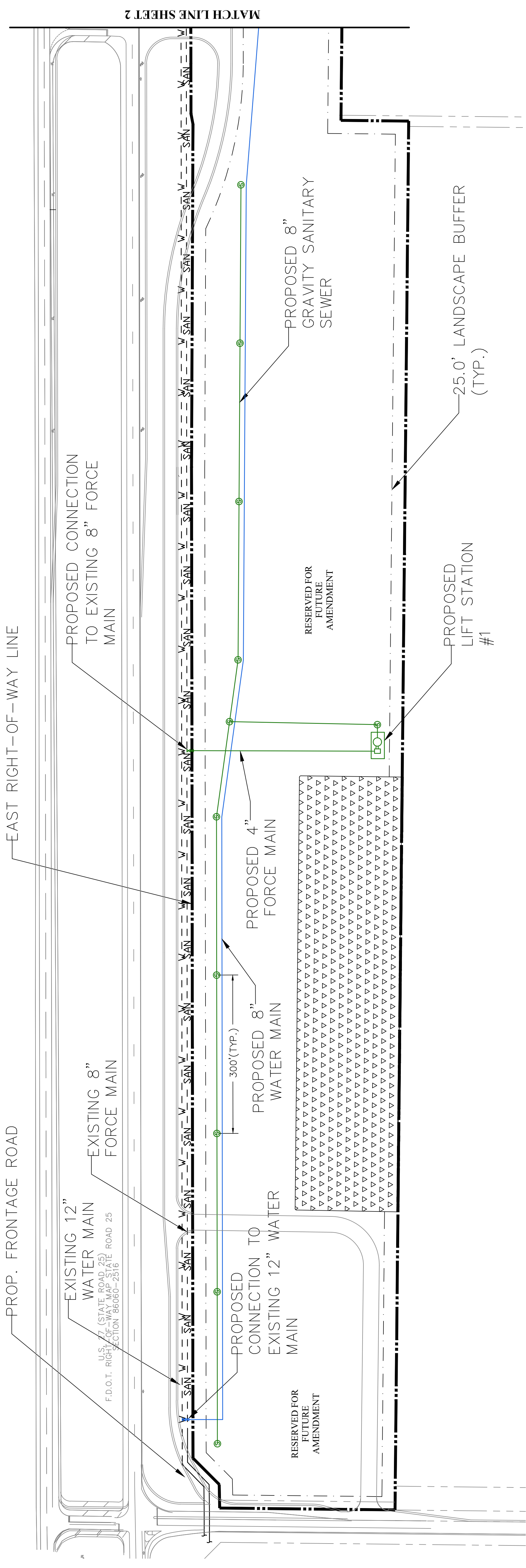
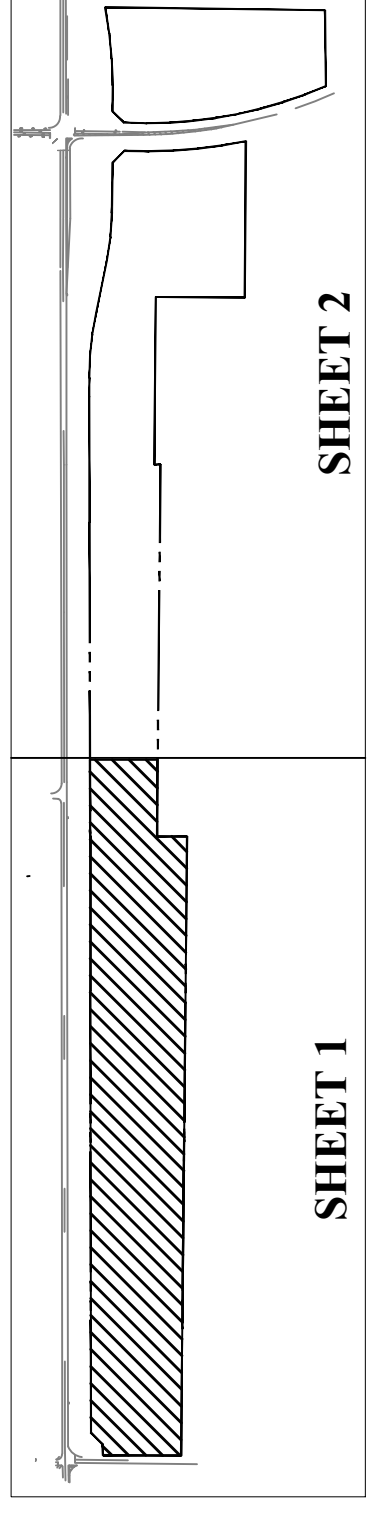












LEGEND	
[Solid Line]	R.W. LINE
[Dashed Line]	PROJECT BOUNDARY
[Dotted Line]	LANDSCAPE BUFFER
[Blue Line]	PROPOSED WATER MAIN
[Green Line]	PROPOSED GRAVITY SANITARY SEWER
[Blue Line with 'S' in Circle]	EXISTING MUNICIPAL WATER MAIN
[Blue Line with 'W' in Circle]	EXISTING MUNICIPAL SANITARY SEWER MAIN
[Hatched Area]	WETLAND MITIGATION AREA

NOTES:  
1. TIER II INFORMATION IN ACCORDANCE WITH TOWN ULDC SECTION 05-1050(C)(2) WILL BE PROVIDED AS DEVELOPMENT PLANS PROGRESS.

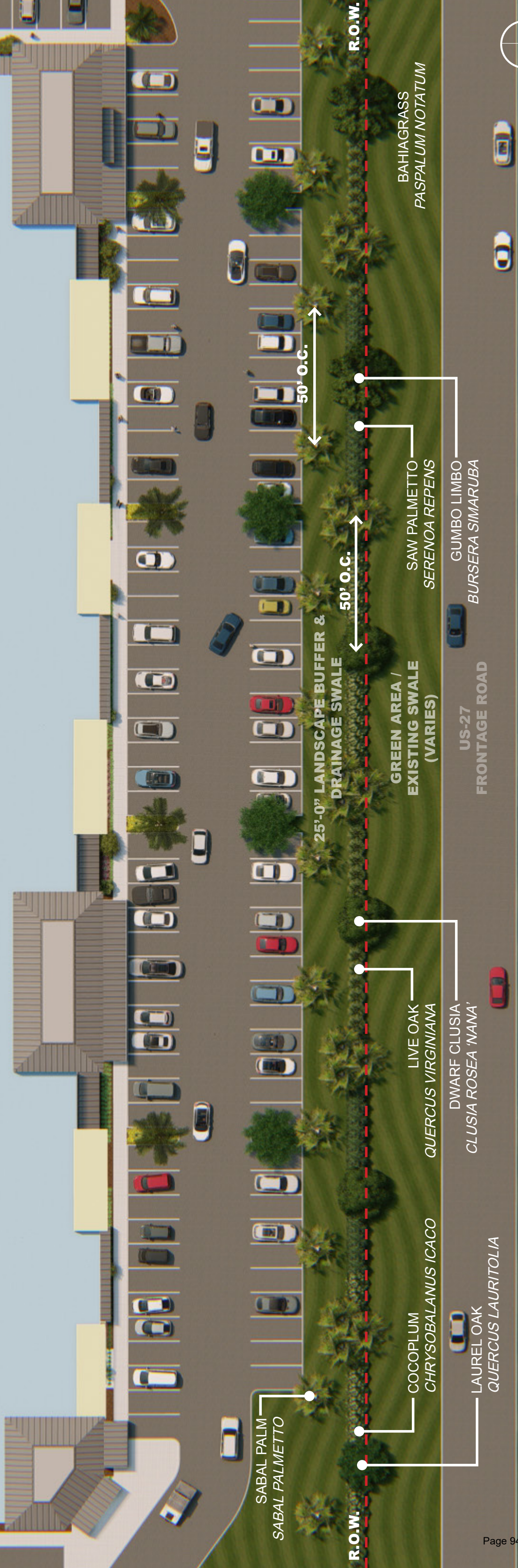






**NOTE:** THE FINAL LANDSCAPE MATERIAL AND DENSITY IS SUBJECT TO REVISION BASED EACH INDIVIDUAL SITE PLAN DEVELOPMENT AS THE SPECIFIC SITE AND ARCHITECTURE BECOME MORE APPARENT. THE INTENT FOR THE LANDSCAPE TO SCREEN THE STRUCTURES FROM US-27 AND PROVIDE A BUFFER IN THE REAR WILL REMAIN THE PRIMARY FOCUS. THE SPACING AND MIN. SPECIFICATIONS PER THE CODE AND OUTLINED IN THE CONCEPTUAL LANDSCAPE PLANS WILL BE MAINTAINED.

FUTURE DEVELOPMENT AREA



SABAL PALM  
SABAL PALMETTO

R.O.W.

COCOPLUM  
CHRYSOBALANUS ICACO

LAUREL OAK  
QUERCUS LAURITOLIA

LIVE OAK  
QUERCUS VIRGINIANA

DWARF CLUSIA  
CLUSIA ROSEA 'NANA'

25'-0" LANDSCAPE BUFFER &  
DRAINAGE SWALE

50' O.C.

50' O.C.

GREEN AREA /  
EXISTING SWALE  
(VARIES)

SAW PALMETTO  
SERENOA REPENS

GUMBO LIMBO  
BURSERA SIMARUBA

BAHIAGRASS  
PASPALUM NOTATUM

R.O.W.

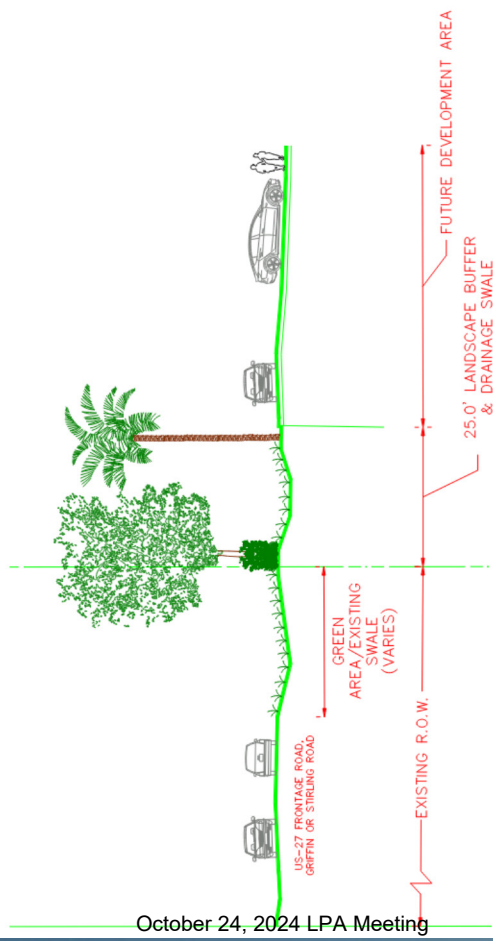
US-27  
FRONTAGE ROAD



NORTH

# WEST BUFFER / ROAD FRONTAGE PLAN VIEW





**TYPICAL FRONT LANDSCAPE BUFFER (SECTION A-A)**

N.T.S

SECTION PER CIVIL DRAWINGS (LANDSCAPE AND BUFFER PLAN)

TREES/PALMS (50' O.C.)

- 2 SPECIES MIN.
- MATURE CROWN 20' MIN.
- TRUNK MAINTAINED 6' CLEAR WOOD

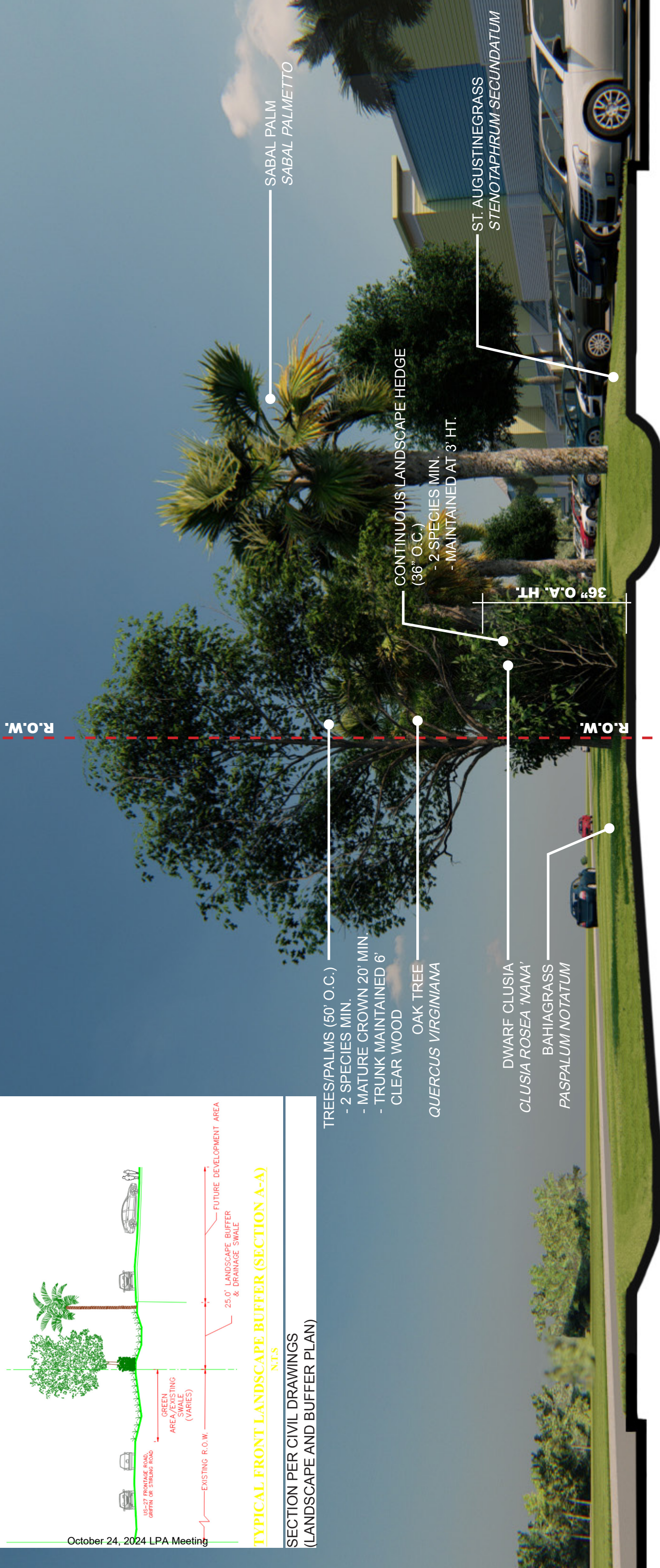
OAK TREE  
*QUERCUS VIRGINIANA*

DWARF CLUSIA  
*CLUSIA ROSEA 'NANA'*  
BAHIAGRASS  
*PASPALUM NOTATUM*

CONTINUOUS LANDSCAPE HEDGE  
(36" O.C.)  
- 2 SPECIES MIN.  
- MAINTAINED AT 3' HT.

SABAL PALM  
*SABAL PALMETTO*

ST. AUGUSTINEGRASS  
*STENOTAPHRUM SECUNDATUM*



GREEN AREA/  
EXISTING SWALE  
(VARIES)

US-27  
FRONTAGE ROAD

LANDSCAPE  
BUFFER

SWALE

GRASS / LAWN AREA

EXISTING R.O.W.

25'-0" LANDSCAPE BUFFER &  
DRAINAGE SWALE

FUTURE  
DEVELOPMENT  
AREA

**NOTE:** THE FINAL LANDSCAPE MATERIAL AND DENSITY IS SUBJECT TO REVISION BASED EACH INDIVIDUAL SITE PLAN DEVELOPMENT AS THE SPECIFIC SITE AND ARCHITECTURE BECOME MORE APPARENT. THE INTENT FOR THE LANDSCAPE TO SCREEN THE STRUCTURES FROM US-27 AND PROVIDE A BUFFER IN THE REAR WILL REMAIN THE PRIMARY FOCUS. THE SPACING AND MIN. SPECIFICATIONS PER THE CODE AND OUTLINED IN THE CONCEPTUAL LANDSCAPE PLANS WILL BE MAINTAINED.

**WEST BUFFER / ROAD FRONTAGE SECTION**



50' O.C.

50' O.C.

SABAL PALM  
SABAL PALMETTO

DWARF CLUSIA  
CLUSIA ROSEA 'NANA'  
BAHIAGRASS  
PASPALUM NOTATUM

OAK TREE  
QUERCUS VIRGINIANA

COCOPLUM  
CHRYSOBALANUS ICACO

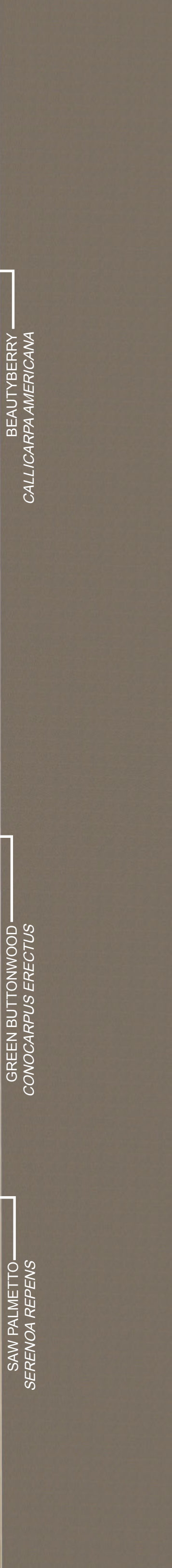
GREEN AREA / EXISTING  
SWALE (VARIES)

US-27  
FRONTAGE ROAD

# WEST BUFFER / ROAD FRONTAGE ELEVATION

**NOTE:** THE FINAL LANDSCAPE MATERIAL AND DENSITY IS SUBJECT TO REVISION BASED ON EACH INDIVIDUAL SITE PLAN DEVELOPMENT AS THE SPECIFIC SITE AND ARCHITECTURE BECOME MORE APPARENT. THE INTENT FOR THE LANDSCAPE TO SCREEN THE STRUCTURES FROM US-27 AND PROVIDE A BUFFER IN THE REAR WILL REMAIN THE PRIMARY FOCUS. THE SPACING AND MIN. SPECIFICATIONS PER THE CODE AND OUTLINED IN THE CONCEPTUAL LANDSCAPE PLANS WILL BE MAINTAINED.





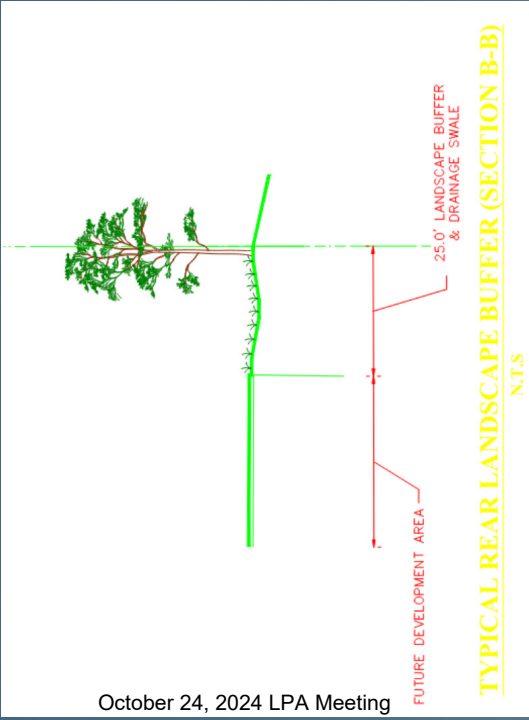
FUTURE DEVELOPMENT AREA

**NOTE:** THE FINAL LANDSCAPE MATERIAL AND DENSITY IS SUBJECT TO REVISION BASED EACH INDIVIDUAL SITE PLAN DEVELOPMENT AS THE SPECIFIC SITE AND ARCHITECTURE BECOME MORE APPARENT. THE INTENT FOR THE LANDSCAPE TO SCREEN THE STRUCTURES FROM US-27 AND PROVIDE A BUFFER IN THE REAR WILL REMAIN THE PRIMARY FOCUS. THE SPACING AND MIN. SPECIFICATIONS PER THE CODE AND OUTLINED IN THE CONCEPTUAL LANDSCAPE PLANS WILL BE MAINTAINED.



# REAR BUFFER PLAN VIEW



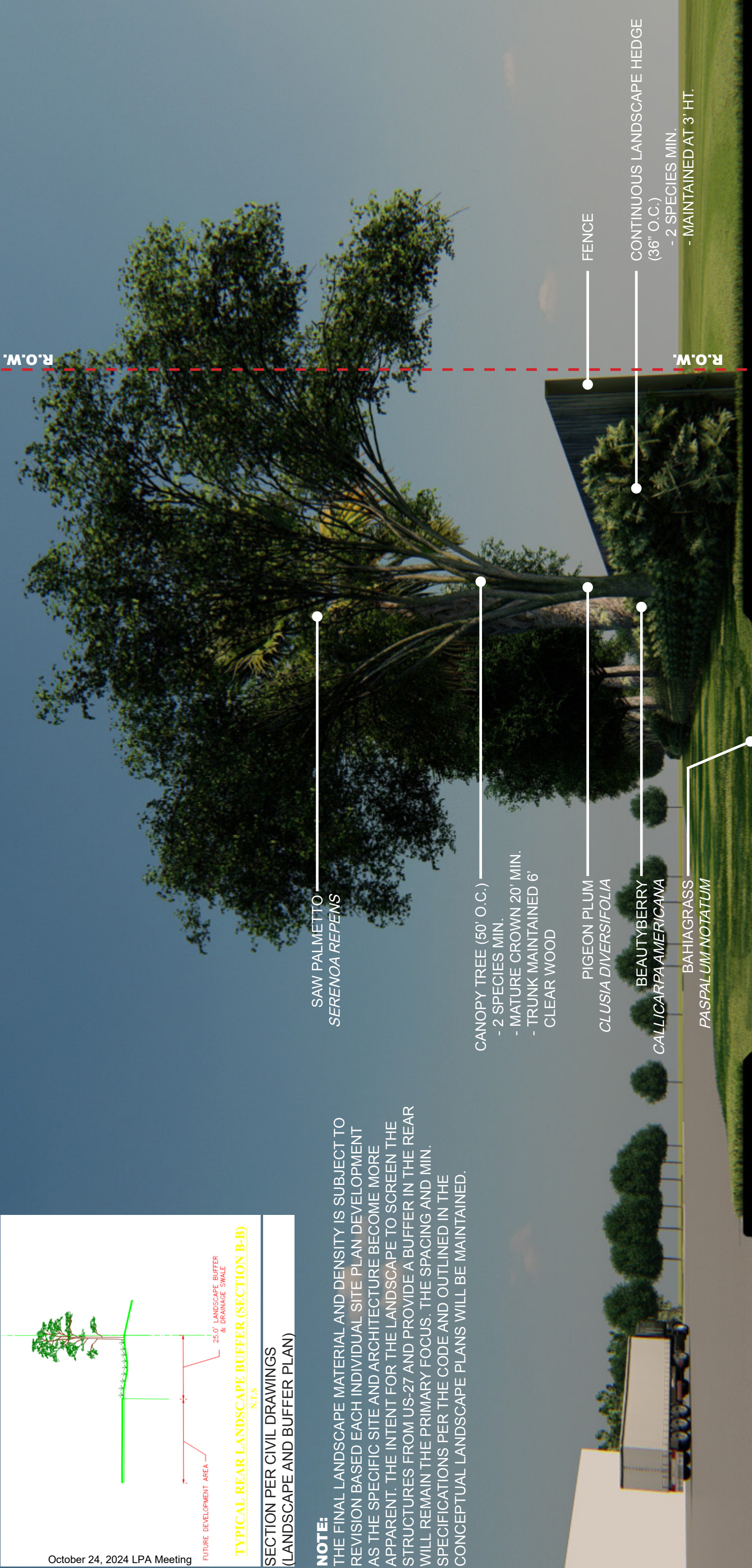


**TYPICAL REAR LANDSCAPE BUFFER (SECTION B-B)**  
NETS

**SECTION PER CIVIL DRAWINGS (LANDSCAPE AND BUFFER PLAN)**

**NOTE:**

THE FINAL LANDSCAPE MATERIAL AND DENSITY IS SUBJECT TO REVISION BASED EACH INDIVIDUAL SITE PLAN DEVELOPMENT AS THE SPECIFIC SITE AND ARCHITECTURE BECOME MORE APPARENT. THE INTENT FOR THE LANDSCAPE TO SCREEN THE STRUCTURES FROM US-27 AND PROVIDE A BUFFER IN THE REAR WILL REMAIN THE PRIMARY FOCUS. THE SPACING AND MIN. SPECIFICATIONS PER THE CODE AND OUTLINED IN THE CONCEPTUAL LANDSCAPE PLANS WILL BE MAINTAINED.



SAW PALMETTO  
*SERENOA REPENS*

CANOPY TREE (50' O.C.)  
- 2 SPECIES MIN.  
- MATURE CROWN 20' MIN.  
- TRUNK MAINTAINED 6'  
CLEAR WOOD

PIGEON PLUM  
*CLUSIA DIVERSIFOLIA*

BEAUTYBERRY  
*CALLICARPA AMERICANA*

BAHIAGRASS  
*PASPALUM NOTATUM*

FENCE

CONTINUOUS LANDSCAPE HEDGE  
(36" O.C.)  
- 2 SPECIES MIN.  
- MAINTAINED AT 3' HT.

TRUCK / SERVICE AREA

FUTURE DEVELOPMENT AREA

GRASS AREA

SWALE

25'-0" LANDSCAPE BUFFER & DRAINAGE SWALE

LANDSCAPE BUFFER

ADJACENT PROPERTY

**REAR BUFFER SECTION VIEW**



# US 27 BUSINESS CENTER ARCHITECTURAL DESIGN GUIDELINES



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954-801-0449

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### List of Exhibits

- Exhibit “A” Legal Description of Property
- Exhibit “B” Conceptual Renderings

## **Executive Summary**

The Town of Southwest Ranches (“Town”) recently adopted amendments to its Comprehensive Plan and Unified Land Development Code to create the US Highway 27 Planned Business District in recognition that the United States Highway 27 (“US 27”) corridor is unsuitable or marginal for rural residential use and is more suitable for light industrial and commercial development. The US Highway 27 Planned Business District allows carefully planned development that is designed to be compatible with adjacent rural residential uses and the Town’s rural character and lifestyle. The Town Council indicated that an important component of this development is building design that utilizes Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof, on building facades that are visible from a public street and emphasized traditional components of Florida Vernacular including generous roof overhangs, colonnades, and sloped standing seam metal roofs.

The Florida Vernacular is a style of architecture native to the region that is more commonly displayed on a variety of residential buildings. These Architectural Style Guidelines are a creative application of traditional Florida Vernacular design principles to light industrial and commercial development along the US 27 corridor and represent a commitment to the aesthetics of this architectural style while allowing for functionality of larger scale industrial and commercial developments situated along this major transportation corridor.

### Section 1: Introduction

#### 1.1 Introduction and Intent of the Guidelines

The US 27 Business Center is a +/- 58.7 gross acre planned development that is generally located along the east side of US 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town of Southwest Ranches within Broward County, Florida. The property subject to these Design Guidelines is more particularly described on Exhibit "A."

These guidelines are intended to provide a framework for the successful execution of quality commercial, flex, and industrial development of the Property defined within certain parameters of architectural design guidelines within the Town of Southwest Ranches and the US 27 Business Center. They address building composition, scale, and articulation to establish a measure of architectural consistency that accommodates diverse styles and uses of structures while adhering to a consistent Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof. The guidelines are also intended to facilitate the review process by making the architectural expectations of the community clear.

These Architectural Style Guidelines are intended to provide a guideline for architects, engineers, designers, and owner/developers to design their property and building elevations within the Town's framework but are not intended to limit innovative and creative adaptations of the Florida Vernacular Architectural Style elements typically exhibited on residential development for application to the commercial, flex, and industrial development proposed upon the Property. These Architectural Style Guidelines illustrate general design elements that the Town requires without limiting the design possibilities.

#### 1.2 Introduction to Florida Vernacular Architectural Style

The Florida Vernacular is a style of architecture native to the region, historically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, Caribbean, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.

The Florida Vernacular Architectural Style is known for its practical details and construction that optimize functionality within the local region and climate. It is like a native language particular to a region or a specific place, and this traditional architectural language was most commonly displayed on a variety of residential buildings from the single-family room house to plantation, from farmhouse to townhouse. Defining characteristics of Traditional Florida Vernacular as well as general characteristics of Caribbean and Cracker style are included here to inspire application of the Architectural Style Guidelines provided in Section 4 below to the US 27 Business Center. These Architectural Style Guidelines are a creative interpretation of traditional Florida Vernacular architecture to the light industrial and commercial uses permitted for development upon the Property. In keeping with the spirit of Florida Vernacular design principles, the Architectural Style Guidelines allow for functionality of larger scale industrial and commercial developments situated along a major transportation corridor while maintaining the aesthetic qualities of traditional Florida design.



## i. Defining Characteristics of “Traditional” Florida Vernacular

*The traditional Florida Vernacular Architectural Style historically exhibited on residential developments is defined by the following characteristics:*

- Roofs of the primary structure are typically gabled or hipped with slopes between 6:12 and 12:12.
- Roofing materials consist of standing seam or “V” crimp metal, asphalt shingles or wooden shakes.
- Roof overhangs are typically deep, between two and four feet, and have exposed rafter tails. Fascias on the gabled ends are deeper than those exposed along the eaves.
- When attic spaces exist, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall under the eaves.
- Exterior finishes are usually horizontal wood lap-siding, vertical board and batten, or wood shingles. Siding typically exposes 4”-6” to the weather, which is terminated with corner boards at building edges. Stucco finishes are also appropriate, though less common. Modern day building materials also include fiber cement siding.
- Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally proportioned openings are made of a grouping of vertical windows. Windows are always operable and historically double-hung, though casements and single-hung are also appropriate. The style uses a small palette of window and door sizes.
- Porches are integral to the style and prominent on the front facades. Porches extend along a large percentage of the ground floor elevations, often wrapping the corners to continue at some length alongside facades. Porch roofs are supported by posts positioned to create vertical or square openings between them. Porches are typically quite deep (at least 8 feet), creating outdoor rooms. The porch roof may have a different slope than that of the primary building, however, detailing and overhang depths should be consistent.
- The Florida Wood Vernacular building frequently has a raised, continuous base. Historically, the raised base protected the building from potential flooding, provided a measure of privacy for residences, and concealed a crawl space that allowed for ventilation.



Figure 1.2.1: Example of “Traditional” Florida Vernacular Architecture.



Figure 1.2.2: Example of “Traditional” Florida Vernacular Architecture.



Figure 1.2.3: Example of Caribbean Style Architecture.

## ii. General Characteristics of the Caribbean Style

- Roofs of the Caribbean house are made of wood or asphalt shingles, metal, or slate. Roofs slopes are between 4:12 and 8:12 and are typically hip roofs.
- Roof overhangs are typically quite deep with exposed rafter tails and thin eaves. Often the overhang will kick out from the beam at a shallower roof slope to give the appearance of a canted roof. Brackets can be used at the overhang but are not used as extensively as is the case with the Florida Bungalow house.
- Exterior finishes are almost exclusively lower level stucco and upper level siding. Colors tend to be subtle with an emphasis on natural materials and earth tones. There is the extensive use of balconies supported by brackets, two story porches, louvered openings and shutters. Detailing and ornamentation is very simple and tectonic in its usage.

- Windows and doors are of vertical and/or square proportions. Openings for doors and windows are deep and cast deep shadows as well as give the impressions of thickness and solidity. Windows can have divided lights, single lights, and may borrow light configuration from the Florida Bungalow or Craftsman languages. Windows are most commonly double-hung or casement. Window and door surrounds, when they exist, are made of stucco, stone, or wood.
- The front porch is a common element and typically supports a second story balcony and is thereby under the primary roof. Loggias, like in the Mediterranean Revival, can be found on either the first or second story. Porches are augmented by bracketed second floor balconies.
- Columns, posts, wooden and masonry balustrades, and brackets are all very common elements within this language. Columns are either smooth and round, or can be detailed as squared masonry piers. The most prominent feature of the Caribbean house is the clear distinction between the first and second floors; between the massive and the delicate, between masonry and wood.

### iii. General Characteristics of the Florida Cracker Style

- Roofs of the Florida Cracker can be gabled or hipped with varying slopes. Slopes on the main body of the house are generally greater than those covering porches. This can be accomplished in the framing of a single roof, or in separate roofs.
- Roofing materials are typically wooden shakes or shingles, however, later examples of cracker homes feature metal, standing seam, or even barrel tile.



Figure 1.2.4: Example of Florida Cracker Style Architecture.



Figure 1.2.5: Example of Florida Cracker Style Architecture.

- Styles can differ, but two key elements help define Cracker architecture: ventilation and shade. Large openings and shallow building depths allow for cross ventilation, while the central stair often doubles as a ventilation shaft leading to a cupola to release warm air. Long roof overhangs and deep porches provide ample shade and also help to move water away from the foundations of the house during fierce downpours of rain.
- The porch helps to reduce solar heat gain, most of the Cracker style homes provide a large overhang or porch on the east/west sides of the house or a porch that wraps around three sides, leaving just the north side unprotected. This helps to reduce the severity of the morning and afternoon Florida sun.
- Floors of Cracker style homes are typically raised above-grade on pilings to provide air circulation under the house and to keep building materials dry.
- Windows are vertically proportioned and shuttered. Louvers can be incorporated into the shutters to allow for ventilation while still offering rain protection.
- The Florida Cracker home is typically wood framed. Cypress is a good siding material to resist termite infiltration.
- The Cracker home is rustic in nature. It typically incorporates simplified details and pure geometries. Houses are usually composed of a single mass, with the occasional wing.

## 1.3 Introduction to the US 27 Business Center Design Guidelines

The Traditional Florida Vernacular style is generally more appropriate for smaller scale, free-standing residential buildings constructed of wood that are no more than three stories high. The Architectural Style Standards herein adapt the defining characteristics of the Florida Vernacular architecture and particularly Caribbean and/or Cracker style, for application to the light industrial and commercial structures permitted for development within the US 27 Business Center.

## **Section 2: Definitions and Abbreviations**

Refer to the following sections of Town of Southwest Ranches Unified Land Development Code: Section 010-30 “Terms Defined,” Section 070-020 “Definitions” applicable to signs, Section 075-020 “Definitions” applicable to landscaping, and Section 095-20 “Definitions” applicable to outdoor lighting Guidelines; the Definitions and Abbreviations in Section 2 of these Design Guidelines, and the Architectural Style Guidelines Definitions in Section 4.2, “Definitions”. In the event of a conflict between definitions from the Town ULDC and these Design Guidelines, the terms of the Design Guidelines shall prevail in the application of these design guidelines.

- **Architectural Style Guidelines:** The Guidelines specified in Section 4 of these Design Guidelines.
- **County:** Broward County.
- **Master Development Plan:** The approved master development plan for the US 27 Business Center and any subsequent amendments thereto.
- **Property:** The property generally located along the east side of United States Highway 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town of Southwest Ranches within Broward County, Florida and more particularly described on Exhibit “A.”
- **Town:** Town of Southwest Ranches.
- **ULDC:** The Town of Southwest Ranches Unified Land Development Code.

## **Section 3: Development Guidelines**

The development Guidelines applicable to the Property shall be consistent with the provisions of ULDC Article 51 for the US Highway 27 Planned Business District. More specifically, the development Guidelines applicable to the Property shall be consistent with:

- Town ULDC Section 051-040 in effect at the time of adoption of these Design Guidelines and all references cited therein including, but not limited to the applicable provisions of:
  - o ULDC Article 15 “General Provisions,”
  - o ULDC Article 40 “Telecommunication Towers and Antennas,”
  - o ULDC Article 70 “Sign Regulations,”
  - o ULDC Article 75 “Landscaping Requirements,”
  - o ULDC Article 80 “Off-Street Parking and Loading,” and
  - o ULDC Article 95 “Outdoor Lighting Guidelines;”
- The Architectural Style Guidelines specified in Section 4 below; and
- The Property’s Master Development Plan including the following setbacks established pursuant to ULDC Article 051-040(B):
  - Front Setback: Twenty-five (25) foot minimum
  - Rear Setback: Twenty-five (25) foot minimum
  - Interior Side Setback: Zero (0) foot minimum
  - Street Side Setback: Twenty-five (25) foot minimum.

## **Section 4: Architectural Style Guidelines**

The Town has adopted certain architectural requirements for new commercial, flex, and light industrial buildings within the US Highway 27 Planned Business District in order to enhance the Town’s appearance along public corridors. Please see Town ULDC Section 51-040(J). The elements chosen for the Florida Vernacular Architectural Style of Caribbean and/or Cracker style were selected from the historic design features of the central and south Florida building tradition, such as roof overhangs, multi-pitched roof lines and use of pastel colors to enhance the elements originally developed in response to Florida’s climate and that are consistent with the Town’s rural character.

### **1. Applicability**

The Architectural Style Guidelines specified in this section shall, to the greatest extent possible, be applied to building facades that are visible from a public street and shall be applicable to all new construction in the US 27 Business Center, as well as additions or renovations to, or redevelopment



of, an existing building or project. Compliance with the requirements set forth in this subsection shall be demonstrated by submittal of building elevations and color and material samples at the time of site plan review.

**i. Accessory Structures:**

The Architectural Style Guidelines specified in this section shall also, to the greatest extent possible, be applicable to all accessory structures. Any accessory structure not meeting this requirement shall be screened to obscure visibility from public street.

**ii. Exemptions:**

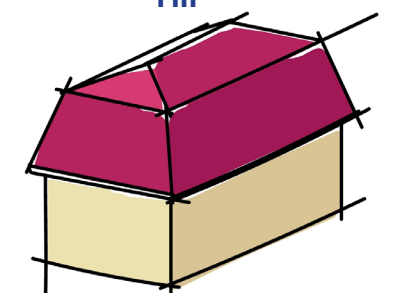
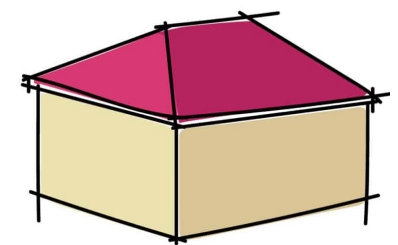
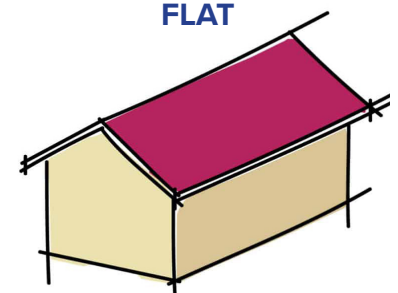
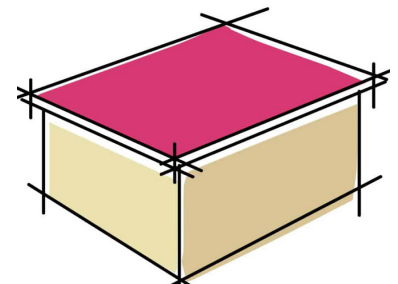
Mechanical equipment such as gasoline pumps, air and vacuum machines drive-through menu boards and speaker stations, drive-through teller stations, ATMs and similar appliances which require direct access by the public shall be exempt from the Architectural Style Guidelines.

Utility equipment is exempt from the Architectural Style Guidelines including public utility equipment and commercial towers.

Portions of building facades that are screened from public streets by landscaping, fencing, buffering and/or adjacent buildings are exempt from the Architectural Style Guidelines. However, the main building color and/or material shall extend to all building facades.

**2. Definitions**

- **Balustrade:** A type of railing.
- **Barrel Vault Tile:** A semi-circular roof material made of ceramic or metal, typically used on Mediterranean or Spanish style buildings.
- **Chroma:** The strength of a color; its saturation, brilliance or purity.
- **Color Value:** The lightness or darkness of a color against a white background.
- **Column:** A vertical support.
- **Colonnade:** An open structure created by a series of columns and/or arches.
- **Eaves:** The lower part of a roof projection beyond the face of the wall.
- **EIFS:** Exterior Insulated Finish System, an interlocking manufactured stucco panel.
- **Fascia:** A finish board or other material used to cover the ends of roof rafters.
- **Gable:** The triangular portion of a wall between the enclosing lines of a sloping roof.
- **Galvalume:** A tin-coated metal panel used in metal roof systems.
- **Gingerbread:** The ornamental wooden millwork common on many Victorian buildings.
- **Hip Roof:** A roof in which all sides are roofed from peak to eaves, with no gabled sides, usually rectangular and pyramidal, but may have more than four sides.
- **Kynar:** A powder-coated metal finish available in many colors.
- **Lumen:** A quantifiable measure of light.
- **Mansard:** A false roof projecting over the front of a building; a sloping section of an exterior wall above the functional roofline or deck of a building at an angle with the exterior wall from which it extends.



- **Parapet:** A vertical wall system used to conceal roof appliances.
- **Pastel Color:** Using the Munsell System for Color Notation, a color having a value of 7 or greater and a chroma of 8 or less.
- **Pilaster:** A column attached to a wall.
- **Porch:** An open, floored area covered by a roof, extending along a facade.
- **Soffit:** The covering panels under a roof overhang, on the eaves.
- **Slope:** A ratio of length divided by height (example: 3:1 = 3 feet run in length to 1 foot rise in height).
- **Surround:** Framing elements around a door or window.
- **Spandrel:** A decorative open panel spanning the space between two columns, below the fascia board.
- **Trim:** Non-structural millwork used to adorn porches, columns, windows and doors.
- **Wood Shake:** A heavy, dimensional wood shingle.

### 3. Building Massing and Relief

#### i. Building Composition of “Traditional” Florida Vernacular

Key Massing Elements of the Florida Vernacular language display one to three volumetric components and can be symmetrically or asymmetrically composed. If more than one building volume is used, different roof pitch orientation and building placement distinguish among them. Massing utilizing three building volumes frequently establish a symmetrical composition. Traditionally constructed of wood, the Florida Vernacular style is generally more appropriate for smaller scale, free-standing buildings no more than three stories high. Florida Vernacular architecture is composed of a first story base, a one or two-story middle, with a pitched roof, typically occupiable, defining the top. The base always incorporates a porch/colonnade or arcade or provides shade from a projecting second story balcony or awning that are integral elements of the building.

Typically, building facades have a regular rhythmic pattern set by the intercolumniation of the porch/colonnade and continued by the vertically proportioned windows and doors. The facade is composed of repetitive bays and a limited palette of window and door sizes for consistency. Distinguishing elements of the Florida Vernacular Architecture can also be found at the top.

Elements such as feature windows, articulated roof lines, attic vents, and dormers generally populate the tops of structures.



Figure 4.3.1: A good baseline of Florida Vernacular Architectural Design Style in a commercial/retail setting.



Figure 4.3.2: Exterior variety of pastel shades and trim colors shall be white/light pastels.

## ii. Best Practices – Massing and Relief within the US 27 Business Center

The application of “Traditional” Florida Vernacular to commercial, flex, and light industrial structures requires adaptation of the architectural style typically and historically exhibited on residential applications. Basic principles of the Florida Vernacular Architectural Style are practical details and construction that optimize functionality within a specific place. The following guidelines for massing and relief of building facades visible from a public street provide a strategic approach to achieving the aesthetic of Florida Vernacular Architectural Style while maintaining the constructibility and functionality of commercial, flex, and light industrial structures permitted for development upon the Property.

All facades visible from public streets are required to meet the Architectural Style Guidelines herein to the greatest extent possible and should have elements to relieve the sense of a solid monolithic mass that complements the scale of surrounding structures and the proposed building. All building facades visible from public streets should be designed to result in structures giving the appearance of being varied in terms of height, and bulk through horizontal and vertical articulation, building undulation, and/or changes in building materials and adornments resulting in meaningful breaks in the building façade. The appropriate scale for breaks in the building facades shall be based upon the size of each individual building. However, (1) areas of continuous linear run along a main facade facing public rights-of-way shall have a minimum sixteen (16) inch break every one hundred (100) feet by using a directional or material change and (2) areas of any facade visible from public streets that are unadorned may not exceed 25% of the facade or fifty (50) linear feet. Any area over this size must have design elements to relieve the blank area. Items such as, but not limited to, porches, pilasters, colonnades exterior lighting, angle, material or elevation changes, planters, and spandrel glass windows are suitable methods for obtaining relief in large buildings. The appropriate articulation of each building shall be finalized at the time of site plan review and shall be based upon the size of each individual building, the relationship to existing development within the Property, and visibility from the public street.



Figure 4.3.3: The use of windows, roofs and roof lines, colors, and material changes using Florida Vernacular.



Figure 4.3.4: There should be no facade that has more than 100’ of run without a minimum 16” break in directional or material change.

### 4. Roofs and Walls

#### i. Roofs

Although a parapet wall, where part of the exterior wall is exposed above the front porch roof line, is not a typical design element used in Florida Vernacular construction, parapet walls are permitted to allow for the application of Florida Vernacular style to commercial, flex, and industrial development and shall meet the design requirements outlined within these Architectural Style Guidelines. Parapet walls shall include vertical articulation at a scale appropriate for the size of the building.



Suitable solutions for a parapet wall are a wall cap or a mansard roof. The cap or roof shall be complementary to the overall design intent of the building. To the extent feasible to maintain the functionality of larger scale light industrial structures, mansard or hipped roofs shall be preferred over parapet walls. Mansard roofs are typically used to provide some of the look of a hip roof when the roof would be too large for the practical application of a hipped or gable roof.

All mansard, hipped or gable roofs must have a minimum 3:12 pitch. Hipped or gable roofs shall not exceed a 5:12 pitch, and mansard roofs shall not exceed a 9:12 pitch. Multiple roof systems with matching roof slopes are permissible. Buildings with multiple sloped roofs shall be designed so that the upper slope(s) shall be greater than or equal to the lower slope(s). Porch roofs shall be a lower pitch than the main roof.

A minimum six (6) inch overhang is required for any roof structure. Low slopes (“flat”) roof systems are permitted when screened by a mansard roof or parapet wall meeting these design guidelines.

A standing seam metal roofing panel or metal shake roof is acceptable. Metal roof finishes shall have a Galvalume, Kynar 500 or equivalent finish. A 5-tab dimensional shingle roof or manufactured equivalent of a wood shake roof is acceptable. Unarticulated roof lines or Mediterranean-style tile roofs are not permissible.

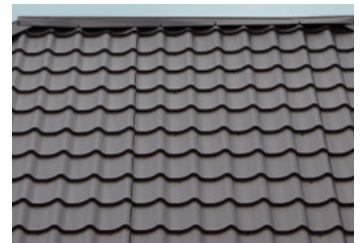


Figure 4.4.1: Example of metal shake roof.



Figure 4.4.2: Example of 5-Tab shingle roof.



Figure 4.4.3: Example of Florida Vernacular Style “mansard” roof.

Roof colors should relate to or complement adjacent buildings within the Property. The range of acceptable colors is wide and can include a simple scheme of natural materials and colors or a pastel and more vibrant scheme of colors reminiscent of Key West style including shades of yellow, green, blue in harmony with the natural environment.

## ii. Walls

- The predominant exterior color shall be pastel shades, beige or white; predominant exterior earth tone colors are not acceptable except in brick.
- Manufactured brick or materials that have the appearance of brick or coquina are acceptable. Horizontally struck stucco, applied stucco finish, board and batten, wood or vinyl siding, and stained hardwood panels are also considered acceptable finishes.
- Trim colors shall be white, earth toned or light pastels. (“Trim” shall be considered railings, door and window surrounds, soffits, shutters, gutters and downspouts, and other decorative elements).
- Structures clad with metal are permissible. Internal bracing must be certified to accept additional finishes or structures applied to the exterior metal panels. No external “X” bracing is to be visible on any front facade. Finish panels must be able to accept a painted finish. All exterior wall finishes and colors must meet these design guidelines. All design requirements must be met for metal-clad structures as for any other new structure.
- The main exterior color shall be applied to all building sides meeting these design guidelines.



Figure 4.4.4: A variety of flat and pitched roofs are permitted.



Figure 4.4.5: Exterior and Trim colors shall be white, earth toned or light pastels.

## 5. Porches: Porches/Colonnades, Railings and Trim

Porches/Colonnades are required at main entrances with a minimum depth of sixty (60) inches and shall have wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood columns and railings. Other items such as spandrels and fretwork trim are also required as design elements for the porch structure. Vinyl or metal elements are acceptable provided that these materials meet the design requirements outlined within this guideline. Colors for finishes shall be white, earth toned or shades of pastel. Exposed lookout beams shall also have suitable finishes compatible with the porch/colonnade and other building elements.

Railings and balustrades shall have the appearance of wood pickets or ornamental turned or sawn posts and be secured to vertical support columns made from suitable materials such as wood, metal or other structural materials. The design and finish color of the railing shall be sympathetic to the overall design of the structure. All porch and balcony railings and balusters must meet all Florida building code requirements. Lattice as a railing element is not acceptable.

Any trim shall have the appearance of decorative wood elements, created from wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular material and shall be secured to the support beams and/or columns. Trim shall be constructed from wood, metal or other suitable materials. The design and finish color shall be sympathetic to the overall design of the structure. Decorative trim work shall be white, earth toned or light pastels in color that differs from the predominant exterior color of the structure.

Gingerbread trim and/or porch railings, columns or posts must be constructed of wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood construction.



Figure 4.5.1: Gingerbread trim and/or porch railings, columns or posts must be constructed of wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood construction



Figure 4.5.2: Florida Vernacular “Commercial” porch / colonnade.

## 6. Doors and Windows

### i. Introduction and Applicability

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

### ii. Materials

- (1) Storefront door and window frame colors shall be white or bronze, and made from aluminum or other rustproof metal. Frameless glass doors and butt-jointed glazing are permitted.
- (2) Storefront windows should not be tinted so as to obscure the display of merchandise to persons on the sidewalk. Mirrored tinted is not permitted.
- (3) Door hardware shall be white, bright brass (lacquered finish not recommended), brushed chrome, brushed aluminum, or stainless steel finish.
- (4) Shutters shall be made from a rot resistant wood (e.g., cedar, redwood and mahogany), composite, aluminum or other rustproof metal.

### iii. Configuration & Techniques

(1) Doors shall be full glass, panels, or glass and panels. Panels in rectangular doors shall be rectangular.

(2) Panels shall be recessed or raised. A pair of French doors shall be no wider than 75% of their height. Flush doors are prohibited from building facades visible from a public street.

(3) Garage doors shall be sectional overhead, panel overhead, side-hinged and made aluminum or other rustproof metal. Overhead doors are permitted to face public streets and should be finished with a color complementary to the main building color and screened to the extent feasible via the use of architectural adornments such as awnings.

(4) Individual door, window and porch openings, when rectangular, shall be square or of vertical proportion not less than 1 to 1.5.

(5) Window types shall be casement, awning, hopper, double-hung or triple-hung.

(6) Buildings shall have adequate window openings on the front facade and other sides where the building is setback at least five feet from adjacent buildings. All air-conditioned spaces and rooms with an exterior wall shall have at least one window opening. Window openings shall be proportionally spaced.

(7) Windows on the second floor and above shall vertically align with first floor windows.

(8) Shutters shall be fixed open. Paired shutters shall be half the width of the sash they cover. A single shutter shall match the width of the sash it covers.

(9) Three types of shutters are permitted: flat board shutters, paneled shutters (most common at the street level), and louvered shutters. Curved-top shutters may be either bow spring arched or full Roman arches according to the shape of the window and may be board, paneled or louvered.

(10) Casing at doors and windows should be at least 3½". Head casing shall be equal to or wider than jamb casing and may have a drip cap and/or flashing.



Figure 4.6.1: Variety of techniques of Florida Vernacular design and application for windows.

## 7. Signage

All signage shall comply with the applicable Guidelines and requirements of Town ULDC Article 70, Sign Regulations. The design of signage shall complement the building architecture and site design. Background materials shall be white or shades of pastel. The frame shall match the exterior building color. Monolithic sign supports shall be similar in size, scale, mass and character of the exterior building elements.

(1) Routed wood or composite signs are acceptable and should be similar to the building colors and materials.



- (2) The sign font shall be sympathetic to the overall building design.
- (3) Gingerbread trim, metal ironwork and decorative finishes are acceptable design elements and are encouraged.
- (4) Lighting of signs shall be LED. Light boxes panels are not permitted unless with opaque surface except for routed or extruding copy. Neon, animated and strobe lighting are not acceptable.
- (5) Landscaping is required around the base of all freestanding signs.
- (6) Handicap and safety/warning signs are exempt from these requirements.
- (7) Traffic and safety control-related signs are exempt from these requirements.



Figure 4.7.1: Example of acceptable Florida Vernacular Signage.



Figure 4.7.2: Example of acceptable Florida Vernacular Signage.



Figure 4.7.3: Example of acceptable Florida Vernacular Signage.

## 8. Fencing

Fencing shall comply with Section 051-040(O) of the Town ULDC, which states that fences and walls shall not exceed eight (8) feet in height unless specifically authorized on an approved site plan and states that the outside perimeter of fencing and walls visible from public rights-of-way shall be lined with a continuous hedge maintained at a height of at least six (6) feet unless the Town Council waives the requirement upon finding that the fencing is of architectural or decorative quality in keeping with the guidelines below.

Fences should provide closure by connecting with other fences, hedges, walls or buildings and by being equipped with gates wherever openings greater than 4' in width occur. Openings for driveways may include gates at, or inside, the property line.

### Materials and Fence Types

- (1) Fences shall constructed of wood, composite materials, rustproof metals (including coated chain link), or PVC. All fence posts are required to be set in concrete or gravel such that the concrete or gravel is buried and not visible after installation.
- (2) Wooden Picket consists of raw, sealed, stained or painted wood in either in pre-fabricated panels or site built. Pickets are vertical oriented and typically include decorative posts with under scalloped pickets.
- (3) Shadowboxes are privacy fences that are designed to allow for airflow. Shadowboxes alternate wood pickets to create openings that may or may not allow light to penetrate the pickets. The slats may be oriented vertically or horizontally.
- (4) Wooden Rail is a simple post and rail system that consists of milled or natural wood and has no pickets.
- (5) Wooden Panel is the most common fence and is typically fully opaque with butted or overlapped slats. The fence consists of three rails, posts and pickets. Pickets may be under or over scalloped but are typically flat.



Figure 4.8.1: Example of wooden rail fence.

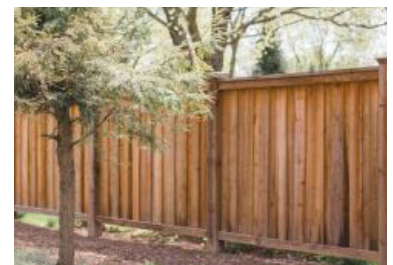


Figure 4.8.2: Example of wooden panel fence.

- (6) Black Aluminum consists of 3 or more rails with evenly spaced pickets. The bottom pickets extend beyond the bottom rail and leave 1" or more of space from the ground place. The pickets may terminate into the top rail or come to a decorative point.
- (7) Chain Link fencing shall be 8' maximum height. If visible from public rights-of-way, the outside perimeter shall be lined with a continuous hedge maintained at a height of at least 6'.
- (8) Masonry Knee Walls may consist of brick, block, split face block, precast masonry or poured in place. The knee wall is typically 2' to with a maximum of 4' in height. Columns may be 4' in height and no more than 2' wide.
- (9) Masonry & Masonry Combinations consist of masonry columns with a connecting masonry wall. Rear and side yard masonry walls may not exceed 8' in height. Front, rear and side yard masonry walls and columns are limited to 8' in height. Columns must be 2' wide or less. Masonry Combinations of metal and wood may be used to meet the maximum fence height.

## 9. Best Practices – Exterior Lighting

The Town recognizes the need for adequate lighting for safety, security, and informational purposes (signs). All outdoor lighting shall comply with Article 95 of the Town ULDC, Outdoor Lighting Guidelines. The lighting Guidelines are intended to preserve the rural character of the Town. The following practices shall be applicable to all new construction within the US 27 Business Center:

- (1) Parking lots shall be illuminated with sufficient lighting for security, and the lumens shall fall to zero (0) at the property line. Ambient outdoor lighting impacts shall be further mitigated by limiting the height of parking lot lighting fixtures to twenty-five (25) feet.
- (2) Exterior lighting should be of glare-resistant lenses. Lighting should be recessed into a lighting case, cabinet or soffit wherever possible.
- (3) The use of MV (mercury vapor), HPS (high pressure sodium), LPS (low pressure sodium), or SOX (Sodium oxide) lighting is discouraged for parking lot and building illumination.
- (4) Neon and strip LCD lighting; prohibited for buildings or sign accents.
- (5) Strobing, UV (ultraviolet) or animated lights are prohibited.
- (6) Laser lighting or animation, and similar effects are prohibited.
- (7) Landscape lighting is permitted. All lights in this category should be shielded so as to not cause undue glare for adjacent vehicular or pedestrian traffic.
- (8) Light fixtures and cabinets shall complement building architecture.
- (9) Permitted use of solar, QL (quartz light), white LED, and other energy efficient lighting systems.

## 10. Conceptual Renderings

Please see the conceptual renderings attached hereto as Exhibit "B" for an illustrative example of application of the Architectural Style Guidelines described herein. The provided conceptual renderings of the Light Industrial, Commercial/Retail and Flex Warehouse are our aspirational conceptual development and interpretation of how to apply Traditional Florida Vernacular design styles (created for wood frame residential construction) to industrial and commercial scale buildings. These conceptual renderings show a variation of massing, size, shape, use, and colors to reflect the property owner's aspirational intent to deliver a development that complies with and adheres to the design guidelines outlined with the written document and conceptual renderings. These serve as a baseline intent, while full architectural development of each building will occur and will need to be reviewed and approved in further detail as site planning phases are engaged.



**Section 5: Modification**

These Design Guidelines may be modified pursuant to approval by the Town Council except that Town Administrator shall have jurisdiction to approve minor adjustments to the Design Guidelines without reconsideration by the Town Council.

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**Exhibit "A"**  
**Legal Description of Property**

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## LEGAL DESCRIPTION

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

AND

TRACTS 71, 90, 103, & 122, AND PORTIONS OF TRACTS 6, 7, 8, 25, 26, 39, 40, 57, 58, 72, 89, 104, & 121, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, AND THE PLATTED RIGHTS-OF-WAY ADJACENT THERETO, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 89°51'57" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 FOR 328.93 FEET; THENCE NORTH 02°25'14" WEST 10.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE

ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 86060-2516 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) CONTINUE NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 4478.25 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 5) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 6) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 296.85 FEET TO A POINT OF TANGENCY; 7) NORTH 00°50'31" WEST 150.00 FEET; 8) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.29 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY 665.12 FEET TO A POINT ON THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°46'19" WEST ALONG SAID NORTH LINE 350.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE" AND SAID "SHARON GARDENS MEMORIAL PARK" 1579.82 FEET; THENCE NORTH 89°49'12" EAST ALONG SAID WESTERLY BOUNDARY OF "SHARON GARDENS MEMORIAL PARK" 128.21 FEET; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINES OF SAID TRACTS 71, 90, 103, AND 122 AND THE EXTENSIONS THEREOF 2631.36 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 56.546 ACRES, MORE OR LESS.

**Exhibit "B"**  
**Conceptual Renderings**

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# US-27 BUSINESS CENTER

## DESIGN EXHIBITS

PREPARED FOR BERGERON FAMILY OF COMPANIES | **SEPTEMBER 05, 2023**





**Light Industrial Exterior - Typical Front View**  
**US-27 Business Center**  
Southwest Ranches, Florida





**Light Industrial Exterior - Typical Side View**  
**US-27 Business Center**  
Southwest Ranches, Florida



ISSUE DATE: 09/14/2023  
All drawings are preliminary and subject to change.  
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**Commercial/Retrail Exterior - Typical Front View**  
**US-27 Business Center**  
Southwest Ranches, Florida







# Commercial/Retrail Exterior - Typical Side View

US-27 Business Center  
Southwest Ranches, Florida

PERMITTED  
**BERGERON**  
Family of Companies  
SCHEDULE 40, CHAPTER 61, 2023  
All drawings are preliminary and subject to change.  
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**Flex Warehouse - Typical Front View**  
**US-27 Business Center**  
Southwest Ranches, Florida







**Flex Warehouse - Typical Side View**  
**US-27 Business Center**  
Southwest Ranches, Florida



PHOTO COURTESY

**BERGERON**  
Family of Companies

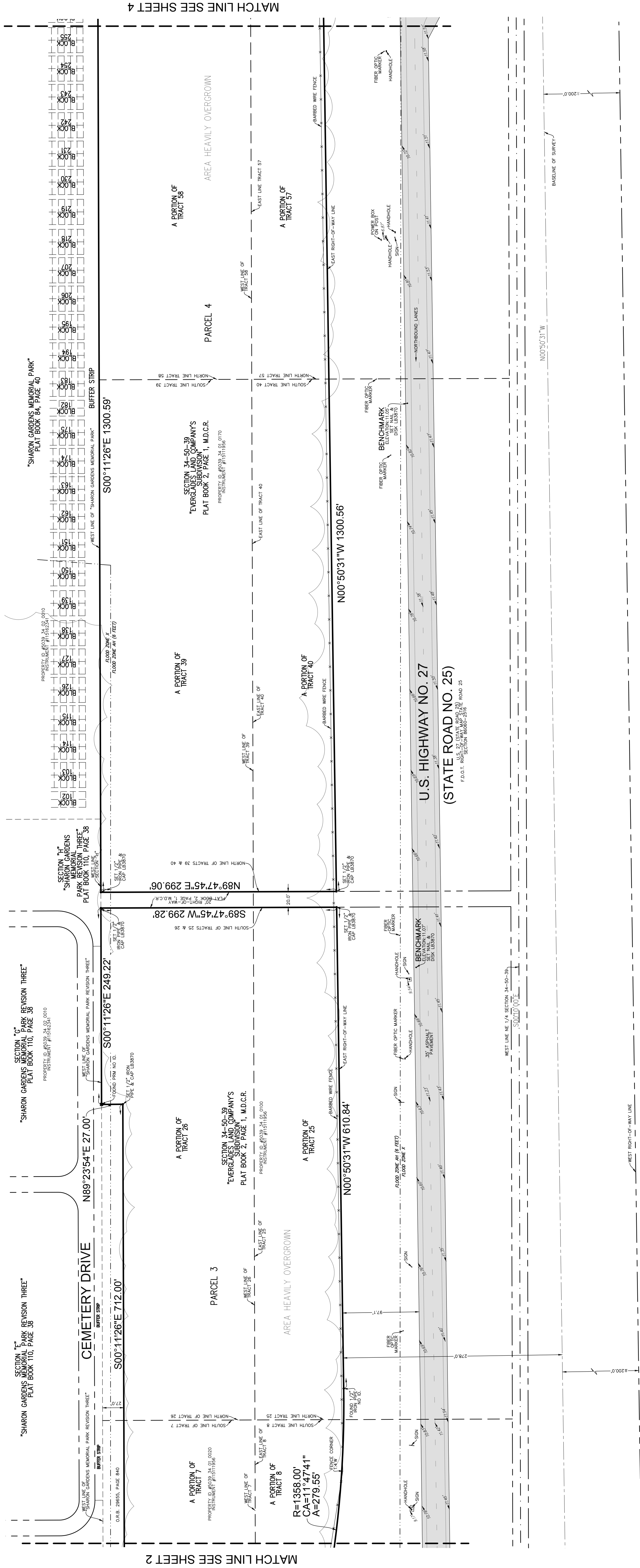
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All drawings are preliminary and subject to change.  
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MATCH LINE SEE SHEET 2

**LEGEND**

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	ASPHALT PAVEMENT
	GRAVEL ROAD
	ELEVATION
	OVERHEAD WIRES
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	FLORIDA DEPARTMENT OF TRANSPORTATION
	F.P.L.
	LB
	M.D.C.R.
	O.R.B.
	PRM
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- CONCRETE
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SHEET 3 OF 5

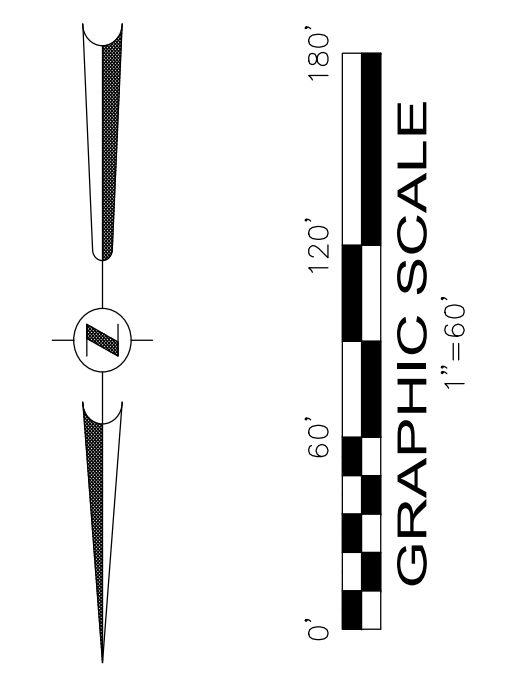
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**BERGERON US 27**  
GRIFIN ROAD & US HIGHWAY 27, BOX 3332  
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY**

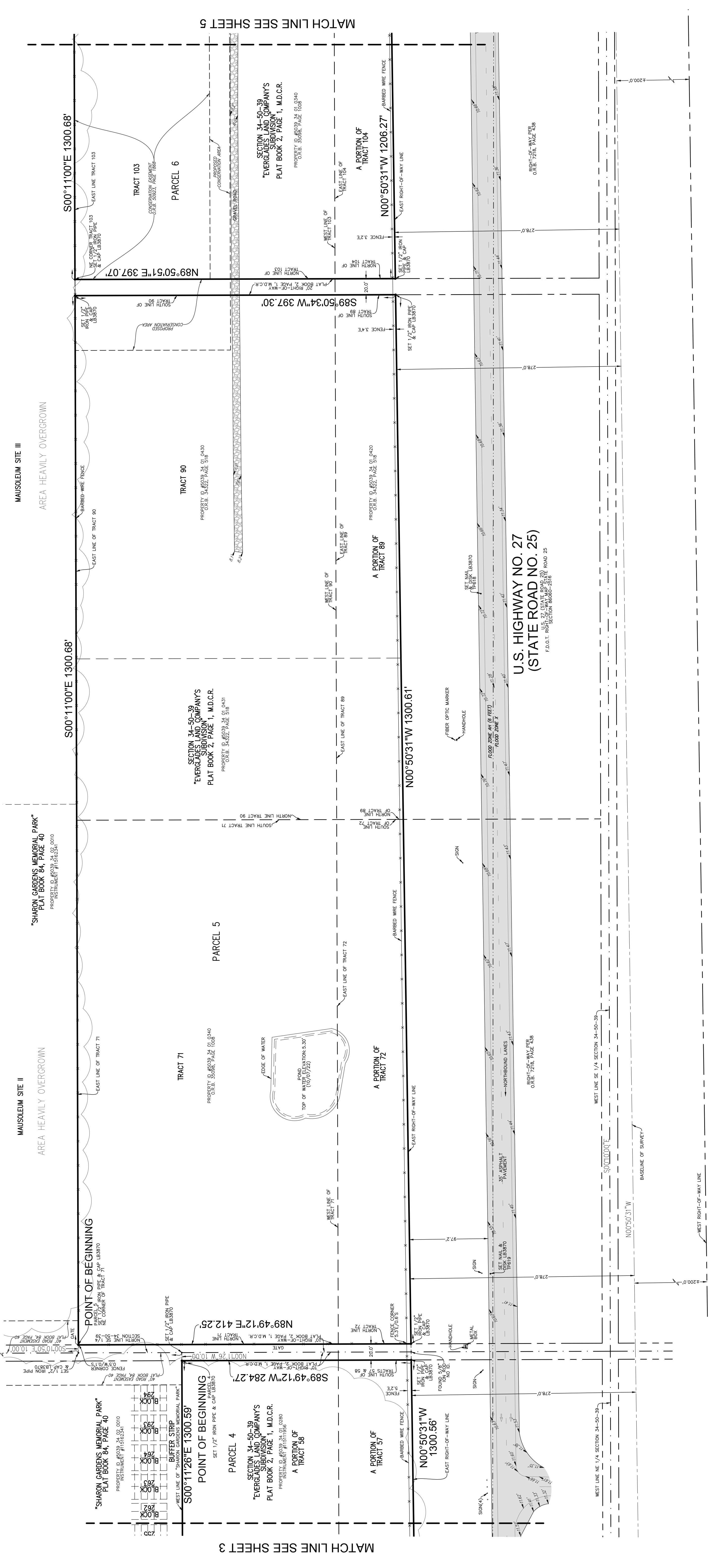
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: [survey@puliceandsurveyors.com](mailto:survey@puliceandsurveyors.com)  
WEBSITE: [www.puliceandsurveyors.com](http://www.puliceandsurveyors.com)  
CERTIFICATE OF AUTHORIZATION LB#3570

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CHECKED BY: J.F.P.      SURVEY DATE: 10/07/22      CLIENT: CARNAHAN PROCTOR & CROSS  
ORDER NO.: 70470



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(FOR FIELD INFORMATION ONLY)

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PLAT BOOK 84, PAGE 40  
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1977.86



MAUSOLEUM SITE II  
AREA HEAVILY OVERGROWN

"SHARON GARDENS MEMORIAL PARK"  
PLAT BOOK 84, PAGE 40  
PROPERTY OF PULCE LAND SURVEYORS, INC.

MAUSOLEUM SITE III  
AREA HEAVILY OVERGROWN

- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
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  - M.D.C.R.
  - O.R.B.
  - PRM
  - TP

- ARC LENGTH
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- MIAMI-DADE COUNTY RECORDS
- OFFICIAL RECORDS BOOK
- PERMANENT REFERENCE MONUMENT
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- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

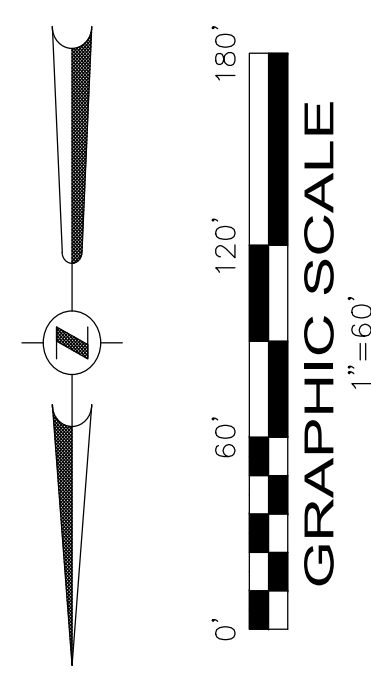
SHEET 4 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

**BERGERON US 27**  
GRIFIN ROAD & US HIGHWAY 27  
SOUTHMIAMI, FLORIDA 33323  
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PULCE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1177  
FAX: (954) 572-1778  
E-MAIL: surveys@pulcelandsurveyors.com  
WEBSITE: www.pulcelandsurveyors.com  
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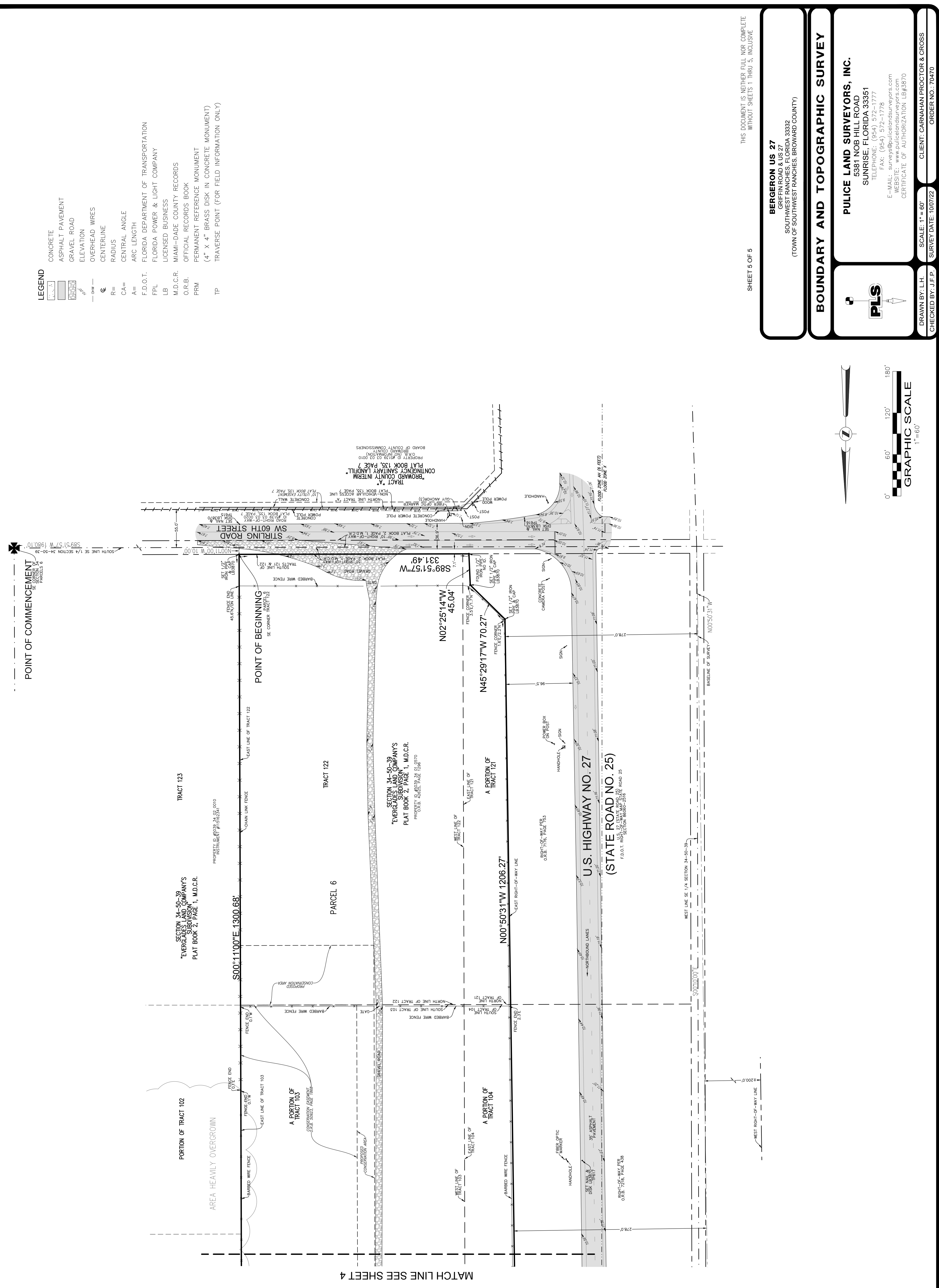


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CHECKED BY: J.F.P.

SCALE: 1" = 60'  
SURVEY DATE: 10/07/22

CLIENT: CARNAHAN PROCTOR & CROSS  
ORDER NO.: 70470





- LEGEND**
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  - O.R.B.
  - PRM
  - TP

FLORIDA DEPARTMENT OF TRANSPORTATION  
 MIAMI-DADE COUNTY RECORDS  
 OFFICIAL RECORDS BOOK  
 PERMANENT REFERENCE MONUMENT  
 (4" X 4" BRASS DISK IN CONCRETE MONUMENT)  
 TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

POINT OF COMMENCEMENT  
 SE CORNER OF  
 PARCELS 6

POINT OF BEGINNING  
 SE CORNER TRACT 122

SECTION 34-50-39  
 EVERGLADES LAND COMPANY'S  
 SUBDIVISION  
 PLAT BOOK 2, PAGE 1, M.D.C.R.

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 PLAT BOOK 2, PAGE 1, M.D.C.R.

**BERGERON US 27**  
 GRIFIN ROAD & US HIGHWAY NO. 27  
 SOUTHWEST RANGES, BROWARD COUNTY

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@puliceandsurveyors.com  
 WEBSITE: www.puliceandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

CLIENT: CARNAHAN PROCTOR & CROSS  
 ORDER NO.: 70470

SCALE: 1" = 60'  
 SURVEY DATE: 10/07/22

DRAWN BY: L.H.  
 CHECKED BY: J.F.P.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
 WITHOUT SHEETS 1 THRU 5, INCLUSIVE

SHEET 5 OF 5

POINT OF COMMENCEMENT  
 SE CORNER OF  
 PARCELS 6

POINT OF BEGINNING  
 SE CORNER TRACT 122

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**US 27 Business Center  
Rezoning, Master Development Plan and Design Guidelines  
Statement of Use and Justification  
Revised: September 21, 2023**

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC (collectively referred to hereinafter as the “Applicant”) are the owners of the +/- 58.7 gross acre property generally located along the east side of United States Highway 27 (“US 27”) between Stirling Road to the south and the South New River (C-11) Canal to the north (“Property”) in the Town of Southwest Ranches (“Town”) within Broward County (“County”), Florida. The Property consists of twelve (12) parcels identified by the following folio numbers pursuant to the County Property Appraiser’s website: 5039-27-02-0160; 5039-27-02-0210; 5039-27-02-0220; 5039-34-01-0020; 5039-34-01-0100; 5039-34-01-0170; 5039-34-01-0280; 5039-34-01-0340; 5039-34-01-0431; 5039-34-01-0430; 5039-34-01-0420; and 5039-34-01-0570. The Property is technically designated Agricultural on both the Town’s and County’s Future Land Use (“FLU”) Maps and is within the A-1 Agricultural Estate (“A-1”) zoning district, though it is located within a specific corridor the Town Council has more recently identified as US Highway 27 Planned Business District through adoption of associated comprehensive plan and zoning measures discussed below. The Property is a portion of the Everglades Land Company Subdivision as recorded in Plat Book 2, Page 1 of the Public Records of Miami-Dade County. The Property is currently vacant and underutilized as agricultural cattle grazing. Adjacent land uses are summarized in the table below.

<b>Adjacent Land Uses</b>	
<b>North</b>	<ul style="list-style-type: none"> <li>• South New River (C-11) Canal</li> <li>• Seminole Travel Center/Truck Stop (North of the Canal) <ul style="list-style-type: none"> <li>○ FLU: Commercial (City of Weston); Commerce (County)</li> <li>○ Zoning: C-1, Commercial (City of Weston)</li> </ul> </li> <li>• South Florida Water Management District (North of the Canal) <ul style="list-style-type: none"> <li>○ FLU: Agricultural (City of Weston); Agriculture (County)</li> <li>○ Zoning: AE, Agricultural Estates (City of Weston)</li> </ul> </li> </ul>
<b>South</b>	<ul style="list-style-type: none"> <li>• Stirling Road</li> <li>• Broward County Landfill (South of Stirling Road) <ul style="list-style-type: none"> <li>○ FLU: Community (County)</li> <li>○ Zoning: A-6, Agricultural-Disposal (County)</li> </ul> </li> </ul>
<b>East</b>	<ul style="list-style-type: none"> <li>• Menorah Gardens &amp; Funeral Chapel <ul style="list-style-type: none"> <li>○ FLU: Community Facilities (Town); Community (County)</li> <li>○ Zoning: CF, Community Facility District (Town)</li> </ul> </li> </ul>
<b>West</b>	<ul style="list-style-type: none"> <li>• US 27 Highway</li> <li>• South Florida Water Management District <ul style="list-style-type: none"> <li>○ FLU: Conservation (Town); Agriculture (County)</li> <li>○ Zoning: A-1, Agricultural Estate District (Town)</li> </ul> </li> </ul>

**US Highway 27 Business Land Use and Zoning Categories**

On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Comprehensive Plan (“Plan”) to establish a new land use designation entitled “US Highway 27 Business.” In adopting Ordinance No. 2017-02, the Town Council agreed with the Town Comprehensive Plan Advisory Board (“CPAB”) that the US 27 corridor is “unsuitable or marginal for rural residential use” and is more suitable for light industrial and business development that would diversify the Town’s tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would “form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation” as well as “evaluating companion petitions for rezoning and site plan” while also protecting the Town’s rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, along with regulations added to the Town Unified Land Development Code (“ULDC) to create the necessary associated zoning classification entitled “US Highway 27 Planned Business District” and district regulations to implement the US Highway 27 Business Future Land Use category. The Town’s Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021.

**US 27 Business Center**

Because the Property is located entirely within the US Highway 27 Planned Business District, the Applicant is submitting companion applications to effectuate the Town’s land use policy for its commercial / industrial development. Specifically, the Applicant proposes a planned development, the US 27 Business Center, consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of industrial uses (“Project”). The companion

applications include: (1) a land use plan amendment (“LUPA”) to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete from the US Highway 27 Business Future Land Use Element (“FLUE”) Policy and Performance Standards unsustainable language that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of immediately adjacent systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (2) an aligning rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (3) an associated application to plat the Property; and (4) a development agreement to provide assurances that the development of the Property will be permitted in accordance with the regulations for the US Highway 27 Business land use designation and the US Highway 27 Planned Business District zoning as well as the US 27 Business Center Design Guidelines, the Property’s Master Development Plan, and any amendments thereafter regarding same.

This Statement of Use and Justification demonstrates that the rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, the master development plan, and the US 27 Design Guidelines comply with all applicable provisions of the Town Plan and the ULDC.

**Rezoning from A-1 Agricultural Estate to US Highway 27 Planned Business District with Text Amendment**

As noted above, the Applicant is respectfully requesting a rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure (“Rezoning”). The Applicant will demonstrate that the Rezoning meets the ULDC Section 130-30 considerations for zoning map amendments below.

*(A) That the request does not meet any one (1) of the following criteria whereby the request would be considered contract or spot zoning:*

*(1) The proposed rezoning would give privileges not generally extended to similarly situated property in the area.*

The proposed Rezoning does not give privileges not generally extended to similarly situated property in the area. ULDC Section 51-10 provides that the US Highway 27 Planned Business District proposed for the Property pursuant to the Rezoning may be applied to property designated US Highway 27 Business on the Future Land Use Map. FLUE Policy 1.8-a of the Plan states that: *parcels west of US Highway 27 and parcels fronting the east side of US 27 that are buffered from Rural Ranch land use designations by an intervening Open Space or Community Facilities land use designation are eligible for the US Highway 27 Business designation, including parcels that also front Griffin Road or Stirling Road.* As such, the Property is not the only property that may apply for rezoning to the US Highway 27 Planned Business District.

The Applicant is also requesting a simple clarification to the text of ULDC Section 051-040(L) to require connection to municipal water and sewer systems prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure. This request simply clarifies that municipal water and sewer systems be in place for a building that actually requires such services rather than for a roofed structure not requiring utilities.

For the foregoing reasons, the Rezoning does not give privileges not generally extended to similarly situated property in the area.

*(2) The proposal is not in the public's best interest and it only benefits the property owner.*

The proposed Rezoning is in the public's best interest and does not only benefit the property owners. As noted herein, the Town found that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base and provide an employment center while protecting the rural character and lifestyle that Town residents enjoy. The Applicant is simply seeking the Rezoning to implement the Town's vision for the US 27 corridor and to provide the Town with an attractive development opportunity that will transform vacant property into a substantial revenue producing development while remaining true and consistent with the Town's goals. The requested Rezoning is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.



*(3) The proposed zoning request violates the town's comprehensive plan.*

As noted herein, the Applicant is also requesting the LUPA to amend the Property's land use designation from Agricultural to US Highway 27 Business. The proposed US Highway 27 Planned Business District is consistent and compatible with the proposed US Highway 27 Business land use designation.

*(4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts.*

As noted herein, the US Highway 27 Planned Business District may be applied to the entire US 27 corridor within the Town. Town Plan Policies for the US Highway 27 Business land use category and the ULDC regulations applicable to the US Highway 27 Planned Business District have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses. As such, the proposed Rezoning will not result in an isolated district unrelated to adjacent or nearby districts.

*(B) The request shall be consistent with one (1) or more of the following four (4) criteria:*

*(1) That there exists an error or ambiguity which must be corrected.*

Not applicable.

*(2) That there exists changed or changing conditions which make approval of the request appropriate.*

At the direction of the Town Council, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use category, which may be applied to the Property. The Town's findings regarding the appropriate uses of the Property and the subsequent adoption of Plan and ULDC amendments allowing for planned business development upon the Property are changed conditions that make approval of the Rezoning request appropriate.

*(3) That substantial reasons exist why the property cannot be used in accordance with the existing zoning.*

As noted above, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use

category, which is applicable to the Property. In making the finding that the US 27 corridor is unsuitable for development with rural residential use as permitted under the Property's current A-1 Agricultural Estate zoning, the Town found that there are substantial reasons why the Property cannot be used in accordance with the existing zoning. With the Rezoning request, the Applicant is seeking to implement the Town's vision for the US 27 corridor.

- (4) *That the request would advance a public purpose, including, but not limited to, protecting, conserving, or preserving environmentally critical areas and natural resources.*

The Rezoning request advances public purposes. As noted herein, the Town found that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base while protecting the rural character and lifestyle that Town residents enjoy. The Applicant is simply seeking the Rezoning to implement the Town's vision for the US 27 corridor and to provide the Town with an attractive development opportunity that will transform vacant property into a substantial revenue producing development and employment center while remaining true and consistent with the Town's goals. The requested Rezoning is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

- (C) When determining if at least one (1) of the four (4) criteria delineated in subsection (B) has been satisfied, the reviewing agency shall consider the following:

- (1) *That the request is compatible with surrounding zoning districts and land uses. A proposed zoning district that has a greater maximum permitted density than any contiguous residential zoning district is not deemed compatible and shall not be approved.*

The requested Rezoning is compatible with surrounding zoning districts and land uses. The Property is bounded by Stirling Road on the south, US 27 on the west, the South New River (C-11) Canal to the north, and the Menorah Gardens & Funeral Chapel property on the east. As such, the Property is substantially separated from properties to the south, west, and north by these major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Amendment Site and rural residential uses further east as the Menorah property has an average width of nearly 700 feet. Furthermore, Town Plan Policies for the US Highway 27 Business land use category and the ULDC regulations applicable to the US Highway 27 Planned Business District have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses. Finally, the Property is not adjacent to any residentially zoned properties.

- (2) *That the request is consistent with or furthers the goals, objectives, policies, and the intent of the town's comprehensive plan and the town's future land use map.*

The Rezoning is consistent with and furthers the goals, objectives, policies and intent of the Town's Comprehensive plan and the Town's Future Land Use Map. Please refer to the LUPA Statement of Use and Justification.

- (3) *That the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets.*

The Applicant has demonstrated herein and in the supporting documents that the Rezoning will not create an adverse impact upon public facilities such as schools and streets.

As such, the proposed Rezoning meets all three (3) criteria in ULDC Section 130-30(C).

(D) *The reviewing agency shall also consider:*

- (1) *The recommendation of staff.*
- (2) *The testimony of any applicants, their agents or representatives.*
- (3) *The facts and opinions presented to the reviewing agency during public hearings.*

### **Master Development Plan: ULDC Section 51-50(C)**

ULDC Section 51-50(C) requires a master development plan to be submitted in conjunction with the Rezoning and include the following information:

(1) *Tier I information requirements, applicable to the entire master plan:*

- (a) *Dimensioned boundaries and legal description for the property to be rezoned, and dimensions of abutting rights-of-way.*

Please refer to the Master Development Plan included herein.

- (b) *A master circulation and access plan showing the location and width of public and private streets and their rights-of-way, and the location of access points to the external and internal thoroughfare network.*

Please refer to the Master Development Plan included herein.

- (c) *A master utilities plan, including conceptual stormwater drainage.*

Please refer to the Master Development Plan included herein.

- (d) *Architectural style standards for all buildings. The applicant shall be responsible for cost-recovery pertaining to the town's use of an architectural consultant to review the architectural standards and advise the town council.*

Please refer to the US 27 Business Center Design Guidelines included herein.

- (e) *Thematic landscape treatment of US 27 frontage, including a street tree and understory planting program. Specific development sites within the master plan may provide additional landscaping and buffering to compliment the US 27 edge treatment.*

Please refer to the US 27 Business Center Design Guidelines included herein.

- (f) *Typical buffer treatment along parcel lines that abut other zoning districts.*

Please refer to the US 27 Center Design Guidelines and the Master Development Plan included herein.

- (g) *Delineation and area of lots and parcels if the master development will be subdivided.*

The Master Development Plan consists of two parcels: one north of Griffin Road and one south of Griffin Road. No further subdivision is planned at this time. Please refer to the Master Development Plan and the Plat included herein.

- (h) *An analysis of the adequacy of police, fire, municipal water and municipal sewer facilities for serving the master plan area.*

Police services are provided to the master plan area pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Police Services recorded in Official Records Book 50374, Page 1520 of the Public Records of Broward County. Fire services are provided to the master plan area pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Delivery of Emergency Medical, Fire Protection, and Fire Prevention Services recorded in Official Records Book 50374, Page 1550 of the Public Records of Broward County. The Applicant contacted the Town of Davie Police and Fire Rescue Departments regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of police and fire services to the master plan area. The Applicant will continue to work with the Town of Davie Police and Fire Rescue Departments as development plans progress for the Property.

The City of Pembroke Pines has the availability and capacity to provide water and sewer services to the Property. Please see the City of Pembroke Pines Water and Sewer Availability letter dated April 11, 2023, attached hereto as Exhibit "A."

## **Conclusion**

In its current condition as a vacant, privately owned property having no significant environmental features that would require protection, the Property provides minimal community value. The proposed Rezoning would provide employment opportunities during the construction phases and a long-term tax revenue stream to the Town. For these reasons, the Property would be better utilized as an industrial/commercial development and employment center. As discussed in detail above, the Plan and ULDC provisions applicable to the US Highway 27 Business Future Land Use category and the US Highway 27 Planned Business District result in a comprehensive set of polices, use restrictions, and zoning regulations that were carefully crafted to protect the Town's rural character and lifestyle, while enhancing the tax base. The Rezoning is consistent and compatible with existing and proposed uses in the area; and the Property is substantially separated from properties to the south, west and north by three (3) major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Property and rural residential uses further east. The Applicant is respectfully requesting Town Council approval of the rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, the master development plan, and the US 27 Business Center Design Guidelines.



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**Exhibit “A”**

**City of Pembroke Pines Water and Sewer Availability Letter**



PEMBROKE PINES  
CITY COMMISSION

**Frank C. Ortis**  
MAYOR  
954-450-1020  
fortis@ppines.com

**Iris A. Siple**  
VICE MAYOR  
DISTRICT 3  
954-450-1030  
isiple@ppines.com

**Jay D. Schwartz**  
COMMISSIONER  
DISTRICT 2  
954-450-1030  
jschwartz@ppines.com

**Angelo Castillo**  
COMMISSIONER  
DISTRICT 4  
954-450-1030  
acastillo@ppines.com

**Thomas Good, Jr.**  
COMMISSIONER  
DISTRICT 1  
954-450-1030  
tgood@ppines.com

**Charles F. Dodge**  
CITY MANAGER  
954-450-1040  
cdodge@ppines.com

April 11, 2023

Ron Bergeron  
19612 SW 69<sup>th</sup> Place  
Pembroke Pines, FL 33332

RE: Request for Letter of Service Availability for Bergeron US-27 Business Center located in the Town of Southwest Ranches, FL.

Dear Mr. Bergeron:

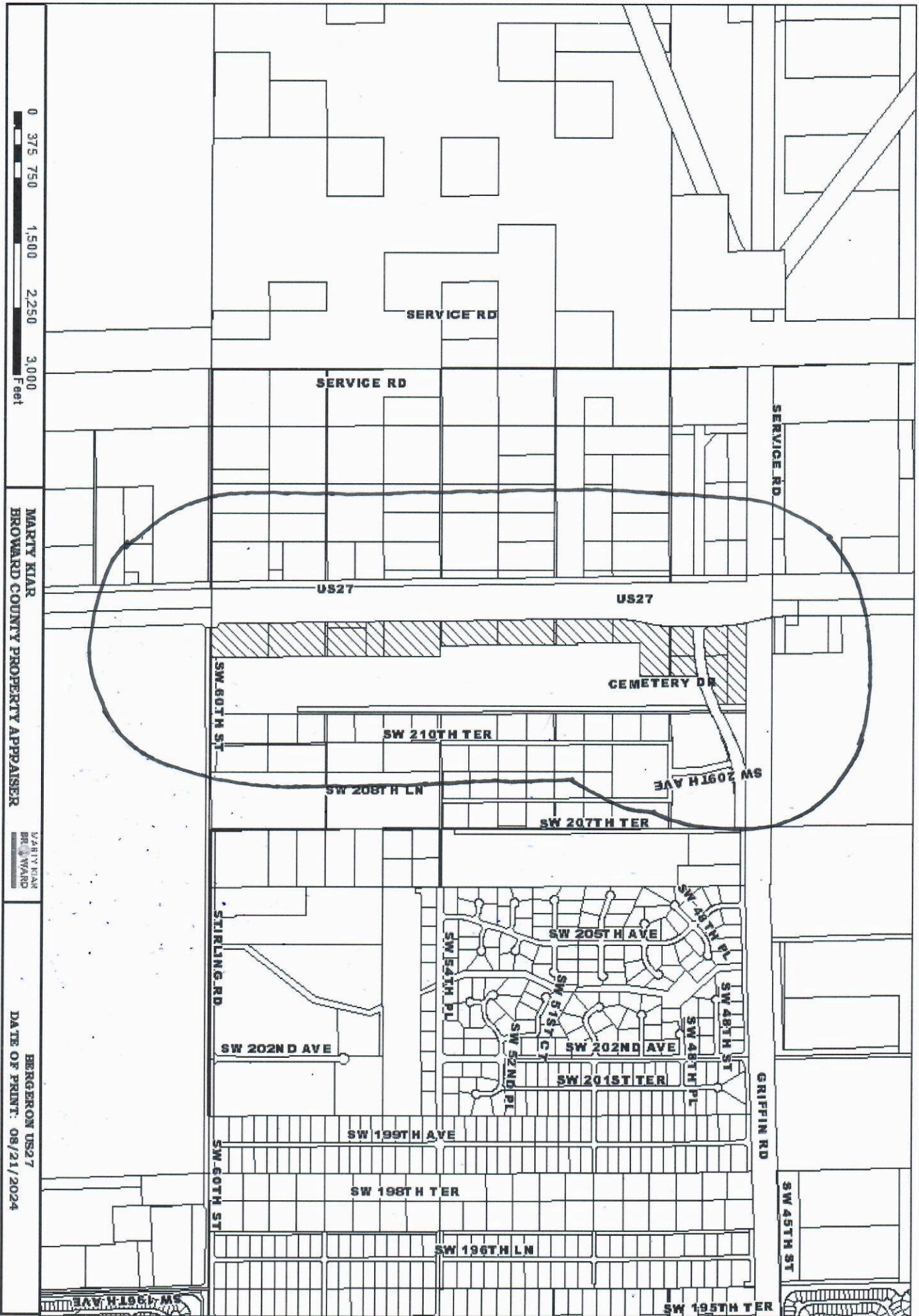
The City of Pembroke Pines has the capacity and capability of providing water and wastewater services to the Bergeron US-27 Business Center located east of US 27 between Stirling Road and the C-11 canal within the Town of Southwest Ranches.

Providing utility services to this site is subject to the Town of Southwest Ranches providing a letter of approval to the City of Pembroke Pines to serve this parcel. Upon receipt of the Town's approval, the Pembroke Pines Commission will consider this request.

Sincerely,

  
Charles F. Dodge  
City Manager

CFD/md



0 375 750 1,500 2,250 3,000 Feet

MARTY KIAR  
HOWARD COUNTY PROPERTY APPRAISER

MARTY KIAR  
HOWARD

BERGERON US27  
DATE OF PRINT: 08/21/2024

FOLIO_NUMB	NAME	ADDRESS_LI
503925020130	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503926000015	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503926010150	AMKBJ PARTNERS LTD	7457 PARK LANE
503927010030	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927010090	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503927010260	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503927020041	SAVITS-DANIEL TRAVEL CENTERS INC	4690 US 27 HWY
503927020042	SAVITS-DANIEL TRAVEL CENTERS INC	4690 US 27 HWY
503927020050	SOUTH FLORIDA WATER MANAGEMENTDISTRICT DDCTD BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP
503927020060	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020071	SAVITS-DANIEL TRAVEL CENTERS INC	4690 US 27 HWY
503927020072	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503927020150	SAVITS-DANIEL TRAVEL CENTERS INC	4690 US 27 HWY



503927020151	SAVITS-DANIEL TRAVEL CENTERS INC	4690 US 27 HWY
503927020160	BERGERON US 27 LLC	19612 SW 69 PL
503927020170	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020171	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020172	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020173	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020190	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020210	BERGERON US 27 LLC	19612 SW 69 PL
503927020220	BERGERON US 27 LLC	19612 SW 69 PL
503927020230	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503927020231	D & G PALMS LLC	14501 W SUNRISE BLVD
503927020232	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503927020250	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503927020260	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680

503927030010	IGLESIA CRISTIANA SENALESDE VIDA INC	20850 GRIFFIN RD
503927030020	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503927040010	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927040020	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010012	MODERN NATURE LLC	5001 SW 210 TER
503934010013	210 TERR LLC	13200 SW 28 CT
503934010014	IGLESIA C SENALES DE VIDA INC/D/B/A SEGADORES DE VIDA	20850 GRIFFIN RD
503934010020	BERGERON US 27 LLC	19612 SW 69 PL
503934010021	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503934010030	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010040	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010050	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010060	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010070	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010080	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010090	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010100	BERGERON US 27 LLC	19612 SW 69 PL
503934010130	WARREN,AUDREY L	5131 SW 210 TER
503934010141	WEEKLEY BROS LEASING LTD	20701 STIRLING ROAD
503934010150	AGP TRACTOR INC	1573 SALERNO CIR
503934010160	DONKOR,CHARANDONKOR,SHANI	5215 SW 210 TER
503934010161	KHAN'S NURSERY INC	5425 SW 210 TER
503934010170	BERGERON US 27 LLC	19612 SW 69 PL
503934010180	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010190	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010200	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010201	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010250	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010260	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010270	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680

503934010280	BERGERON US 27 LLC	19612 SW 69 PL
503934010290	JUST PERFECT LANDSCAPING INC	5345 SW 210 TER
503934010300	FAMILY VALUES MOVING & STORAGE LLC	5320 SW 210 TER
503934010301	M & J INVESTMENT OF MIAMI INC	10601 NW 123 STREET ROAD
503934010310	ORAMAS, PEDRO	5385 SW 208 LN
503934010312	GUERRA, OSWALDO ALBERTO H/ELOAYZA, ADDYS ELOISA	5305 SW 208 LANE
503934010313	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503934010330	CITY OF PEMBROKE PINES	601 CITY CENTER WAY
503934010340	BERGERON US 27 LLC	19612 SW 69 PL
503934010350	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010360	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010370	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010390	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010400	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010410	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010420	BERGERON SW RANCHES US 27 LLC	19612 SW 69 PL
503934010430	BERGERON SW RANCHES US 27 LLC	19612 SW 69 PL
503934010431	BERGERON SW RANCHES US 27 LLC	19612 SW 69 PL
503934010460	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010470	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010480	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010490	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010500	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010540	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010541	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010550	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010570	BERGERON US 27 LLC	19612 SW 69 PL
503934010571	LAWLER, PETER JAMES LEO	20950 SW 54 PL
503934010572	EMMAUS PROPERTY HOLDINGS LLC	4700 SW 186 AVE
503934010580	KHAN, HABEEB & MOONIAHKHAN FAM TR	5425 SW 210 TER
503934010590	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503934010610	HERDE, ROGER M & LAURA AHERDE FAM REV LIV TR	5701 SW 210 TER
503934010611	1464 GROVE LLC	5601 SW 210 TER
503934010630	MARTINEZ, RONALD & ALEXANDRA M	5803 SW 210 TER
503934010631	EDJAC LLC	15200 TATENSHALL TRL

503934010640	NG NURSERY LLC	PO BOX 15589
503934010660	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503934020010	SCI FUNERAL SERVICES OF FL LLC	1929 ALLEN PKWY
503934050010	CAMACHO,ISRAEL SR	20521 SW 54 PL
503934060010	ICAZUL SAC LLC	16880 SW 59 CT
503934070010	CID,RIGOBERTO & AMPARO	19910 NW 8 ST
503934090011	GANDICA,GONZALO & NIURKADDCTD PBLC LAND %SOUTHWEST RNCHS	13400 GRIFFIN RD
503934100010	CID,RIGOBERTO & AMPARO	5130 SW 210 TER
503934110010	CID,RIGOBERTO & AMPARO	5130 SW 210 TER
503934110011	CID,RIGOBERTO & AMPARO / DDCTDPUBLIC LAND %SOUTHWEST RANCHES	13400 GRIFFIN RD
503934120010	OPPORTUNITIES & INVESTMENTS LLC	1521 ALTON RD SUITE 802
503934130010	RARE FRUIT & VEGETABLE COUNCIL	5105 SW 208 LN
503934140010	SW 210 PROPERTY LLC	8740 NW 99 ST
503934150010	CORREAL,ANTONIO JRIOS,LUZ D	1397 NW 92 TER
503934150020	ABRAMS LAND HOLDINGS LLC	3500 PARK CENTRAL BLVD
503935130020	PUBLIC LAND% CITY OF PEMBROKE PINES	601 CITY CENTER WAY
513903010020	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
513903010030	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
513903010031	GLASS,SHARON ILENE	6101 US HWY 27
513903010032	DCF 27 LLC	5846 S FLAMINGO RD PMB 286
513903010033	DCF 27 LLC	5846 S FLAMINGO RD PMB 286
513903010040	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
513903010150	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
513903010200	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
513903010220	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
513903010230	PUBLIC LAND% TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD

513903010280	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
513903030010	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP
513903030020	PUBLIC LAND % BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP



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CITY	STATE	ZIP	ZIP4	LEGAL
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/21-63 D 25-50-39 & 26-50-39 ALL THE PROPERTY KNOWN AS SOUTH NEW RIVER CANAL LYING WITHIN SAID SEC 25 & 26
WEST PALM BEACH	FL	33416	4680	26-50-39 W 1/2 OF ALL THAT PT OF W 1/2 OF SEC 26-50-39 LYING N OF N R/W/LOF SOUTH NEW RIVER CANAL (C-11),
LAKE WORTH	FL	33449	6702	EVERGLADES LAND CO SUB S1/226-50-39 2-1 D PORTIONS OF TRS 56 & 57 DESC ASN 603.83 LESS E 239.93 LESS W 60 THEREFROM LYING S OF SLY R/W/LOF GRIFFIN RD
WEST PALM BEACH	FL	33416	4680	FLA FRUIT LANDS CO SUB NO 1 N1/227-50-39 2-17 DALL THAT PT OF SEC 27 LYING E OF E R/W/L OF STATE RD 25 PER FDOT SEC 86060-2515 & LYING N OF NR/W/L OF SOUTH NEW RIVER CANAL (C-11), & LESS POR DESC IN OR40817/1550
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB NO 2-1 D PARCEL NO. 102 AS DESC IN OR7276/248 & AS SHOWN IN FDOT R/W MAP SECTION 86060-2515, LESS PT DESC IN INSTR# 117843650
FORT LAUDERDALE	FL	33309	3421	FLA FRUIT LANDS CO SUB NO 12-17 D 27-50-39 PORTION OF RIGHT OF WAY FOR US HWY 27 LYING WITHIN SAID SEC 27 AS PER R/W MAP 3-16, LESS THAT PART LYING WITHIN TOWN OF SOUTHWEST RANCHES
WESTON	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT OF TR 45 DESC AS BEG SE CORTR 45, WLY 328.88, N 150.03, WLY 100.35, N 350.02, E 426.23, SLY 500.09 TO POB
WESTON	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 45 LYING ELY OF E R/W/L OF US HWY 27 LESS & EXCEPTING THEREFROM THE S 500
FORT LAUDERDALE	FL	33301	1801	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 37 LESS ST RD R/WAKA: PARCEL 101-029
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACTS 38,39,42,43,44 LESS ST RD R/W
WESTON	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 45 S 150 OF E 116.12 M/L OF W330, LESS PT INC IN PAR 105 OF CA 77-10709
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT OF TR 52 LYING N OF N R/W/LS NEW RIVER CANAL & PT S 150 OF W 330 OF TR 45, WHICH PT LIES W OF LINE DESC AS FOL, COMM AT S1/4 COR SEC 27, W 62.63, N 582.36, E 378 TO P/C & POB OF DESCD/L, NLY ARC DIST 296.85, NW 200, NLY ARCDIST 279.55, N 200 TO END OF LINE W 278, N 3722.32, E 15.25 TO N1/4 COR OF SEC 27, LESS EXISTING STATE ROAD 25 AKA: PARCEL 105 OF CA 77-10709
WESTON	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT TR 52 LYING 30 N OF A/L DESC IN OR 1658/616, SAID LINE ALSO BEING N/L OF CANAL, LESS SR 25, TOG WITH THAT PT OF TR 52 LYING N OF N/L SFWMD CANAL 11 AS IN OR8445/833 & ELY OF E/L OF US 27 & S OF FOL DESC LINE; COMM SE COR SEC 27, NLY 1165.68, WLY 1976.55 TO E/L TR 52 & POB CONT WLY 421.86 TO E/L US 27 & END OF DESC LINE

WESTON	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT TR 52 DESC AS BEG 85.42 E OFINTERSEC E/L ST RD 27 & N/LCANAL,E 524.28 TO E/L TR 52,N187.17,W 593.88,S 76.28,SE 19.34E 52.4,S 92.6 TO POB,LESS PT INCIN PAR 105 CA 77- 10709 FOR ST RD25 & LESS PT DESC IN 8445/833 &LESS A STRIP LYING N OF OR 8445/833 & DESC IN OR 9291/314
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 51 LESS PT DESC IN OR 5964/344,52 LYING S OF CANAL R/WLESS PT INC IN PAR 112 OFCA 78-831 FOR ST RD 25
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 53 LESS CANAL R/W & LESSST RD R/W & LESS PART LYINGIN HWD REC DIST
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 53 LESS CANAL R/W& LESS ST RD R/W & LESSPART LYING N OF CANAL
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 54 LESS S NEW RIVERCANAL R/W & LESS PT OF TR 54LYING S OF SLY R/W/L OF SNEW RIVER CANALAKA:NORTH PART OF "BUFFER STRIPPARCEL 1"
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTHAT PT OF TRACT 54 LYINGS OF SLY R/W/L OF S NEWRIVER CANALAKA:SOUTHPART OF "BUFFER STRIPPARCEL 1"
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTHAT PT OF TRS 58,59 & 60 LYINGS OF REVISED S R/W/L OF GRIFFINRD,LESS THEREFROM ST RD 27 R/W &LESS W 100 OF TR 58AKA:CASE NO 02-001734PARCEL 101-037
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 61 LESS REVISED ST RD R/W &LESS RD DESC IN OR 5964/342
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 62 LESS PT IN SHARON GARDENSMEMORIAL PARK 84-40 B & LESSRD DESC IN OR 5964/342 & LESSPT DESC IN OR 5964/344
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES LAND CO SUB S1/237-50-39 2-1 DTHAT PORTION OF TRS 50 & 63 DESCAS BEG W/L OF TR 50 & S/L OFS NEW RIVER CANAL,SLY 278.97,ELY 263.33 TO P/C,NELY 435.36,WLY ALG S/L OF CANAL 645.22 TOPOBDESC IN OR 9901/339
SUNRISE	FL	33323		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DCOMM S/L SEC 27 WITH SLY EXT OFE/L TR 63,WLY 40.01,NLY 10 TOS/L OF TR 63 & POB,CONT NLY326.97,NWLY 314.01,NWLY 50.52 TOP/C,SWLY 200,SW 150 TO P/C,SWLY16.19,SW 120.57 TO P/C,SWLY58.54 TO W/L OF TR 63,SLY453.15,ELY 618.53 TO POBDESC IN OR 9901/337 & LESS S 20OF E 344.07 THEREOF FOR RD R/W
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPORTION TRACTS 63 & 64 AS DESCFOR SW 209TH AVE & SW 50TH ST,AS PREVIOUSLY DESC IN OR BK9703 PG 404 & IN ORD 45420/35LESS POR OF R/W DESC IN ORD OR45420/35
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DW 75 OF THE R/W OF ST RD 25LYING S OF S/L OF SOUTH NEWRIVER CANAL R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/22-1 D 27-50-39ALL PROPERTY KNOWN AS SOUTH NEWRIVER CANAL LYING WITHIN SAIDSEC 27 LESS POR WITHIN ST RD 25(US 27)

				WEST BROWARD WORSHIP CENTER FORJEHOVAHS WITNESSES PLAT 118-3 BPARCEL A & TOGETHER WITH TRACT 1LESS W 25 FOR RD & TRACT 2 LESSE 25 & LESS N 15 & TRACT 3 LESSW 25 & LESS N 15 FOR RD OFEVERGLADES LAND CO 34-50-39OF 2-1 D
SOUTHWEST RANCHES	FL	33332	2016	WEST BROWARD WORSHIP CENTER FORJEHOVAHS WITNESSES PLAT 118-3 B20' R/W DEDICATION,LESS ORD
SOUTHWEST RANCHES	FL	33330	2628	ASDESC IN OR 45420/35
WEST PALM BEACH	FL	33416	4680	BIG CORNER FARMS 127-47 BLOT 1
WEST PALM BEACH	FL	33416	4680	BIG CORNER FARMS 127-47 BLOT 2
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 4 LESS S 330.23 & LESS E25 FOR RD R/W PER OR 45420/35
COOPER CITY	FL	33330		EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 4 S 330.23 LESS E 25 FORRD R/W PER OR 45420/35
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 32 N1/2,LESS POR OF R/W DESCIN OR 45420/35
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 6 & 7 LESS PT IN SHARONGARDENS MEMORIAL PARK 84-40 B,TR 8 LESS RD R/W & LESS PT INCIN PAR 112 OF CA 78-831 FOR R/WLESS PT OF A 27 FT STRIPDESC IN OR 16408/691
SOUTHWEST RANCHES	FL	33330	2628	34-50-39R/W & MAINTENANCE AREA FORSW 208 LN,SW 209 AVE,SW 210 TER& SW 50 AVE AS DESC IN OR45420/35
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 9 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 10
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 11
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 12,13
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTR 14,19 N1/2,21 N1/2,22 N1/2 &24 N1/2 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DS1/2 OF TRACTS 19 TO 23,TR 24 S1/2 LESS ST RD R/WAKA:PROJECT:EBS
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRS 18 N1/2,20 N1/2,23 N1/2
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 25 LESS REVISED ST RD R/W,26LESS PT IN SHARON GARDENSMEMORIAL PARK 84-40 BLESS PT OF A 27 FT STRIPDESC IN OR 16408/691
SOUTHWEST RANCHES	FL	33332	1512	EVERGLADES LAND CO SUB34-50-39 2-1 DTR 29 LESS N 330 & LESS E 25FOR RD R/W PER OR 45420/35
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 34 S1/2 LESS E 25 FOR R/W
WESTON	FL	33327		EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 35 N1/2 LESS E 25 FOR R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 36 N 1/2 LESS E 25 FOR R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 36 S 1/2 LESS E 25 FOR RD R/W
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 39 LESS PT IN SHARONGARDENS MEMORIAL PARK 84-40 B,TR 40 LESS REVISED ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 41 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 42
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 44
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 43
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 53,75
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1DTRACT 54,55
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 56 LESS ST RD R/W

				EVERGLADES LAND CO SUB2-1 D 34-50-39TR 57 LESS REVISED ST RD R/W,58 LESS PT IN SHARON GARDENMEMORIAL PARK 84-40 B
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 61 LESS E 25 FOR RD R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 62 N1/2 LESS W 25 FORRD R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 62 S1/2 LESS W 25 FOR RDR/W
MEDLEY	FL	33178		EVERGLADE LAND CO SUB2-1 D 34-50-39SOUTH 1/2 OF TRACT 63, LESS E 25FOR ROAD R/W & LESS S 15
SOUTHWEST RANCHES	FL	33332	1553	EVERGLADES LAND CO SUB2-1 D 34-50-39NORTH 1/2 OF TRACT 63, LESS E 25FOR ROAD R/WAKA: LOT 2
SOUTHWEST RANCHES	FL	33332		EVERGLADE LAND CO SUB2-1 D 34-50-39SOUTH 15 OF TRACT 63, LESS E 25
SOUTHWEST RANCHES	FL	33330		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACTS 65,66,95,96,97,98,127,128
PEMBROKE PINES	FL	33025		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 71,72 LESS ST RD 25 R/W,103,104 LESS ST RD 25 R/W
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 73 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 74
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 76
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 85,86
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 87 S1/2,88 S1/2 LESSST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 87 N1/2,88 N1/2 LESSST RD R/WAKA:TRACT 12-101-067CA 02-10957CACE 02
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 89 LESS ST RD 25 R/W & LESSN 200
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 90 LESS N 200
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 89 N 200 LESS ST RD R/W, TR 90 N 200
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 105 S 160 LESS RD R/WNO 26
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 105 LESS S 160 AND LESSRD R/W,TRACT 106 LESS S 160
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 106 S 160
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 107
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 108
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TR 117
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TR 118
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 119,120 LESS RD R/WNO 26
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 121 LESS ST RD R/W& TRACT 122
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 67
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 94
SOUTHWEST RANCHES	FL	33332	1510	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 68 S1/2
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DW 75 OF THE R/W OF ST RD 25THRU THE SECTION
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 93 S1/2
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 93 N1/2
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 100 LESS N1/2
SOUTHWEST RANCHES	FL	33331		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 100 N1/2



TALLAHASSEE	FL	32317		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 125 EVERGLADES LAND CO SUB 2-1 D34-50-3910' ROAD R/W LYING S OF AND ADJTO TRACTS 61-64 AND 10' RD R/WLYING N OF AND ADJ TO TRACTS65-68 AS PER PLAT AND PER
SOUTHWEST RANCHES	FL	33330	2628	R/WMAP 13-81 LESS P/P/A 145/19 BALEX PLAT SHARON GARDENS MEMORIAL PARK84-40 B, LESS NLY 120 FOR RD ASSHOWN ON THE PLAT, TOG W SHARONGARDENS MEML. PARK REV. NO ONE88-34 B, & SHARON GARDENS MEML.PARK REV. THREE 110-38 B, TOG WS1/2 OF TRS 101 & 102 & ALL TRS123 & 124, EVERGLADES LAND COSUB 2-1D 34- 50-39,LESS POR LYINGS OF LINE 55 N & PARA WITH S/LSEC 34, TOG W PR TRS 7 & 26 DESCIN OR 16408/691, LESS SPACESSOLD, LESS CANAL DESC IN OR 5964/344 AKA: 81.29 GROSS AC PER GIS
HOUSTON	TX	77019		A-CATOUVA 138-50 BTRACT "A"
FORT LAUDERDALE	FL	33332		ALEX PLAT 145-19 BTRACT "A"
SOUTHWEST RANCHES	FL	33331		EL CID 145-22 BTRACT "A"
PEMBROKE PINES	FL	33029		NICKY'S PLAT 154-18 BE 25 FT RD FOR ROW DEDICATED BYTHIS PLAT
SOUTHWEST RANCHES	FL	33330	2628	LAKE PLAT 154-19 BTRACT A
SOUTHWEST RANCHES	FL	33332	1511	GARDEN PLAT 154-20 BTRACT A, TOG WITH TRACT A OFNICKY'S PLAT 154-18 B
SOUTHWEST RANCHES	FL	33332	1511	GARDEN PLAT 154-20 BE 25 FT RD FOR ROW DEDICATED BYTHIS PLAT
SOUTHWEST RANCHES	FL	33330	2628	R & J MC HUGH PLAT 155-6 BTRACT "A"
MIAMI	FL	33139		RARE FRUIT 156-49 BTRACT A LESS E 25 FOR R/W
SOUTHWEST RANCHES	FL	33332	1555	EXCEL LINERS PLAT 157-30 B157-30 BTRACT A
MEDLEY	FL	33178		SOUTHWEST PINES 172-88 BLOT 1 LESS E 25' FOR R/W
CORAL SPRINGS	FL	33071		SOUTHWEST PINES 172-88 BLOT 2 LESS E 25' FOR R/W
POMPANO BEACH	FL	33064		FRANKLIN ACADEMY 6-12 181-189 BRIGHT OF WAY DEDICATED TO THEPUBLIC PER THE PLAT
PEMBROKE PINES	FL	33024	4409	EVERGLADES LAND CO SUB 2-1 D3-51-39TR 5 LESS ST RD,6 & 7 LESSTHAT POR OF SAID TRS LYINGWITHIN 30 OF N/L OF SEC,TR 10
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB 2-1 D3-51-39TR 11 S1/2,TR 12 S1/2LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB 2-1 D3-51-39TR 12 N1/2 LESS PTDESC IN OR 5629/167 LESSST RD R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB 2-1 D3-51-39TR 12 E 264 OF S1/2 OF N1/2LYING W OF ST RD
COOPER CITY	FL	33330		EVERGLADES LAND CO SUB 2-1 D3-51-39TRACT 11 N1/2
COOPER CITY	FL	33330		EVERGLADES LAND CO SUB 2-1 D3-51-39TRACT 21 LESS ST RD R/WAKA:PARCEL 102-018
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 3-51-39W 75 OF THE R/W OF ST RD 25THRU SECTION
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB 2-1 D3-51-39THAT PT OF TRACTS 4,13,20,29,36,45 & 52 LYING WITHIN FOL BDY,COMM SE COR SEC 3,W 2639.42, N593.50 TO POB,CONT N 4730.39, N51.03,E 327.39, S 110.09,SW71.71, S 4142.66, SLY 279.55, SE200, W 347.55 TO POB LESSEXISTING R/WAKA: PARCEL 108
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB 2-1 D3-51-39THAT PT OF TRACTS 5,6 & 7 LYINGW OF W R/W/L US 27 AND WITHIN 30FT OF N/L OF NW1/4 OF SEC 3 LESSPREVIOUSLY DEEDED R/W
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES LAND CO SUB 2-1 D3-51-3920 FT ROAD R/W LYING W OF WR/W/L US 27 AND LYING BETWEENTRACTS 10,11,12 AND 21,22,23 ASDEDICATED PER PLAT
SOUTHWEST RANCHES	FL	33330	2628	

FORT LAUDERDALE	FL	33309	3421	16	EVERGLADES LAND CO SUB 2-1 D3-51-39ROAD RIGHT OF WAY FOR US 27LYING WITHIN SEC 3-51-39 AS PERR/W MAP 3-
FORT LAUDERDALE	FL	33301	1801		BROWARD COUNTY INTERIMCONTINGENCY SANITARY LANDFILL135-7 BTRACT "A"
FORT LAUDERDALE	FL	33301	1801		BROWARD COUNTY INTERIMCONTINGENCY SANITARY LANDFILL135-7 BROAD RIGHTS OF WAY DEDICATED PERPLAT

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

Thursday 7:00 PM

August 22, 2024

13400 Griffin Road

Present:

Chair Steve Breitkreuz

Vice Chair David S. Kuczenski, Esq.

Board Member Jim Allbritton

Board Member Bob Hartmann

Board Member Gary Jablonski

Russell Muñiz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil Lopez, 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 Breitkreuz at 7:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**Resolutions**

**3.** A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") RELATING TO THE MEASUREMENT OF HEIGHT OF FENCES, WALLS, HEDGES, AND STRUCTURES OTHER THAN BUILDINGS AND SIGNS; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Jablonski, seconded by Vice Chair Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Board Members Allbritton, Hartmann, Jablonski, Vice Chair Kuczenski, and Chair Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**4. APPROVAL OF MINUTES**

**a. August 8, 2024 LPA Minutes**

The following motion was made by Board Member Jablonski, seconded by Vice Chair Kuczenski, and passed by 5-0 roll call vote. The vote was as follows Board Members Allbritton, Hartmann, Jablonski, Vice Chair Kuczenski, and Chair Breitkreuz voting Yes.

**MOTION: TO APPROVE THE AUGUST 8, 2024 LPA MEETING MINUTES.**

**6. Adjournment** - Meeting was adjourned at 7:04 PM.

*Respectfully submitted:*

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*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Local Planning Agency on this 24th day of October, 2024.*

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*Steve Breitkreuz, 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.