

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING ORDINANCE 110 WHICH ESTABLISHED THE "VILLAGE'S LAND DEVELOPMENT REGULATIONS"; PROVIDING FOR THE AMENDMENT OF SECTION 3.04, BY MODIFYING THE SPECIAL EXCEPTION COMMERCIAL USES ALLOWED IN THE VILLAGE AND ESTABLISHING ADDITIONAL REQUIREMENTS FOR WAREHOUSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Village Council of the Village of Golf, Florida ("Village"), has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the "Local Government Comprehensive Planning Act" and now known as the Growth Policy Act (the "Act"); and,

**WHEREAS**, in accordance with the Act, the Village Council has adopted Land Development Regulations to implement its Comprehensive Plan; and,

**WHEREAS**, in accordance with Section 10.02 of the Land Development Regulations, the amendments herein have been reviewed by the Village's Local Planning Agency; and

**WHEREAS**, pursuant to Section 166.041, Fla. Stat., the Village Council has provided the appropriate notice of a public hearing and conducted a public hearing to consider its proposed amendment to its Land Development Regulations.

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA:**

**Section 1.** The whereas clauses are incorporated herein as the legislative findings of the Village Council.

**Section 2.** Section 3.04 "Commercial Districts" of the Village's Land Development Regulations ("LDRS") is hereby amended as follows:

**3.04 Commercial Districts**

C. Workplace Commercial

**Purpose and Intent:** To provide a location for a mix of commercial uses which are more intensive and may require the imposition of conditions to appropriately segregate these uses from the uses existing in the general commercial, residential and agricultural zoning districts of the Village.

1. Permitted Uses:

- a. Office/warehouse, less than 35,000 s. f. (includes research and development)
- b. Indoor self-storage (limited access) with no on-site resident manager and limited to 2 stories.
- c. Uses listed as Permitted Uses in the General Commercial Zoning District, with the exception of Retail Stores which are not specifically listed as a Permitted Use in the General Commercial Zoning District (for example, a florist shop would be a Permitted Use in the Workplace Commercial Zoning District). Type II Restaurants, and Banks, brokerage offices and other financial institutions, all of which shall be prohibited in the Workplace Commercial Zoning District.

2. Special Exception Uses: The Village Council may apply conditions of approval relating to the use and/or operations taking place on the property as presented by the applicant.

- a. Manufacturing, fabrication and processing of finished goods, including ancillary retail sales of finished goods (maximum 10% of gross floor area).
- b. Service industry facilities such as equipment rental and repair and applicable accessory outdoor storage yards, contractor facilities, vehicle rentals, vehicle auto paint and body, commercial printing, call center.
- c. Wholesale trade and distribution.
- d. Landscape Nursery and Garden Supply
- e. Warehouse and distribution not greater than ~~50,000~~ 75,000 s.f. For warehouses under this subsection, the following is required:
  1. Distance Separation. The warehouse must be a minimum of 400 feet from Golf Road and a minimum of 400 feet from the closest residential dwelling unit as measured from front door to front door. This provision does not preclude the construction of a residential dwelling unit to be built within 400 feet of a warehouse approved under this subsection; if a residential dwelling unit is subsequently constructed within 400 feet of a warehouse, the warehouse will not be rendered non-conforming.
  2. Noise Study. A noise study shall be submitted by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels and if mitigation is warranted. The noise study will be reviewed by the Village, or the Village's designee, and the cost shall be paid by the applicant.
  3. A traffic analysis or traffic statement shall be submitted by a registered, professional engineer, which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations

