



TOWN OF DAVIE
PLANNING & ZONING DIVISION
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MEMORANDUM

TO: United Ranches Preservation Committee

FROM: David Quigley, Planning & Zoning Manager (954-797-1075) 

DATE: August 28, 2014

SUBJECT: Item 4.2 for the September 2, 2014 meeting - United Ranches Overlay District

BACKGROUND

At the March 17, 2014 meeting of the Committee, Staff presented an overview of the zoning regulations affecting the United Ranches, outlined problem areas, particularly those related to “community facilities uses”, and recommended resolving identified zoning challenges by rezoning the area to Town of Davie zoning districts, along with any adjustments necessary to address items unique to United Ranches. The Committee also discussed the need for community outreach, to ensure that any proposed zoning changes were understood and generally acceptable to the property owners prior to the scheduling of any adoption hearings.¹

After further consideration, Staff has developed a much more straightforward solution which merely involves amending the existing United Ranches Overlay Zoning District so as to prohibit community residential uses. This approach leaves intact the pre-existing County zoning districts, standards and definitions and should alleviate any concerns about unintended consequences. This approach is also consistent with the Town’s Comprehensive Plan

RECOMMENDATION

Recommend that the Town Council adopt the changes to Section 12-430, et. seq., of the Town Code as proposed in the attachment.

¹ On March 4, 2014, Town Council initiated a “Zoning In Progress” for the United Ranches area, which temporarily prohibits the granting of any approvals for “community facilities uses”. The “Zoning In Progress” will remain in effect until repealed by the Town Council or until final action is taken on the identified policy issue.

DIVISION 5. UNITED RANCHES SPECIAL ZONING DISTRICTS OVERLAY DISTRICT.

Sec. 12-430. Created Purpose and intent.

The town council annexed the area known as "United Ranches" ~~effective September 15, 2006,~~ into the Town of Davie effective September 15, 2006. In accordance with the Interlocal Agreement, ~~United Ranches shall be considered a preservation area and all Broward County zoning classifications, rules, and regulations applicable to this area on the effective date of this agreement shall be adopted.~~ the Town has created the United Ranches Overlay District in order to preserve the Broward County zoning classifications, rules, and regulations applicable to this area as of September 14, 2006, except as otherwise provided in this Division and to provide special procedural standards for any future zoning changes and development approvals.

Sec. 12-431. Boundaries.

General description:

North side of Stirling Road.
South side of Griffin Road.
East side of Flamingo Road.
West side of Nob Hill Road.

Legal description:

As described in Resolution 2006-244 of the Town of Davie, Florida, approving an Interlocal Agreement between Broward County and the Town of Davie for the annexation of the United Ranches area.

Sec. 12-432. General provisions Procedural standards for zoning changes and development approvals.

(A) ~~*Intent:* The intent of the annexation and this section shall be to establish that the Broward County zoning classifications, rules and regulations, adopted by the Broward County Commission, as of September 14, 2006, be applicable to the United Ranches area enabling the area to be maintained as it exists prior to annexation. (Reserved)~~

(B) *Notification:* All applications for zoning changes within the United Ranches area require written notification to all United Ranches area residents.

(C) *Necessary majority:* Any and all proposed municipal enactments that may effect a change in the United Ranches area, including but not limited to all quasi-judicial items, including zoning modifications, site plans, plats, and variances, must be approved by a supermajority of the town's governing body.

(D) *Preservation ~~board~~committee:* Applications for a change of zoning within the United Ranches area must first be presented to a preservation ~~board~~-committee consisting of five (5) members residing in United Ranches. The members of the preservation ~~board~~-committee shall be appointed for a two (2) year term by the town's governing body, and shall be responsible for issuing recommendations on zoning changes within the United Ranches area.

Sec. 12-432.1. Special zoning standards in the United Ranches Overlay District.

(A) General preservation of Broward County zoning. Unless adopted by an ordinance of the Town of Davie in accordance with this Division, the Broward County zoning classifications, rules, and regulations applicable to this area as of September 14, 2006 shall remain in effect.

(B) Exception for specified uses. The following uses shall not be established within the boundaries of the United Ranches Overlay District without first being rezoned to a current Town of Davie zoning district and without demonstrating compliance with all currently applicable Town zoning standards, including minimum lot size and distance separation requirements and vehicular access standards:

Non-profit neighborhood social and recreational facilities

Places of worship and accessory schools and day care

Community residential facilities

Veterinary clinics

Veterinary hospitals

Kennels, commercial boarding and breeding

Essential services

This paragraph is not intended to prohibit the continuation or expansion of any use which may have been lawfully established prior to September 15, 2006.