

CONDITIONS FOR CDR-17-04-114

Substantial change to the Deerfield/Westin land use plan to amend the list of permitted uses on Tract 1 subject to the following conditions:

1. Uses permitted within the C-1 zoning district shall be allowed within the existing commercial building (12700 South Orange Blossom Trail, 56,596 sq.ft. m.o.l.) that is located on approximately the northern 290 feet of Tract 1.
2. Uses permitted within the C-1 zoning district (plus certain additional uses as specified below) shall be allowed within the existing commercial building (12720 South Orange Blossom Trail, 54,691 sq.ft. m.o.l.) that is located on approximately the southern 592 feet of Tract 1. The additional permitted uses shall be:
 - a. Animal shelters, boarding kennels, animal pounds, training of animals, with no outdoor runs or outdoor compounds (SIC 0752)
 - b. Warehousing & storage (indoor only) (SIC 422)
 - c. Wholesale bakeries (SIC 50, 51)
 - d. Wholesale distribution of frozen food (SIC 5142)
 - e. Wholesale distribution of meat (SIC 5147)
 - f. Wholesale distribution of bakery products, bottled water, canned goods, soft drinks, and fruits, beverage distributors (SIC 5149)
 - g. Golf cart sales & service (indoor display only) (SIC 55)
 - h. Boat dealerships, boat supplies (indoor display only) (SIC 5551)
 - i. Recreational vehicle dealers (indoor display only and no on-site service) (SIC 5561)
 - j. Caters (SIC 5812)
 - k. Dying, dry cleaning plant (SIC 7216)
 - l. Furniture stripping and repair, furniture refinishing (SIC 7641)
 - m. Locksmiths, lawnmowers repair, bicycle repair, camera repair, gunsmith, taxidermists, sharpening services (SIC 7699)
3. The additional permitted uses shall not be allowed to have any outdoor display or storage areas, roll-up service bay doors (i.e., no vehicle repair bays), or other outdoor or noise generating activities associated with said uses. This limitation shall not preclude continued use of the existing service area on the west side (rear) of the building for parking, loading/unloading and dumpsters as would customarily be allowed in support of originally permitted C-1 uses.
4. That portion of the western perimeter buffer abutting Lots 17 thru 22 of Deerfield Phase 1 A (P.B. 23, Pg. 62-63) shall be improved, if required, to provide a 25' Type B Landscape Buffer.