



SOUTHWEST RANCHES TOWN COUNCIL

LOCAL PLANNING AGENCY AGENDA OF FEBRUARY 23, 2012

Southwest Ranches Council Chambers
7:00 PM **THURSDAY**

13400 Griffin Road
Southwest Ranches, FL 33330

MAYOR

Jeff Nelson

TOWN COUNCIL

Steve Breitzkreuz

TOWN ADMINISTRATOR

Kenneth Fields

TOWN ATTORNEY

Keith M. Poliakoff

VICE-MAYOR

Doug McKay

Gary Jablonski

Freddy Fisikelli

TOWN CLERK

Erika Gonzalez-Santamaria, CMC

This meeting is open to the public. 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 (4) days prior to the meeting.

- 1. Call to Order**
- 2. Roll Call**
- 3. Resolution :**

A. A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE SOUTHWEST RANCHES COMPREHENSIVE PLAN BY UPDATING AND REVISING ADOPTED GOALS, OBJECTIVES AND POLICIES, AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FY 2012-2016 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

B. A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THE ADOPTION OF AMENDMENTS TO THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO ENSURE THAT FLOOD PLAIN PROTECTION STANDARDS IDENTIFIED IN THE CONSERVATION ELEMENT ARE CONSISTENT WITH FEDERAL, STATE AND WATER MANAGEMENT DISTRICT STANDARDS; TO CORRECT A SCRIVENER'S ERROR IN THE UTILITIES ELEMENT PERTAINING TO DRAINAGE LEVEL OF SERVICE; AND PROVIDING FOR AN EFFECTIVE DATE.

C. A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE SOUTHWEST RANCHES COMPREHENSIVE PLAN TO FURTHER REGULATE AND RESTRICT THE LIST OF PERMITTED RECREATION AND OPEN SPACE USES; AND PROVIDING FOR AN EFFECTIVE DATE.

4. 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

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Jeff Nelson, Mayor
Doug McKay, Vice Mayor
Steve Breitreuz, Council Member
Gary Jablonski, Council Member
Freddy Fisikelli, Council Member

Kenneth Fields, Town Administrator
Jean Watson, Town Financial Administrator
Keith M. Poliakoff, Town Attorney
Erika Santamaria, Town Clerk

MEMORANDUM

TO: The Honorable Town Council, Sitting as Local Planning Agency

VIA: Kenneth Fields - Town Administrator

FROM: Michele Mellgren, AICP – Town Planner

DATE: February 23, 2012

RE: ANNUAL UPDATE TO CAPITAL IMPROVEMENTS ELEMENT

SUMMARY EXPLANATION & BACKGROUND:

Chapter 163, Florida Statutes requires that every local government annually update the five year schedule of capital improvements within its Comprehensive Plan in order to demonstrate that the local government has the ability to implement the plan and ensure that adopted level of service standards are maintained for concurrency related facilities (drainage, parks and recreation, schools, and transportation facilities).

The schedule of capital improvements contained within the Capital Improvements Element (CIE) is a timeline of improvements adopted in the comprehensive plan that outlines how level of service standards will be maintained over the next five years. The updated schedule reflects that there are no level of service deficiencies identified in the comprehensive plan that require the Town to commit capital funds.

Recent changes to Chapter 163 Part II, F.S. relieve local governments from the requirement of adopting the annual five year schedule update as a comprehensive plan amendment with the attendant requirement of State Land Planning Agency review. Instead, the schedule may now be updated by ordinance without the need for state review. However, the adopted goals, objectives and policies in the CIE contain several date-specific references to the capital plans such as those of the school board and metropolitan planning organization that must be updated annually. In order for the Town to take advantage of the new legislation allowing future annual updates without state review, the Town must remove the references from the adopted goals, objectives and policies in the CIE and relocate them to the five year schedule.

Passage on first reading would authorize staff to transmit the proposed amendment to the various state agencies for review and comment. The agencies have 30 days to provide comments or objections, after which the ordinance will be scheduled for second reading with any changes that are appropriate to address agency comments if applicable.

LPA RESOLUTION NO. 2012-

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE SOUTHWEST RANCHES COMPREHENSIVE PLAN BY UPDATING AND REVISING ADOPTED GOALS, OBJECTIVES AND POLICIES, AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FY 2012-2016 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, provisions of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as amended, require adoption of a comprehensive plan; and

WHEREAS, the Town of Southwest Ranches, Florida, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, and in accordance with all of its terms and provisions, has prepared and adopted a comprehensive plan which has been found in compliance by the State Land Planning Agency; and

WHEREAS, the Chapter 163 Part II, F.S. requires that the Town annually update its five year schedule of capital improvements; and

WHEREAS, the Comprehensive Plan Advisory Board has reviewed the proposed five year schedule update and recommends its approval, with the further recommendation that the references to specific editions of third party capital improvement plans be moved from the adopted goals, objectives and policies into the supporting data, inventory and analysis; and

WHEREAS, the Town Council of the Town of Southwest Ranches, sitting as the Local Planning Agency, held an advertised public hearing on February 9, 2012; and

WHEREAS, the Local Planning Agency finds that the amendment are consistent with Chapter 163 Part II as amended, and recommends that the Town Council transmit the amendments to the State Land Planning Agency for review and subsequently adopt the amendment after considering any comments resulting from such review.

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

Section 1: Recitals Adopted. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2: Plan Amendment. That the Local Planning Agency recommends approval of the amendment, set forth in Exhibit "A", attached hereto and made a part hereof.

Section 3: Effective Date. This Resolution shall be effective immediately upon passage.

PASSED AND ADOPTED this 9th day of February, 2012 on a motion made by _____ and seconded by _____.

Nelson _____
Fisikelli _____
Breitkreuz _____
Jablonski _____
McKay _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Jeff Nelson, Mayor

ATTEST:

Erika Santamaria, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

Resolution No. 2012-____
Exhibit “A”

CAPITAL IMPROVEMENT ELEMENT

III.I Capital Improvements Element (CIE)

1. GOALS, OBJECTIVES AND POLICIES

CIE GOAL 1

ENSURE THAT THE INFRASTRUCTURE NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC IS PROVIDED IN A TIMELY AND EFFICIENT MANNER, AND THAT PUBLIC FACILITIES ARE MAINTAINED AT OR ABOVE THE LEVEL OF SERVICE STANDARDS ADOPTED IN THIS PLAN.

~~{9J-5.016(3)(a)}~~

CIE OBJECTIVE 1.1

THE TOWN SHALL DEVELOP AND CONTINUOUSLY IMPROVE A PROCESS THAT GUIDES THE CAPITAL FACILITY PLANNING OF THE TOWN IN ORDER TO:

1. Accommodate projected growth, maintain existing facilities, replace obsolete or deteriorated facilities.
2. Coordinate future land use decisions and fiscal resources with a schedule of capital improvements which maintain adopted LOS standards.
3. Upgrade public infrastructure serving developed lands that do not currently meet LOS standards.
4. Remain fiscally responsible.

~~{9J-5.016(3)(b)(1,3 &5)}~~

Measurement: Annual update ~~and amendment~~ of a 5 year schedule of capital improvements.

CIE POLICY 1.1-a: Public facilities and services needed to support development will be provided concurrent with the impacts of development, as measured by the Town’s adopted LOS standards. The LOS standards are as established in other elements of the Comprehensive Plan, as follows:

- potable water: UE Policy 1.2-m;
- wastewater: UE Policy 1.2-z
- drainage: UE Policy 1.1-g

Resolution No. 2012-____ Exhibit “A”

- solid waste: UE Policy 1.1-f
- traffic: TE Policy 1.1-l and TE Policy 1.1-m
- parks and recreation: ROS Policy 1.2-a
- public school facilities: PSFE Policy 1.2-c
- water quality: UE Policy 1.1-h

CIE POLICY 1.1-b: All capital improvement projects shall meet an initial objective standard test of furthering the Town's Comprehensive Plan, providing necessary infrastructure replacement/renewal, correcting existing deficiencies, maintaining adopted LOS and providing facilities concurrent with development. Prioritizing and funding of all projects shall be based on the nature of funds available.

~~{9J-5.016(3)(c)(1,3-6 & 7)}~~

CIE POLICY 1.1-c: The following standards regarding debt shall be adhered to, where feasible: The total debt service shall not exceed 15% of the Town's total revenues. The average annual bond maturities shall not exceed 15 years. Debt payment shall not exceed 30 years.

~~{9J-5.016(3)(c)(2)}~~

CIE POLICY 1.1-d: The Town Council shall annually monitor, evaluate, adopt and prioritize the implementation of a 5-year schedule of capital improvements.

~~{9J-5.016(3)(c)(7)}~~

CIE POLICY 1.1-e: All future developments shall be responsible for paying proportionate fair share of the cost of all public facilities required to accommodate the project's impact without exceeding the adopted level of service standards.

CIE Policy 1.1-f: The Town shall annually update the five year capital improvements schedule included in this element ~~through the comprehensive plan amendment process~~ as provided by law in order to adjust the five year planning horizon, reflect project status, and ensure the ~~plan's financial feasibility and the~~ Town's ability to meet its adopted level of service standards.

CIE Policy 1.1-g: The five year schedule of capital improvements shall reflect ~~Town hereby adopts by reference the current Sunrise 10-Year Water Supply Facilities Work Plan, as presented on April 3, 2008~~ and the capital projects described therein for the purposes of ensuring that adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.

Resolution No. 2012-____ Exhibit “A”

CIE Policy 1.1-h: The Town hereby adopts by reference the current Cooper City 10-year Water Supply Facilities Work Plan as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.

CIE POLICY 1.1-i: The Town shall include in its land development regulations provisions to implement a proportionate fair-share mitigation system for transportation per the requirements of s. 163.3180(16), Florida Statutes.

SCHOOL CAPITAL FACILITIES PLANNING

CIE Objective 1.2

THE TOWN, IN COLLABORATION WITH THE SCHOOL BOARD, BROWARD COUNTY AND THE LOCAL GOVERNMENTS WITHIN BROWARD COUNTY, SHALL ENSURE THAT PUBLIC SCHOOL FACILITIES ARE AVAILABLE FOR CURRENT AND FUTURE STUDENTS CONSISTENT WITH AVAILABLE FINANCIAL RESOURCES AND THE ADOPTED LEVEL OF SERVICE (LOS).

Measurement:

- School enrollment projections compared to the School District’s Adopted Five-Year District Educational Facilities Plan (DEFP), ~~as adopted by reference into the Capital Improvement Element (CIE).~~

CIE Policy 1.2-a: Consistent with policies and procedures within the Amended Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a five year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all concurrency service areas (CSAs). Pursuant to the ILA, this financially feasible schedule shall be updated by the School Board on an annual basis. The Town’s five-year schedule of capital improvements shall reflect each annual DEFP update and annually adopted into the Town’s CIE.

CIE Policy 1.2-b: The uniform, district-wide LOS shall be 100 percent of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110 percent of permanent FISH capacity for each public elementary, middle, and high school.

Resolution No. 2012-____ Exhibit “A”

CIE Policy 1.2-c: Pursuant to the ILA, the adopted LOS shall be applied consistently by Broward County, the Town, the municipalities and the School Board, district-wide to all schools of the same type.

CIE Policy 1.2-d: The five year schedule of capital improvements shall reflect the School Board’s current DEFP, adopted by the School Board on September 7, 2010, is adopted by reference into the CIE.

CIE Objective 1.3

FORMALLY RECOGNIZE THE CAPITAL EXPENDITURES OF OTHER AGENCIES THAT PROVIDE CAPITAL FACILITIES UPON WHICH THE TOWN OF SOUTHWEST RANCHES RELIES TO MEET ADOPTED LEVEL OF SERVICE STANDARDS.

Measurement:

- Annual review and update of implementing policies as appropriate to reflect changes to capital facility plans upon which the Town of Southwest Ranches relies to meet adopted level of service standards.

CIE Policy 1.3-a: In order to ensure that adopted level of service standards for the transportation system are maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect hereby adopts by reference the following plans and programs as updated annually, to the extent that such improvements are required in order to maintain the Town’s adopted levels of service for transportation facilities:

- Broward County Capital Improvements Program FY 2011–2015
- Broward County MPO 2010/11–2014/15 Transportation Improvement Program
- Broward County MPO Cost Feasible Long Range Transportation Plan 2035
- FDOT’s FY2010/11–2014/15 Adopted Work Program

CIE Policy 1.3-b: In order to ensure that adopted level of service standards for the parks and recreation system continue to be maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect hereby adopts by reference the current following plans and programs: •
——Broward County Capital Improvements Program FY 2011–2015 to the extent that such improvements are required in order to maintain the Town’s adopted level of service standard for parks.

Resolution No. 2012-____
Exhibit “A”

CIE Policy 1.3-c: In order to ensure that adopted level of service standards for the countywide public school system are maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect~~hereby adopts~~ by reference the current following plans and programs:~~•~~——Broward County School District’s Adopted Five-Year District Educational Facilities Plan FY 2010/2011–2014/2015

CIE Policy 1.3-d: In order to ensure that adopted level of service standards for the solid waste disposal system continue to be maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect hereby ~~adopts by reference the current following plans and programs:~~•
——Broward County Capital Improvements Program.

Resolution No. 2012-____
Exhibit “A”

2. CAPITAL IMPROVEMENT IMPLEMENTATION

THE TOWN OF SOUTHWEST RANCHES SHALL CONTINUE TO CONSIDER THE FOLLOWING:

1. Pursue alternative methods for protecting, preserving and enhancing the Town’s rural lifestyle.
2. Evaluate the public benefits of annexing lands into the Town.
3. Maintain Land Development Code regulations which are consistent with the adopted comprehensive plan.
4. Explore methods of obtaining funds for purchasing and constructing public passive open space and trails.
5. Explore possibilities of securing funds for improving traffic capacity on Griffin Road and constructing 184th Avenue.
6. Encourage removing Dykes Road and S.W. 172nd Avenue as major collector roadways between Griffin Road and Sheridan Street and initiate amendments to Broward County MPO.
7. Encourage enforcement of the Town’s current land development regulations.
8. Analyze the 2010 Census data, ~~when available,~~ and evaluate the Comprehensive Plan to reflect new data.
9. Develop and maintain a tertiary drainage plan for all the areas within our Town.
10. Any Town developed tertiary drainage system must be coordinated with the Central Broward Water Control District and the South Broward Drainage District.
11. Pursue discussions with government authorities in order to develop methods to protect the integrity of 8 archeological sites (LAPC) in environmentally sensitive areas, as designated by the Broward County Board of County Commissioners.
12. Adopt a procedure for upgrading and increasing landscaping along all major arterial roadways and designated multi-use Greenways to conform

Resolution No. 2012-____
Exhibit “A”

to Xeriscape landscape requirements.

13. The Evaluation and Monitoring System shall include an annual report of its five-year capital improvements element to determine the status of its existing programs or any new programs.
14. Implement the capital improvements identified in this Comprehensive Plan as may be ~~amended~~ updated from time to time.
15. The Town shall determine feasibility of constructing a Comprehensive Mitigation Bank in lieu of preserving and enhancing individual isolated wetlands.

Resolution No. 2012-_____
Exhibit “A”

3. FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Transportation	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Funding Plan
Roadway Projects	\$460,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Drainage Projects	\$100,000	\$100,000	\$100,000	\$100,000	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Trails	\$14,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Fire Wells	\$80,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Parks	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Funding Plan
Rolling Oaks Park	\$1,000	\$0	\$25,000	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Country Estates Fishing Hole Park	\$150,552	\$75,000	\$25,000	\$10,000	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Frontier Trails Park	\$2,000	\$5,000	\$5,000	\$1,200,000	\$1,195,000	Town of Southwest Ranches CIP FY11/12-15/16
Calusa Corners Park	\$2,000	\$5,000	\$5,000	\$914,620	\$919,620	Town of Southwest Ranches CIP FY11/12-15/16
Southwest Meadows Sanctuary	\$2,000	\$5,000	\$200,000	\$927,332	\$1,163,666	Town of Southwest Ranches CIP FY11/12-15/16
Buildings	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Funding Plan
Town Hall	\$0	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Rolling Oaks Barn	\$112,898	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Emergency Operations Center	\$0	\$600,000	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Total	\$924,450	\$790,000	\$360,000	\$3,151,952	\$3,278,286	

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Improvements Program
 Note: None of the projects listed above are required to achieve and / or maintain adopted levels of service.
 All projects are subject to available funding in light of the current economic downturn.

The August 27, 2008 Sunrise 10-Year Water Supply Facilities Work Plan is hereby incorporated by reference.
 The School Board of Broward County District Educational Facilities Plan FY 2011/12 - 2015/16 is hereby incorporated by reference.
 The Broward County Capital Improvements Program FY 2011/12-2015/16 is hereby incorporated by reference.
 The Broward County MPO Transportation Improvement Program FY 2011/12 - 2015/16 is hereby incorporated by reference.
 The Broward County MPO Cost Feasible Long Range Transportation Plan 2035 is hereby incorporated by reference.
 The FDOT Adopted Work Program FY 2011/12-2015/16 is hereby incorporated by reference.

Resolution No. 2012-____ Exhibit "A"

Transportation	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	Funding Plan
Roadway Projects	\$400,000	\$100,000	\$100,000	\$0	\$0	Town of Southwest Ranches-CIP FY10/11-14/15
Drainage Projects	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	Town of Southwest Ranches-CIP FY10/11-14/15
Trails	\$0	\$0	\$0	\$0	\$0	Town of Southwest Ranches-CIP FY10/11-14/15
Parks and Recreation	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	Funding Plan
Rolling Oaks Park	\$29,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches-CIP FY10/11-14/15
Country Estates Fishing Hole Park	\$70,000	\$50,000	\$50,000	\$834,620	\$834,620	Town of Southwest Ranches-CIP FY10/11-14/15
Frontier Trails Park	\$2,000	\$5,000	\$5,000	\$5,000	\$3,436,392	Town of Southwest Ranches-CIP FY10/11-14/15
Calusa Corners Park	\$2,000	\$5,000	\$5,000	\$5,000	\$1,839,240	Town of Southwest Ranches-CIP FY10/11-14/15
Southwest Meadows Sanctuary	\$2,000	\$5,000	\$5,000	\$5,000	\$2,633,100	Town of Southwest Ranches-CIP FY10/11-14/15
Buildings	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	Funding Plan
Town Hall	\$300,000	\$0	\$30,000	\$75,000	\$0	Town of Southwest Ranches-CIP FY10/11-14/15
Rolling Oaks Barn	\$93,000	\$20,000	\$0	\$0	\$0	Town of Southwest Ranches-CIP FY10/11-14/15
Emergency Operations Center	\$0	\$400,000	\$600,000	\$0	\$0	Town of Southwest Ranches-CIP FY10/11-14/15

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Improvements Program

Note: None of the projects listed above are required to achieve and / or maintain adopted levels of service. All projects are subject to available funding in light of the current economic downturn.

PROPOSED 2011-2012 ANNUAL UPDATE TO CIE

CAPITAL IMPROVEMENTS ELEMENT

Part III-G: Support Documents

Town of Southwest Ranches

CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvements Element is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that the Level of Service (LOS) standards adopted in the comprehensive plan are achieved and maintained through at least the five-year planning horizon.

Data Requirements

~~The following data is provided as required by 9J-5.016 (1), F.A.C.~~

Public Facility Needs

Transportation including Mass Transit

As identified in the adopted comprehensive plan, there are two arterial roadway facilities that are projected to operate below the adopted LOS standard over the five-year capital improvement planning time frame (2011-2015): Sheridan Street and Griffin Road. Both roadways are owned and maintained by Broward County, and as discussed in the comprehensive plan, Broward County MPO has developed a strategy to improve each of these facilities. The Town of Southwest Ranches has no capital responsibility for either roadway.

All Town owned and maintained roadways operate at or above the adopted LOS Standard, and are projected to continue to do so within the five year planning period, except for Dykes Road (160th Avenue), which is currently over capacity at its intersections with both Griffin Road and Sheridan Street. Dykes Road is a two lane regional collector spanning the Town from north to south (approximately 2.5 miles) that connects the densely populated cities of Miramar, Pembroke Pines and Weston, via the sparsely populated Town of Southwest Ranches. Within Southwest Ranches, the road functions as more of a conduit for extra-jurisdictional traffic and local residential access than it does as a local collector (as evidenced by only one full intersection bookended by two other jurisdictions, and the predominating one

dwelling unit per acre residential future land use map designation of the corridor). The few properties within the corridor designated for nonresidential use (Community Facility) are developed, and the remainder of properties and the few streets feeding into Dykes Road are designated residential at one dwelling unit per acre, and thereby constitute de minimis impacts. Therefore, the Town does not plan to improve Dykes Road in order for the future land use plan to be financially feasible.

~~The Town has yet to permit a development under the criteria of a de minimis exception, so no log of exceptions are being submitted to the state for review at this time.~~

Mass Transit facilities are provided by Broward County Transit. ~~The Town has adopted the Broward County Transit improvements and plans by reference in the goals, objectives, and policies of the Capital Improvements Element.~~

Sanitary Sewer

The 60-acre Coquina Commercial Center at the Town's southern boundary and the New Testament Church at the Town's northern boundary are served by the City of Sunrise sanitary sewer system. The City of Sunrise Utilities Department maintains a retail service agreement with these two locations. The only other properties served by centralized sanitary sewer are within the Cooper City service area, which covers frontage properties on Flamingo Road at the Town's eastern boundary, and the Stone Creek at Sunshine Ranches neighborhood (eight single-family homes). Included in this service area are St. Mark's Church and Archbishop McCarthy High School. All other properties in the Town utilize private septic tank systems. The Town is not involved in any manner with sanitary sewer service and thus, has no capital expenditures related to sanitary sewer service.

Potable Water

The Town does not maintain potable water treatment or distribution facilities and thus, does not have any capital improvement expenditures related to the supply or

distribution of potable water. At least 90 percent of the households in the Town of Southwest Ranches are supplied with potable water via an on-site domestic self supply system (private well). The remaining ten percent of households have the option to connect to public water systems, but do not need to. The City of Sunrise, and Cooper City maintain retail service agreements with properties connected to their systems located in the Town of Southwest Ranches, however, the Town itself is not involved in any manner with potable water service, and thus, has no capital expenditures related to potable water service.

Solid Waste

Collection and disposal of Solid Waste are the responsibility of contracted haulers and Broward County Solid Waste Division. The Town of Southwest Ranches maintains agreements with these entities to ensure that solid waste is collected and disposed of according to the terms of the contract and within all safety regulations. No public capital improvements are needed to maintain the adopted level of service standards. All agreements are currently up-to-date and will be continuously monitored as needed.

Drainage

Primary and secondary drainage within the Town is the responsibility of two independent drainage districts, each with regulatory, taxing and bonding authority. The drainage districts are responsible for the establishment and maintenance of all primary and secondary canals within the Town, and review development permits for compliance with their respective LOS Standards, which the Town has adopted. Both drainage basins function at their respective adopted LOS Standards.

The Town has adopted a Comprehensive Tertiary Drainage Master Plan. This conceptual plan identifies the general pathways (swales and drainage easements) that stormwater uses to make its way to the canal system. The purpose of the plan is to speed the clearance of stormwater from streets and yards after major storm events. A principal means of implementing the plan is enforcing proper swale grading and

driveway swale cross-sections when new homes are constructed and when driveways are added or re-graded. The plan and the conceptual improvements it identifies are not necessary for maintaining the adopted LOS Standard, and do not impose a capital obligation upon the Town.

The Town may undertake targeted improvements from time to time when funds are available, in order to compliment drainage district canal improvements and to improve the drainage from storm events that exceed the design storm events for which the adopted LOS Standards are based. There are no existing or projected drainage LOS deficiencies identified in the comprehensive plan over the next five years.

Parks and Recreation

The adopted parks and recreation level of service standard of the Town of Southwest Ranches is to provide six acres of local and community park land per 1,000 residents. Currently, the Town owns a total of 153.54 acres of park land. According to the adopted comprehensive plan, the demand for local and community parks and recreation facilities in the year 2019, the long term planning horizon, will be 58.38 acres. The Town of Southwest Ranches far exceeds the adopted level of service standard. Therefore, no funding is included or needed in order to satisfy the adopted LOS Standard. Capital expenditures for parks and open space will be designated for ongoing improvements to existing parkland, including trails, picnic areas, boat ramps, and play areas.

Schools

The uniform, district-wide adopted LOS is 100 percent of gross capacity (with relocatable classrooms) for each public elementary, middle, and high school within Broward County. The adopted LOS will be met within the short and long range planning horizons, which is addressed by the Broward County School District's Five-Year District Educational Facilities Plan (DEFP). Any potential deficiencies will be addressed by the School Board in the annual update of the District's DEFP. ~~The DEFP~~

~~for the years 2010/2011-2014/2015 is incorporated by reference into the goals, objectives, and policies of the capital improvements element.~~

Public Education and Public Health Systems

Public Education Facilities

There are no public education facilities within the Town of Southwest Ranches.

Public Health Facilities

There are no public health facilities located within the Town of Southwest Ranches.

Existing Revenue Sources and Funding Mechanisms

The Town of Southwest Ranches has established four revenue and expenditure fund categories: general, transportation, debt service, and capital. As common with most other local governments, the largest of these fund categories is the general fund which is used to pay for all personnel and operating expenditures. The transportation fund is used to pay for general road maintenance, traffic studies, traffic calming and other transportation-related activities. The debt service fund is established to set aside all money needed to repay debt issuances. Finally, the capital fund is established to pay for all major capital improvements that have a life of three or more years.

Below is an inventory of revenue sources, organized by fund category, which are available to the Town of Southwest Ranches.

General Fund

As stated above, the Town's General Fund is the largest of four funds established by the Town. Fund revenues include taxes, franchise fees, licenses and permits, fines and forfeitures, charges for services, and other miscellaneous service fees. General

Fund expenditures include all operating and personnel expenditures and the allocation of monetary reserves.

Transportation Fund

Transportation Fund revenues include intergovernmental revenues which are made up of local option and gas taxes, revenue transfers from general funds, and unexpended reserves from previous years. Fund revenues are typically dedicated to road maintenance activities, traffic studies, and other transportation-related activities.

Debt Service Fund

The debt service fund was established by the Town to repay two issues of credit. The first is a 2001A Series Florida Municipal Loan Council Revenue Bond (30 years) issued to pay for the obligations and acquisition of certain parks and recreation land. The second issue of credit is a commercial paper loan agreement with the Florida Local Government Finance Commission to finance the acquisition of property for the Town's Capital Improvement Program.

Capital Fund

The capital fund was established to track and plan for all major capital projects of the Town. Revenues to pay for capital expenses typically come from intergovernmental revenues including grants, transfers from the general fund, and various lines of credit and bonding mechanisms. ~~In fiscal year 2010-11, the Town has \$969,000 available to pay for capital projects.~~

ANALYSIS

The element is based on the following analyses which support the comprehensive plan. ~~as required by 9J-5.016 (2), F.A.C.~~

Current local practices that guide the timing and location of construction, extension, or increases in capacity of each public facility.

The Town of Southwest Ranches reviews the impact of all new development on drainage, parks and recreation, and transportation facilities. It also coordinates with Broward County in the permitting process to ensure that all new development meets any adopted LOS standards of the county. The Town relies upon its comprehensive plan to identify any projected LOS deficiencies or needs for capacity increases. At this time, there are no deficiencies projected to occur in the five year capital improvement planning horizon.

Fiscal implication of existing deficiencies

As indicated in the section on public facility needs, above, there are no existing deficiencies in the Town of Southwest Ranches in which the Town is financially responsible. All of the existing transportation deficiencies identified are to be funded and corrected exclusively by Broward County as indicated in the Broward County MPO Cost Feasible Long Range Transportation Plan ~~2035, and have been included by~~ reference.

Impacts of public education and public health systems on infrastructure

There are no public education or public health facilities in the Town of Southwest Ranches. As such, there are no impacts of these systems on the Town's infrastructure.

Timing of Capital Improvements

The Town continues to schedule improvements so that they are available concurrent with the impact of development in accordance with Chapter 163, Florida Statutes.

Ability to Fund Capital Improvements

The Town does not have any planned capital improvement projects needed to maintain adopted level of service standards. Shown in Appendix D is the five-year

schedule of capital improvements (SCI) for facilities subject to concurrency evaluations. All capital improvements included in the table are enhancements to public facilities already meeting adopted level of service standards. The ability to fund these capital improvements is demonstrated in a balance of revenues and expenditures as shown in Appendices A, B, and C.

Summary and Conclusions

The Town of Southwest Ranches has successfully secured the public facilities needed through capital improvement planning to implement the comprehensive plan as currently adopted. There are no further capital improvements that need to be funded over the next five years in order to meet adopted level of service standards.

Appendix A: Five-Year Forecast of Revenues

General Fund

<u>Revenues</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
Taxes	\$4,102,334	\$4,300,000	\$4,700,000	\$5,000,000	\$5,000,000
Franchise Fees & Utility Taxes	\$3,197,082	\$3,200,000	\$3,320,000	\$3,486,000	\$3,486,000
Licenses & Permits	\$458,000	\$600,000	\$700,000	\$750,000	\$750,000
Intergovernmental Revenues / Grants	\$533,000	\$550,000	\$575,000	\$600,000	\$600,000
Fines & Forfeitures	\$60,000	\$70,000	\$75,000	\$80,000	\$80,000
Charges for Services	\$336,269	\$350,000	\$375,000	\$400,000	\$400,000
Other Financial Services	\$331,500	\$340,000	\$354,000	\$360,000	\$360,000
<u>Total</u>	<u>\$9,018,185</u>	<u>\$9,410,000</u>	<u>\$10,099,000</u>	<u>\$10,676,000</u>	<u>\$10,676,000</u>

Source: Southwest Ranches Financial Administrator's Office, 5 Year Capital Program

Transportation Fund

<u>Revenues</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
Intergovernmental Revenues / Grants	\$191,000	\$213,082	\$219,474	\$230,448	\$230,448
Transfers from General Fund	\$0	\$100,000	\$100,000	\$100,000	\$100,000
Fund Balance	\$334,887	\$0	\$0	\$0	\$0
Loan Proceeds	\$400,000	\$0	\$0	\$0	\$0
<u>Total</u>	<u>\$925,887</u>	<u>\$313,082</u>	<u>\$319,474</u>	<u>\$330,448</u>	<u>\$330,448</u>

Source: Southwest Ranches Financial Administrator's Office, 5 Year Capital Program

<u>Debt Service Fund</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
<u>Revenues</u>					
<u>Fund Balance</u>	\$0	\$0	\$0	\$0	\$0
<u>Transfers from General Fund</u>	\$600,000	\$600,000	\$600,000	\$630,000	\$630,000
<u>Loan Proceeds</u>	\$2,500,000	\$0	\$0	\$0	\$0
<u>Revenues brought forward</u>	\$0	\$0	\$0	\$0	\$0
<u>Total</u>	\$3,100,000	\$600,000	\$600,000	\$630,000	\$630,000

Source: Southwest Ranches Financial Administrator's Office, 5 Year Capital Program

<u>Capital Projects Fund</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
<u>Revenues</u>					
<u>Roadways Loan</u>	\$0	\$0	\$0	\$0	\$0
<u>Drainage Projects</u>	\$0	\$100,000	\$0	\$0	\$0
<u>Intergovernmental Revenues / Grants</u>	\$0	\$1,434,620	\$4,371,676	\$2,358,676	\$2,358,676
<u>Other Financial Services</u>	\$141,450	\$0	\$0	\$0	\$0
<u>From Debt Service Fund</u>	\$0	\$0	\$0	\$0	\$0
<u>Transfers from General Fund</u>	\$210,000	\$90,000	\$100,000	\$100,000	\$100,000
<u>Revenues brought forward</u>	\$0	\$0	\$0	\$0	\$0
<u>Developer Agreement</u>	\$13,000	\$0	\$0	\$2,013,000	\$2,013,000
<u>Total</u>	\$364,450	\$1,624,620	\$4,471,676	\$4,471,676	\$4,471,676

Source: Southwest Ranches Financial Administrator's Office, 5 Year Capital Program

General Fund

Revenues	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Taxes	\$4,225,184	\$4,350,000	\$4,500,000	\$4,750,000	\$4,987,500
Franchise Fees & Utility Taxes	\$2,889,600	\$2,950,000	\$3,200,000	\$3,320,000	\$3,486,000
Licenses & Permits	\$514,600	\$700,000	\$750,000	\$800,000	\$840,000
Intergovernmental Revenues / Grants	\$613,000	\$640,000	\$660,000	\$675,000	\$708,750
Fines & Forfeitures	\$80,000	\$85,000	\$90,000	\$95,000	\$99,750
Charges for Services	\$365,000	\$390,000	\$420,000	\$480,000	\$504,000
Other Financial Services	\$348,500	\$335,000	\$344,000	\$354,000	\$371,700
Total	\$9,035,884	\$9,450,000	\$9,964,000	\$10,474,000	\$10,997,700

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Program, December 2010

Transportation Fund

Revenues	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Intergovernmental Revenues / Grants	\$195,000	\$206,876	\$213,082	\$219,474	\$230,448
Transfers from General Fund	\$181,200	\$300,000	\$300,000	\$300,000	\$315,000
Loan Proceeds	\$400,000	\$0	\$0	\$0	\$0
Total	\$776,200	\$506,876	\$513,082	\$519,474	\$545,448

Source: Southwest Ranches Financial Administrator's Office, 5 Year Capital Program, December 2010

Debt Service Fund

Revenues	FY-10/11	FY-11/12	FY-12/13	FY-13/14	FY-14/15
Other Financial Services	\$0	\$0	\$0	\$0	\$0
Transfers from General Fund	\$400,000	\$600,000	\$600,000	\$600,000	\$630,000
Loan Proceeds	\$3,500,000	\$0	\$0	\$0	\$0
Revenues brought forward	\$300,000	\$0	\$0	\$0	\$0
Total	\$4,200,000	\$600,000	\$600,000	\$600,000	\$630,000

Source: Southwest Ranches Financial Administrator's Office, 5 Year Capital Program, December 2010

Capital Projects Fund

Revenues	FY-10/11	FY-11/12	FY-12/13	FY-13/14	FY-14/15
Roadways Loan	\$400,000	\$100,000	\$0	\$0	\$0
Drainage Projects	\$100,000	\$100,000	\$100,000	\$0	\$0
Intergovernmental Revenues / Grants	\$0	\$400,000	\$1,434,620	\$4,371,676	\$2,358,676
Other Financial Services	\$51,424	\$0	\$0	\$0	\$0
From Debt Service Fund	\$300,000	\$0	\$0	\$0	\$0
Transfers from General Fund	\$117,576	\$115,000	\$90,000	\$100,000	\$100,000
Revenues brought forward	\$60,000	\$0	\$0	\$0	\$0
Developer Agreement	\$0	\$0	\$0	\$0	\$2,013,000
Total	\$969,000	\$715,000	\$162,462,000	\$4,471,676	\$4,471,676

Source: Southwest Ranches Financial Administrator's Office, 5 Year Capital Program, December 2010

Appendix B: Five-Year Forecast of Non-Capital Expenditures, Debt Service Obligations, Reserves and Transfers

<u>General Fund</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
<u>Expenditures</u>					
Non-Capital	\$8,173,185	\$8,610,000	\$10,019,000	\$9,836,000	\$10,157,700
Transfers	\$845,000	\$800,000	\$800,000	\$840,000	\$840,000
Total	\$9,018,185	\$9,410,000	\$10,099,000	\$10,676,000	\$10,997,700

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Program

<u>Transportation Fund</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
<u>Expenditures</u>					
Capital Exp	\$560,000	\$100,000	\$100,000	\$105,000	\$105,000
Non-Capital	\$365,887	\$213,082	\$219,474	\$225,448	\$225,448
Total	\$925,887	\$313,082	\$319,474	\$330,448	\$330,448

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Program

<u>Debt Service Fund</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
<u>Expenditures</u>					
Debt Service	\$2,500,000	\$600,000	\$600,000	\$630,000	\$630,000
Reserves	\$600,000	\$0	\$0	\$0	\$0
Total	\$3,100,000	\$600,000	\$600,000	\$630,000	\$630,000

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Program

General Fund

Expenditures	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Non-Capital	\$8,297,108	\$8,650,000	\$9,164,000	\$9,674,000	\$10,157,700
Transfers	\$738,776	\$800,000	\$800,000	\$800,000	\$840,000
Total	\$9,035,884	\$9,450,000	\$9,964,000	\$10,474,000	\$10,997,700

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Program, December 2010

Transportation Fund

Expenditures	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Capital Exp	\$500,000	\$100,000	\$100,000	\$100,000	\$105,000
Non-Capital	\$276,000	\$406,876	\$413,082	\$419,474	\$440,448
Total	\$776,000	\$506,876	\$513,082	\$519,474	\$545,448

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Program, December 2010

Debt Service Fund

Expenditures	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Debt Service	\$3,900,000	\$600,000	\$600,000	\$600,000	\$630,000
Reserves	\$300,000	\$0	\$0	\$0	\$-
Total	\$4,200,000	\$600,000	\$600,000	\$600,000	\$630,000

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Program, December 2010

Appendix C: Five-Year Forecast of Capital Expenditures (Capital Improvements Program)

<u>Capital Fund</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>
<u>Capital Expenditures</u>					
Roadway Projects	\$460,000	\$0	\$0	\$0	\$0
Drainage Projects	\$100,000	\$100,000	\$100,000	\$100,000	\$0
Trails	\$14,000	\$0	\$0	\$0	\$0
Fire Wells	\$80,000	\$0	\$0	\$0	\$0
Rolling Oaks Park	\$1,000	\$0	\$25,000	\$0	\$0
Country Estates Fishing Hole Park	\$150,552	\$75,000	\$25,000	\$10,000	\$0
Frontier Trails Park	\$2,000	\$5,000	\$5,000	\$1,200,000	\$1,195,000
Calusa Corners Park	\$2,000	\$5,000	\$5,000	\$914,620	\$919,620
Southwest Meadows Sanctuary	\$2,000	\$5,000	\$200,000	\$927,332	\$1,163,666
Town Hall	\$0	\$0	\$0	\$0	\$0
Rolling Oaks Barn	\$112,898	\$0	\$0	\$0	\$0
Emergency Operations Center	\$0	\$600,000	-	\$0	\$0
Total	\$924,450	\$790,000	\$360,000	\$3,151,952	\$3,278,286

Capital Fund	FY-10/11	FY-11/12	FY-12/13	FY-13/14	FY-14/15
Capital Expenditures					
Roadway Projects	\$400,000	\$100,000	\$0	\$0	\$0
Drainage Projects	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Trails	\$0	\$0	\$0	\$0	\$0
Fire Wells	\$60,000	\$0	\$0	\$0	\$0
Rolling Oaks Park	\$0	\$0	\$0	\$0	\$0
Country Estates Fishing Hole Park	\$70,000	\$50,000	\$834,620	\$417,310	\$417,310
Frontier Trails Park	\$2,000	\$5,000	\$5,000	\$1,718,196	\$1,718,196
Galusa Corners Park	\$2,000	\$5,000	\$5,000	\$919,620	\$919,620
Southwest Meadows Sanctuary	\$2,000	\$5,000	\$5,000	\$1,316,550	\$1,316,550
Town Hall	\$300,000	\$30,000	\$75,000	\$0	\$0
Rolling Oaks Barn	\$93,000	\$20,000	\$0	\$0	\$0
Emergency Operations Center	\$0	\$400,000	\$600,000	\$0	\$0
Total	\$1,029,000	\$715,000	\$1,624,620	\$4,471,676	\$4,471,676

Source: Town of Southwest Ranches Financial Administrator's Office, 5-Year Capital Program, December 2010

Appendix D: Five-Year Schedule of Capital Improvements

<u>Transportation</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>Funding Plan</u>
Roadway Projects	\$460,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Drainage Projects	\$100,000	\$100,000	\$100,000	\$100,000	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Trails	\$14,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Fire Wells	\$80,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
<u>Parks</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>Funding Plan</u>
Rolling Oaks Park	\$1,000	\$0	\$25,000	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Country Estates Fishing Hole Park	\$150,552	\$75,000	\$25,000	\$10,000	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Frontier Trails Park	\$2,000	\$5,000	\$5,000	\$1,200,000	\$1,195,000	Town of Southwest Ranches CIP FY11/12-15/16
Calusa Corners Park	\$2,000	\$5,000	\$5,000	\$914,620	\$919,620	Town of Southwest Ranches CIP FY11/12-15/16
Southwest Meadows Sanctuary	\$2,000	\$5,000	\$200,000	\$927,332	\$1,163,666	Town of Southwest Ranches CIP FY11/12-15/16
<u>Buildings</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>Funding Plan</u>
Town Hall	\$0	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Rolling Oaks Barn	\$112,898	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY11/12-15/16
Emergency Operations Center	\$0	\$600,000			\$0	Town of Southwest Ranches CIP FY11/12-15/16
Total	\$924,450	\$790,000	\$360,000	\$3,151,952	\$3,278,286	

Source: Town of Southwest Ranches Financial Administrator's Office, 5 Year Capital Improvements Program

Note: None of the projects listed above are required to achieve and / or maintain adopted levels of service. All projects are subject to available funding in light of the current economic downturn.

VIII. Capital Improvements Element

Data, Inventory & Analysis

Transportation	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	Funding Plan
Roadway Projects	\$400,000	\$100,000	\$100,000	\$0	\$0	Town of Southwest Ranches CIP FY10/11-14/15
Drainage Projects	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	Town of Southwest Ranches CIP FY10/11-14/15
Trails	\$0	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY10/11-14/15
Parks and Recreation	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	Funding Plan
Rolling Oaks Park	\$29,000	\$0	\$0	\$0	\$0	Town of Southwest Ranches CIP FY10/11-14/15
Country Estates Fishing Hole Park	\$70,000	\$50,000	\$50,000	\$834,620	\$834,620	Town of Southwest Ranches CIP FY10/11-14/15
Frontier Trails Park	\$2,000	\$5,000	\$5,000	\$5,000	\$3,436,392	Town of Southwest Ranches CIP FY10/11-14/15
Catusa Corners Park	\$2,000	\$5,000	\$5,000	\$5,000	\$1,839,240	Town of Southwest Ranches CIP FY10/11-14/15
Southwest Meadows Sanctuary	\$2,000	\$5,000	\$5,000	\$5,000	\$2,633,100	Town of Southwest Ranches CIP FY10/11-14/15
Buildings	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	Funding Plan
Town Hall	\$300,000	\$0	\$30,000	\$75,000	\$0	Town of Southwest Ranches CIP FY10/11-14/15
Rolling Oaks Barn	\$93,000	\$20,000	\$0	\$0	\$0	Town of Southwest Ranches CIP FY10/11-14/15
Emergency Operations Center	\$0	\$400,000	\$600,000	\$0	\$0	Town of Southwest Ranches CIP FY10/11-14/15

Source: Town of Southwest Ranches Financial Administrator's Office, 5-Year Capital Improvements Program

Note: None of the projects listed above are required to achieve and / or maintain adopted levels of service. All projects are subject to available funding in light of the current economic downturn.



Town of Southwest Ranches

6589 SW 160 Avenue
Southwest Ranches, FL 33331

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Jeff Nelson, Mayor
Doug McKay, Vice Mayor
Freddy Fisikelli, Councilmember
Steve Breitreuz, Council Member
Gary Jablonski, Council Member

Kenneth Fields, Town Administrator
Jean Watson, Town Financial Administrator
Keith M. Poliakoff, Town Attorney
Erika Santamaria, Town Clerk

MEMORANDUM

TO: The Honorable Town Council sitting as Local Planning Agency

VIA: Kenneth Fields - Town Administrator

FROM: Michele Mellgren, AICP – Town Planner

DATE: February 9, 2012

RE: CORRECTIONS TO FLOODING AND DRAINAGE RELATED PROVISIONS OF THE
COMPREHENSIVE PLAN

SUMMARY EXPLANATION & BACKGROUND:

Objective 1.8 of the Conservation Element of the Town's Comprehensive Plan adopted on May 8, 2003, as amended, requires all proposed non-agricultural uses, public roadways and all parking lots containing ten or more cars to be constructed above the flood plain. The flood plain is the term used for areas that are subject to inundation from a storm of an intensity that would typically occur only once in 100 years, or which has a one percent chance of occurring in any one year, on average (a "100-year storm"). The majority of the Town is subject to flooding from a 100 year storm because of the generally low elevations of land.

This provision is found inconsistent with the Town's Unified Development Code (ULDC) requirements; and the standard requirements of Broward County, South Broward Drainage District (SBDD), Central Broward Water Control District (CBWCD), and the Federal Emergency Management Agency (FEMA). The standards and requirements of the ULDC and the referenced agencies generally require constructing parking lots and roads above the flooding level of a one in ten year storm, which is a lesser standards than a one in 100 year storm. None of the ULDC or agency standards require sheds, barns, basic detached garages, and the like to be elevated above the flooding level from a 100 year storm, which is the minimum Federal Emergency Management Agency (FEMA) standard applied to dwellings. No such standard exists for any particular elevation of incidental structures such as barns, sheds and basic detached garages.

Objective 1.8 requires additional placement of fill, will cause inconsistent land development grading, and added cost. For example, in portions of the Town, the calculated 100 year flood elevation averages 7.0 feet NVGD (i.e. 7.0 feet above mean sea level as determined using the National Geodetic Vertical Datum of 1929), whereas the average ground elevation is at 6.0 feet, NGVD, and sometimes closer to 5.0 feet, NVGD.

The amendment also corrects a scrivener error in Utilities Element Policy 1.1-g pertaining to flood plain routing, corrects poor wording of the "road protection" standard, consistent with the definitions in Part II A. of the Future Land Use Element and provisions of the ULDC.

Passage on first reading would authorize staff to transmit the proposed amendments to the various state agencies for review and comment. The agencies have 30 days to provide comments or objections, after which the ordinance will be scheduled for second reading with any changes that are appropriate to address agency comments, if applicable.

LPA RESOLUTION NO. 2012-

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THE ADOPTION OF AMENDMENTS TO THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO ENSURE THAT FLOOD PLAIN PROTECTION STANDARDS IDENTIFIED IN THE CONSERVATION ELEMENT ARE CONSISTENT WITH FEDERAL, STATE AND WATER MANAGEMENT DISTRICT STANDARDS; TO CORRECT A SCRIVENER'S ERROR IN THE UTILITIES ELEMENT PERTAINING TO DRAINAGE LEVEL OF SERVICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, provisions of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as amended, require adoption of a comprehensive plan; and

WHEREAS, the Town of Southwest Ranches, Florida, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, and in accordance with all of its terms and provisions, has prepared and adopted a comprehensive plan which has been found in compliance by the State Land Planning Agency; and

WHEREAS, the Town has identified a flood plain protection policy in Conservation Element Objective 1.8 that is inconsistent with the established federal, state and drainage district flood protection policies, standards and regulations; and

WHEREAS, it is not in the best interest of the Town maintain this inconsistent policy; and

WHEREAS, Utilities Element Policy 1.1-g contains a scrivener error pertaining to flood plain routing elevations that the Town wishes to correct, and wording pertaining to road protection standards that the Town wishes to reword and clarify; and

WHEREAS, the Local Planning Agency finds that the amendment is consistent with jurisdictional flood plain protection requirements, furthers the goals, objectives and policies of the comprehensive plan, and recommends that the Town Council transmit the amendment to the State Land Planning Agency and subsequently adopt the amendment after considering any comments issued as a result of State review.

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

Section 1: Recitals Adopted. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2: Conservation Element Amendment. That the Local Planning Agency recommends approval of the amendment to the Conservation Element set forth in Exhibit "A", attached hereto and made a part hereof.

Section 3: Utilities Element Amendment. That the Local Planning Agency recommends approval of the amendment to the Utilities Element set forth in Exhibit "B", attached hereto and made a part hereof.

Section 4: Effective Date. This Resolution shall be effective immediately upon passage.

PASSED ON FIRST READING this 9th day of February, 2012 on a motion made by _____ and seconded by _____.

Nelson _____
Fisikelli _____
Breitkreuz _____
Jablonski _____
McKay _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Jeff Nelson, Mayor

ATTEST:

Erika Santamaria, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney
ACTIVE: 3663068_1

Resolution No. 2012-____
Exhibit "A"

Conservation Element

CONS GOAL 1

CONS OBJECTIVE 1.8 PROTECT AREAS SUBJECT TO SEASONAL OR PERIODIC FLOODING

~~**ENSURE THE PROTECTION OF ALL HABITABLE STRUCTURES, PUBLIC ROADS AND PARKING FACILITIES IN THE TOWN FROM FLOODING BY REQUIRING ALL PROPOSED NON-AGRICULTURAL USES, PUBLIC ROADWAYS AND ALL PARKING LOTS CONTAINING TEN OR MORE CARS TO BE CONSTRUCTED ABOVE THE FLOOD PLAIN**~~ {BCPC Objective 9.07.00}

Measurement: Adoption of standards in the Land Development Code ~~for protecting all uses and structures in the flood plain~~ consistent with ~~State and County law~~ federal, state and water management district regulations.

CONS POLICY 1.8-a: The Town's Land Development Codes shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Agency as implemented by the South Florida Water Management District (SFWMD), South Broward Drainage District (SBDD) and the Central Broward Water Control District (CBWCD). {BCPC Policy 9.07.01}

CONS POLICY 1.8-b: The Town shall require all redevelopment projects to address existing flooding problems. {BCPC Policy 9.07.02}

CONS POLICY 1.8-c: Through provisions in the Town's Land Development Code, public roads, parking lots and private property shall be designed at a minimum to be consistent with the criteria of the South Florida Water Management District. {BCPC Policy 9.07.03}

Resolution No. 2012-_____
Exhibit "B"

Utilities Element

UE GOAL 1

UE POLICY 1.1-g: The following shall constitute the Town's level of service (LOS) standards for drainage:

Subject	Drainage Level of Service (LOS) Standards
Road Protection	Residential streets, <u>with</u> not greater than fifty feet wide , <u>of rights-of-way, or private or public easement width,</u> to have crown elevations no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map." <u>Streets with Rights-of-way greater than fifty feet wide of right-of-way, or private or public easement width,</u> to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map."
Building Elevations	To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100-Year Flood Elevation Map."
Drainage	Off site discharge shall not exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system whichever is less.
Storm Sewers	Design frequency minimum to be three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
Flood Plain Routing Elevations	Calculated flood elevations based on the ten-year and one hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the ten-year "Flood Criteria Map" and the "100-Year Flood Elevation Map."
Antecedent Water Level	The higher elevation of either the control elevation or the elevation depicted on the map "Average Wet Season Water Levels."
On Site Storage	Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.
Water Quality	Per UE Policy 1.1-h.



Town of Southwest Ranches

6589 SW 160 Avenue
Southwest Ranches, FL 33331

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Jeff Nelson, Mayor
Doug McKay, Vice Mayor
Freddy Fisikelli, Councilmember
Steve Breitreuz, Council Member
Gary Jablonski, Council Member

Kenneth Fields, Town Administrator
Jean Watson, Town Financial Administrator
Keith M. Poliakoff, Town Attorney
Erika Santamaria, Town Clerk

MEMORANDUM

TO: The Honorable Town Council

VIA: Kenneth Fields
Town Administrator

FROM: Michele Mellgren, AICP – Town Planner

DATE: February 9, 2012

RE: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN

SUMMARY EXPLANATION & BACKGROUND:

The Town Council recently adopted Ordinance No. 2012-01, which amended the text of the ULDC to allow cemetery use within land zoned A-1 Agricultural District, provided that it is designated Agricultural on the future land use map and is located within 250 feet of an existing cemetery of 30 or more acres that has a Community Facilities future land use map designation. The comprehensive plan permits cemeteries as an open space use almost anywhere within the Town.

The Comprehensive Plan Advisory Board (CPAB) subsequently reviewed the list of permitted recreation and open space uses in the comprehensive plan, and recommended the following changes, reflected in the proposed ordinance:

1. Limit cemeteries as an open space use only to land designated Agricultural on the future land use map, pursuant to the restrictions in the ULDC. The CPAB felt that cemeteries are a community facilities use that is not in keeping with the intent of recreation and open space in the Town.
2. Mirror the ULDC language that limits cemeteries as an open space use to not more than 5 percent of the land area designated Agricultural on the future land use map.
3. Eliminate golf courses as a recreation and open space use. The CPAB felt that golf courses are more of a commercial recreation use that should not be permitted as a recreation and open space use.
4. Limit campgrounds to accessory uses within a public park, so as not to permit a standalone campground within a rural or agricultural zoning district (currently would be permitted by the comprehensive plan, but not the ULDC, as a recreation and open space use).
5. Clarify that active recreation uses (ex: sports courts) are not permitted as a standalone recreation and open use unless part of a public park. Such uses will continue to be permitted as part of residential communities.

Passage on first reading would authorize staff to transmit the proposed amendments to the various state agencies that have review authority under State Law for review and comment. The agencies have 30 days to provide comments or objections, after which the ordinance will be scheduled for second reading with any changes that are appropriate to address agency comments, if applicable.

LPA RESOLUTION NO. 2012-

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE SOUTHWEST RANCHES COMPREHENSIVE PLAN TO FURTHER REGULATE AND RESTRICT THE LIST OF PERMITTED RECREATION AND OPEN SPACE USES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, provisions of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as amended, require adoption of a comprehensive plan; and

WHEREAS, the Town of Southwest Ranches, Florida, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, and in accordance with all of its terms and provisions, has prepared and adopted a comprehensive plan which has been found in compliance by the State Land Planning Agency; and

WHEREAS, the Comprehensive Plan Advisory Board, in the course of its prescribed duties, reviewed the list of permitted recreation and open space uses that are permitted town-wide, and recommends that certain uses be restricted or eliminated consistent with the Town's rural character and the intent of the adopted comprehensive plan; and

WHEREAS, the Town Council of the Town of Southwest Ranches, sitting as the Local Planning Agency, held an advertised public hearing on February 9, 2012; and

WHEREAS, the Local Planning Agency finds that the amendment is consistent with and furthers the goals, objectives and policies of the comprehensive plan, and recommends that the Town Council transmit the amendment to the State Land Planning Agency and subsequently adopt the amendment after considering any comments issued as a result of State review.

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

Section 1: Recitals Adopted. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2: Plan Amendment. That the Local Planning Agency recommends approval of the amendment set forth in Exhibit "A", attached hereto and made a part hereof.

Section 3: Effective Date. This Resolution shall be effective immediately upon passage.

PASSED AND ADOPTED this 9th day of February, 2012 on a motion made by

_____ and seconded by _____.

Nelson _____
Fisikelli _____
Breitkreuz _____
Jablonski _____
McKay _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Jeff Nelson, Mayor

ATTEST:

Erika Santamaria, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney
ACTIVE: 3665423_1

Resolution No. 2012-_____
EXHIBIT “A”

Future Land Use Element

2. PERMITTED USES IN FUTURE LAND USE CATEGORIES

1. AGRICULTURAL USE

Agricultural areas are designated on the Town's Land Use Plan Map to promote agriculture and agricultural related uses. Rural residential development may occur within specific limits. Uses permitted in areas designated agricultural are as follows:

A. Agricultural and related uses are broadly defined to include the following: cultivation of crops, groves, thoroughbred and pleasure horse ranches, fish breeding areas, tree and plant nurseries, cattle ranches and other similar activities.

B. Residential uses are allowed at a maximum of one (1) dwelling unit per two (2) net acres or greater or one (1) dwelling unit per two and one-half (2.5) gross acres or greater. Land submerged by water during the majority of the year shall not count as part of the two (2) net acres, unless the submerged land is a pond entirely confined within the parcel. Clustering of dwelling units shall not be permitted.

C. Recreation and open space uses.

1. Cemeteries may be permitted as a recreation and open space use when adjacent to an existing cemetery that is both 30 acres or more in net land area and designated Community Facilities on the land use plan map. The maximum gross land area that may be devoted to cemetery use shall be limited to five (5) percent of the area designated Agricultural on the land use plan map.

D. Community facilities as defined in Part II-G, Subsection III (page 4) shall not exceed five (5) acres in size. Parcels zoned or otherwise approved for community facility uses consistent with existing local regulations and permits as of the adoption date of the Town's plan, and thereafter with extended, amended, renewed regulations and permits, may be developed for such uses pursuant to such regulations and permits. Community contiguous to a limited access/controlled facility or an arterial facility as designated on the Town's Trafficways Plan.

E. Transportation ROW and easements.

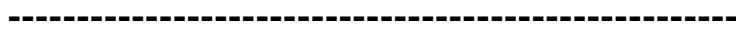
F. Special Residential Facility Category (1) development as defined in the

Resolution No. 2012-_____
EXHIBIT "A"

Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan, subject to the requirements of this land use category for the location of one (1) dwelling unit.

G. Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, electrical substations excluding electric transmission lines and drainage facilities and structures shall not exceed five (5) acres in size. Electrical power plants are not permitted.

H. Telecommunication and utility transmission lines



6. RECREATION AND OPEN SPACE USE

The primary intent of the recreation and open space category is to accommodate recreation and open space uses identified within the Town's Comprehensive Plan to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

~~Areas designated as recreation and open space include public and private park sites over five (5) acres, existing cemetery sites and golf courses intended to remain as permanent open space.~~

Those uses permitted in areas designated recreation and open space are as follows:

- A. Passive recreational uses including, but not limited to nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- B. ~~Golf courses which are intended to remain as permanent open space.~~
- C. Camping ground and facilities, accessory to a public park.
- D. Cemeteries, when adjacent to an existing cemetery that is 30 acres or larger. Cemeteries are not permitted within any other land use plan category as a recreation and open space use unless specifically authorized thereunder.
- E. Active recreational uses within a public park, or accessory to a residential subdivision or school, including, but not limited to tennis courts,

Resolution No. 2012-_____
EXHIBIT “A”

playgrounds, swimming pools, athletic fields and courts, beaches and bikeways within a public park.

F. Boat ramps and docks

G. Outdoor cultural, educational and civic facilities within a public park including, but not limited to, animal exhibits, habitats, band shells and outdoor classrooms.

H. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.

I. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.