

Town of Southwest Ranches Comprehensive Plan



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Adopted by the Town of Southwest Ranches Town Council May 2003
Updated March 2021

Town of Southwest Ranches Comprehensive Plan



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Town of Southwest Ranches Comprehensive Plan



Part 1: Policy Document

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Comprehensive Plan Adoption and Revision History

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Revised	September 22, 2011	PSFE
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Revised	June 14, 2012	2012-07
Revised	February 28, 2013	2013-06
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*Evaluation and Appraisal Report (EAR)-based Amendments

I. INTRODUCTION

"The Vision of the Town of Southwest Ranches is to enhance and preserve the unique rural character of its community. The Town shall promote, maintain and protect its agricultural, residential and equestrian lifestyles, sensitive to the natural environment."

I.A History

On May 22, 2000, the Governor of Florida approved HB 177 and officially incorporated approximately Thirteen (13) square miles of unincorporated rural areas into the Town of Southwest Ranches. The primary reason the Town's residents voted for incorporation is clearly stated in the **Town's Charter, Section 1.01 of Article 1** which reads:

"In order to preserve, protect and enhance the quality of life and residential character of the Southwest Ranches (The Town) is hereby created pursuant to the Constitution of the State of Florida."

The Town's first Comprehensive Plan was adopted by the Town Council on May 8, 2003. It is dedicated to developing strategies and policies to ensure preserving, protecting and enhancing the quality of the Town's **Rural Lifestyle**.

The Town's volunteer Comprehensive Plan Advisory Board is responsible for reviewing and developing consensus for the material contained within the Town's Comprehensive Plan. All members of this Advisory Board, both past and present who have served deserve the appreciation of the community for their dedication and time given to the process for preserving the rural character of the Town for our future generations.

Space reserved for future use

I.B Authority and Purpose

This Comprehensive Plan has been adopted and amended pursuant to Chapter 163, Part II, Florida Statutes, commonly known as the "Local Government Comprehensive Planning and Land Development Regulations Act of 1985" or the "Growth Management Act." This Plan is to serve as the Town's "road map" for growth and development. All land development regulations and decisions regarding capital improvements needed for growth and development should be consistent with and further this plan.

It is the intent of this Comprehensive Plan to coordinate and manage the growth and development of the Town of Southwest Ranches. This is to be accomplished while respecting those existing and constitutionally protected property rights of its individual land owners.

The Future Land Use Element, including the Future Land Use Map, of this Comprehensive Plan is also designed to be consistent with and further the Broward County Land Use Plan, as required by the Broward County Charter.

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II. ADMINISTRATION

II.A DEFINITIONS

The Town of Southwest Ranches adopts by reference those definitions of terms as delineated in Section 163.3164, Florida Statutes, Chapter 9J-5, Florida Administrative Code and the Broward County Land Use Plan, as may be amended from time to time.

110% Maintain - It shall mean that the number of trips on a road segment shall not exceed 110% of the number of actual trips in the road segment plus the number of committed trips in the latest adopted version of the TRIPS model.

Accessory Use - Means a use naturally and customarily incidental, subservient or subordinate to the principal use.

Adjacent - Lying near or close to; sometimes, contiguous; neighboring [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979].

Adjusted for family size - Means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

Adjusted gross income - Means all wages, regular cash or non-cash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

Administrative Rules Document - Means a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governments and providing direction to Council staff in implementing the Broward County Land Use Plan.

Adult Congregate Living Facility - Means any facility which provides housing, food service, and one or more personal services for four or more adults for a period exceeding 24 hours.

Affected Persons - Includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; and adjoining local governments that can demonstrate that adoption of the plan as proposed would produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written objections during the local government review and adoption proceedings.

Affordable housing - Means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons.

Agreement - A concord of understanding and intention between two or more parties with respect to the effect upon their relative rights and duties of certain past or future facts or performances. Although often used as a synonym with "contract", agreement is a broader term; e.g., an agreement might lack an essential element of a contract [(Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979)].

Agricultural uses - Activities within land areas which are predominantly used for the cultivation of crops and livestock including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

Airport clear zone - A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. This term has been replaced with Runway Protection Zone. They refer to the same area (Rule 9J-5, FAC).

Amendment - Means any change to an adopted comprehensive plan except for corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections updates or modifications of current costs in other elements, as provided in Section 163.3187(2), Florida Statutes.

Annexation - The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality [Subsection 171.031(1)FS].

Annual average daily traffic (AADT) - The volume passing a point or segment of a highway in both directions for one year divided by the number of days in the year (Level of Service Manual, Florida DOT, 1995).

Aquifer Recharge - The addition of water to the groundwater system by natural or artificial processes. (U. S. EPA)

Aquifer - A stratum or formation of permeable material that will yield groundwater in useful quantities. (U. S. EPA)

Area of Critical State Concern - An area containing, or having a significant impact upon, environmental or natural resources of regional or statewide importance, including, but not limited to, state or federal parks, forests, wildlife refuges, wilderness areas, aquatic preserves, major rivers and estuaries, state environmentally endangered lands, Outstanding Florida Waters, and aquifer recharge areas, the uncontrolled private or public development of which would cause substantial deterioration of such resources [Paragraph 380.05(2)(a) FS].

Area - All of the lands lying within the limits of an incorporated municipality, lands in and adjacent to incorporated municipalities, all unincorporated lands within a county, or areas comprising combinations of the lands in incorporated municipalities and unincorporated areas of counties [Subsection 163.3164(2) FS].

Arterial road - A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road (9J-5).

Assisted person or household - Means a person or household receiving benefits through Federal funds, either alone or in conjunction with the investment of other public or private funds.

Authority - Right to exercise powers; to implement and enforce laws; control over; jurisdiction. The second meaning of the term authority is Agency such as the Broward County Housing Authority [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979].

Average daily flow - Means the total volume of wastewater flowing into a wastewater facility during a calendar month, divided by the number of days in the month, and averaged over the preceding twelve months and expressed in units of millions of gallons per day (MGD).

Based aircraft - Aircraft for which a parking space is leased at an airport. (Florida Aviation System Plan, FDOT, 1992).

Best Management Practices - The most effective methods and devices to reduce or prevent non-point source pollution of groundwater or surface water.

Bicycle and pedestrian ways - Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded (9J-5).

Bicycle lane - A portion of a roadway which has been designed by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists (Transportation Expressions, U.S. DOT, 1996).

Bicycle path - A bikeway physically separated from motorized vehicular traffic by an open space or barrier and located either within the highway right-of-way or within an independent right-of-way (Transportation Expressions, U.S. DOT, 1996).

Bicycle route - A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and information markers, with or without a specific bicycle route number (Broward County Bicycle Facilities Network Plan, 1996).

Blue way - A waterway which has been designated for conservation, recreation, or both and which may be connected with greenway hubs, sites, and linkages. (CNPd)

Bonds - A certificate of debt issued by a local government guaranteeing payment of a specific amount of borrowed funds plus interest payments on specific dates.

Borrow Canal - In most cases the material for construction of a levee is obtained by excavation immediately adjacent to the levee. The excavation is termed a borrow. When the borrow paralleling the levee is continuous and allows for conveyance of water, it is referred to as a borrow canal. (SFWMD)

Borrow Pit Lake - A lake which is dug to drain adjacent land for development, with the material extracted during the digging of the lake being used as fill on the adjacent land.

Broward County Land Use Plan - Means the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act.

Broward County Trafficways Plan - The plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of

Trafficways for Broward County (Land Development Code). The Broward County Trafficways Plan is a roadway right-of-way preservation plan. To accommodate the impacts of new development, right-of-way is required of developing parcels to provide for an adequate regional roadway network (Documentation of the Broward County Trafficways Plan, Broward County Planning Council, 1995).

Broward County - The land area of Broward County or the Broward County Board of County Commissioners and its agencies, dependent upon the context in which the term is used.

Building Permit Means:

- (1) Any permit for the erection or construction of a new building required by Section 301.1 of the South Florida Building Code, 1984, Broward Edition, as amended.
- (2) Any permit for an addition to an existing building which would:
 - (a) Create one or more additional dwelling units, or
 - (b) Involve a change in the occupancy of a building as described in Section 104.7 of the South Florida Building Code, 1984, Broward Edition, as amended.
- (3) Any permit which would be required for the nonresidential operations included in Section 301.1(a) of the South Florida Building Code, 1984, Broward Edition, as amended.

Build-to line – an imaginary line existing in relation to a lot line or public or private street, which defines a maximum setback of a structure from that lot line or public or private street.

Canal - A trench, the bottom of which is normally covered by water, with the upper edges of its two sides normally above water (Chapter 62-310, FAC.).

Capacity - The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour. (Highway Capacity Manual, Special Report 209, Transportation Research Board, 1994).

Capital Budget - The first year of the capital program which includes capital project appropriations and the revenues required to support the projects.

Capital Improvement - Means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which

have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital Outlay - Expenditures which result in the acquisition of or addition to fixed assets.

Capital Plan - A compilation of all capital and infrastructure needs which are not funded in the Capital Program.

Capital Program - All capital expenditures planned for the next five years. The program specifies both proposed projects and the resources estimated to be available to fund projected expenditures.

Carpool and vanpool - Carpool is an arrangement where two or more people share the use and cost of privately owned automobiles in traveling to and from pre-arranged destinations together, and vanpool is an arrangement which a group of passengers share the use and cost of a van in traveling to and from pre-arranged destinations together (Transportation Expressions, U.S. DOT, 1996).

Certified Land Use Plan - Means a local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

Clustering - A land use planning technique in which a portion of a site is allowed to be developed at a greater density than would otherwise be allowed, in favor of leaving the rest of the site as open space.

Code of Ordinances - A systematic collection, compendium or revision of laws, rules, or regulations. A private or official compilation of all permanent laws in force consolidated and classified according to subject matter [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., and St. Paul, MN 1979].

Collector road - A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads (9J-5).

Commercial uses - Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community - An assemblage of plants and animals living in a particular area or

habitat. (Everglades Wild guide)

Community Commercial Center - means a commercial center which typically ranges from approximately 100,000 to 300,000 square feet of gross leasable area and is generally built around a junior department store or variety store and supermarket as the major tenants. Community shopping centers typically range in area from approximately 10 acres to 30 acres and serve trade areas ranging from roughly 40,000 people to 150,000 people.

Community Park - Means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by local governments to meet the community level parks requirement of the Broward County Land Use Plan.

Compact Deferral Area - The geographic area which is a two (2) mile band having a centerline, which is coincident with the centerline of the congested link, extends parallel to the congested link for a distance of one-half ($\frac{1}{2}$) mile beyond each end point of the congested link (Land Development Code, Broward County, 1977).

Compatibility - A condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

Compatible with - Subparagraph 163.3177(10)(a), FS, provides that the term "compatible with" means that the local plan is not in conflict with the state comprehensive plan or appropriate regional policy plan.

Compatible - A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition [Rule 9J-5.003 (25), FAC].

Complete kitchen facilities - Means an installed sink with piped water, a range or cook stove, and a mechanical refrigerator. Quarters with only portable cooking equipment are not considered as having a range or cook stove.

Complete plumbing facilities - Means hot and cold piped water, a flush toilet, and a bathtub or shower inside the housing unit, for the exclusive use of that unit.

Composition - The makeup of various land uses by type, extent, intensity, density, or otherwise, which are included in a development or land use category.

Concurrency Determination - A decision made by local government as to whether a development proposal meets concurrency requirements.

Concurrency Management System - The procedures or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development (9J-5)

Concurrency - Means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Conservation uses - Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valued fish and shellfish, or protection of vegetative communities or wildlife habitats.

Consistent - Having agreement with itself or something else; accordant; harmonious; congruous; compatible; compliable; not contradictory [Henry Campbell Black, M.A., "Black's Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979]. Subparagraph 163.3177(10)(a), FS, provides that for the purpose of determining whether local comprehensive plans are consistent with the state comprehensive plan and the appropriate regional policy plan, a local plan shall be consistent with such plans if the local plan is "compatible with" and "furthers" such plan.

Constrained roadways - These are roads that cannot be expanded by the addition of two or more through-lanes because of physical, environmental or policy constraints (Level of Service Manual, Florida DOT, 1995).

Contiguous - Next to, abutting, or touching and having a boundary, or portion thereof, that is co-terminus.

Contiguous Lots - Lots having at least one hundred and twenty five (125) feet of coterminous property line.

Contingency - Costs which may arise as a result of conditions undetermined at a given date.

Control structures - Devices (e.g., culverts, spillways and weirs) placed in the canals to control water surface elevations (stage divide), amount of flow (stage divide or water supply structure), or direction of flow (divide structure) in the

canals. In general, a stage divide controls water surface elevation upstream of the structure, and it controls water flow (or discharge) downstream of the structure. A divide structure is usually located at or near a basin boundary. It prevents water in one basin from entering the other basin. A water supply structure is also usually located near a basin boundary. It is used to pass water from one canal to another.

Coordination - The harmonious, integrated action of various parts and processes of an organization [Based on the definition by Funk and Wagnall's "New Comprehensive International Dictionary of the English Language" International Press, Newark, NJ 1982].

Cost-burdened household – any household of moderate income or less that pays more than 30% of household income for housing expenses.

County Charter - The Broward County Charter as revised through June 2, 1998.

County - Political subdivision of the state established pursuant to Section 1, Article VIII of the State Constitution [Subsection 218.72(3) FS].

Crown elevation - The peak of a road, often in the middle, which diverts storm water down gentle slopes and off the surface of the road.

Culvert - A drain, ditch, or conduit, not incorporated in a closed system that carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way (The New Illustrated Book of Development Definitions).

Currently available revenue sources – For purposes of determining the financial feasibility of implementing the Comprehensive Plan, an existing source and amount of revenue presently available to the Town. It does not include the Town's present intent to increase the future level or amount of a revenue source if such increase is contingent on ratification by public referendum.

Density - An objective measure of the number of people or residential units allowed per unit of land. Examples include persons per square mile and dwelling units per acre.

De Minimis Exception - A proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements if all four (4) conditions listed in 9J-5 and all of the eight (8) exceptions listed in the Broward County Land Development Code are met (9J-5 and Land Development Code, 1997).

Debt Service - Payments of principal and interest on obligations resulting from the issuance of bonds.

Dedicated Revenue - A source of funds which is mandated by law or policy to be used for a specific purpose.

Desalinization - Removing the salt from saline waters to produce potable water. (South Florida Regional Planning Council)

Design storm - The most severe storm for which the canals and structures in the basin will accommodate that storm's runoff without flooding occurring in the basin.

Development controls - The standards in the comprehensive plan which control the development or use of land, which are in addition to the densities, intensities, and uses assigned to land by the Future Land Use Element Map.

Development - The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The following activities or uses are development when used in the context of the ICE: a reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any coastal construction as defined in s. 161.021, Florida Statutes; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land [Subsection 380.04 FS].

Development agreement – an agreement between the Town of Southwest Ranches and a developer, where such agreement is intended to comply with the requirements of s. 163.3227, Florida Statutes.

Distribution - The spatial array of land uses throughout an area.

Domestic wastewater - This means human body wastes from sanitary fixtures, domestic laundry wastes, or waterborne solid wastes collected or received from domestic food preparation or service.

Drainage basin or storm water basin - The area defined by topographic boundaries which contributes storm water to a watershed, drainage system,

estuarine waters, or oceanic waters, including all areas artificially added to the basin (Chapter 9J-5, FAC.).

Drainage detention structure - Structure which collects and temporarily stores storm water for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the storm water (Chapter 9J-5, FAC.).

Drainage district - A local unit of government with the specific purpose of providing drainage within a limited boundary. Drainage districts may be classified as dependent or independent. A dependent drainage district is one where the membership of its governing body is identical to that of the governing body of a single county or municipality. An independent drainage district is one that is not dependent.

Drainage ditch or irrigation ditch - A man-made trench dug for the purpose of draining water from the land or for transporting water for use on the land and is not built for navigational purposes (Chapter 62-312, FAC.).

Drainage facilities - Structures designed to collect, convey, hold, divert, or discharge storm water; includes storm water sewers, canals, detention structures, and retention structures (Chap. 9J-5, FAC.).

Drainage retention structure - Structure designed to collect and prevent the release of a given volume of storm water by complete on-site storage (Chapter 9J-5, FAC.).

Draw down - The change in water surface level in a well, reservoir, or natural water body resulting from the withdrawal of water.

Dredge spoil - The material, often composed of rocks, vegetation and muck, removed for the bottom of a waterway to ensure suitability for navigation and flood control purposes.

Dredge - To deepen a waterway using a special apparatus, often carried on a barge, through the removal of bottom material by digging or using suction.

Dredging - The excavation, by any means, in waters of the state. It is also the excavation (or creation) of a water body which is, or is to be, connected to any of the waters listed in Section 62-312.030(2), FAC., directly or via an excavated water body or series of excavated water bodies (Chapter 62-312, FAC.).

Dwelling unit - Means a house, apartment, or condominium unit, trailer, group of rooms, or a single room, intended for occupancy as a separate living quarters

with direct access from the outside of the building or through a common hall and with complete kitchen facilities for the exclusive use of the occupants including rental units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums" and "retirement housing".

Easement - Means any strip of land created by a sub divider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

Ecosystem - The living and non-living components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are interrelated. (Florida Coastal Management Program)

Educational uses - Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including areas of buildings, campus open space, dormitories, recreational facilities or parking.

Effectiveness - Measures whether the policy or program has its intended effect [Carl V. Patton, David S. Sawicki, "Basic Methods of Policy Analysis and Planning" Prentice- Hall, Englewood Cliffs, N.J. 1986].

Efficiency - Measures whether the policy or program has its intended effect in dollars (costs) per unit of output (benefit) [Carl V. Patton, David S. Sawicki, "Basic Methods of Policy Analysis and Planning" Prentice-Hall, Englewood Cliffs, N.J. 1986].

Effluent - Means water that is not reused after flowing out of any wastewater treatment facility or other works used for treating, stabilizing, or holding wastes.

Endangered Species - Species whose numbers have declined to such a critically low level or whose habitats have been so seriously reduced or degraded that without active assistance their survival in Florida is questionable. (Rare and Endangered Biota of Florida)

Enhancement - Shall mean the alteration of an existing wetland to increase the functional value.

Enterprise Fund - A fund which pays for the cost of its operations and capital

improvements from user fees and does not generally receive property tax support. County enterprise funds include Water and Wastewater, Solid Waste, Aviation and Mass Transit.

Environmentally Sensitive Land - Means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Land are contained within the Plan Implementation section of the Broward County Land Use Plan. Policies which ensure the protection of Environmentally Sensitive Lands, consistent with the requirements of Section 163.3202 Florida Statutes, are located under Objective 9.01.00 of the Broward County Land Use Plan.

Everglades Buffer Strip - The area of land between U.S. 27 and the Water Conservation Areas extending from S.R. 84 to Dade County which has been designated for acquisition by the South Florida Water Management District for water management purposes.

Exotic Species or Exotics - Species not native to the region. (Fundamentals of Ecology)

Extent - The amount of development, including the area or size in acres.

Fabrication and assembly – The manufacturing from standard parts of a distinct object differing from the individual components involving materials with form and substance (as opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the individual parts.

Facilitation - A process where the facilitator helps the parties design and follow a meeting agenda and assists parties to communicate more effectively throughout the process. The facilitator has no authority to make or recommend a decision but is concerned primarily with process during a meeting or negotiation. He or she makes the logistical arrangements, e.g. securing a place and scheduling a time to meet [Regional Planning Council Dispute Resolution Rule Workshops, Florida Growth Management Conflict Resolution Consortium, October 1993].

Facility adequacy or availability - The ability of a facility to operate at a level of service standard which satisfies the concurrency management system. A facility adequacy determination is conducted in Broward County at the time of plat approval. For instance, a development proposal creates an anticipated demand for potable water of 5 million gallons per day (MGD) and the potable water supply facility servicing the area in which the development is proposed has

a capacity of 50 MGD and operates at a capacity of 25 MGD. In this case, potable water facilities would be adequate since the additional demand would not supersede the capacity of the facility.

Facility availability - Whether or not a facility is available in a manner to satisfy the concurrency management system (9J-5).

Feeder route - A transit route which has the characteristics of traveling on local streets, utilized for shorter trip lengths and transfer connections (Transportation Expressions, U.S. DOT, 1996).

Filling - The deposition, by any means, of materials in the waters of the state (Chapter 62-312, FAC.).

Fiscal Year - The period of time for which funds are appropriated and accounted for. The county fiscal year begins annually on October 1st and ends on September 30th of the next calendar year.

Flexible Revenue - A source of fund which can be used for a variety of purposes and programs and which can be raised or lowered depending on revenue requirements.

Flexibility Zone - Means a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.

Flood control - structural and non-structural measures designed to mitigate flood damage to developed areas (Water Resource Atlas of Florida).

Flood plains or flood prone areas - Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A zone on Flood Insurance Rate Maps of Flood Hazard Boundary Maps (Chapter 9J-5, FAC.).

Floor Area Ratio (FAR) - The total gross floor area of all buildings and structures on a lot divided by the total lot area.

Florida Administrative Code - The permanent publication of all the rules adopted by each agency of the State of Florida which cite the specific rulemaking authority pursuant to each rule adopted, all history notes as authorized in Subsection 120.545 (9) FS, and complete indexes to all rules contained in the code. Supplementation is made as often as practicable, but at least monthly.

This publication is the official compilation of the administrative rules of the State of Florida [Section 120.55 (1) (a) FS].

Florida Intrastate Highway System - A statewide network of limited-access and controlled-access highways designed with general-use and exclusive-use lanes to accommodate Florida's high speed and high volume highway traffic (Level of Service Manual, Florida DOT, 1995).

Foster care facility - Means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Freshwater Marsh - Means a wetland having more than 25 percent vegetative cover by terrestrial herbs but 40 percent or less cover by woody plants, occasionally or regularly flooded by fresh water (e.g., saw grass).

Functional relationship - A complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments.

Fund Balance - The amount available within a fund at the close of a fiscal period which can be carried over as revenue for the upcoming fiscal period.

Fund - Monies set aside and accounted for separately in order to ensure they are allocated and spent for a specific purpose.

Furthers - Subparagraph 163.3177(10)(a), FS, defines it as to take action in the direction of realizing goals or policies of the state or regional plan.

General aviation - That portion of civil aviation which encompasses all facets of aviation except air carriers; it includes business flying, instructional, personal and commercial flying (Transportation Expressions, U.S. DOT, 1996).

General lanes - intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes.

General Obligation Bonds - Bonds financed with the ad valorem taxes "or full faith and credit" of the issuing government. These bonds must be approved by a majority of voters.

Goal - The long-term end toward which programs or activities are ultimately directed [Subsection 186.003(2) FS].

Granny flat – An accessory dwelling unit approved prior to June 6, 2000. A granny flat is counted in density calculations and a complete kitchen is permissible.

Grants - Contributions or gifts of cash or other assets from another government to be used or expended for a specific purpose, activity, or facility

Green way - A corridor of protected open space established for conservation, recreation or both. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

Greenway hub - Anchors in the greenway system which provide an origin and a destination for people or wildlife. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

Greenway link - Connections in the greenway system which allow movement from one hub to another. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

Greenway site - Small features that serve as points of origin or destination in the greenway system, but are not always linked with hubs or with each other. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails)

Groom's Quarters - On-site living quarters, included as part of a barn or other structure for keeping animals, for persons responsible for grooming and caring for horses boarded at the same site. A groom's quarters may have a complete kitchen, and is included in residential density calculations.

Gross acreage - The total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted by this Comprehensive Plan.

Gross density - The number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area.

Gross Living Area - For the purposes of the Guest House definition, gross living area shall be defined as the gross floor area under roof whether or not fully enclosed.

Groundwater - Subsurface water in the zone of saturation. (U. S. EPA)

Group home - Means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Guest house - A structure or any part of a structure ancillary to a detached single family dwelling unit, excluding mobile homes, and located on the same parcel as the principle dwelling unit, that is occupied in whole or in part as the temporary residence or living quarters of one or more persons, that shall not exceed 600 square feet for parcels between 35,000 square feet to 43,560 square feet and shall not exceed 1,200 square feet in gross living area for parcels greater than 43,560 square feet. Only one (1) guest house shall be permitted per parcel and it may not be rented, leased or sold separately from the overall property. A guest house may not contain, or be designed to contain, a complete kitchen facility. In no event shall a guest house be considered a dwelling unit, as defined herein. If a temporary or permanent residence or living quarter does not meet the definition of guest house, it shall be deemed to be a dwelling for purposes of density calculation. For purposes of this definition, a temporary residence or living quarter shall not have a separate mailing address or electric meter. A guest house shall not be permitted on parcels less than 35,000 square feet.

Heating equipment - Means a steam or hot water system; central warm air furnace; electric heat pump; other built-in electric units which are permanently installed in the floors, walls, ceilings, or baseboards, and are a part of the electrical installation of the building; other means which include a floor, wall, or pipe less furnace; room heaters with flue or vent that burn gas, oil, or kerosene; non-portable room heaters without flue or vent that burn gas, oil, or kerosene; and fireplaces, stoves, or portable room heaters of any kind.

High recharge area or prime recharge area - An area, designated by the South Florida Water Management District governing body, which is distinguished by its natural capability to recharge groundwater in large quantities. (Chapter 9J-5, FAC.).

Historic resources - All areas, districts, or sites containing properties listed on the Florida Master Site Plan File, the National Register of Historic Places, or

designated by a local government as historically, architecturally, or archeologically significant.

Housing type - Means a building structure that includes single-family, multifamily, mobile home or trailer park.

Hurricane shelter - Means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

Impact Fee - Funds collected from a developer to fund the improvements required to serve the residents or users of the development. The county currently collects impact fees for road, park and educational improvements.

Impound - Collecting and confining water as if in a reservoir (Webster's New Collegiate Dictionary).

Independent Special District - A special district that is not a dependent special district. An example of an Independent Special District would be the South Broward Drainage District [Based on Subsection 189.403(3), FS].

Industrial uses - The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infiltration/Inflow - This means entry of groundwater to the sewer system through broken pipes, defective joints or other similar entry points.

Infrastructure - Man-made structures which serve the common needs of the population, such as roads, sewers, water treatment plants, and canals; the equipment, facilities and other capital improvements necessary to provide services.

Intensity - An objective measurement of the extent to which land may be developed or used, including the consumption or use of space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of and demand on facilities and services.

Interest Income - Revenues earned on invested cash.

Intergovernmental - Between units of government [Based on Rule 9-J 5.015, FAC].

Interlocal Agreement - An agreement entered between two or more local governments. See definition for agreement.

Joint Planning Agreement - Formal agreement between and among local government in which boundaries of the planning area, procedures for joint action, and procedures for administration of ordinances and regulations applying to the planning area, have been identified or agreed upon or both [Based on Subsection 163.175(1) FS]. Joint planning agreements are typically applied to unincorporated areas being considered for annexation into a municipality.

Land Development Code - Means the various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document (alternatively: Land Development Regulation[s]).

Land Use - Means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

Level of service standard - A threshold adopted by a local government or other agency providing a public facility or service establishing the acceptable performance of a public facility or service.

Level of Service (LOS) - An indicator to the extent or degree of service provided by, or proposed to be provided by, a facility based upon and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility [Rule 9J-5.003 (65), FAC].

Light Industrial Use – Activities that are predominantly connected with light manufacturing, assembly, processing or storage of products.

Light Manufacturing – A use engaged in the manufacture of finished products, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, but excluding basic industrial processing.

Line of Credit - Contingent loan arrangements with a bank in which the bank agrees to lend funds required by government for a fixed period of time.

Local Area of Particular Concern - Means an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and policies under Objective 9.01.00. The criteria for Local

Areas of Particular Concern are contained in the Plan Implementation Requirements section of the Broward County Land Use Plan.

Local Comprehensive Plan - Means any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

Local Government - Any county or municipality [Section 163.3164 (13) FS]. In some instances, it may include special districts.

Local Option Sales Tax - Tax on sales which must be approved by the voters to fund infrastructure improvements.

Local Planning Agency - Means the agency designated to prepare the comprehensive plan required by ch. 163, Florida Statutes.

Local road - A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property (9J-5).

Low income person or household - Means one or more natural persons or a household, not including students, whose total annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA).

Maids quarters – An accessory dwelling unit approved prior to June 6, 2000. A granny flat is counted in density calculations and a complete kitchen is permissible.

Manufactured home – Means a mobile home fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standard Act.

Mass transit - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guide way transit, express bus, and local fixed route bus.

Mediation - A process where a neutral third party acts to encourage and facilitate the resolution of a dispute without prescribing what it should be. It is an informal and nonadversarial process with the objective of helping the disputing

parties reach a mutually acceptable agreement. A mediator typically helps the parties explore their interests and develop and evaluate options for resolving their dispute. A mediator may meet privately with each party. The parties themselves usually select the mediator [Regional Planning Council Dispute Resolution Rule Workshops, Florida Growth Management Conflict Resolution Consortium, October 1993].

Minerals - All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy metals, and any rare earths, which are contained in the soils or waters of the state.

Minimization - Shall mean to reduce the wetland impacts of development by considering all aspects of a proposed development so that wetland impacts are reduced to the smallest possible amount, extent, size or degree consistent with Article XI. Chapter 27-335 of the Broward County Code of Ordinances enacted December 18, 1990.

Mining - Means the removal of minerals from their site solely for commercial purposes which may include crushing, batching, mixing and forming of mined materials.

Mobile home - Means a structure transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

Modal split - The proportion of total person trips that use each of various specified modes of transportation (Transportation Expressions, U.S. DOT, 1996).

Moderate income person or household - Means one or more natural persons or a household, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA).

Monthly owner costs - Means the sum of payments for mortgages, deeds of trust, or similar debts on the property; real estate taxes; fire and hazard insurance on the property; utilities; and fuels.

Municipality - A legally incorporated or duly authorized association of inhabitants of limited area for local governmental or other public purposes. A body politic created by the incorporation of the people of a prescribed locality invested with subordinate powers of legislation to assist in the civil government of state and to regulate and administer local and internal affairs of the

community [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979].

Natural drainage features - The naturally occurring features of an area which accommodate the flow of significant amounts of storm water, such as streams, rivers, lakes, sloughs, floodplains and wetlands (Chapter 9J-5, FAC.).

Natural drainage flow - The pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading (Chapter 9J-5, FAC.).

Natural Reservations - Means areas designated for conservation purposes, and operated by agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

Natural Resources - Means those natural resources identified in Section 9J-5.006(4)(b) Florida Administrative Code: existing and planned water wells and cones of influence; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, and harbors; wetlands; minerals and soils.

Neighborhood commercial center - means a commercial center typically ranging from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately 3 acres to 10 acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.

Neighborhood Park - Means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Net acre – Forty-three thousand five-hundred sixty (43,560) square feet of privately-owned property.

Non-point source pollution - A form of water, soil, or air pollution which is diffuse in its origin and frequently widespread in its occurrence. These contaminants are typically dissolved in storm water run-off, adhered to soil particles, or suspended in air.

Non-rural Land Use Plan Designation —any land use plan designation other than a rural land use plan designation.

Objective - A specific, measurable, intermediate end that is achievable and marks progress toward a goal [Subsection 186.003(3), FS].

Open spaces - Undeveloped lands suitable for passive recreation or conservation uses.

Operating Budget Impact - The on-going expenses required to operate capital improvements once completed. These expenses normally include facility and equipment maintenance costs, staff and other operating expenses.

Other units of local government providing services without regulatory authority of use of the land - A local unit of special-purpose government which has been created for the delivery of urban community development services. An example of this would be the Turtle Run Community Development District [Based on Chapter 190, FS].

Overcrowded - Description of a situation in which more individuals reside within a home than can be safely accommodated.

Parcel of Land - Means any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Park – Means a community, or regional park.

Pattern - The form of the physical dispersal of development or land use.

Peat - Means a dark-brown or black substrate produced by the partial decomposition and disintegration of mosses, sedges, trees and other plants growing in areas of its deposition; peat characteristically is deposited in certain wetland types.

Percolation - Downward flow or filtering of water through pores or spaces in rock or soil (U.S. EPA).

Person - Means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Place of Worship - A place of assembly used for the regular, continuing exercise of an organized religion. Permitted accessory uses and facilities shall be limited to those necessary for the exercise of religion (ex: classrooms for religious, non-academic instruction) and the following additional accessory uses and facilities: day care for congregants only; social/fellowship gathering space, offices for the administration of the place of worship facility in which located; and any other facility or use that the Town determines is of an accessory scale and nature to the principal use.

Plat - Means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this chapter and of any local ordinances, and may include the terms "replat," "amended Plat," or "revised Plat."

Policy - The way in which programs and activities are conducted to achieve an identified goal [Subsection 186.003(4), FS].

Pond - Means a small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.

Potable water facilities - A system of structures designed to collect, treat, or distribute potable water, including water wells, treatment plants, reservoirs, and distribution mains.

Preserve - To save from change or loss other than those caused by natural geological and evolutionary processes, and reserve for a special purpose. (Florida Coastal Management Program)

Principal arterial road - A roadway serves the major centers of activity of urbanized areas, the highest traffic volume corridors. It carries most of the trips entering and leaving the urban area, as well as most of the through movements bypassing the central city. It could be stratified as follows: (1) interstate; (2) other freeways and expressways; and, (3) other principal arterials (A Policy on Geometric Design of Highways and Streets, 1990, American Association of State Highway and Transportation Officials).

Principal - The original amount borrowed through a loan, bond issue or other form of debt.

Principal Building - Means a building which is occupied by, devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

Protect - To save or shield from loss, destruction, or injury or for future intended use. (Florida Coastal Management Program)

Public Access - Means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public facilities - Major capital improvements, including, but not limited to, transportation facilities, sanitary sewer facilities, solid waste facilities, water

management and control facilities, potable water facilities, alternative water systems, educational facilities, parks and recreational facilities, health systems and facilities, and, except for spoil disposal by Port Everglades, spoil disposal sites for maintenance dredging in waters of the state [Subsection 189.403(7), FS].

Public Notice or Due Public Notice - As used in connection with the phrase “public hearing” or “hearing to be held after due public notice” - means publication of notice of the time, place, and purpose of such hearing in a newspaper of general circulation in the area not less than 7 days prior to the date of hearing.

Public transit - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail; rail rapid transit; light rail transit; light guide way transit; express bus; and local fixed route bus (9J-5).

Rare Species - Species which, although not presently endangered or threatened are potentially at risk because they are found only within a restricted geographic area or habitat in the state or are sparsely distributed over a more extensive range. (Rare and Endangered Biota of Florida)

Raw Water - Untreated potential drinking water. (U.S. EPA)

Recertification - Means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

Recharge - The addition of water to the groundwater system by natural or artificial processes (U.S. EPA).

Reclaimed water - Means water that has received at least secondary treatment and is reused after flowing out of a wastewater treatment plant.

Recreation - Means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreational trip - A trip for leisure, relaxation, or enjoyment purposes, as opposed to utilitarian purposes. (1989 Broward County Comprehensive Plan, Broward County Comprehensive and Neighborhood Planning Division)

Redevelopment - See urban redevelopment.

Regional Park - Means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

Regional Planning Agency - An agency designated by the state to exercise responsibilities under law in a particular region of the state [Based on Subsection 163.3146(19), FS].

Regional Roadway Network - Means the roads contained within the Broward County Metropolitan Planning Organization's adopted Year 2015 Highway Network, except for those roads functionally classified as city collector roads.

Reserves - An account used to earmark funds to be expended for a specific purpose in the future.

Residential uses - Means activities within land areas used predominantly for housing.

Reuse - This is the deliberate application of reclaimed water, conforming to the Florida Department of Environmental Protection and the South Florida Water Management District rules.

Revenue Bonds - Bonds financed with charges paid exclusively by the users of the public improvement or with another specific revenue source except ad valorem taxes.

Revenues - The taxes, fees, charges, special assessments, grants and other funds collected and received by the county in order to support the services provided.

Right-of-way - Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use (9J-5).

Roadway functional classification - The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

Runoff - That portion of rainfall not absorbed by soil, evaporated, or transpired by plants, which finds its way into canals or other surface water bodies.

Rural Character - An area that is characterized by natural, agricultural, equestrian, pastoral or rustic uses, including single-family dwellings on large lots, developed at low densities.

Rural Land Use Plan Designation – any of the following land use plan designations: Agricultural; Conservation; Recreation and Open Space; Rural Ranches; and, Rural Estates.

Rural Purposes - Means that land is used as a resource for agricultural, equestrian, managed forest or mining uses, or maintained in a natural state as wetlands, fields or forests, including Town open spaces and park parcels.

Saltwater intrusion - This phenomenon occurs when saltwater moves laterally inland from the seacoast or vertically to replace fresh water.

Sanitary sewer facilities - These are structures or system designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Seepage - The flow of water through the sides or bottom of a canal or levee caused by a hydraulic gradient.

Septic tank – This is an on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

Service Agreement - An agreement for the provision of service (See definitions for agreement and services).

Services - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law [Rule 9]-5.003(123), FAC].

Severely cost-burdened household – any household of moderate income or less that pays 50% or more of household income for housing expenses.

Special Assessments - A compulsory charge made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.

Special District - A local unit of special purpose, as opposed to general-purpose, government within a limited boundary, created by general law, special act, local ordinance, or by rule of the Governor and Cabinet. Special districts do not include school districts, community college districts, special improvement districts created pursuant to Section 285.17, FS, municipal service taxing or benefit units, or boards which provide electrical service and are political subdivisions of a municipality or are part of a municipality. The special purpose or purposes of special districts are implemented by specialized functions and related prescribed powers. An example of a special district would be the North Broward Hospital District [Subsection 189.403 (1) FS]. Special districts may either be dependent or independent.

Special residential facilities - Means a residential facility providing treatment, care, rehabilitation, or education. There are three categories of special residential facilities. These three categories are more specifically defined as follows:

Category 1 - means a housing facility which is licensed by the State of Florida for no more than six (6) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training for its residents only. There may be more than one kitchen within the housing facility. For density purposes a Category 1 facility is equivalent to one dwelling unit.

Category 2 - means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel.
(BCPC Prov. Cert. #11)

Category 3 – means:

- (a) Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or
- (b) Any housing facility licensed by the State of Florida for more than six (6) unrelated elderly individuals; or
- (c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or
- (d) Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

Species of Special Concern - A species that does not clearly fit into the endangered, threatened, or rare categories yet which, for certain reasons, warrants special concern. (Rare and Endangered Biota of Florida)

Storm water - The flow of water which results from a rainfall event (Chapter 9J-5, FAC.).

Substandard dwelling units - Housing units that fail to meet the applicable building code, the minimum housing code, or that lack complete plumbing; lack complete kitchen facilities; or are overcrowded (more individuals residing within a home than can be safely accommodated).

Substantial Conformity - Refers to the Broward County Charter requirement contained in Article VI, Section 6.05 D & E that local government future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

Substantial rehabilitation - Means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

Suitability - The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Support Documents - Means any surveys, studies, inventory maps, data, inventories, listings or analyses used as the basis for or in developing the local comprehensive plan.

Threatened Species - Species that are likely to become endangered within Florida in the foreseeable future if current trends continue. Includes species which may still be abundant, but are being subjected to serious adverse pressure throughout their range. (Rare and Endangered Biota of Florida)

Through-Street – A street or combination of connecting streets that connects any two arterial roads, collector roads, or arterial and collector roads.

Through-Traffic – Vehicular travel between different, nonadjacent areas of the Town, or between areas outside of the Town via streets within the Town.

Traffic Review and Impact Planning System, (TRIPS) Model - A computer model maintained in the Broward County Development Management Division which accounts for the traffic from approved but not built development. See Committed Trip (Land Development Code, Broward County, 1997).

Trailhead park – a park which contains an access point to a recreational trail.

Transfers - Transfers of cash or other resources between funds.

Transportation corridors - Major routes used for moving people and goods by one or more transportation options (Strategic Regional Policy Plan for South Florida, SFRPC, 1995).

Transportation corridor management - The coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor to promote orderly growth, to meet the concurrency requirements of Chapter 163, Florida Statutes, and to maintain the integrity of the corridor for transportation purposes.

Transportation Demand Management (TDM) - Strategies and techniques that can be used to increase the efficiency of the transportation system. TDM focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs; flexible work hours; telecommuting; shuttle services; and, parking management (9J-5).

Transportation disadvantaged - Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities (9J-5).

Treatment - To provide potable water that is chemically and microbiologically suitable for consumption.

Trunk line - A transit route which travels longer distances, primarily along arterial roads, with few deviations (Transportation Expressions, U.S. DOT, 1996).

Trust Fund - Fund used to account for assets held by a government for individuals, private organizations, other governments, and/or other funds.

Urban sprawl - Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: the premature or poorly planned conversion of rural land to other uses; the creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or the creation of areas of urban development or uses which fails to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low density, or single use development.

User Charges - The payment of a fee for direct receipt of a public service by the person or entity benefiting from the service.

Value - Means the respondent's estimate of how much the property (house and lot) would sell for if it were for sale.

Very low-income person or household - Means one or more natural persons or a household, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA).

Vested Rights - Means rights which have so completely and definitely accrued to or settled in a person, which it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.

Volume-to-capacity (V/C) ratio - The ratio of demand flow to capacity for a highway (Level of Service Manual, Florida DOT, 1995).

Voted Ad Valorem Tax - Property taxes levied to fund the debt service on general obligation bonds, which are approved by the voters.

Wastewater - This is the combination of the liquid and water-carried wastes generated by residences, commercial buildings, industrial plants and institutions, with any ground water, surface water and storm water that may be present.

Water Management District - A special taxing district which is a regional water management district created and operated pursuant to chapter 373 FS, or chapter 61-691, Laws of Florida, or a flood control district created and operated pursuant to chapter 25270, Laws of Florida, 1949, as modified by s. 373.149 FS [Section 189.403 (6) FS].

Water Recharge Areas - Means land or water areas through which groundwater is replenished.

Water table - The surface of an unconfined aquifer, defined by the level at which water stands in wells that penetrate the water body far enough to hold standing water.

Water - Means any and all water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, lakes, ponds, or diffused surface water and water percolating, standing, or flowing on the surface of the ground, as well as all coastal waters within the jurisdiction of the state.

Water-Wells - Means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

Waterway - A stream, canal or body of water, dedicated to public use, publicly owned, or used and available for public travel by boats, not including privately owned bodies of water or drainage ditches.

Wetlands - Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands,

sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas (Chapter 9J-5, FAC.).

Wellfield - The site of one or more water wells that supply potable water for human consumption to a water system that services at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

Zones of Influence - Zones delineated by iso-travel contours around wellfields, within which toxic substances will be regulated to protect the quality of the groundwater. (Broward County Wellfield Protection Ordinance)

Space reserved for future use

II.B ACRONYMS AND ABBREVIATIONS

AADT	Annual Average Daily Traffic
ACSC	Area of Critical State Concern
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
ASV	Annual Service Volume
BCLD	Broward County Legislative Delegation
BCLDC	Broward County Land Development Code
BCT	Broward County Transit
CDA	Compact Deferral Area
CDD	Community Development District
CIE	Capital Improvements Element
CIP	Capital Improvement Plan
CMP	Congestion Management Plan
CMS	Concurrency Management System
CNPD	Broward County Comprehensive and Neighborhood Planning Division
COE	United States Army Corps of Engineers
CPTED	Crime Prevention through Environmental Design
FDACS	Florida Department of Agriculture and Consumer Services
FDCA	Florida Department of Community Affairs
FDEP	Florida Department of Environmental Protection
BCDMD	Broward County Development Management Division
BCDMT	Broward County Division of Mass Transit
FDOH	Florida Department of Health
BCDPEP	Broward County Department of Planning and Environmental Protection
DRI	Development of Regional Impact
EIS	Environmental Impact Statement
FAA	Federal Aviation Administration
FAC	Florida Administrative Code
FAR	Federal Aviation Regulation
FBO	Fixed Base Operator
FCTD	Florida Commission for the Transportation Disadvantaged
FDOT	Florida Department of Transportation
FIHS	Florida Intrastate Highway System
FLWAC	Florida Land and Water Adjudicatory Commission
FOX	Florida Overland eXpress
FRA	Federal Railroad Administration
FS	Florida Statutes
FSUTMS	Florida Standard Urban Transportation Model Structure
FUALUEMS	Future Unincorporated Area Land Use Element Map Series
HOV	High Occupancy Vehicle

ICE	Intergovernmental Coordination Element
ITS	Intelligent Transportation System
JPA	Joint Planning Agreement
LAPC	Local Area of Particular Concern
LOS	Level of Service
MIS	Major Investment Study
MLW	Mean Low Water
MPH	Miles per hour
MPO	Metropolitan Planning Organization
NID	Neighborhood Improvement District
NPDES	National Pollutant Discharge Elimination System
NPED	Neighborhood Preservation and Enhancement District
PAL	Planning Activity Level (airport)
RPC	Regional Planning Council
RPZ	Runway Protection Zone
SFNR	South Fork New River
SFRC	South Florida Rail Corridor
SFRPC	South Florida Regional Planning Council
SFWMD	South Florida Water Management District
SSPP	Safety System Program Plan
TAZ	Traffic Analysis Zone
TCC	Broward County Metropolitan Planning Organization's Technical Coordinating Committee
TCEA	Transportation Concurrency Exception Area
TCMA	Transportation Concurrency Management Area
TCRA	Tri-County Commuter Rail Authority
TDM	Transportation Demand Management
TE	Transportation Element
TEU	Trailer Equivalency Unit
TIP	Transportation Improvement Programs
TOD	Transit Oriented Development
TOFC	Trailer-on-flatcar
TOPS	Transportation Options Program
TRIPS	Traffic Review and Impact Planning System
TSM	Transportation System Management
USDOT	United States Department of Transportation
V/C	Volume to Capacity ratio
WMD	Water Management District

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II.C PROCEDURES FOR PUBLIC PARTICIPATION

During the preparation of the Town's first Comprehensive Plan that began in Spring 2001, the Town Council endeavored to obtain the maximum opportunity for the Town's residents, surrounding communities, applicable regulatory authorities and concerned persons to participate in the Town's holistic planning process.

All portions of the Plan and consideration of amendments will be first reviewed in both Draft and final form by the members of its Comprehensive Planning Advisory Board (CPAB) at advertised public meetings, scheduled during weekday evenings to obtain maximum public input and comments. Prior to initial adoption of the Plan, the CPAB held 19 publicly advertised workshop meetings to review all of the components of the Plan before the Town Council held both a transmittal and an adoption public hearing.

Additional meetings were held with other groups such as the Broward County School Board, South Florida Water Management District, Broward County Commission's DPEP and Parks Divisions, the equestrian community and the Town's active Home Owners Associations.

In addition to advertising and holding public participation hearings pursuant to the requirements in Florida Statute #163, and FAC 9J-5.004, the Town also developed additional mechanisms to increase the opportunity for "Public Participation in the Planning Process".

Future amendments to the Comprehensive Plan will, at a minimum, include a public hearing before the CPAB, the Local Planning Agency (LPA) and the Town Council, during which Town residents will have the opportunity to participate in the policy-making process. The Town may elect to have more extensive participation procedures in the future for major Plan updates.

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II.D EVALUATION AND MONITORING PROCEDURES

In accordance with the State of Florida's Growth Management Legislation, the Broward County Planning Council, as the Local Planning Agency for Broward County's Land Use Plan, established a program and procedures for monitoring and evaluating the implementation of the County's and all municipalities' Plans. The Town's process is outlined below. As a result, the Town will be able to prepare the State mandated seven year evaluation and appraisal report as well as continuously monitor and respond to changing conditions affecting the Town's Land Use Plan.

At a minimum, the Town's Evaluation and Appraisal Report (EAR) will update base data, identify the major accomplishments of the plan and analyze major problems or obstacles. Based upon the findings of the Evaluation and Appraisal Report, new or modified goals, objectives or policies and/or land use plan map amendments will be proposed to correct identified problems. The following procedures address the specific requirements of the State of Florida's Growth Management Legislation Chapter 163.3191 Evaluation and Appraisal of Comprehensive Plan. It is expected, however, that these requirements will be expanded upon by the Town Council and refined over time.

CITIZEN PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning and amendment process, the Town will adhere to the public participation procedures adopted by the Town Council and contained in Part II.C of this document.

Pursuant to the State of Florida's Growth Management Legislation, these procedures will ensure that the general public and private property owners will be informed and notified of all public meetings regarding the Evaluation and Appraisal Report as well as amendments to the Plan and kept adequately informed. The procedures will also ensure that the Town Council, as the local legislative body, and the Local Planning Agency (LPA) will hold all required public hearings, provide ample opportunities for interested parties to provide written and oral comments at the public hearings and consider and respond to such comments.

UPDATING BASELINE DATA

The Town's Appointed Comprehensive Plan Advisory Board will review and update, as necessary, the base data contained within the Town's Plan during the preparation of the Plan's Evaluation and Appraisal Report (EAR). All data and

analyses activities will be conducted in accordance with the requirements of the State of Florida's Growth Management Legislation. The major emphasis will be on updating the data and analysis sections directly supporting the goals, objectives and policies to protect the Town's rural lifestyle, such as the Plan's population projections, analysis of the availability of public services and facilities, and the analysis of vacant land remaining in the Town.

CONTINUOUS MONITORING

In order to ensure the successful long-term implementation of the Town's Use Plan's goals, objectives and policies, the Town Administrator will monitor the plan on a continuous basis. In this regard, prior to taking final action, the Town will assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the Town's Land Use Plan goals, objectives and policies.

Furthermore, the Town Administrator will prepare an annual report describing the Plan's accomplishments (9J-5.005)(7)(c) and the cumulative impacts upon the Town's public services and facilities of all land use plan amendments approved since the Plan's adoption or most recent evaluation and appraisal report. The report shall also address:

- Obstacles/problems which result in underachievement of goals, objectives and policies (95-5-005)(7)(c).
- New or modified goals, objectives and policies to correct problem.
- Means of ensuring continuous monitoring and evaluation.

ANALYSIS OF GOALS, OBJECTIVES AND POLICIES

As noted previously, the Plan's Evaluation and Appraisal Report will include recommendations for new or modified goals, objectives and policies. These recommendations will be based upon the updated base data and an evaluation of the successful achievement of the plan's objectives as outlined below. Unforeseen problems or obstacles relative to each objective will be identified along with remedial actions. At minimum, the following criteria will be addressed during the evaluation process.

New Data and Information - Each existing goal, objective and policy will be reviewed to determine its appropriateness in light of any new information obtained from such sources as the updated base data and recently published studies or reports.

Specificity - The wording of each current objective and policy will be analyzed to determine if any implementation problems have arisen due to a lack of specific direction within a particular

objective or policy. If necessary, individual objectives or policies will be redrafted to include more specific directive wording.

Time Frame - Many objectives and policies identify programs with specific measurable time frames for completion. An evaluation will be performed as to whether these programs have been successfully completed and their implications on the Town's comprehensive planning process.

Implementation Agency - An evaluation will be performed as to whether the assigned implementation assignments of specific agencies are still appropriate based upon organizational, program and other factors relating to the Town's comprehensive planning process.

New Mandates - Applicable new State and local laws and initiatives will be reviewed and evaluated to determine their impact upon the Town's Land Use Plan including the need to revise the Plan's goals, objectives and policies.

EVALUATION MEASURES

Clear evaluation measures are provided directly after each Objective contained within the Town's Adopted Land Use Plan. Notes have been included where necessary to clarify the evaluation framework and to cite the applicable requirements of Chapter 9J-5, Florida Administrative Code.

The Town's Land Use Plan objectives incorporate the requirements of Chapter 9J-5, Florida Administrative Code and the Broward County Comprehensive Plan's future land use requirements. The evaluation framework for the objectives of the Land Use Plan emphasizes the "achievability" component of the Chapter 9J-5 definition of objective.

The Town's Land Use Plan contains both mandatory and advisory policies. Mandatory policies ensure compliance with the requirements of Chapter 9J-5, Florida Administrative Code, and also reflect specific powers and functions vested in the Broward County Planning Council and Broward County Board of Commissioners through the Charter. Advisory policies pertain to objectives and policies designed to protect the Town's rural lifestyle and enhance the Town's environmental sustainability.

MONITORING AND ENFORCEMENT PROCEDURES FOR THE BROWARD COUNTY LAND USE PLAN

The Town shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council.

- (1) A quarterly summary of all permits issued for demolition of buildings.
- (2) A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated residential, commercial, industrial and employment center utilizing the "flexibility" provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this plan, if certified within the Town's Land Use Plan.

Upon determination by the Broward County Commission that a local government has granted development permits or permitted uses which are inconsistent with the requirements of the Broward County Land Use Plan, or fails to act in substantial compliance with the Broward County Land Use Plan, the Broward County Commission shall take such actions as may be necessary and proper to enforce the requirements of the Broward County Land Use Plan.

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II.E LAND USE PLAN AMENDMENT PROCEDURES

The Town's Comprehensive Land Use Plan may be amended by the Town Council in the manner provided by the Broward County Charter and the Florida Local Government Comprehensive Planning and Land Development Regulations Act.

II.F INTERPRETATIONS

PROCEDURES FOR APPEAL OF ADMINISTRATIVE INTERPRETATIONS OF THIS COMPREHENSIVE PLAN

Any person wishing to appeal an administrative decision or interpretation made by Town Staff of the Town of Southwest Ranches Comprehensive Plan shall make such appeal to the Circuit Court.

PROCEDURES FOR FORMAL INTERPRETATIONS OF THE BROWARD COUNTY LAND USE PLAN

The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter. Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may request in writing that the Broward County Commission review such letter on any subject outside the scope of the Broward County Planning Council's adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures or matters as contained within this plan regarding Section 6.06 of the Broward County Charter.

The Broward County Commission, within thirty (30) days after receipt of the request, shall review and either approve or approve with modifications of the Broward County Planning Council's letter of interpretation which shall then be binding on the Broward County Commission, on the Broward County Planning Council, on the local government and on any property owner given written notice and an opportunity to be heard on the matter. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

- (1) A statement of the question(s).
- (2) A statement of the facts necessary to answer the question(s).

(3) A statement of the position of the local government on the matter.

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III. Plan Elements

FUTURE LAND USE ELEMENT

III.A. Future Land Use Element (FLUE)

1. Goals, Objectives and Policies

FLUE GOAL 1

ENSURE THE PRESERVATION OF THE TOWN'S RURAL LIFESTYLE.

{BCPC Objective 7.01.00}

FLUE OBJECTIVE 1.1 PERMITTED USES IN RURAL ESTATE AND RURAL RANCH AREAS

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 LAND OWNERS. {BCPC Objective 7.01.00}

Measurement: The extent to which the character of the Town's rural residential areas have been maintained.

FLUE POLICY 1.1-a: All existing residential and non-residential areas shall be designated on the Town's Future Land Use Plan Map consistent with the subsection entitled "Permitted uses in Future Land Use Categories" of this Element. {BCPC Policy 7.01.01}

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}

FLUE POLICY 1.1-c: The Town shall adopt less intense level of service standards for public facilities and services within rural estate and rural ranch areas that recognizes the unique semi-rural character and lifestyle of these areas. {BCPC Objective 7.01.04}

FLUE POLICY 1.1-d: Land uses adjacent to Rural Estate and Rural Ranch areas shall be compatible with such areas, at the time of issuing a development order, for a principal building. {BCPC Policy 7.01.05}

FLUE POLICY 1.1-e: Prohibit in residential subdivisions the placement of street lights and other typical non-rural amenities, such as concrete sidewalks and curbs, from being allowed in the Town's rural residential oriented areas.

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

FLUE POLICY 1.1-g: To ensure the adequate provision of rural public services and facilities, the Town shall take into consideration its tourist population and the seasonal demands placed upon its infrastructure. {PBPC Policy 9.12.02} {PBPC Prov. Cert. #1A}

FLUE POLICY 1.1-h: Prohibit paved local sidewalks along Rural (Non-Transit) Roadways and encourage in lieu thereof stabilized greenway trails.

FLUE POLICY 1.1-i: Maintain recreational amenities and facilities along Greenway trails and specifically at the connection points with adjacent Municipality's Trail.

FLUE POLICY 1.1-j: The Town shall work towards construction of an independent Public Safety Sub-Regional Emergency Response and Relief Distribution Center.

FLUE OBJECTIVE 1.2 REGULATION OF SUBDIVISIONS

THE TOWN SHALL ADOPT LAND DEVELOPMENT REGULATIONS PROMOTING WELL-PLANNED, ORDERLY, NON-CLUSTERED AND ATTRACTIVE RURAL RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH IS CONSISTENT WITH AND IMPLEMENTS THE TOWN'S ADOPTED CAPITAL IMPROVEMENTS ELEMENT AND THE GOALS, OBJECTIVES AND POLICIES OF THE TOWN'S LAND USE PLAN. {BCPC Objective 1.04.00}

Measurement: Adoption of Land Development Regulations consistent with the Plan's Objectives and Policies.

FLUE POLICY 1.2-a: Land Development regulations shall incorporate a review process for assessing the adequacy of public services and facilities. All new development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the Town's adopted Capital Improvements Element and rural oriented directives in this Plan. {BCPC Policy 1.04.01}

FLUE POLICY 1.2-b: The Town's Land Development regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities. { BCPC Policy 1.04.02}

FLUE POLICY 1.2-c: The Town's Land Development regulations shall provide for:

1. BMP standards for regulating storm water.
2. Adequate open space.
3. Safe and convenient on-site traffic flow, considering needed parking spaces.
4. Protecting, whenever possible, all existing and planned rural residential areas from disruptive land uses. {BCPC 1.04.04}
5. Preventing, whenever possible, new through-streets within the Town other than SW 184th Avenue as a two-lane roadway.

FLUE POLICY 1.2-d: To enhance public safety by ensuring efficient access by emergency service vehicles, as well as to protect the Town's rural character, the Town shall restrict the gating of subdivisions as follows: for subdivisions of four lots or fewer, a shared private access road (but not a public street) may be gated; for subdivisions of more than four lots but less than 40 lots, gating of a shared access road shall be prohibited; and, for subdivisions of more than 40 lots, gating of a shared private access road (but not a public street) may be permitted only upon a unanimous vote of all members of the Town Council and where all provisions of the Town's Code have been satisfied.

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.

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}

FLUE POLICY 1.3-b: Continue implementing land use controls that promote rural residential neighborhoods that are attractive, well maintained and contribute to the health, safety and welfare of their residents. {BCPC Objective 1.06.00}

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}

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}

FLUE POLICY 1.3-e: In order to prevent future incompatible land uses, the established rural character of the Town shall be a primary consideration when amendments to the Town's Land Use Plan are proposed. {BCPC Policy 14.02.03}

FLUE POLICY 1.3-f: The Town shall minimize the impacts of existing incompatible land uses through requirements within its Land Development Code, such as buffering and setbacks. [BCPC Policy 14.02.04}

FLUE POLICY 1.3-g: The Town shall continue implementing in its Comprehensive Plan and implement in its Land Development Regulations appropriate intensity standards for all non-residential future land use categories emphasizing compatibility with all adjacent existing and future land uses. {BCPC Policy 14.02.05}

FLUE POLICY 1.3-h: The Town's Land Development regulations shall include requirements for adequate buffering between utilities and any land use which allows residential developments to ensure utilities uses are compatible with residential uses. {BCPC Policy 14.02.06}

FLUE POLICY 1.3-i: If, in the future, a redevelopment area is established within the Town's jurisdiction, the Town shall encourage the new redevelopment projects to address the expansion of employment and housing opportunities for low and moderate income households through the establishment of alternate levels of service on the regional roadway network. {BCPC Obj 14.03.00}

FLUE POLICY 1.3-j: If, in the future, a redevelopment area is established within the Town's jurisdiction, the area shall be served by mass transit facilities. {BCPC Policy 14.03.04}

FLUE POLICY 1.3-k: The Town shall take steps to ensure that strategically located land and adequate facilities are provided by public entities and made available for police, fire and emergency medical service to serve current and future residents. {BCPC Policy 8.01.17}

FLUE POLICY 1.3-l: The Town, Florida Power and Light Company, developers and landowners shall be encouraged to coordinate and cooperate with one another with respect to the utilities route selection and location of electric facilities to ensure the future electrical energy needs of the Town's residents will be served. New electric transmission lines, subject to the Florida Transmission Lines Siting Act, shall be sited in a manner that will consolidate such lines within existing corridors and new corridors shall be planned in coordination with the Town's Comprehensive Plan.

FLUE POLICY 1.3-m: The Town's Land Development Code and regulations shall continue to provide for the protection of the residents by providing standards for the filling and excavation of property, whether dry land, canals, ponds or lakes, so that impacts to surrounding properties, drainage and the health, safety and welfare of residents is minimized.

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.

FLUE POLICY 1.3-o: In the event that the Florida Department of Transportation engages in project design for a rail corridor within or adjacent to the Town, the Town shall initiate a dialogue with FDOT and the Federal Railroad Administration ("FRA"), and use all available means to establish a "quiet zone" for the Southwest Ranches area in accordance with FRA rules for establishing New Quiet Zones, which may include the use of Supplemental Safety Measures and/or Alternative Safety Measures at any rail crossings.

FLUE OBJECTIVE 1.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CONTINUE IMPLEMENTING LAND DEVELOPMENT REGULATIONS THAT EMPLOY (CPTED) PRINCIPLES TO REDUCE THE INCIDENCE OF CRIME AND PROTECT THE SAFETY AND WELFARE OF ALL THE TOWN'S RESIDENTS.

{BCPC Objective 14.04.03}

Measurement: The extent to which CPTED Principles have been incorporated in the Land Development Code for all nonresidential or non-agricultural proposed developments and site plans.

FLUE POLICY 1.4-a: The Town shall consider including, within its adopted Comprehensive Plan, policies and standards addressing CPTED principles, such as street design, natural surveillance, natural access control and territorial reinforcement.{BCPC Policy 14.04.01}

FLUE POLICY 1.4-b: The Town shall consider incorporating a CPTED review of all site plans and roadway projects into its review processes. {BCPC Policy 14.04.02}

FLUE POLICY 1.4-c: The Town shall continue to require that lighting be placed within private parking lots on all non-residential and/or non-agricultural parcels of land.

FLUE OBJECTIVE 1.5 SIGNAGE REGULATION

CONTINUE IMPLEMENTING LAND DEVELOPMENT CODES AND REGULATIONS ADDRESSING THE SIZE, QUANTITY AND CHARACTER OF BOTH ON PREMISE AND OFF-PREMISE SIGNS, IN ORDER TO PROMOTE COMMUNITY AESTHETICS AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE TOWN'S RESIDENTS. {BCPC Objective 2.06.00}

Measurement: Adoption of signage regulations in the Land Development Code pursuant to this objective.

FLUE POLICY 1.5-a: The Town shall continue implementing, as feasible, a comprehensive Rural Identification Signage Program for public property and include in its Land Development Code regulations addressing signage consistent with its rural character. {BCPC Policy 2.06.01}

FLUE OBJECTIVE 1.6 PLATTING

CONTINUE TO ENFORCE THE COUNTYWIDE PLATTING REQUIREMENTS ADOPTED IN THE BROWARD COUNTY CHARTER AND ENSURE THAT LAND DEVELOPMENT WITHIN THE TOWN MEETS THE MINIMUM STANDARDS OF BROWARD COUNTY AND THE TOWN'S LAND DEVELOPMENT CODE.

{BCPC Objective 8.02.00}

Measurement: Adoption of Comprehensive Plat review standards in the Land Development Code consistent with State and County laws.

FLUE POLICY 1.6-a: The Town shall adopt Land Development Regulations that, at minimum, require platting in those circumstances where the Plan Implementation Requirements section of the Broward County Land Use Plan and/or this Plan requires platting. However, platting shall not be required in circumstances where the Future Land Use Implementation Section of this Plan specifically exempts land development from platting requirements. Such regulations regarding platting may establish additional standards, procedures and requirements as may be necessary to regulate and control the platting of lands. {BCPC Policy 8.02.01}

FLUE OBJECTIVE 1.7 PERMITTED USES IN COMMERCIAL LAND USE CATEGORY

CONTINUE IMPLEMENTING A COMMERCIAL USE CATEGORY ON THE TOWN'S FUTURE LAND USE MAP PERMITTING TYPES OF COMMERCIAL DEVELOPMENT THAT ARE COMPATIBLE WITH ADJACENT RURAL AND RESIDENTIAL LAND USES, AND WHICH WOULD SUPPORT THE COMMERCIAL-BASED ACTIVITIES THAT ARE COMPATIBLE WITH THE TOWN'S NEEDS.

{BCPC Goal 2.00.00}

Measurement: maintenance of a commercial land use category.

FLUE POLICY 1.7-a: Floor Area Ratio (F.A.R.) shall not exceed 0.25.

FLUE POLICY 1.7-b: The Town Council shall continue implementing commercial land development regulations that are necessary to protect adjacent rural residential areas from potential negative impacts of commercial developments. {BCPC Policy 2.04.02}

FLUE POLICY 1.7-c: The Town's zoning categories shall distinguish between neighborhood and community commercial developments within their respective service areas. Regional commercial uses shall not be permitted. {BCPC Policy 2.04.06}

FLUE POLICY 1.7-d: The Commercial category is restricted to properties that were designated Commercial prior to the Town's incorporation. {BCPC Policy 2.04.04}

FLUE POLICY 1.7-e: Development and redevelopment of existing commercial sites 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 residential uses, and providing on-site security.

FLUE POLICY 1.7-f: All land with a Commercial designation shall be connected to municipal water and sewer.

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.

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.

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.

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.

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

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

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

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.

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.

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

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.

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.

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.

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.

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.

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

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.

FLUE OBJECTIVE 1.9 PERMITTED USES IN INDUSTRIAL LAND USE CATEGORY

CONTINUE IMPLEMENTING AN INDUSTRIAL LAND USE CATEGORY ON THE TOWN'S FUTURE LAND USE MAP PERMITTING TYPES OF DEVELOPMENT WHICH SHALL BE COMPATIBLE WITH RURAL RESIDENTIAL LAND USES AND

**WHICH WILL SUPPORT INDUSTRIAL-BASED ACTIVITIES WHICH WILL
WOULD BE COMPATIBLE WITH THE TOWN'S NEEDS.**

Measurement: Adoption of appropriate standards for industrial uses in the Land Development Code.

FLUE POLICY 1.9-a: Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.50, within designated Industrial Area Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 3.01.01}

FLUE POLICY 1.9-b: With the exception of public utilities, telecommunication facilities, and Town owned properties, industrial land uses shall be located at least 2,000 linear feet from any land use within the Town that permits residential or community facility uses.

FLUE POLICY 1.9-c: The Town shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. {BCPC Policy 3.04.01}

FLUE OBJECTIVE 1.10 RETENTION OF AGRICULTURAL LANDS AND USES

ENCOURAGE THE CONSERVATION, RETENTION AND PROTECTION OF AGRICULTURAL LANDS AND EXISTING USES THROUGH THE UTILIZATION OF BOTH FINANCIAL INCENTIVES, SUCH AS TRANSFER AND/OR PURCHASE OF DEVELOPMENT RIGHTS (PDR), AND CREATIVE LAND DEVELOPMENT REGULATIONS. {BCPC Objective 4.01.00} {BCPC Goal 4.00.00}

Measurement: Number of acres in the Town maintained in agricultural use versus the number of acres in agricultural use at the time of Plan adoption.

FLUE POLICY 1.10-a: Innovative public measures, such as tax relief techniques, purchase or transfer of development rights and other measures shall be instituted to encourage the retention of existing agricultural lands and uses. {BCPC Policy 4.01.01}

FLUE POLICY 1.10-b: Consistent with the requirements of the SFRPC's Strategic Regional Policy Plan for South Florida, the Town's inventory of locally important agricultural uses and activities shall remain as the primary use on such lands.
{BCPC Policy 4.01.02}

FLUE POLICY 1.10-c: Encourage the retention and expansion of agricultural and related activities which are compatible with the environmental sensitivity of identified agricultural lands, consistent with the provisions of the "Florida Right to Farm Act," Section 823.14, Florida Statutes. {BCPC Policy 4.01.03}

FLUE POLICY 1.10-d: The Town shall include in its Land Development Code less intensive standards and criteria for road design, drainage facilities, utilities or other infrastructure serving agricultural or rural residential areas.

FLUE POLICY 1.10-e: The Town shall support and work with the Broward County Property Appraiser's office to streamline the process of granting agricultural tax exemptions.

FLUE POLICY 1.10-f: If the Town desires to acquire lands for public open space or recreational facilities, it may pursue innovative methods such as Purchase of Development Rights (PDR), Transfer of Development Rights (TDR) or public acquisition to direct all private non-residential or non-agricultural development proposed on lands that the Town desires to "Urban In-fill" areas of Broward County as defined in Section 163.3164 F.S. or to more appropriate "urban in-fill" sites located along the Town's perimeter Trafficways. {FCT 3-A(10)}

FLUE POLICY 1.10-g: In order to promote open space and protect rural and agrarian character, the Town will base density and intensity calculations on net acreage as defined in section "II.A Definitions" of this Plan. Additionally, the counting of water bodies that are not wholly contained within a single lot toward minimum required net lot area for a dwelling is strongly discouraged. In no event shall a water body be counted toward minimum required lot area for a dwelling if the water body traverses more than two lots in a single development / subdivision.

FLUE OBJECTIVE 1.11 PERMITTED USES IN AGRICULTURAL AREAS

FUTURE AGRICULTURAL AREAS SHALL BE DESIGNATED ON THE TOWN'S FUTURE LAND USE MAP. {BCPC Objective 4.02.00}

Measurement: The extent to which appropriate lands are designated for Agriculture on the Future Land Use Map.

FLUE POLICY 1.11-a: Permit those uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.10, within designated Agricultural Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 4.02.01}

FLUE POLICY 1.11-b: The Town Council shall consider a review of all permitted uses in the Agricultural land use category and make revisions which address the issue of preserving and protecting significant agricultural lands identified by the Town. {BCPC Policy 4.02.02}

FLUE POLICY 1.11-c: Agricultural areas designated on the Town's Future Land Use Map shall permit residential development consistent with those standards contained within the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 4.02.03}

FLUE POLICY 1.11-d: All non-agricultural uses including Special Residential Facilities shall be subject to the limitations and density requirements as specified within the Agricultural Use Permitted Uses subsection of the Land Use Plan. {BCPC Policy 4.02.04}

FLUE1.11-e: The Town shall review as necessary the permitted uses and land development code provisions regarding agricultural uses to ensure that best industry practices with regard to energy conservation may be utilized by those practicing agriculture within the Town.

FLUE OBJECTIVE 1.12 PERMITTED USES IN COMMUNITY FACILITIES

CONTINUE IMPLEMENTING WITHIN THE TOWN'S FUTURE LAND USE MAP A COMMUNITY FACILITIES LAND USE CATEGORY TO ENSURE THE AVAILABILITY OF SUITABLE LAND FOR A COMPLETE RANGE OF REGIONAL AND COMMUNITY FACILITIES ADEQUATE TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION. {BCPC Objective 8.04.00}

Measurement: Designation of a Community Facilities Land Use category.

FLUE POLICY 1.12-a: Permit those land uses within designated Community Facilities Land Use parcels per the Permitted Uses in Future Land Use Categories subsection of this Element. {BCPC Policy 8.04.01}

FLUE POLICY 1.12-b: Permit compatible community facilities furthering the Town's rural lifestyle on parcels of up to five (5) net acres in size pursuant to the Permitted Uses in Future Land Use Categories subsection of this Element, provided that they front and exclusively access a Trafficway, and maintain 1,000 feet of separation from other non-agricultural and non-residential land uses and properties with non-agricultural and nonresidential land use plan map designations. Public schools shall be permitted in Community Facilities, Rural and Estate land use categories without limiting the size of the parcel.

Any parcel that was designated Community Facilities at the time of the Town's incorporation, but which does not comply with the minimum distance separation or size limitation, may be developed for Community Facilities use, provided that such parcel shall be neither subdivided, nor used, for a separately owned or operated community facility. {BCPC Policy 8.04.02}

FLUE POLICY 1.12-c: Community Facilities uses within all Future Land Use Categories shall not exceed a Floor Area Ratio (F.A.R.) of 0.25, except as follows.

1. The maximum F.A.R. for any parcel that exceeded the five (5) acre size limitation at the time of the Town's incorporation, and which does not front and access a State Principal Arterial road pursuant to the June, 2011 Broward Functional Highway Classifications Map produced by the Broward County Metropolitan Planning Organization, shall be a blended F.A.R. of 0.25 for the first five (5) acres, and 0.075 for the remaining parcel area.

2. For the purpose of this policy, the term "parcel" shall include land under common ownership that is separated only by a public or private way, including but not limited to a street or water body.
3. Any property owned by the Broward County School Board and designated Community Facility District on the zoning map or designated Community Facilities on the future land use plan map as of March 7, 2013, is not subject to the blended F.A.R. provisions of (1), above.

FLUE POLICY 1.12-d: All community facilities, and all land that is designated Community Facilities on the land use plan map or official zoning map shall be developed in a manner so as to minimize the amount of improved and impervious surface, and to retain (or restore) the maximum possible amount of the parcel as open space. Accordingly, paved and improved areas shall be limited to the minimum amount necessary for the operation of the permitted use(s) and for compliance with land development code requirements.

FLUE POLICY 1.12-e: All proposed public and private uses and structures utilized for community facility purposes must be placed in a zoning district that permits community facilities.

FLUE OBJECTIVE 1.13 PERMITTED USES IN UTILITY CATEGORY

CONTINUE IMPLEMENTING WITHIN THE TOWN'S FUTURE LAND USE MAP A UTILITY LAND USE CATEGORY TO ENSURE THE AVAILABILITY OF LAND FOR A COMPLETE RANGE OF PUBLIC AND PRIVATE UTILITIES ADEQUATE TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION. {BCPC Objective 8.05.00}

Measurement: Designation of a Utility Facilities Land Use category for parcels proposed for utility purposes greater than 5 acres in size, minimum distance to similar use.

FLUE POLICY 1.13-a: Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) = 0.45, within designated Utilities area land use parcels which are identified in the Utility subsection of Part B of this Element Permitted Uses in Future Land Use Categories. {BCPC Policy 8.05.01}

FLUE POLICY 1.13-b: Permit Utilities uses five (5) acres or less in size necessary to serve the Town's rural lifestyle within Rural Residential land use categories as identified in the Permitted Uses subsection of this Element. {BCPC Policy 8.05.02}

FLUE OBJECTIVE 1.14 RESERVED FOR FUTURE USE

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.

FLUE POLICY 1.15-a: The Town shall establish a level of service standard for each public facility located within the boundary for which the Town has authority to issue development orders or development permits pursuant to 9J-5.005(3) Florida Administrative Code. {BCPC Policy 11.01.01}

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}

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}

FLUE POLICY 1.15-d: The Town shall continue to review and revise, where necessary, its Land Development Code and regulations to ensure that all new developments meet the Level of Service Standards established within the Comprehensive Plan. {BCPC Policy 11.01.05}

FLUE POLICY 1.15-e: In order to ensure that land development contributes a proportionate share of the cost of public facilities and services, the Town shall consider adoption and implementation of public improvement, dedication and impact fee requirements for all new developments. {BCPC Policy 11.01.06}

FLUE POLICY 1.15-f : The Town shall implement a development review procedure to assure that facilities and services meet established county-wide and municipal Level of Service Standards and are available consistent with the Concurrency requirements in Section 163.3180 Florida Statutes, pursuant to Broward County Land Use Plan Objective 8.06.00. {BCPC Policy 8.01.01}

FLUE POLICY 1.15-g: Development permits shall be consistent with the subsection I. "Development Review Requirements" of the Future Land Use Implementation section of the Town's Comprehensive Plan. {BCPC Policy 8.01.02}

FLUE POLICY 1.15-h: The Town shall implement procedures that identify the cumulative impacts of proposed development on public services and facilities. {BCPC Policy 8.01.03}

FLUE POLICY 1.15-i: The Town shall not accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) and the School Board of Broward County. {BCLUP Policy 8.07.02}

FLUE POLICY 1.15-j: The Town shall not accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts. {BCLUP Policy 12.01.10}

FLUE POLICY 1.15-k: The Town shall coordinate with the School Board of Broward County to achieve an expedited development review procedure for any proposed public elementary and secondary education facilities within the Town. {BCLUP Policy 8.07.03}

FLUE POLICY 1.15-l: Intergovernmental Coordination Element Policies 1.3-c and 1.3-e are hereby incorporated by reference.

FLUE OBJECTIVE 1.16 ENHANCE THE TOWN'S EQUESTRIAN TOURIST INDUSTRY

INCREASE THE TOWN'S ATTRACTIVENESS TO TOURISTS AND RESIDENTS OF SOUTH FLORIDA COMMUNITIES THROUGH THE CONTINUED IMPLEMENTATION OF A LAND USE PATTERN AND DEVELOPMENT REGULATIONS CONDUCIVE TO THE PROMOTION OF EQUESTRIAN ACTIVITIES IN THE TOWN. {BCPC Goal 3.00.00} {BCPC Obj.9.12.00}

Measurement: The extent to which development of an ongoing partnership with the equestrian community – designed to increase and protect the Town's equestrian industry while balancing its impact on the environment – has occurred.

FLUE POLICY 1.16-a: The Town shall be sensitive to the demands placed upon its public trails and Greenway system by Broward County's equestrian tourist population. {BCPC Policy 9.12.02}

FLUE POLICY 1.16-b: The Town shall consider acquiring undeveloped land as recreation, open space and multi-use greenway trails and restore the land to its natural state or retain its existing area use. {BCPC Policy 9.12.04}

FLUE POLICY 1.16-c: The Town shall consider a program to identify those unique areas, which reflect the community's rural character and address their preservation by acquisition, with the support from Grants, from Broward County's Land Preservation Program, the State of Florida and all private and public partnerships. {BCPC Policy 9.12.06}

FLUE POLICY 1.16-d: The Town shall coordinate with Broward County and the State of Florida Department of Environmental Protection, Department of Transportation, the Division of Tourism and the SFWMD in the provision of equestrian oriented tourist facilities such as trails, trails head parks and roadside viewing sites as well as signage in parks and along roadways. {BCPC Policy 9.12.05}

FLUE POLICY 1.16-e: The Town shall continually coordinate with Broward County to integrate the Town's equestrian tourism industry into the County's cultural, historical, archeological and park/recreation plans. {BCPC Policy 9.12.07}

FLUE POLICY 1.16-f: The Town shall strive to provide for horseback riding, walking and bicycling opportunities along its comprehensive multi-use Greenway trails system to enhance its rural character. {BCPC Policy 9.12.08}

FLUE POLICY 1.16-g: The Town shall strive to continue to develop partnerships with the equestrian community to develop and promote the equestrian lifestyle.

FLUE POLICY 1.16-h: The Town and the equestrian community, in harmony with the Town of Davie and Broward County's Greenway Corridor Plan, shall strive to identify alternative methods and partnerships to promote the equestrian industry, and construct a comprehensive multi-use Greenway trail system around and within the Town containing adequate recreational facilities involving trail heads, parking for trailers, show rings and other amenities.

FLUE POLICY 1.16-i: In order to ensure that the equestrian community has the ability to sustain itself and provide for the optimal care for the horses, the Town shall continue to acknowledge "groom's quarters" as a permitted use of land, and to continue to provide for appropriate regulations.

FLUE OBJECTIVE 1.17

EFFICIENT USE AND COORDINATION OF URBAN SERVICES

DISCOURAGE URBAN SPRAWL, WHICH WOULD SUBSTANTIALLY INCREASE THE TOWN'S RURAL DENSITY, AND COORDINATE WITH ADJACENT MUNICIPALITIES TO CREATE VISUAL SEPARATION OF THEIR SUBURBAN COMMUNITIES FROM THE TOWN'S RURAL CHARACTER. ALLOW NEW NON-RURAL LAND USE PLAN DESIGNATIONS ONLY ON US 27 WHERE NECESSARY INFRASTRUCTURE EXISTS. {BCPC Objective 8.03.00}

Measurement: The extent to which areas which had been assigned rural densities and intensities on the Future Land Use Map at the time of Comprehensive Plan adoption

have avoided Future Land Use Map amendments that increase densities and/or intensities.

FLUE POLICY 1.17-a: The Town shall continue to accommodate buildout of its FLUM without the need for central water through the continued reliance on private wells and its rural residential land use densities.

FLUE POLICY 1.17-b: 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.

FLUE OBJECTIVE 1.18 PROTECTION OF CULTURAL & HISTORIC RESOURCES

PROTECT, CONSERVE AND/OR REHABILITATE CULTURAL AND HISTORIC RESOURCES IDENTIFIED IN THE TOWN FROM DETERIORATION OR LOSS.

{BCPC Objective 9.00.00} {BCPC Objective 9.08.00}

Measurement: Adoption of standards in the Land Development Code for protecting all cultural and historic resources consistent with State and County law.

FLUE POLICY 1.18-a: The Town's Land Use Plan shall contain a map and maintain a current list of architecturally historical, or archaeologically significant properties, and address the protection of these historic resources, and discourage activities in the vicinity of the such properties that would have a detrimental impact upon such areas.
{BCPC Policy 9.01.051} {BCPC Policy 9.08.011}

FLUE POLICY 1.18-b: The Town shall continue to protect historic, cultural and archeological resources by coordinating with Broward County to identify such resources and maintaining rural densities to reduce potential conflicts between development and protected resources. {BCPC Policy 9.08.02 & FCT 3-A(9)}

FLUE POLICY 1.18-c: Cultural and historic resources may be protected by implementing programs, which preserve and/or rehabilitate historic resources through techniques such as historic preservation ordinances, building code provisions, tax incentives and public acquisition. {BCPC Policy 9.08.03}

FLUE POLICY 1.18-d: The Town shall coordinate its historic resource protection activities with applicable county, state and federal laws. {BCPC Policy 9.08.04}

FLUE POLICY 1.18-e: The Town shall consider the impacts of Land Use Plan amendments on cultural and historic resources. {BCPC Policy 9.08.05}

FLUE POLICY 1.18-f: The Town shall continue to partner with Broward County to protect all Local Areas of Particular Concern (LAPCs).

FLUE OBJECTIVE 1.19: POST-DISASTER REDEVELOPMENT AND HAZARD MITIGATION

CONTINUE IMPLEMENTING POST-DISASTER REDEVELOPMENT AND HAZARD MITIGATION LAND USE CONTROLS AND DEVELOPMENT REGULATIONS INCLUDING STRONG PREVENTIVE MEASURES TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE TOWN'S CURRENT AND FUTURE RESIDENTS.

{BCPC Objective 8.08.00}

Measurement: Adoption of amendments to the Town's Land Development Regulations and Town procedures to facilitate post-disaster redevelopment and hazard mitigation.

FLUE POLICY 1.19-a: The Town shall, wherever feasible, continue coordinating strategies for Storm Water Mitigation and Post Disaster Planning with the Broward County Office of Emergency Management.

FLUE POLICY 1.19-b: The Town shall consider the pursuit of grant funds from the State of Florida to create a hazard mitigation/post-disaster redevelopment plan to be incorporated into the Comprehensive Plan.

FLUE POLICY 1.19-c: The Town shall consider whether to develop a plan to shift resources and personnel following a natural disaster to expedite permitting for repair and replacement of structures and other parts of the built environment requiring permits, while ensuring strict compliance with applicable Codes and maintenance of rural character.

FLUE POLICY 1.19-d: The Town shall consider provisions, including coordination with Broward County and other nearby jurisdictions, to ensure adequate shelter for emergency personnel and their families in the event of a hurricane or similar natural disaster.

FLUE POLICY 1.19-e: The Town shall consider provisions, including coordination with Broward County and other nearby jurisdictions, to ensure adequate shelter for animals in the event of a hurricane or similar natural disaster.

FLUE POLICY 1.19-f: The Town shall consider establishing a schedule to periodically evaluate pre-disaster mitigation strategies that can be taken to minimize damage from a natural disaster and make recovery speedier and less costly. Examples of pre-disaster mitigation strategies include, but are not limited to, building code changes and Town procedures in the event of an imminent threat of natural disaster.

FLUE POLICY 1.19-g: Post disaster redevelopment and hazard mitigation plans shall include measures encouraging the acquisition of private property and/or redevelopment rights of hazard prone property, if applicable, to reduce future property damages and losses. {BCLUP Policy 8.08.03}

FLUE OBJECTIVE 1.20 PROMOTE AND ENHANCE CULTURAL RESOURCES

PROMOTE AND ENHANCE OPPORTUNITIES FOR THE TOWN'S RESIDENTS AND VISITORS TO PARTICIPATE IN THE ARTS AND HISTORICAL SITES THROUGH

ACCESSIBILITY TO CULTURAL RESOURCES AND ACTIVITIES. {BCPC Objective 9.11.00}

Measurement: Number of cultural resources and activities available in the Town to residents.

FLUE POLICY 1.20-a: The Town shall, as feasible, support the development of rural community cultural resources readily accessible to residents such as, but not limited to, environmental learning centers, equestrian centers and art display. {BCPC Policy 9.11.03}

FLUE OBJECTIVE 1.21

COORDINATE FUTURE LAND USES WITH SOIL CONDITIONS (TO MINIMIZE FLOODING PROBLEMS) AND THE AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES SUFFICIENT TO MEET THE CURRENT AND FUTURE NEEDS OF THE TOWN'S POPULATION AND ECONOMY WITHOUT ENDANGERING ITS ENVIRONMENTAL RESOURCES. {BCPC Objective 8.01.00}
{BCPC Objective 9.10.00}

Measurement: The extent to which level of service standards have been achieved.

FLUE POLICY 1.21-a: The Town of Southwest Ranches adopts the following Goals, Objectives and Policies as part of the Future Land Use Element in compliance with Broward County's Land Use Plan and Administrative Rules:

BCLUP POLICY

TOWN'S DIRECTIVE

GOAL 1.00.00 –RESIDENTIAL USES

OBJECTIVE 1.07.00

POLICY 1.07.01

POLICY 1.07.02

POLICY 1.07.03

POLICY 1.07.04

OBJECTIVE 2.05.00

POLICY 2.05.01

POLICY 2.05.02

Affordable Housing

Affordable Housing

Affordable Housing

Affordable Housing

Affordable Housing

HE Obj. 1.1, HE Policy 1.1-a

HE Obj. 1.1

HE Policy 1.1-c

HE Policy 1.1-g

HE Policy 1.1-h

TE Obj. 1.4

TE Policy 1.1-g

TE Policy 1.1-g

TE Policy 1.3-b

GOAL 5.00.00 – RECREATION & OPEN SPACE USES

OBJECTIVE 5.02.00

POLICY 5.02.01

POLICY 5.02.03

POLICY 5.02.04

OBJECTIVE 5.04.00

POLICY 5.04.01

ROS Obj. 1.1

ROS Obj. 1.2

ROS Policy 1.2-a

ROS Policy 1.2-b

ROS Policy 1.2-c

ROS Obj. 1.4

ROS Policy 1.4-a

GOAL 6.00.00 – CONSERVATION USE

OBJECTIVE 6.01.00

POLICY 6.01.01

POLICY 6.01.02

CONS Obj. 1.1

CONS Policy 1.1-a

UE Policy 1.3-g

POLICY 6.01.04
 POLICY 6.01.05
 POLICY 6.01.08
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CONS Policy 1.2-a
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GOAL 8.00.00 – PUBLIC FACILITIES AND PHASED GROWTH

POLICY 8.01.01
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CONCURRENCY MANAGEMENT

POLICY 8.06.02
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PROTECT WELL FIELDS

OBJECTIVE 9.04.00
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 POLICY 9.05.07
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PROTECTION OF SURFACE WATERS

PROTECTION OF WETLANDS

MINING AND MINERALS

SEASONAL FLOODING

DRAINAGE AND SEWER

UE Policy 1.1-a
 UE Policy 1.1-d
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 CONS Obj. 1.7
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 CONS Obj. 1.8
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 CONS Obj. 1.9
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OBJECTIVE 9.10.00	TOPO AND SOILS	CONS Policy 1.9-c
Obj. II-A20		
POLICY 9.10.02		CONS Policy 1.9-d
OBJECTIVE 9.14.00	AIR QUALITY	CONS Obj. 1.11

GOAL 12.00.00 – LAND USE AND TRANSPORTATION

OBJECTIVE 12.01.00	TE Obj. 1.1
POLICY 12.01.01	TE Policy 1.1-a
POLICY 12.01.02	TE Policy 1.1-b
POLICY 12.01.04	TE Policy 1.1-c
OBJECTIVE 12.02.00	TE Obj. 1.2
POLICY 12.02.03	TE Policy 1.2-b
POLICY 12.02.05	TE Policy 1.2-c

GOAL 13.00.00 – INTERGOVERNMENTAL COORDINATION

POLICY 13.01.05	ICE Policy 1.1-a
POLICY 13.01.06	ICE Policy 1.1-b
POLICY 13.01.10	ICE Policy 1.1-c

Space reserved for future use

2. PERMITTED USES IN FUTURE LAND USE CATEGORIES

This section identifies those uses permitted in the future land use categories established within the Town's Land Use Plan. Broward County's Charter requires the Town's land use and zoning regulations including permitted uses and densities must be in compliance with the Future Broward County Land Use Plan Map (Series) designation.

The Town's zoning regulations must also be in compliance with its Certified Land Use Plan. In addition, the Town's Certified Local Land Use Plan and Land Development Regulations may prohibit or restrict any of the land uses permitted within any land use category in the Broward County Land Use Plan.

Areas designated on the Town's Future Land Use Map for particular uses are approximate. The exact boundaries for zoning will be determined by the Town within the reasonable limits of the designation on the map. Those uses that are permitted, allowed by special provisions or not permitted are listed below.

1. AGRICULTURAL CATEGORY

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 the cemetery use shall be limited to five (5) percent of the area designated Agricultural on the land use plan map.
- D. Community facilities excluding Special Residential Facilities Categories (2) and (3), designed to serve the Town's Rural Residential areas, not to 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 facilities shall be separated by a minimum of 1,000 feet and shall be 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 Administration section of this Plan , subject to the Special Residential Facilities provisions herein.
- 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.
(BCPC Prov. Cert. Reg. #3)
- H. Telecommunication and utility transmission lines

2. COMMERCIAL CATEGORY

The areas designated Commercial on the Town's Land Use Plan Map provide land area located adjacent to limited access highways for business, office, retail, service and other commercial enterprises which support the Town and surrounding area.

Uses permitted in areas designated commercial are as follows:

- A. Retail, office and business uses.
- B. Self-storage facility.
- C. Hotels, motels and similar lodging.
- D. Recreation and open space, and commercial recreation uses.
- E. Non-residential agricultural uses.
- F. Communication facilities.
- G. Utilities, located on the site of a commercial development as an accessory use, to the extent such utilities are confined to serving only the specific commercial development. (BCPC Prov. Cert. #4)
- H. A Special Residential Facility Category (2) development as defined in the Administration section of this Plan; subject to the Special Residential Facilities provisions herein and allocation of two (2) reserve or flexibility units in accordance with the provisions and policies for the application of these units as contained in the "Administrative Rules Document Broward County Land Use Plan."
- I. Special Residential Category (3) development as defined in the Administration section of this Plan ; subject to the Special Residential Facilities provisions herein and allocation of reserve or flexibility units in accordance with the provisions and policies for the application of these units as contained in the "Administrative Rules Document Broward County Land Use Plan." Each flexibility or reserve unit

shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

3. COMMUNITY FACILITIES CATEGORY

Community Facilities areas are designated on the Town's Land Use Plan Map to provide a full range of community uses as described in the list of permitted uses below.

Community facilities may be permitted at the discretion of the Town in areas designated Residential, Rural Estate & Ranches, Estate, Commercial, Agricultural or Industrial except as permitted within "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection C. Civic and cultural buildings may also be permitted in areas designated for recreation and open space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated Community Facilities are as follows, provided that all listed uses shall be permitted only on properties that comply with Objective 1.12.

- A. Public and private schools, Town of Southwest Ranches governmental facilities, places of worship, police and fire stations, libraries, publicly owned cultural and civic uses, nursing homes, cemeteries, parks and recreation facilities, accessory dwellings, and agricultural uses.
- B. Wireless communication facilities.
- C. Special residential Facility Category (2) development as defined in the Administration section of this Plan ; subject to the Special Residential Facilities provisions herein and allocation of two (2) reserve or flexibility units in accordance with the provisions and policies for application of these units as contained in the "Administrative Rules Document: Broward County Land Use Plan."
- D. Special residential Facility Category (3) development as defined in the Administration section of this Plan; subject to the Special Residential Facilities provisions herein and allocation of reserve or flexibility units in accordance with the provisions and policies for application of these units as contained in the "Administrative Rules Document: Broward County Land Use Plan"; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

4. CONSERVATION CATEGORY

Conservation areas are designated on the Town's Land Use Plan Map to identify, conserve and protect major reserve water supply areas, natural reservations and the SFWMD's Lake Buffer System.

Those uses permitted in areas designated Conservation - Reserve Water Supply Areas are as follows:

- A. Structures such as dikes, berms, levees, canals, ditches, locks, gates, Pumping stations, fire towers, monitoring and telecommunications facilities used for flood control, drainage, water quality preservation/ enhancement, environmental protection and restoration, wetlands mitigation, mosquito control, fire control

and the storage and conservation of water, notwithstanding ancillary impacts to the immediate area where construction and operational impacts will occur.

- B. Active outdoor recreation uses such as hunting, fishing, boating, air boating and off road vehicles, pursuant to State and Federal regulations.
- C. Boat ramps and docks and camping facilities.
- D. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- E. State and Federal Indian Reservations, including the Miccosukee leased area.
- F. Utilities, transportation and communications facilities, specifically excluding hazardous liquid pipelines, which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with applicable water management and wildlife protection policies of local, state and federal agencies and electrical power plants.
(BCPC Prov. Cert. Req. #5)
- G. Surface impoundments that store water at depths not to exceed 12 feet.
- H. Construction and operation of water quality treatment facilities and areas and ancillary facilities. These may range from passive biological treatment to technologically intense forms of treatment including, but not limited to, chemical treatment/filtration facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.
- I. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge and seepage management features which may include curtain wall or other types of technology.

Those uses permitted in Natural Reservation areas designated Conservation are as follows:

- J. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- K. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

5. US HIGHWAY 27 BUSINESS CATEGORY

The US Highway 27 Business Category is intended 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.

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. 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.

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.
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.
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.
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.
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.

B. Uses permitted in areas designated US Highway 27 Business are as follows, subject to limitations, conditions of use and review requirements established within the Unified Land Development Regulations:

Light industrial uses:

1. Fabrication and assembly.

2. Contractor shops and similar uses.
3. Sales and display of agricultural equipment, construction equipment, utility trailers, boats, and similar uses.
4. A limited range of light manufacturing and light industrial uses that are consistent with the performance standards set forth herein.
5. Educational and scientific research businesses, including dental laboratories but excluding medical laboratories. Industrial laboratories may be approved on a case-by-case basis after review by the Town Council. All such uses shall be consistent with the performance standards set forth herein.
6. A limited range of commercial recreation uses that are consistent with the performance standards set forth herein.
7. Wholesaling, warehousing and storage provided that only storage or materials and items that are consistent with the performance standards set forth herein may be permitted.
8. Distribution uses that the Town determines are consistent with the performance standards set forth herein.

Other permitted uses:

9. Communication facilities.
10. Non-residential agricultural uses.
11. Office uses, excluding call centers
12. Utilities located on the site of a development and confined to serving only the specific development.
13. Recreation and open space that does not adversely affect the suitability of adjacent US 27 frontage parcels for business use.
14. One (1) residential caretaker or watchman unit within the same structure as a light industrial use.
15. Commercial and retail business uses, including restaurants and personal services.
16. Hotel, motel and similar lodging.
17. Community facilities uses limited to cemeteries, mausoleums, trade and vocational schools, and theatrical studios.

6. INDUSTRIAL CATEGORY

The purpose of reserving land for industrial uses is to provide opportunity for the retention and expansion of the Town's economic base activities. Although other uses are permitted in areas designated industrial, at least 80 percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment based activities.

Uses permitted in areas designated industrial are as follows:

- A. Light and heavy industrial uses.
- B. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales and service, newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; and, propane gas sales and repair.
- C. Educational, scientific and industrial research facilities, research laboratories and medical or dental laboratories.
- D. Office uses.
- E. Transportation facilities.
- F. Recreation and open space, cemeteries and commercial recreation uses as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- G. Community Facilities (as defined in Article III, part above).
- H. Non-residential agricultural uses.
- I. Ancillary commercial uses within buildings devoted to primary industrial uses.
- J. Wholesaling uses.
- K. The following uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Policy 13.01.10 and as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:
 - 1. Commercial and retail business uses.
 - 2. Hotel, motel and similar lodging.
- L. Prisons and correctional facilities.
- M. Communication facilities.
- N. Utilities (excluding electrical power plants). (BCPC Prov. Cert. Req. #6)
- O. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units or

reserve units.

7. RECREATION AND OPEN SPACE CATEGORY

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.

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. Camping ground and facilities, accessory to a public park.
- C. 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.
- D. Active recreational uses within a public park, or accessory to a residential subdivision or school, including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, and beaches.
- E. Boat ramps and docks
- F. Outdoor cultural, educational and civic facilities within a public park including, but not limited to, animal exhibits, habitats, band shells and outdoor classrooms.
- G. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.
- H. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.
- I. Bikeways

8. ESTATE RESIDENTIAL CATEGORY

The areas designated for estate residential use on the Town's Comprehensive Plan are intended primarily for dwellings, but other types of suburban land uses related to a residential environment, such as neighborhood parks may also be appropriate therein.

Uses permitted in areas designated residential are as follows:

- A. One dwelling unit per acre. Clustering of units is not permitted.
- B. Parks, golf courses and other outdoor recreational facilities, recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
- C. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid

waste disposal and transfer stations up to 5 acres in size, excluding landfills and electrical power plants. (BCPC Prov. Cert. Req. #7)

- D. Communication and telecommunication transmission lines and easements.
- E. Agriculture.
- F. Special Residential Facilities Category (1); as defined in the Administration section of this Plan subject to the Special Residential Facilities provisions herein.
- G. Flexibility Units
"Flexibility Units" shall mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Town's certified land use plan map.

Since the Town's certified local land use plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may not be utilized to rearrange residential densities. All Flex units shall be transferred to other municipalities for affordable housing purposes.

The Proposed Future Land Use Plan Map's maximum number of dwelling units permitted in Flexibility Zones 116 and 117 on the Town's Land Use Plan Map shall not exceed the number of dwelling units permitted in the Flexibility Zone by the Future Broward County Land Use Plan Map (Series).

- H. Reserve Units
"Reserve units" mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

The Town shall allocate reserve units to other municipalities for affordable housing purposes.

Allocation of reserve units will be administered within "flexibility zones" and do not require amendment of the certified local land use plan. The boundaries of, and rules governing, "flexibility zones" and allocation of reserve units therein, as referenced in Policy 13.01.10 of the Broward County Land Use Plan, are within the "Administrative Rules Document: Broward County Land Use Plan."

The number of reserve units in a flexibility zone is fixed at the adoption of the Future Broward County Land Use Plan Map (Series).

(BCPC Prov. Cert. Req. #7.B)

Density Provisions:

- A. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- B. Density Calculation
All references to density within the Town's Plan means gross density.

Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways and other proposed land uses permitted in residential areas by the Town's Plan.

Calculations of acreage covered by different land use categories will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent un-submerged land. The C-11 primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

- C. Arrangement of Dwelling Units: Clustering of units is not permitted.
- D. Neighborhood offices and/or retail sales of merchandise or services, subject to the review and approval requirements of Broward County Planning Council's Policy 13.01.10 and the following limitations and provisions:
 - a. No more than a total of five (5%) of the area designated for residential use on the Town's Future land use map within the flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services.
 - b. No added contiguous area used for neighborhood offices and/or retail sale of merchandise or services may exceed ten (10) acres in net area. For the purposes of this provision only, contiguous is defined as: attached, located within 500 feet or separated only by streets and highways, canals and rivers or easements.

9. RURAL ESTATES CATEGORY

Areas are designated Rural Estates on the Town's Future Land Use Plan Map to protect the semi-rural character and lifestyle of existing low density residential estate areas. Rural estate areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per acre. Community facilities designed to serve the surrounding residential area and utility uses are permitted for the purposes of serving the rural estate communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Estates. Dwelling units are permitted at a maximum of one unit per gross acre with no clustering permitted.

Within the Rural Estates land use category, a legal nonconforming lot shall not be separately conveyed, nor shall any dwelling be constructed upon such lot, unless the lot, if the following is true: that the lot has, at any time subsequent to the original adoption of this Comprehensive Plan, been under common ownership with a contiguous lot or lots that, if combined, would form

a single conforming lot. However, this rule shall not apply within "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection A.. (BCPC PROV. CERT. #8.A)

Uses permitted in areas designated Rural Estates are as follows:

- A. Dwelling units at a maximum density of one (1) unit per net acre with no clustering permitted and a minimum plot width of one hundred twenty-five (125) feet.
- B. Home Office (note: no employees or signage is permitted) and other accessory uses which are normally subordinate to a dwelling unit.
- C. Open space and recreation uses designed to serve the residential area.
- D. Community Facilities designed to serve the Town's Rural Residential Areas, excluding Category (2) and Category (3) Special Residential Facilities. Community facilities other than public schools shall not exceed five (5) acres in size. (BCPC Prov. Cert. #8B)
- E. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, utility easements, electrical substations and transmission lines and drainage facilities and structures up to the five (5) acres in size.
- F. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
- G. Communication and telecommunication transmission lines and easements.

10. RURAL RANCHES CATEGORY

Areas are designated Rural Ranches on the Town's County Land Use Plan Map to protect the semi-rural character and life-style of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per two and one-half acres (measured per the definition of gross acreage) or one unit per two acres (measured per the definition of net acreage). Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Ranches.

Within the Rural Ranches land use category, a legal nonconforming lot shall not be separately conveyed, nor shall any dwelling be constructed upon such lot, unless the lot has not, at any time subsequent to the original adoption of this Comprehensive Plan, been under common ownership with a contiguous lot or lots that, if combined, would form a single conforming lot. However, this rule shall not apply "Developed Areas" as set forth in the Future Land Use Implementation, Section C "Lot Size / Density Exceptions" subsection B.

Uses permitted in areas designated Rural Ranches are as follows:

- A. Dwelling units at a maximum density of one (1) unit per two (2) net acres or two and one-half (2.5) gross acres with no clustering permitted and a minimum plot width of one hundred twenty-five (125) feet.
- B. Home Office (note: no employees or signage is permitted) and other uses accessory uses which are normally subordinate to a dwelling unit.
- C. Open Space and Recreation uses designed to serve the residential area.
- D. Community Facilities designed to serve the Town's Rural Residential Areas, excluding Category (2) and Category (3) Special Residential Facilities. Community facilities other than public schools shall not exceed five (5) acres in size. (BCPC Prov. Cert. #9)
- E. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities and utility easements, electrical substations and electric lines and drainage facilities and structures up to five (5) acres in size.
- F. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
- G. Communication and telecommunication transmission lines and easements.

11. TRANSPORTATION CATEGORY

Existing and proposed expressways and highways are designated transportation of the Town's Land Use Plan Map.

12. UTILITIES CATEGORY

Utilities are designated on the Town's Land Use Plan Map to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of the Town. Utilities up to five (5) acres in size are also allowed in areas designated residential, commercial, office park, industrial, employment center, regional activity center and agricultural.

Uses permitted in the areas designated utilities are as follows:

- A. Utilities such as water and wastewater treatment plants, pumping stations, solid waste disposal and transfer stations.
- B. Other uses determined to be ancillary to the primary uses described in (1).

The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:

- C. Recreation and open space uses.

- D. Non-residential agricultural uses.
- E. Communication facilities.

13. WATER CATEGORY

The C-11 primary canal is the only parcel with the designation “water” in the Town’s jurisdiction.

14. GENERAL LIST OF ADDITIONAL USES

A. COMMUNICATION FACILITIES

Communication facilities such as satellite earth stations and relay structures, and Telephone switching facilities are not specifically designated on the Town’s Land Use Plan Map as a separate category. Such facilities may be permitted in areas designated under the following categories, provided that wireless telecommunication antennas and accessory equipment are permitted on Town-owned properties regardless of future land use category:

- 1. Commercial
- 2. Industrial
- 3. US Highway 27 Business

B. SPECIAL RESIDENTIAL FACILITIES

This Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type and are subject, when applicable, to the Special Residential Facilities provisions and allocation of reserve, flexibility or bonus sleeping rooms as contained in the “Administrative Rules Document: Broward County Land Use Plan.” In order to facilitate implementation of this section, the Town may permit a maximum of one hundred (100) “bonus” sleeping rooms, consistent with Broward County Ordinance 85 -92, that are permanently dedicated to Special Residential Facility use without allocating density.

Special Residential Facilities are not specifically designated on the Town’s Future Land Use Plan Map as a separate land use category. Special Residential Facilities are permitted within limitations as stated below and in the Permitted Uses section of this Plan in the following land use categories:

- A. All Residential land use designations, including, but not limited to, Rural Ranch, Estate and Rural Estate Land Use Categories (Category 1 only) provided they are

licensed by an appropriate State agency and are 1,000 feet away from any other such facility.

- B. Commercial (Categories 2 & 3 only).
- C. Agricultural (Category 1 only) provided they are licensed by an appropriate State agency and are 1,000 feet away from any other such facility.
- D. Community Facilities (Categories 2& 3 only).

The Town does not encourage locating Special Residential Facilities in commercial or community facilities areas. Special Residential Facilities should be integrated into residential neighborhoods. Due to the need to locate Special Residential Facilities, this Plan recognizes that, in some instances, there may be a need to locate Special Residential Facilities in these areas.

Definitions of Special Residential Facilities Categories are contained in Section II.A of this Plan.

Space reserved for future use

Space reserved for future use

3. FUTURE LAND USE IMPLEMENTATION:

a. Development Review Requirements

The Town of Southwest Ranches may grant an application for a development permit consistent with the Broward County Land Use Plan and its certified Local Land Use Plan when it has determined that the following requirements 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.
- 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.
- C. Fire protection service will be adequate to protect people and property in the proposed development.
- D. Police protection service will be adequate to protect people and property in the proposed development.
- E. School sites and school buildings will be adequate to serve the proposed development.
- 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).

b. Platting Requirements

- A. The Town may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets any of the following criteria:
- a. Building permits for construction of two (2) or fewer residential dwelling units, provided that the permit is for property that meets either of the following criteria:
 - i. Located at least one thousand (1,000) feet from any property that was exempted from platting under this paragraph (1) within the twenty-four (24) months preceding the submittal of the permit application; or
 - ii. Has been under different ownership than any such exempted property within one thousand (1,000) feet, at all times during the twenty-four (24) months preceding submittal of the permit application.
 - b. Construction on any multi-family or nonresidential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953;
 - c. The building permit may be issued for a parcel of land for which plat approval has been given by the Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the affected unit of local government and the County. Such agreements shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The municipality and county shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit; or
 - d. A building permit may be issued for an essential governmental facility after preliminary plat review where the Broward County Commission finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where the Board determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of the development of the governmental facility. Such a finding shall be made in a resolution if Broward County is the government seeking to construct the facility and issue the permit, and by agreement with the affected units of local government in other circumstances. A certificate of

occupancy shall not be issued until the plat is recorded, provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

- i. Compliance with the Town's land development regulations; and
- ii. Any land within the lot or parcel which is necessary to comply with the Broward County Traffic Ways Plan has been conveyed to the public by deed or grant of easement.

B. Regulations:

- a. No subdivision of land shall occur within the Town of Southwest Ranches without the prior issuance of a development order specifically permitting the subdivision to occur in accordance with all applicable Town zoning and land development regulations, including, but not limited to, minimum parcel size, adequacy of access and necessary dedications. For purposes of the platting provisions, the required development order shall be called a Certificate of Conformity. The Town may require that surveys, site plans and/or agreements, including but not limited to Unity of Title Agreements, be recorded in the Public Records of Broward County along with the development order in order to ensure that land subdivision occurs in the manner represented in the approved application for a Certificate of Conformity.
- b. Notwithstanding the County-wide platting requirements codified in Broward County's Land Use Plan, Administrative Rules Document and Land Development Code, two (2) or more dwellings shall not be constructed or otherwise made to be located upon a single parcel of land.
- c. All residential plats approved by the Town shall be lot-specific. Approval of boundary plats, wherein the number of dwelling units permitted by the restrictive use note exceeds the number of legal building lots shown on the plat, is prohibited.
- d. Whenever land is to be subdivided, and said subdivision will result in parcels capable of being further subdivided in accordance with Town zoning and land development regulations; and whenever a guest house or other building is proposed, which building the Town Administrator or designee determines can be illegally converted into a dwelling unit, the Town shall require recording of a Unity of Title Agreement in the Public Records of Broward County to ensure that further subdivision does not take place without issuance of a Town Certificate of Conformity.

c. Lot Size/Density Exceptions

This section sets forth exceptions for the construction of a single-family detached dwelling on a lot or parcel of record that is not in compliance with this Plan with regard to maximum density/minimum lot size and minimum lot dimensions. In all cases, it shall be the responsibility of the applicant to provide evidence of compliance with the listed exceptions.

- A. In the Rural Estates designation, a single-family detached dwelling may be constructed on a lot or parcel that is less than one (1) gross acre in area if the lot or parcel:
 - a. Contains thirty-five thousand (35,000) square feet or more in area and is not less than one hundred twenty-five (125) feet in width;
 - b. Was of public record prior to September 18, 1979;
 - c. Has not been at any time Since September 18, 1979, contiguous with another plot or plots in common ownership, which could be combined into a single-family plot of at least one (1) gross acre;
 - d. Is included within an approved plat in which the average density is not more than one (1) dwelling unit per gross acre;
 - e. Is located within a Developed Area as specified in C. (below).
 - f. Was a plot, which was recorded prior to January 1, 1973, and contained thirty-five thousand (35,000) square feet or more in area before being reduced in size due to dedication for right-of-way, resulting in a plot of at least one-hundred twenty-five (125) feet in width and thirty-thousand (30,000) square feet in net area. Said plot shall not be further subdivided.
- B. In the Agricultural and Rural Ranch designations, a single-family detached dwelling may be constructed on a lot or parcel that is less than two (2) net acres or two and one-half (2.5) acres in area if the lot or parcel:
 - a. Is specifically designated on a plat approved by the Board of County Commissioners prior to May 16, 1979;
 - b. Was of public record prior to May 16, 1979, and has not been at any time since the effective date of Broward County Ordinance No. 79-34 (May 30, 1979) contiguous with another plot or plots in common ownership that could be combined into a single plot of at least two (2) net acres, and which has received the approval of the applicable agency for a sewage disposal system;

- c. Within the Rural Ranches designation only, contains a minimum area of eighty thousand (80,000) square feet in net area, and was a plot of record as of February 8, 1993.
 - d. Is located within a Developed Area as specified below.
- C. Developed Areas: Development of one (1) single-family dwelling on a lot or parcel of land located within a developed area as defined below that has a density that is consistent with the established density of the developed area within which it is located, shall be in substantial conformity with the Town of Southwest Ranches Land Use Plan. For the purpose of this provision, a developed area means any portion of a residential zoning district in which the predominant density has been established by existing, lawful buildings, a lawful subdivision prior to May 8, 2003, which is the date of adoption of this Comprehensive Plan.

d. Land Development Regulations and Procedures

- A. The Town's Land Use Plan shall be implemented by adoption and enforcement of appropriate regulations on the development of lands and waters within the Town's jurisdiction.
- B. No public or private development may be permitted except in compliance with the Town's certified Local Land Use Plan.
 - a. The proposed development would be consistent with the Broward County Land Use Plan, and
 - b. The proposed development would be in compliance with local land development regulations, and
 - c. The development permit is granted in compliance with the "Development Review Requirements" subsection of this plan or with local land development regulations which meet or exceed the requirements of said subsection.
- C. The Town may adopt land development regulations, a land development code, or amendments thereto which are consistent with the Broward County Land Use Plan.

e. Provisions for Development Agreements

This section pertains to development agreements between the Town and a developer or developers, which meet the requirements of s. 163.3227, Florida Statutes.

- A. A development agreement is not effective unless and until the State Department of Community Affairs (DCA) issues a final order determining any adopted Comprehensive Plan amendment(s) related to the development agreement to be “in compliance” in accordance with s. 163.3184(9), Florida Statutes, or until the Administration Commission issues a final order determining such adopted amendment(s) related to the development agreement to be “in compliance” in accordance with s. 163.3184(10), Florida Statutes.
- B. A development agreement is not effective until properly recorded and until thirty days after receipt of the agreement by the Department of Community Affairs (DCA).

Space reserved for future use

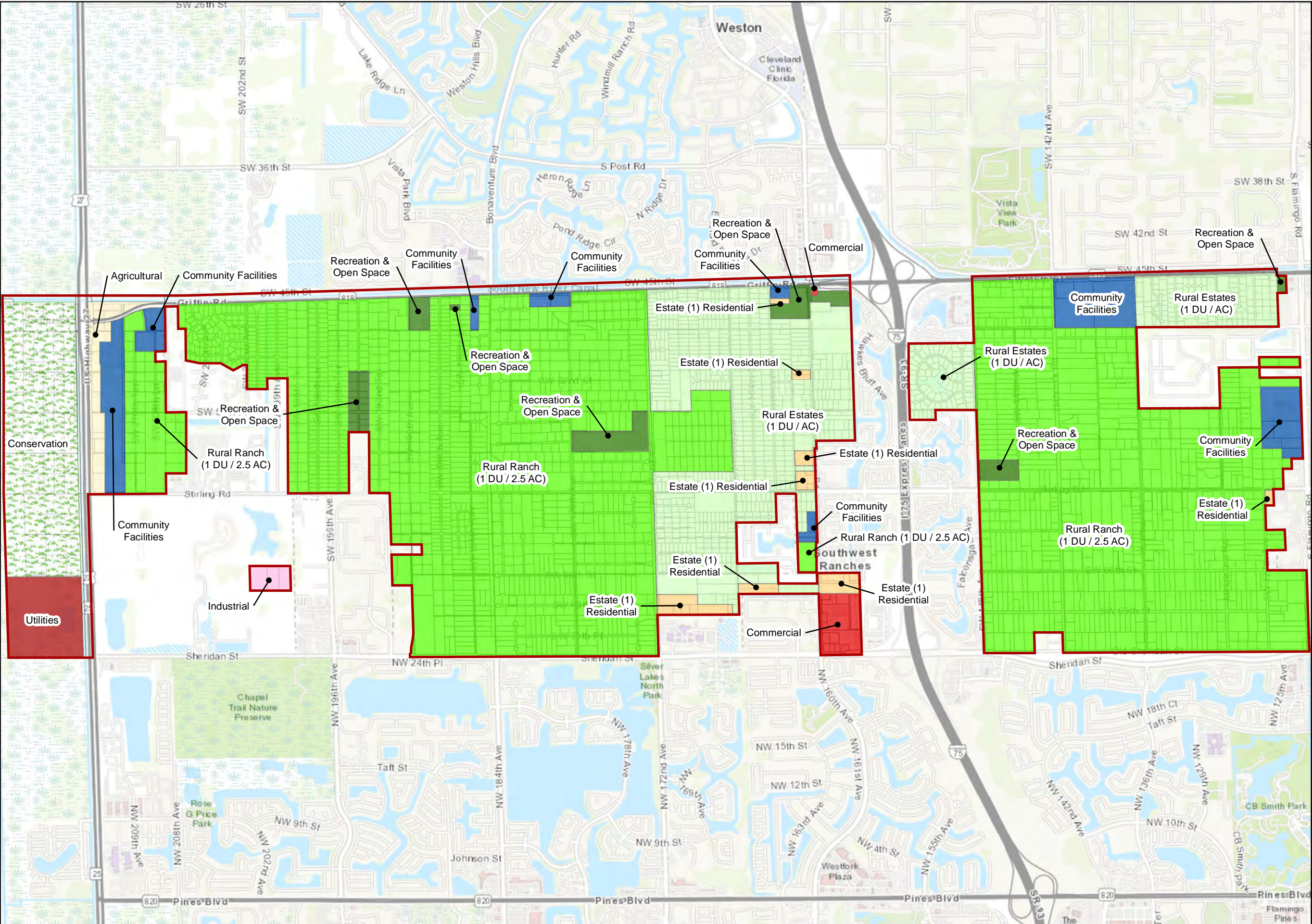


Future Land Use

Date: 4/14/2021

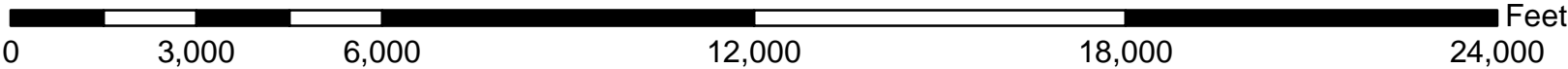
Legend

- Parcels
- Agricultural
- Commercial
- Community Facilities
- Conservation
- Estate (1) Residential
- Industrial
- Recreation & Open Space
- Rural Estates (1 DU / AC)
- Rural Ranch (1 DU / 2.5 AC)
- Utilities
- Town of Southwest Ranches Boundary



When Printed on 11" x 17"
1 inch = 3,000 feet

Florida Technical Consultants



III.B Housing Element (HE)

HE GOAL 1

PROTECT THE TOWN OF SOUTHWEST RANCHES RURAL HOUSING SUPPLY WHILE MAINTAINING A DESIRED FAMILY LIFESTYLE WITH ADEQUATE RURAL PUBLIC SERVICES AND FACILITIES, AND FOSTER ENERGY EFFICIENT DESIGN AND CONSTRUCTION PRINCIPLES AND USE OF RENEWABLE ENERGY RESOURCES.

{BCPC Goal 1.00.00}

HE OBJECTIVE 1.1 HOUSING AFFORDABILITY AND AVAILABILITY

THE TOWN SHALL, WITHIN THE PARAMETERS OF ITS LAND USE AND ZONING LAWS, PROMOTE ADEQUATE SITES, DISTRIBUTION AND HOUSING OPPORTUNITIES FOR ALL SEGMENTS OF THE TOWN PRESENT AND FUTURE POPULATION. TO THE EXTENT THAT THE TOWN IS UNABLE TO SATISFY SAID OBJECTIVE, THE TOWN SHALL REVIEW AND EVALUATE THE AFFORDABILITY OF HOUSING IN THE COUNTY AS IT PERTAINS TO BOTH ITS RESIDENTS AND EMPLOYEES WORKING IN THE TOWN AND FORMULATE VIABLE AFFORDABLE HOUSING IMPLEMENTATION PROGRAMS

{BCPC Objective 1.07.00}

Measurement: Review the US 2010 Census statistics, revise and re-adopt the Housing Element consistent with the following directives by 2015 with positive recommendations for providing additional units to serve the Town's existing and future residents.

HE POLICY 1.1-a: The Town shall utilize the following principles and criteria to guide the location of affordable housing for the very low, low and moderate income households, mobile homes, group homes and foster care facilities, households with special needs including those with AIDS:

- A. Locate affordable housing along Trafficways.
- B. Locate affordable housing proximate to employment centers.
- C. Ensure that adequate infrastructure and public facilities are available to support affordable housing development.
- D. Ensure residential land is available on the Town's Future Land Use Map (FLUM) to support affordable housing development.

- E. Foster care facilities, households with special needs, including those with AIDS should be placed in the Town's low density rural residential land use categories.

HE POLICY 1.1-b:

Within 6 months after the Shimberg Center at the University of Florida has completed an Affordable Housing Needs Assessment (AHNA) for the Town using updated data from the 2010 Census, the Town shall update the Housing Element as follows:

- A. Incorporate data from the 2010 Census and the AHNA the Housing Study necessary to complete all charts, and tables.
- B. Revise and adopt in the Town's Comprehensive Plan those Goals, Objectives and Policies, after (AHNA) has been completed necessary to implement the above new information.
- C. Review and revise as necessary the Town's established principles and criteria (adopted in HE Policy 1.1-a) above) guiding the location for very-low income, low income and moderate income households, manufactured homes, group homes and foster care facilities, households with special needs including rural and farm worker households.
- D. Based upon the AHNA evaluation described in Section A above, the Town shall either execute an Interlocal Agreement with a neighboring jurisdiction or implement an optional solution such as job training or job creation to satisfy the Town's affordable housing needs per Rule 9J-5.010 (3) (c) 8, FAC.
- E. Designate sufficient sites within the Town's jurisdiction to accommodate the need for affordable housing over the planning time frame. If the Town seeks to enter into an Interlocal Agreement with another Municipality pursuant to 9J-5.010 (3) (c) (10) FAC, the Town shall prepare and submit data and analysis with future amendments to its Housing Element demonstrating consistency with Florida Statute 163, Part II, and Rule Chapter 9J-5.

HE POLICY 1.1-c: By June 2015, the Town shall review and evaluate the affordability of housing in the Town and County as it pertains to both its residents and employees working in the Town.

{BCPC Policy 1.07.01}
{BCPC Policy 1.07.02}

HE POLICY 1.1-d: The Town shall continue to allow housing for retirees, children from abused and broken homes and persons with disabilities as required by State law.

HE POLICY 1.1-e: The Town shall consider development of strategies to streamline the housing permitting process to aid in reducing the decay, delay and cost of affordable housing.

HE POLICY 1.1-f: The Town shall strive to develop private and public partnerships to improve delivery and coordination among housing production partners.

HE POLICY 1.1-g: The Town shall, where feasible, utilize federal, state and local grants, reserves, incentives and subsidies to meet its affordable housing needs. {BCPC Policy 1.07.03}

HE POLICY 1.1-h: A pool of "Affordable Housing Units" (AFUs) is established for the Town equal to 10% of the total available flexibility and reserve units within its jurisdiction. AFUs shall be deducted from the City's reserve and flexibility unit totals.

{BCPC Policy 1.07.04}

HE POLICY 1.1-i: The Town shall support the efforts of the School Board of Broward County to achieve diversity within Broward County district schools.

{BCLUP Policy 8.07.10}

HE POLICY 1.1-j: The Town shall work in partnership with Broward County, the South Florida Regional Planning Council, other municipalities and other appropriate partners to develop a regional solution to the affordable housing issue.

HE POLICY 1.1-k: Work with the banking industry to provide mortgages to appropriate households at reduced interest rates and minimize down payments and closing costs through alternatives such as sweat equity and employer incentive programs.

HE POLICY 1.1-l: Encourage work that qualifies for a home business tax receipt (mail and phone use only) as a means of eliminating the cost of transportation to work.

HE POLICY 1.1-m: Consider the feasibility of conducting an inventory of grooms' and maids' quarters throughout the Town and assess whether and to what extent these dwellings are contributing to the Town's need for affordable housing.

HE POLICY 1.1-n: Southwest Ranches may supplement its activities that directly facilitate the development of affordable housing by partnering with a non-profit or governmental agency to provide job training courses geared toward employment opportunities that pay a living wage without a college degree, such as jobs in animal services, biotech and agriculture industries.

HE POLICY 1.1-o: The Town's affordable housing policies and actions shall be directed toward striving to make it possible to develop affordable housing to meet projected demand over the long-range planning horizon, taking into account existing affordable housing in the Town that has previously been overlooked.

HE OBJECTIVE 1.2 QUALITY OF HOUSING STOCK

THE TOWN SHALL MONITOR ITS HOUSING STOCK TO PREVENT DEGRADATION AND IMPLEMENT, AS NECESSARY, PROGRAMS TO UPGRADE THE STRUCTURAL AND AESTHETIC APPEARANCE OF ITS HOUSING STOCK AND PROMOTE THE MOST EFFICIENT USE OF ENERGY RESOURCES.

Measurement: Number of substandard dwelling units in the Town reported in the 2010 Census.

HE POLICY 1.2-a: The Town shall continue to implement standards addressing the overall quality of its housing to protect the stabilization of its rural neighborhoods and eliminate substandard units, if any.

HE POLICY 1.2-b: The Town shall, to the extent feasible, monitor its housing quality and, if necessary, establish standards and strategy to guide housing conservation, rehabilitation and demolition.

HE POLICY 1.2-c: The Town shall, through its land development regulations, promote housing that is characteristic of or compatible with the community's landmarks and neighborhoods.

HE POLICY 1.2-d: The Town encourages energy efficiency in the design and construction of new housing, including in site selection and design, orientation and design of buildings, efficient heating and air conditioning systems and appliances, and use of reused/recycled and local construction materials.

HE OBJECTIVE 1.3 GROUP HOMES AND FOSTER CARE

FOSTER THE STABILIZATION AND DEVELOPMENT OF ADEQUATE SITES IN THE TOWN'S RESIDENTIAL AREAS FOR GROUP HOMES AND LICENSED FOSTER CARE FACILITIES.

{9J-5.010(3)(b)(4)}

Measurement: Number of sites available for new group homes, defined as vacant property of at least one net acre in size and allowed by all applicable regulations.

HE POLICY 1.3-a: The Town shall strive to implement activities to improve the permitting process and coordination among the participants in the delivery of group homes to encourage the development of non-institutional housing alternatives.

{9J-5.010(3)(c)(6)}

Space reserved for future use

III.C Transportation Element (TE)

TE GOAL 1

COORDINATE TRANSPORTATION AND LAND USE PLANNING ACTIVITIES TO ENSURE ADEQUATE FACILITIES AND SERVICES ARE AVAILABLE TO MEET THE EXISTING AND FUTURE NEEDS OF THE TOWN'S RURAL COMMUNITY AND REDUCING THE PRODUCTION OF GREENHOUSE GASES.

{BCPC Goal 12.00.00}

TE OBJECTIVE 1.1 COORDINATE TRANSPORTATION PLANNING ACTIVITIES WITH LAND USE DECISIONS.

Continue to coordinate transportation and land use planning activities within the Town to ensure that the regional roadway network Levels of Service (LOS) standards established within the Town's Comprehensive Plan are not exceeded.

{BCPC Objective 12.01.00}

Measurement: The extent to which adopted roadway Levels of Service are achieved.

TE POLICY 1.1-a: The Town shall continue to implement levels of service (LOS) Standards and a Concurrency management system consistent with Broward County and the Town's Transportation Element.

{BCPC Policy 12.01.01}

TE POLICY 1.1-b: The Town shall continue to utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization (MPO), and approved by the Broward County Board of County Commissioners, to determine the capacities and levels of service on the Town's regional roadway network.

{BCPC Policy 12.01.02}

TE POLICY 1.1-c: The Town shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the Town.

{BCPC Policy 12.01.04}

TE POLICY 1.1-d: In order to protect the public health, safety and welfare, the Town shall strive to provide the means for bicycle, equestrian and pedestrian access between adjacent land uses.

{BCPC Policy 12.01.09}

TE POLICY 1.1-e: Continue to implement within the Town's Future Land Use Plan Map a Transportation land use category to ensure that the availability of land is adequate to meet the current and future transportation needs of the Town.

{BCPC Obj. 12.03.00}

TE POLICY 1.1-f: Permit those land uses within designated Transportation areas which are identified in the Transportation Permitted Uses subsection of the Plan Implementation Requirements section of the Town's Land Use Plan.

{BCPC Policy 12.03.01}

TE POLICY 1.1-g: The Town shall adopt and maintain Land Development Regulations that promote utilizing local perimeter Trafficways in lieu of highways and increasing road safety by alternative methods such as: controlling the connection of access points of driveways and local roads to other roadways consistent with FDOT, Broward County and the Town's Access Management Standards.

{BCPC Obj. 2.05.00}

{BCPC Policy 2.05.01}

TE POLICY 1.1-h: The Town supports development of a coordinated County public transit system to serve the urbanized portions of Broward County.

TE POLICY 1.1-i: The Town supports the County's continuation of door-to-door service for the transportation disadvantaged.

TE POLICY 1.1-j: The Town's adopted comprehensive Greenway System shall be constructed to promote the enjoyment of the Town's rural open space and vistas by horse riders, bicyclists and pedestrians, and contribute to the reduction of greenhouse gas emissions from transportation.

TE POLICY 1.1-k: 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.

TE POLICY 1.1-l: The Town adopts by reference the transportation level of service (LOS) standards adopted by Broward County for the Southwest

Transportation Concurrency Management Area (TCMA) through Policy 3.4.2 of the Broward County Comprehensive Plan Transportation Element in effect as of the date of adoption of this policy.

TE Policy 1.1-m: The level of service standards for roadways within the Town on the Strategic Intermodal System (SIS), specifically US Highway 27, and roadway facilities funded in accordance with Section 339.2819, F.S., the Transportation Regional Incentive Program (TRIP), specifically Griffin Road from SW 188th Avenue to Dykes Road, shall be as set forth in Rule 14-94, F.A.C. These standards shall apply for the purpose of issuing development orders and permits. The land development regulations shall provide for safe pedestrian and/or bicycle access to public schools.

{BCLUP Policy 8.07.09}

TE Policy 1.1-n: The land development regulations shall provide for safe pedestrian and/or bicycle access to public schools.

{BCLUP Policy 8.07.09}

TE OBJECTIVE 1.2 PROTECTIONS OF RIGHTS-OF-WAY

ENSURE THAT BROWARD COUNTY'S FUTURE TRANSPORTATION NEEDS DO NOT CONFLICT WITH THE TOWN'S RURAL CHARACTER WHILE MAINTAINING ADEQUATE RIGHTS-OF-WAY.

{BCPC Objective 12.02.00}

Measurement: Adoption of standards in the Land Development Code for protecting the Town's rural public Rights of Way and revisions to State and County laws to accommodate the Town's rural life style.

TE POLICY 1.2-a: In order to ensure the rights-of-way necessary for the Town's future transportation needs are available, the Town adopts its Trafficways Map and shall protect designated Rights of Way from physical encroachment.

{BCPC Policy 12.02.01}

TE POLICY 1.2-b: At the time of plat, required rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of the proposed development on the Town's vehicular and equestrian transportation needs and meet the requirements of Broward County and the Town's Trafficways Plan.

{BCPC Policy 12.02.03}

TE POLICY 1.2-c: In order to protect the transportation corridors identified on Broward County's and the Town's adopted Trafficways Plan, the Town shall require that all developments are set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such setback does not deny all beneficial use of the property proposed for development.

{BCPC Policy 12.02.05}

TE POLICY 1.2-d: In order to promote the Town's unique character, provide for energy-efficient transportation options and reduce greenhouse gas emissions, the Town shall provide for the reservation or acquisition of rights-of-way or easements necessary for future public transit, equestrian, bicycle and pedestrian facilities and services within its land development regulations.

{BCPC Policy 12.02.06}

TE POLICY 1.2-e: Local street connections with SW 184th Avenue shall not be permitted from the east. The Town shall, whenever possible, continue to coordinate with the County's Metropolitan Planning Organization and Florida's Department of Transportation methods to protect its local rural roadways from excessive regional traffic by exploring solutions such as:

- Constructing temporary or permanent alternative traffic movement closures on the Town's local roadways.
- Removing existing local roadways from the Broward County's Trafficways Map.
- Accelerating construction of local roadways in accordance with the Town's rural design guidelines.

TE POLICY 1.2-f: Access to the Rolling Oaks community shall continue to be exclusively from Griffin Road via SW 178th Avenue. It shall be the policy of the Town to prohibit street connections that would provide additional access. Because the Town recognizes that preventing the expansion of Dykes Road beyond two general lanes is critical to its rural character and quality of life, and that widening of roadways often leads to more driving and increased greenhouse gas emissions rather than improved overall mobility, the Town is willing to accept a lower level of service (LOS) on this roadway. As such, if the Town receives a development application, and the approval of such application would cause Dykes Road to exceed the LOS "D" traffic volumes, the Town may consider a Comprehensive Plan amendment to lower its LOS standard on Dykes Road sufficiently to allow the development, if the Town Council finds that this is in the Town's best interest. This policy does not obviate the need for the development to obtain any other approvals from the Town or other agencies that are otherwise required, including concurrency approvals. In granting any such lower

level of service, the Town shall impose through the Comprehensive Plan amendment traffic mitigation measures to minimize the impact of project traffic on Dykes Road.

TE POLICY 1.2-g: All existing and future Trafficway and local streets within the Town of Southwest Ranches, other than arterial roads bordering the Town (Griffin Road, Sheridan Street, US-27, and Flamingo Road), proposed SW 184th Avenue and the existing four-lane section of Stirling Road, shall be constructed and maintained as two lane facilities. However, it is the policy of the Town of Southwest Ranches that streets and roads wider than two lanes are inconsistent with the Town's rural lifestyle and character and are likely to thwart efforts to reduce greenhouse gas emissions from the transportation sector, and are therefore strongly discouraged. Therefore, the Town will continue to advocate for changes to the policies of other units of government that would result in additional roads wider than two lanes through the interior of the Town's jurisdiction. This shall not affect the Town's responsibility to enforce right-of-way reservations per the Broward County Trafficways Map.

TE Policy 1.2-h: Local street connections with SW 184th Avenue shall not be permitted, provided that street connections from the west may be permitted only if SW 184th Avenue remains a two-lane road.

TE Policy 1.2-i: Vehicular access to the Rolling Oaks community shall continue to be exclusively from Griffin Road via SW 178th Avenue. It shall be the policy of the Town to prohibit street connections that would provide additional access.

TE OBJECTIVE 1.3 MULTI-MODAL TRANSPORTATION INTEGRATION

ACHIEVE THE HIGHEST POSSIBLE COORDINATION AND INTEGRATION BETWEEN THE TOWN'S GOALS FOR MAINTAINING ITS RURAL ROADWAY SYSTEM AND THE BROWARD COUNTY METROPOLITAN PLANNING ORGANIZATION (MPO) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MULTI-MODAL TRANSIT SYSTEM EXPANSION PROGRAM WHILE ACCOMMODATING THE SPECIAL NEEDS OF THE DISADVANTAGED.

{9J-5.019(4)(b)(1,3&4)}

Measurement: Level of consensus reached with FDOT and the MPO on roadway and transit system planning affecting the Town.

TE POLICY 1.3-a: The Town shall continue to coordinate with Broward County's MPO toward the establishment of inter-modal facilities and explore comprehensive Transportation Demand Management (TDM) programs and strategies to improve the system's efficiency, including energy-efficiency, and increase vehicular safety.

{9J-5.019(4)(c)(6 & 7)}

TE POLICY 1.3-b: The Town shall continue to implement parking strategies that support the provision of safe on-site motorized and non-motorized vehicular parking and traffic flow.

{ 9J-5.019(4)(c)(15}
{BCPC Policy 2.05.02}

TE POLICY 1.3-c: The Town shall support Florida Department of Transportation and Broward County in placing transit facilities along I-75 and US 27 corridors in the existing Rights Of Way and interchanges, and shall support Broward County and nearby municipalities in encouraging appropriate densities along transit corridors.

TE POLICY 1.3-d: In the course of implementing its Greenways system, prioritization of segments shall take into consideration providing Town residents with feasible ways to access the regional public transportation system.

TE OBJECTIVE 1.4 ACCESS RESTRICTIONS, ON-SITE TRAFFIC FLOW AND PARKING NEEDS

ESTABLISH LAND DEVELOPMENT REGULATIONS THAT ADDRESS CONTROLLING ACCESS TO ADJACENT TRAFFIC CIRCULATION FACILITIES, PROVIDING FOR ADEQUATE ON-SITE TRAFFIC CIRCULATION AND PROVIDING FOR OFF-STREET PARKING TO SERVE COMMERCIAL DEVELOPMENT.

{BCPC Objective 2.05.00}

Measurement: Adoption of appropriate Land Development Regulations.

TE POLICY 1.4-a: The Town shall include in its Land Development Code regulations to control and protect the Town's ROW corridors (regional roadway network) and the rights-of-way identified on the Broward County Trafficways Plan.

{BCPC Policy 2.05.01}

TE POLICY 1.4-b: The Town shall continue to enforce Land Development regulations to achieve safe and convenient on-site traffic circulation and adequate off-street parking.

{BCPC Policy 2.05.02}

TE OBJECTIVE 1.5

FOSTER A ROADWAY SYSTEM THAT IS CONSISTENT WITH AND COMPLEMENTS THE TOWN'S SEMI-RURAL CHARACTER.

Measurement: The extent to which roadway construction and design standards have been created and/or modified to be consistent with the Town's existing and desired character.

TE POLICY 1.5-a: Adopt road construction and design standards in keeping with accepted engineering practice of street design consistent with the Town's semi-rural character.

TE POLICY 1.5-b: Direct-through traffic to perimeter arterial roadways and north-south trafficways.

TE POLICY 1.5-c: Adopt land development regulations that avoid the creation of through streets that create opportunities for through traffic flow.

III.D Recreation and Open Space Element (ROS)

ROS GOAL 1

PROVIDE PASSIVE LOCAL AND COMMUNITY OUTDOOR RECREATION, OPEN SPACE AREAS AND MULTI-USE GREENWAY TRAILS WHICH MEET THE TOWN'S NEEDS AND ARE COMPATIBLE WITH AND PROMOTE THE RURAL CHARACTER OF THE TOWN.

{BCPC Goal 5.00.00}

ROS OBJECTIVE 1.1 PERMITTED USES IN RECREATION AND OPEN SPACE AREAS

PERMIT THOSE USES WITHIN DESIGNATED RECREATION AND OPEN SPACE AREAS WHICH ARE IDENTIFIED IN THE RECREATION AND OPEN SPACE PERMITTED USES SUBSECTION OF THE FUTURE LAND USE ELEMENT.

Measurement: Designation of all existing and future active and passive public parks as Recreation and Open Space.

ROS POLICY 1.1-a: Designate all active and passive publicly owned parks as Recreation and Open Space.

ROS OBJECTIVE 1.2 LOCAL AND COMMUNITY PARK STANDARDS

CONTINUE IMPLEMENTING LOCAL AND COMMUNITY PARK LEVEL OF SERVICE (LOS) STANDARDS NECESSARY TO PROVIDE THE TOWN'S PRESENT AND FUTURE POPULATION WITH A DIVERSIFIED AND BALANCED SYSTEM OF PUBLIC PARKS CONTAINING NEIGHBORHOOD RECREATIONAL FACILITIES SUCH AS TOT LOTS, PLAYGROUNDS, PICNIC FACILITIES, NATURE TRAILS, ETC.

{BCPC Objective 5.02.00}

Measurement: Continued achievement of adopted LOS standards for parks.

ROS POLICY 1.2-a: The Town shall provide for a minimum of 6 acres of parks for every 1,000 existing and projected permanent residents.

{BCPC Policy 5.02.01}

ROS POLICY 1.2-b: The Town shall adopt and implement those procedures and practices necessary to meet or exceed the minimum parks and open space standards contained within the Broward County and the Town's Land Use Plan.
{BCPC Policy 5.02.03}

ROS POLICY 1.2-c: The Town shall address, within its Land Development Code and regulations, the protection of parks, recreation lands, open space and Greenway trails to ensure such lands are protected from future development consistent with the adopted Level of Service (LOS) standards.
{BCPC Policy 5.02.04}

ROS OBJECTIVE 1.3 BIKEWAYS, PATHWAYS, GREENWAY TRAILS AND BLUEWAYS

CONTINUE IMPLEMENTING A SAFE AND ENJOYABLE RECREATIONAL ENVIRONMENT THAT IS CONDUCTIVE TO AND PROMOTES THE EXPANSION OF A MULTIUSE GREENWAY TRAIL SYSTEM WITH BIKEWAYS, PATHWAYS, EQUESTRIAN PATHS AND WATERWAYS TO SERVE ALL PARCELS UNDER PUBLIC OWNERSHIP OR UTILIZED FOR EQUESTRIAN MULTI-USE PURPOSES.

{BCPC Objective 5.03.00}

Measurement: Adoption of standards for the design and construction of multi-use trails in the Land Development Code.

ROS POLICY 1.3-a: The Town's Greenway Trails System as depicted on the Greenways Map in this Element is hereby adopted.
{BCPC Policy 5.03.01}

ROS POLICY 1.3-b: Whenever possible, drainage canals and utility easements shall be incorporated into the Town's Comprehensive Multi-Use Greenway trails system.
{BCPC Policy 5.03.02}

ROS POLICY 1.3-c: Ample and secure bicycle parking should be provided at schools, libraries, recreational and other nonresidential areas.
{BCPC Policy 5.03.03}

ROS POLICY 1.3-d: Landscaped bikeways and Greenway trails should be designed to link parks, recreational facilities, schools and other public facilities with nearby residential areas.
{BCPC Policy 5.03.04}

ROS POLICY 1.3-e: The Town shall include, within its Land Development Code, design regulations and incentives for constructing new and or enhanced bikeways, pathways and multi-use Greenway recreational trails throughout the Town that directly link to Broward County's Greenway Corridors surrounding the Town .

{BCPC Policy 5.03.05 & FCT 3- (4)}

ROS POLICY 1.3-f: The Town shall encourage the South Florida Water Management District to develop and operate canoe and boat ramps along the C-11 Canal and in the Lake Buffer System, where appropriate.

ROS POLICY 1.3-g: Specific trail alignments for the Recreation and Equestrian Trails Map shall be adopted by ordinance of the Town Council.

ROS POLICY 1.3-h: The Town's Greenways Trails System shall be constructed in accordance with the Town's Rural Identification Signage and Landscaping Program.

ROS POLICY 1.3-I: Development applications shall provide trail corridors and improvements consistent with the Greenway trail alignments and Town design standards.

ROS OBJECTIVE 1.4 PROVISION OF OPEN SPACE

CONTINUE IMPLEMENTING AN EXTENSIVE SYSTEM OF PUBLIC AND PRIVATE OPEN SPACE AREAS INCLUDING NATURAL RESERVATIONS, PARKS, SCENIC VISTAS, WETLANDS AND WATERWAYS COMPATIBLE WITH THE RURAL CHARACTER OF THE TOWN.

{BCPC Objective 5.04.00}

Measurement: The extent to which public open spaces in the Town are linked by multi-use trails.

ROS POLICY 1.4-a: The Town shall maintain, and enhance when possible, public access to water bodies and open space through measures that may include programs, partnerships and grants.

{BCPC Policy 5.04.01 & FCT 3-A(3)}

ROS POLICY 1.4-b: Provide passive recreational facilities such as park benches, tables, walkways and trails in all public recreational areas.

ROS POLICY 1.4-c: The Town shall strive to continue the process of implementing a comprehensive system of public and private sites for passive recreation and open space purposes that are linked together consistent with its rural character. Areas shall include, but are not limited to, Natural Reserves, parks, playgrounds, multi-use trails, services and recreational activities.

{163.3177(6)(e)}

ROS POLICY 1.4-d: The Town shall verify, at the time of issuing a development permit for a parcel of land, that necessary park and recreational facilities and services to meet the LOS standards per ROS Policy 1.2-a are available, or will be constructed not more than one year after issuance of a certificate of occupancy.

{97.5.0055(b)(1) and (2)}

ROS OBJECTIVE 1.5 PUBLIC ACCESS TO PARKS

ENSURE PUBLIC ACCESS TO LOCAL AND REGIONAL RECREATION SITES AND FACILITIES INCLUDING THE EVERGLADES CONSERVATION AREAS.

{BCULUP Objective 9.1}

Measurement: The extent to which Town parks are accessible to different segments of the Town's population in terms of geography, age, disability status, etc.

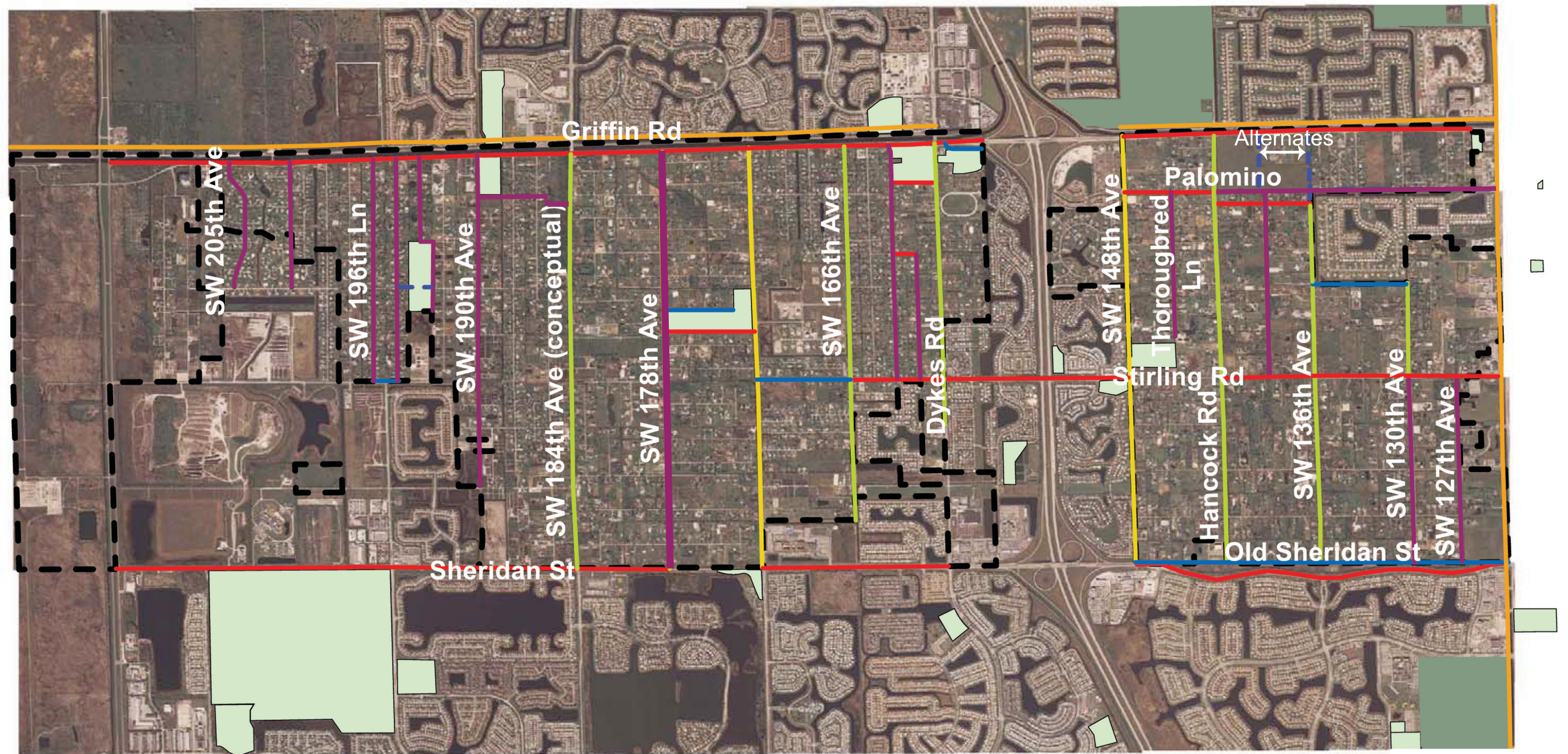
ROS POLICY 1.5-a: The Town shall utilize the development review process of the Land Development Code to assure adequate local park sites are available within the Town's four rural neighborhood study areas.

{BCUALUP Policy 9.1.1}

ROS POLICY 1.5-b: The Town shall construct and maintain recreation sites and facilities so that they are accessible to the elderly and the disabled, consistent with the Americans with Disabilities Act (ADA).

ROS POLICY 1.5-c: The Town shall strive to link all recreation sites by equestrian trails, bikeways, vehicles and pedestrian paths by 2030.

Space reserved for future use

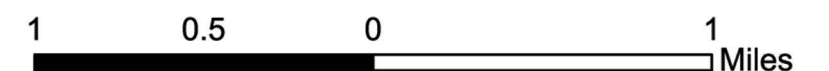


Side of Street of Greenway Trail (Conceptual)

- North Side
- South Side
- East Side
- West Side
- Both Sides OR Street Itself is Trail

- Town Boundary
- Municipal Parks
- County Parks

- Existing County Trail
- Trail Connection Needed



TOWN OF SOUTHWEST RANCHES GREENWAYS MAP

Note: All depicted future greenway trails are to be considered future significant bicycle and pedestrian facilities.



III.E Conservation Element (CONS)

CONS GOAL 1

ENSURE THE PROTECTION AND ENHANCEMENT OF THOSE CRITICAL REGIONAL ECOLOGICAL SYSTEMS THAT ARE INTEGRAL COMPONENTS OF SOUTH FLORIDA’S AND THE TOWN’S NATURAL ENVIRONMENT, AND PROMOTE INCREASED ENERGY EFFICIENCY OF GOVERNMENT OPERATIONS, RESIDENTS AND BUSINESSES IN THE TOWN.

{BCPC Goal 6.00.00}

CONS OBJECTIVE 1.1 WATER RESOURCES AND CONSERVATION USES

IDENTIFY, CONSERVE AND PROTECT ALL SURFACE WATERS, RECHARGE AREAS AND SFWMD’S LAKE BUFFER AREAS CONSISTENT WITH THE REQUIREMENTS OF THE STATE AND COUNTY COMPREHENSIVE PLANS.

{BCPC Objective 6.01.00}

Measurement: Designation of the lands owned by the South Florida Water Management District in the East Coast Buffer/Water Preserve Area as Conservation on the Future Land Use Map .

CONS POLICY 1.1-a: Support the South Florida Water Management District’s efforts to:

1. Restore the Everglades.
2. Create a Buffer and Impoundment Areas.
3. Restore degraded wetlands.
4. Enhance South Florida’s natural hydrological and ecological functions.
5. Correct deficiencies in degraded or substantially disrupted surface waters and waterways.

{BCPC Policy 6.01.01 & FCT 3-A(7)}

CONS POLICY 1.1-b: Maintain and enforce Land Development Regulations that require the removal of all exotic plants from sites that are proposed for development.

{FCT 3-A(7)}

CONS POLICY 1.1-c: Encourage the efficient use and conservation of water resources within the Town, and support County-wide water conservation programs and initiatives including the Water Matters education and outreach program, the NatureScape Broward and NatureScape Irrigation Service.

CONS POLICY 1.1-d: In order to promote water conservation, consider regulations to require plant nurseries to utilize drip irrigation systems rather than overhead sprinklers.

CONS OBJECTIVE 1.2 NATIVE VEGETATION AND WILDLIFE PROTECTION

CONSERVE, PROTECT AND ENHANCE THE TOWN'S NATIVE VEGETATION, WILDLIFE AND WILDLIFE HABITAT.

Measurement: 1) Number of acres of open space purchased for protection and enhancement of native vegetation and wildlife. 2) Enforcement of BMP standards within the Town's jurisdiction.

CONS POLICY 1.2-a: Protect, conserve and enhance areas of the Town with native vegetation including rockland hammocks, which are known to be important habitat for endangered and threatened species and species of special concern.

{BCPC Policy 6.01.04}

CONS POLICY 1.2-b: Protect the natural functions and quality of surface water and groundwater, seasonal flow and water levels in the Town as established by the South Florida Water Management District (SFWMD) and applicable local drainage district.

{BCPC Policy 6.01.05 }
{FCT 3-(A) 8}

CONS POLICY 1.2-c: Protect, preserve, conserve and enhance those areas known to contain natural communities or habitat for species included in the List of Endangered or Potentially Endangered Fauna and Flora published by the Florida Fish and Wildlife Conservation Commission.

{BCPC Policy 6.01.08 & FCT 3-A(5)}

CONS POLICY 1.2-d: The Town shall support the adopted South Florida Water Management District's East Coast Buffer Plan by discouraging, to the maximum extent feasible, high density and intensity incompatible land uses

within the identified buffer areas and on adjacent lands. Such incompatible land uses may include, but are not limited to, heavy commercial and industrial uses, utility plants, sewage treatment facilities, solid waste disposal and transfer stations, cemeteries, transportation facilities, gas and service stations and single-family homes. The land use designation on all parcels in the "buffer area" shall be amended to "Conservation" after the parcel is purchased by the SFWMD for conservation purposes.

{BCPC Policy 6.01.09}

CONS POLICY 1.2-e: The Town shall continue to work in close coordination with the South Florida Water Management District and other wetland regulatory and planning agencies to ensure that wetland mitigation efforts support and optimize the use of identified East Coast Buffer lands.

{BCPC Policy 6.01.10}

CONS POLICY 1.2-f: Support land acquisition and management practices which provide a sufficient fresh potable water supply, protect wildlife and natural resources and provide public access to natural areas, in coordination with the plans and programs of the South Florida Water Management District and Broward County .

{BCPC Policy 6.02.03 & FCT 3-A(6)}

CONS POLICY 1.2-g: Natural reservations shall be designated for conservation use on the Future Land Use Map for the purpose of protecting publicly-owned sanctuaries, preserves, archaeological or historic sites, open space, natural areas, ecological communities and designated wildlife management areas.

{BCPC Policy 6.02.05}

CONS POLICY 1.2-h: Protect and enhance the quality and quantity of the water entering the Biscayne Aquifer.

CONS POLICY 1.2-i: The Town shall cooperate, when and to the extent feasible, with the South Florida Water Management District in providing educational literature to the Town's residents on emergency water conservation, technical strategies and requirements.

CONS OBJECTIVE 1.3 ENVIRONMENTAL MONITORING

THE TOWN SHALL MONITOR AND PROTECT AIR QUALITY AND THOSE NATURAL RESOURCE AREAS WHICH ARE CONSIDERED TO BE ENVIRONMENTALLY SENSITIVE LANDS OR DESIGNATED AS LOCAL

AREAS OF PARTICULAR CONCERN (LAPC) IN THE TOWN'S COMPREHENSIVE PLAN.

{BCPC Objective 9.01.00}

Measurement: Adoption of Standards in the Land Development Code for protecting all LAPCs consistent with State and County law.

CONS POLICY 1.3-a: Promote the acquisition, retention and management of unique natural areas or open space such as wetlands, rockland hammocks, and significant archeological areas through public acquisition in order to preserve and protect their environmental and public recreational benefits.

{BCPC Policy 6.01.02 & FCT 3-(A)-2}

CONS POLICY 1.3-b: The Town shall strive to coordinate with Broward County and implement strategies for designating and protecting Local Areas of Particular Concern (LAPC) and other environmentally sensitive lands (ESLs) such as acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

{BCPC Policy 9.01.03}

CONS POLICY 1.3-c: The Town's Land Development Code shall address the mitigation of Local Areas of Particular Concern (LAPC) when other strategies such as those within CONS Policy 1.3-b have been exhausted.

{BCPC Policy 9.01.04}

CONS POLICY 1.3-d: The Town shall discourage activities in the vicinity of Local Areas of Particular Concern (LAPC) which may have a detrimental impact upon such areas.

{BCPC Policy 9.01.05}

CONS POLICY 1.3-e: The Town shall endeavor to protect natural resources through the implementation of Land Development Regulations and procedures that promote the acquisition, retention and management of such areas.

{BCPC Policy 9.01.06}

CONS POLICY 1.3-f: The Town shall consider development and adoption of regulations to eliminate invasive exotic vegetation within its jurisdiction.

{BCPC Policy 9.01.09}

CONS POLICY 1.3-g: The Town's Landscaping ordinance shall encourage the use of native vegetation and include lists of plant species, which require minimal watering and fertilization.

{BCPC Policy 9.01.10}

CONS POLICY 1.3-h: The Town shall continue to coordinate with Broward County to develop positive incentives for the purpose of encouraging private landowners to protect Local Areas of Particular Concern (LAPC).

{BCPC Policy 9.01.11}

CONS POLICY 1.3-i: At the time of development review of public acquisition within a Local Area of Particular Concern (LAPC), the Town shall coordinate with Broward County to develop a management strategy which identifies the entity responsible for the maintenance and protection of natural areas.

{BCPC Policy 9.01.12}

CONS POLICY 1.3-j: The Town shall cooperate with and coordinate with local, regional and federal agencies' initiatives aimed at preserving and enhancing natural areas and ensuring efficient and effective planning, operation and maintenance of adopted storm water management systems.

CONS POLICY 1.3-k: The Town shall support and, where feasible, participate in implementation of the principles of the Broward County Integrated Water Resources Plan, the Lower East Coast Regional Water Supply Plan, the Comprehensive Everglades Restoration Plan and the South Broward Drainage District's and Central Broward Water Control District's Comprehensive Plans.

CONS POLICY 1.3-l: The Town shall support the South Florida Water Management District's Water Preserve Areas and the Water Preserve Area Basin Rules.

CONS POLICY 1.3-m: The Town shall consider actions and activities to encourage protection of open space and natural areas through public acquisition and incentives for homeowners such as Purchase of Development Rights (PDR).

CONS OBJECTIVE 1.4 PROTECTION OF POTABLE WATER WELLFIELDS AND ZONES OF INFLUENCE

**CONSERVE AND PROTECT THE QUALITY AND QUANTITY OF THE
TOWN'S POTABLE WATER SUPPLY AND ELIMINATE THE PRESENCE OF
ALL REGULATED SUBSTANCES, AS DEFINED BY BROWARD COUNTY'S**

POTABLE WATER SUPPLY WELLFIELD PROTECTION ORDINANCE, FROM THE POTABLE WATER WELLFIELD ZONES OF INFLUENCE AS DEPICTED ON THE NATURAL RESOURCE MAP SERIES OF THE FUTURE BROWARD COUNTY LAND USE PLAN MAP (SERIES).

{BCPC Objective 9.02.00}

Measurement: Adoption of standards in the Land Development Code for protecting future public Wellfields and Zones of Influence located within the Town's boundaries consistent with State and County law.

CONS POLICY 1.4-a: Amendments to the Town's Future Land Use Map proposing land use categories which permit Industrial uses shall be discouraged, to the greatest extent feasible, within Wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County.

{BCPC Policy 9.02.03}

CONS POLICY 1.4-b: The Town shall adopt water conservation measures, such as those of the South Florida Water Management District's rule chapter 40E-21, to utilize during periods of drought.

{BCPC Policy 9.02.04}

CONS POLICY 1.4-c: The Town shall analyze and determine if it is practical or financially feasible to require non-residential land uses currently on septic systems to be connected to central wastewater treatment facilities with priority given to those parcels located in proximity to surface waters.

{BCPC Policy 9.02.06}

CONS POLICY 1.4-d: The Town shall, as feasible, assist Broward County to effectively manage hazardous materials in order to protect the environmental quality of groundwater.

CONS POLICY 1.4-e: The Town shall evaluate the requirements in the SFWMD Best Management Practices (BMP) Manual for providing and maintaining vegetative buffers around waterways and consider adopting the relevant portions in the Town's Land Development Code.

CONS POLICY 1.4-f: The Town shall adopt the principles of the Broward County Wellfield Protection Ordinance, as applicable, in its Land Development Regulations.

CONS POLICY 1.4-h: The Town shall strive to provide educational programs regarding protection of groundwater quality to homeowners currently being served by potable water drinking wells and septic tanks. The Town shall encourage homeowners and landscape professionals to adopt the C-11 Working Group Best Management Practices (BMP) for improving water quality as they existed at the time this Comprehensive Plan was originally adopted.

CONS POLICY 1.4-h: The Town shall consider a plan to study, develop and maintain a program for encouraging all property owners in the Town to maintain an established minimum percentage of their property in accordance to xeriscape design standards and provide incentives for meeting more than the minimum requirements.

CONS POLICY 1.4-i: The Town shall consider supplying educational material to its residents on the proper operation and maintenance of their septic system and the importance of water resource conservation.

CONS OBJECTIVE 1.5 PROTECTION OF SURFACE WATERS

CONTINUE TO IMPLEMENT LAND USE CONTROLS AND PROGRAMS TO PRESERVE AND ENHANCE SURFACE WATERS FOR THEIR IMPORTANT NATURAL FUNCTIONS, AESTHETICS AND RECREATIONAL VALUES.

{BCPC Objective 9.04.00}

Measurement: Adoption of standards in the Land Development Code for protecting the surface waters in the Town, consistent with State and County law.

CONS POLICY 1.5-a: The Town's Land Development Code and regulations shall provide for the protection of, and standards for the creation of, surface waters in conformance with the Comprehensive Everglades Restoration Program (CERP), the State of Florida, South Florida Water Management District policies and the applicable drainage district.

{BCPC Policy 9.04.01}

CONS POLICY 1.5-b: New development adjacent to, or in the vicinity of, surface waters shall be designed with nutrient barriers to minimize the direct discharge of stormwater runoff into such bodies of water.

{BCPC Policy 9.04.02}

CONS POLICY 1.5-c: All artificial lakes shall be constructed with vegetated shallow water habitat as required by the Broward County Department of Planning

and Environmental Protection, which will promote: the natural lake functions and the health, safety, welfare and recreational benefits of the Town's residents.
{BCPC Policy 9.04.03}

CONS POLICY 1.5-d: The Town shall support the disposal of solid waste in resource recovery facilities provided they are environmentally sound and maintained in accordance with Best Management Practices.

CONS POLICY 1.5-e: The Town shall promote the restoration of the Everglades including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters.

CONS OBJECTIVE 1.6 PROTECTION OF WETLANDS

IDENTIFY AND PROTECT THE WETLANDS, HYDRIC SOILS AND VEGETATIVE COMMUNITIES WITHIN THE TOWN IN ORDER TO MAINTAIN AND ENHANCE WETLAND RESOURCES AS WELL AS FUNCTIONAL VALUES SUCH AS, BUT NOT LIMITED TO, WILDLIFE HABITAT, GROUNDWATER RECHARGE AND DISCHARGE, STORMWATER STORAGE, SEDIMENT/TOXICANT RETENTION AND NUTRIENT REMOVAL/TRANSFORMATION.

{BCPC Objective 9.05.00}

Measurement: Adoption of standards in the Land Development Code for protecting, enhancing and mitigating wetlands, consistent with State and County law.

CONS POLICY 1.6-a: No development order will be issued for development within wetlands, as defined herein, until an Environmental Resource License has been issued by the Broward County Department of Planning and Environmental Protection. However, the Town may issue re-zonings, site plan, or plat approvals, and development orders, issued pursuant to Chapter 380.06, F.S., in areas containing wetlands upon issuance of a conceptual jurisdictional wetlands review report by the Broward County Department of Planning and Environmental Protection, provided that the development does not take place within the area of the wetlands required to remain on the property.
{BCPC Policy 9.05.02}

CONS POLICY 1.6-b: The Town shall direct incompatible land uses away from wetlands and coordinate its development review and permitting programs with the wetlands permitting and mitigation programs of Broward County, State of Florida and Federal agencies with appropriate jurisdiction.

{BCPC Policy 9.05.07}

CONS POLICY 1.6-c: The Town shall consider the impact of Land Use Plan amendments on wetland resources and minimize the impacts to the maximum extent practicable.

{BCPC Policy 9.05.09}

CONS POLICY 1.6-d: Continue to coordinate with the Broward County Department of Planning and Environmental Protection and Broward County Parks and Recreation Division and other appropriate agencies to expand efforts to eradicate exotic invasive species, including but not limited to, Melaleuca, Australian Pine and Brazilian Pepper, from wetlands and adjoining areas.

{BCPC Policy 9.05.12}

CONS POLICY 1.6-e: The Town, in coordination with appropriate County, Regional, State and Federal agencies, shall continue to participate in efforts to better preserve, protect, restore and enhance the Florida Everglades and adjacent wetlands.

{BCPC Policy 9.05.13}

CONS POLICY 1.6-f: Mitigation required pursuant to development activities within Eastern Broward County shall be used to restore, enhance or replace wetlands located within Eastern Broward County. For the purposes of this policy, "Eastern Broward County" is defined as the area east of the Everglades Buffer Strip and the Reserve Water Supply areas as defined in Objective 6.02.00, "Permitted Uses Within The Conservation Areas and Natural Reservations," Broward County Land Use Plan. Mitigation may be allowed in other areas of the County only if it is determined by the Broward County Commission and appropriate permitting agencies that suitable sites for such purposes are not available in "Eastern Broward County." Mitigation shall be considered first onsite, second off-site within the same drainage basin with a preference for remaining within the Town's jurisdiction, third offsite in Eastern Broward County, fourth off-site in Broward County and finally off-site in Eastern South Florida. Nothing in this policy shall be construed to encourage small, unviable or unsustainable mitigation.

{BCPC Policy 9.05.18}

CONS OBJECTIVE 1.7 COMPATIBILITY OF MINING WITH ADJACENT USES.

**ENSURE THAT MINING AND GRADING OPERATIONS ARE COMPATIBLE
WITH EXISTING SURROUNDING LAND USES AND CONSISTENT WITH**

THE TOWN'S POLICIES REGARDING PROTECTION OF NATURAL RESOURCES INCLUDING ENVIRONMENTALLY SENSITIVE LANDS AND WATER RESOURCE QUALITY AND QUANTITY.

{BCPC Objective 9.06.00}

Measurement: Adoption of standards in the Land Development Code for regulating mining of minerals operations, consistent with State and County law.

CONS POLICY 1.7-a: Permit mining in areas in which mining is identified as a permitted use in the subsection entitled "Permitted Uses in Future Land Use Categories" of the Future Land Use Element.

{BCPC Policy 9.06.01}

CONS POLICY 1.7-b: The Town's Land Development Code shall address the construction and reclamation of completed mining excavations and their compatibility with existing surrounding land uses and water resource quality and quantity.

{BCPC Policy 9.06.02}

CONS POLICY 1.7-c: The Town's Land Development Code shall require protective measures such as restrictions regarding blasting, noise and air quality as well as fencing during excavation and provide that the slopes and benches in the waterway be maintained after excavation of the mining pits to provide for shallow water aquatic habitat in order to protect the health, safety and welfare of the Town's residents by preventing drowning and restoring the biological productivity of the reclaimed water body.

{BCPC Policy 9.06.03}

CONS POLICY 1.7-d: For the purposes of the Town's Comprehensive Plan, mining does not include excavation solely in aid of on-site construction or excavation ancillary to on-site construction solely to remove undesirable or surplus materials from a site.

{BCPC Policy 9.06.04}

CONS OBJECTIVE 1.8 PROTECT AREAS SUBJECT TO SEASONAL OR PERIODIC FLOODING

PROTECT HABITABLE STRUCTURES, PUBLIC ROADS AND PARKING FACILITIES IN THE TOWN FROM FLOODING.

{BCPC Objective 9.07.00}

Measurement: Adoption of standards in the Land Development Code consistent with 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}

CONS OBJECTIVE 1.9 PROTECTION OF NATURAL GROUNDWATER RECHARGE AREAS AND NATURAL DRAINAGE FEATURES

CONTINUE TO COORDINATE WITH THE APPLICABLE DRAINAGE DISTRICT FOR THE ELIMINATION OF FLOODING PROBLEMS WHILE PRESERVING GROUNDWATER QUALITY THROUGH PLANNED GROWTH, THE PROVISION OF DRAINAGE AND STORMWATER "BEST MANAGEMENT PRACTICES"(BMP) AND THE ADOPTION OF APPROPRIATE LAND DEVELOPMENT REGULATIONS.

{BCPC Objective 9.09.00}

Measurement: Adoption of Best management Practices "BMP" standards for drainage and stormwater management in the Land Development Code consistent with the applicable requirements of the State of Florida and Broward County.

CONS POLICY 1.9-a: New development shall provide water storage capacity equal to that which existed under pre-development conditions consistent with Broward County's water management regulations and plans of the South Florida Water Management District, Broward County Department of

Planning and Environmental Protection , the South Broward Drainage District and the Central Broward Water Control District.

{BCPC Policy 9.09.01}

CONS POLICY 1.9-b: All existing and future development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent standards adopted by the Town. Any such standards adopted by the Town shall be at least as stringent as the Best Management Practices as prepared by the South Florida Water Management District in effect as of the date this Plan was originally adopted.

{BCPC Policy 9.09.02}

CONS POLICY 1.9-c: Coordinate future land uses with topography and soil conditions to protect the Town's water supply and minimize flooding problems and soil erosion.

{BCPC Objective 9.10.00}

CONS POLICY 1.9-d: Regulate all development consistent with the criteria and mapping of the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRMs) and the policies included under Broward County Land Use Plan Objectives 9.7 and 9.9 as they existed on the date this Plan was originally adopted.

{BCPC Policy 9.10.02}

CONS POLICY 1.9-e: The Town shall require property owners to maintain their swales, retention areas and culverts, consistent with approved engineering plans, free from debris to ensure proper function of their tertiary stormwater drainage system.

CONS POLICY 1.9-f: The Town shall encourage increased drainage recharge into the aquifer by increased retention, maintenance and use of open space and use of pervious materials for paving and driveways.

CONS POLICY 1.9-g: The Town shall strive to protect wetlands and recharge areas either through public acquisition, where applicable, or the enforcement of rules and practices adopted by applicable regulatory authorities.

CONS POLICY 1.9-h: The Town shall adopt and implement Chapter 27, Pollution Control, of the Broward County Code of Ordinances and provide incentives for all developments that exceed minimum standards.

CONS OBJECTIVE 1.10

SUPPORT THE CONSERVATION OF POTABLE WATER BY ADOPTING OR SUPPORTING THE WATER CONSERVATION PRACTICES AND PROGRAMS OF THE CITY OF SUNRISE, COOPER CITY, AND BROWARD COUNTY.

CONS POLICY 1.10-a: The Town shall conserve water by pursuing implementation of the water conservation practices described in the 10-Year Water Supply Facilities Work Plans of Sunrise, Cooper City and Broward County.

CONS POLICY 1.10-b: The Town shall encourage the use of Xeriscape plantings which will reduce the overall amount of water to be used for irrigation purposes.

CONS POLICY 1.10-c: The Town shall encourage the use of water saving plumbing fixtures in all new homes and businesses.

CONS POLICY 1.10-d: The Town shall support the adoption of a tiered water rate structure that discourages the overuse of water in the Town.

CONS POLICY 1.10-e: The Town shall continue to support the Broward NatureScape Program which promotes landscapes that conserves water, protect water quality, and creates wildlife habitat.

CONS POLICY 1.10-f: The Town shall support governmental entities which encourage conservation by the public through an educational awareness campaign.

CONS OBJECTIVE 1.11 PROTECTION OF AIR QUALITY

MAINTAIN AND IMPROVE THE QUALITY OF AIR IN THE TOWN BY ESTABLISHING IN THE LAND DEVELOPMENT REGULATIONS A MECHANISM FOR COORDINATION WITH THE BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION REGARDING THE CONTROL OF AIR EMISSIONS

{BCPC Policy 9.14.00}

Measurement: 1) Verification that air quality is improving. 2) Consideration of the establishment of a mechanism for coordination with the Broward County

Department of Planning and Environmental Protection regarding the control of air emissions.

CONS POLICY 1.11-a: Large developments, which generate high traffic volumes, should be located with direct access to highways.

{BCPC Policy 9.14.00}

CONS POLICY 1.11-b: The Town shall review all proposed development with respect to the potential for related impacts to regional air quality, and either eliminate or effectively mitigate all impacts.

{BCPC Policy 9.14.03}

CONS OBJECTIVE 1.12 SUSTAINABILITY

INCREASE THE TOWN'S ENVIRONMENTAL SUSTAINABILITY.

Measurement: 1) Level of use of alternative energy in Southwest Ranches. 2) Reduction of energy use in Town facilities and operations. 3) Continued designation of the Town as a "Tree City USA."

CONS POLICY 1.12-a: The Town will advocate for the development of renewable energy resources.

CONS POLICY 1.12-b: The Town shall consider energy efficiency and resource conservation in the construction, renovation and operation of Town facilities, including but not limited to, purchasing of Energy Star equipment and appliances for Town uses, and practicing and promoting sustainable building systems whenever possible using the U.S. Green Building Council's LEED program or similar system.

CONS POLICY 1.12-c: The Town will attempt to increase recycling rates in Town operations and in the community.

CONS POLICY 1.12-d: The objective to become a "Tree City USA" was established in 2007. Town will strive to meet or exceed the standards set forth by the National Arbor Day Foundation in order to maintain this designation.

CONS 1.12-e: The Town shall encourage those developing lands within the Town to take advantage of strategies to increase energy efficiency, including building orientation, use of appropriate landscaping to reduce cooling loads and reuse/recycling of building materials.

CONS 1.12-f: The Town may consider changes to its land development code to promote the use of site design techniques which increase energy efficiency.

CONS 1.12-g: The Town encourages land developers and builders to pursue certifications under the Florida Green Building Coalition and/or US Green Building Council Leadership in Energy and Environmental Design (LEED) rating systems. The Town shall consider incentives, based on the experiences of other jurisdictions, to pursue such certifications, such as expedited development review.

Space reserved for future use

III.F Utilities Element (UE)

UE GOAL 1

PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES FOR SOLID WASTE, DRAINAGE, POTABLE WATER AND WASTEWATER.

{BCPC Goal 8.00.00}

UE OBJECTIVE 1.1 GENERAL DIRECTIVES

ENSURE FACILITIES ARE AVAILABLE CONSISTENT WITH CONCURRENCY REQUIREMENTS (CONCURRENCY MANAGEMENT SYSTEM)

{BCPC Objective 8.06.00}

Measurement: Adoption of appropriate Concurrency Level of Service (LOS) standards in the Land Development Code consistent with those established in this element for: Potable Water; Wastewater; Solid Waste; and, Drainage.

UE POLICY 1.1-a: The Town shall continue to implement a Concurrency Management System to effectively monitor and manage the Town's new growth, in conformance with Florida's Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3180 Florida Statutes .

{BCPC Policy 8.01.01}

UE POLICY 1.1-b: The Town shall continue to implement Concurrency Management Systems to effectively manage new growth and to ascertain whether necessary facilities identified within its local Capital Improvement Element are being constructed in accordance with the schedule in its Plan and to measure the development capacity of such facilities in a given area at a given time.

{BCPC Policy 8.06.01}

UE POLICY 1.1-c: Those utility facilities which are subject to the Town's local Concurrency requirements include: drainage and flood protection, potable water, solid waste and wastewater.

{BCPC Policy 8.06.02}

UE POLICY 1.1-d: All development permits issued by the Town shall be consistent with the Development Review Requirements subsection of Broward County's Plan Implementation Requirements as amended in November 2001.
 {BCPC Policy 8.01.02}

UE POLICY 1.1-e: The Town shall continue to implement in its Land Development Regulations procedures to identify the cumulative impacts of proposed developments on public services and facilities.
 {BCPC Policy 8.01.03}

UE POLICY 1.1-f: The Town shall utilize the solid waste generation rates identified below to assess level of service (LOS) and Concurrency at time of plat or site plan approval as provided below:

SOLID WASTE GENERATION RATES

Land Use	Level of Service (LOS)
Residential	8.9 lbs. per unit per day
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug store	5 lbs. per 100 sq. ft. per day
School	
Grade School	10 lbs. per room & 1/4 lbs. per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
Institution	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

These generation rates shall be used to determine adequacy at the time of plat approval for all properties that are required to plat and for those properties that are not required to plat, at the time of site plan approval.

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 with not greater than fifty feet of right-of-way, or private or public easement width, to have crown elevations no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map." Streets with greater than fifty feet of rights-of-way, or private or public easement width, 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.

UE Policy 1.1-h: The Town of Southwest Ranches shall utilize the provisions of Chapter 27, Article V of the Broward County Code of Ordinances, as it existed on the date of adoption of this policy, as water quality standards for stormwater discharge.

UE OBJECTIVE 1.2 POTABLE WATER & SANITARY SEWER

PROVIDE ON-GOING COORDINATION AND ASSISTANCE TO TOWN RESIDENTS IN MEETING EXISTING AND FUTURE POTABLE WATER

SUPPLY AND WASTEWATER TREATMENT NEEDS, DISCOURAGE URBAN SPRAWL, CONSERVE POTABLE WATER AND PROTECT GROUND WATER FUNCTIONS.

{9J-5.011 (2)(a)}

Measurement:

- 1) Whether or not Best Management Practices (BMPs) have been made available to residents.
- 2) Number of instances of well/septic failure or other groundwater problems.

UE POLICY 1.2-a: The Town shall continue to coordinate with Broward County's DPEP monitoring of the Town's individual potable water wells' environmental impact on the Biscayne Aquifer to determine if there is an impact from residential septic tanks on the Town's potable water supply and shall, if it is determined that there are adverse impacts on the potable water supply, initiate measures to safeguard the Town's potable water supply.

{BCPC Policy 8.01.06}

UE POLICY 1.2-b: The Town shall require all new non-residential or non-agricultural uses to be serviced by centralized potable water and wastewater systems, where financially feasible, and in compliance with Broward County's Health Code.

{BCPC Policy 8.01.08}

UE POLICY 1.2-c: The Town shall require all existing non-residential and non-agricultural developments on septic tanks and private wells to hook up to centralized sewer and water facilities, as they become financially feasible, in accordance with State and County regulations.

{BCPC Policy 8.01.10}

UE POLICY 1.2-d: The Town shall not approve future land use map amendments where densities or intensities are increased if:

- Sanitary sewer and permitted effluent disposal facilities and potable water are not available; and
- Plans to extend such facilities, so that they become available, are not included within a financially feasible capital improvements program.

{BCUALUP Policy 5.3.2}

UE POLICY 1.2-e: As an alternative to new sanitary sewer facility construction, the Town shall identify opportunities to increase efficiency and optimize the use of existing sanitary sewer facilities and private septic tanks.

{BCUALUP Policy 5.3.4}

UE POLICY 1.2-f: The Town shall encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote efficient rural growth and adhere to adopted LOS standards for the delivery of potable water, sewer, solid waste and drainage services.

{BCUALUP Policy 5.3.5}

UE POLICY 1.2-g: Sanitary sewer facilities, including septic tanks, shall be designed, constructed, maintained and operated in a manner that conserves and protects potable water resources by optimizing the use of reclaimed wastewater, where feasible, thus minimizing new demands on the Biscayne Aquifer.

{BCUALUP Objective 5.4}

UE POLICY 1.2-h: The Town shall encourage the use of reclaimed water as an integral part of its wastewater management program, where economically, environmentally and technically feasible.

{BCPC Policy 8.03.09}

UE POLICY 1.2-i: The Town shall continue to coordinate with Broward County's public education efforts on the use of reclaimed water, encouraging the reuse of water of an appropriate quality level for the purpose intended.

{BCUALUP Policy 5.4.3}

UE POLICY 1.2-j: Sanitary sewer facilities, including septic tanks, shall be designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge areas and natural drainage features.

{BCUALUP Objective 5.5}

UE POLICY 1.2-k: The Town shall coordinate with the Broward County Health Department to:

- Reduce potential groundwater pollution sources by continuing to implement Chapter 34, "Water and Sewers," Article II, "Water and Sewer Connection Ordinance," Broward County Code of Ordinances.

{BCUALUP Policy 5.5.1}

- Protect the groundwater supply from potential sources of contamination pursuant to Chapter 34, "Water and Sewers," Article II 2, "Water an Septic Tank Ordinance," Broward County Code of Ordinances.

{BCUALUP Policy 5.5.2}

- Prohibit direct wastewater effluent discharges to surface and ground waters within Wellfield zones of influence as designated on the Town's Wellfield Protection Map. The Town's land development regulations shall reflect this prohibition.

{BCUALUP Policy 5.5.3}

UE POLICY 1.2-l: 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.
{BCUALUP Objective 4.2}

UE POLICY 1.2-m: The level of service (LOS) standard for potable water facilities serving the Town are as follows:

Cooper City Facilities: 101.33 gallons per capita per day
City of Sunrise: 65 gallons per capita per day

UE POLICY 1.2-n: In order to protect and conserve the Biscayne Aquifer, the Town, in coordination with Broward County, shall investigate utilization of alternate potable water sources to supplement and broaden the Town's future water supply sources. These potential sources could include the Floridan Aquifer, Aquifer Storage and Recovery (ASR), desalinization, capture and storage of excess storm water currently lost to tide and other technologies as addressed in the Lower East Coast Regional Water Supply Plan of the South Florida Water Management District.

{BCUALUP Policy 4.2.8}

UE POLICY 1.2-o: Conserve and protect potable water resources with primary focus on the Biscayne Aquifer by optimizing the utilization of water resources through effective water management practice.

UE POLICY 1.2-p: The Town shall coordinate with Broward County DPEP's development of a basin-wide water management protocol that optimizes flood protection, water quality, storm water storage, wetlands sustainability and groundwater recharge functions while protecting groundwater from saltwater intrusion. By assessing the existing surface water management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages a model will be developed to better utilize the water resources.

{BCUALUP Policy 4.4.1}

UE POLICY 1.2-q: The Town shall coordinate a program with Broward County to implement a year-round public information and education programs promoting more efficient conservation methods such as energy saving plumbing fixtures and water conservation.

{BCUALUP Policy 4.4.9}

UE POLICY 1.2-r: The Town shall ensure that future potable water facilities are designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features and not exacerbate saltwater intrusion.

{BCUALUP Objective 4.5}

UE POLICY 1.2-s: The Town shall coordinate the provision of potable water services through agreements with municipalities and other service providers in Broward County when economically feasible.

{BCUALUP Policy 4.6.2}

UE POLICY 1.2-t: The Town shall continue to coordinate the testing of its natural potable water through a program implemented by Broward County's Department of Planning and Environmental Protection (DPEP) utilizing the routine sampling of individual drinking water wells located around the Town's jurisdiction.

UE POLICY 1.2-u: The Town shall initiate discussions with the City of Sunrise to reduce the surcharge for providing potable water to areas located outside the boundaries of the City of Sunrise.

UE POLICY 1.2-v: The Town shall encourage the re-use of non-residential reclaimed water as an integral part of its wastewater management program, where economically, environmentally and technically feasible.

{BCPC Policy 8.03.0}

UE POLICY 1.2-w: The Town shall update its water supply facilities work plan within 18 months following the approval of a regional water supply plan.

UE POLICY 1.2-x: The Town shall adopt procedures to ensure that prior to approving a building permit or its functional equivalent, the Town will consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

UE POLICY 1.2-y: New septic tank systems shall be permitted for residential or community facilities purposes, such as Town Hall, only after the Florida Department of Health determines they are consistent with Broward County's Water and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.

{BCPC Policy 9.02.05}

UE POLICY 1.2-z: The level of service (LOS) standard for wastewater facilities shall be:

- for private on-site septic systems: private on-site septic systems shall be in compliance with all applicable regulations for such systems;
- for centralized wastewater service: the LOS standard shall be the standard of the municipal provider of such service.

UE OBJECTIVE 1.3 SOLID WASTE

PROVIDE ON-GOING COORDINATION AND ASSISTANCE TO TOWN RESIDENTS TO MEET EXISTING AND FUTURE SOLID WASTE NEEDS, MAXIMIZE RECYCLING, DISCOURAGE URBAN SPRAWL AND CORRECT EXISTING DEFICIENCIES.

Measurement: Percent of solid waste generated within the Town that is recycled.

UE POLICY 1.3-a: The Town shall continue to encourage source separation and the recycling of solid waste, in accordance with the Solid Waste Act of 1988, as amended.

{BCPC Policy 8.01.12}

UE POLICY 1.3-b: Landfills, energy plants and resource recovery facilities shall be planned, constituted and maintained to minimize impacts on the environment and adjacent existing or planned rural land uses.

{BCPC Policy 8.01.15}

UE POLICY 1.3-c: The Town shall continue to recycle at least 30 percent of the solid waste stream and strive to recycle the five state designated materials to at least 50 percent for each state designated material .

{BCUAFLUP Objective 6.4}

UE POLICY 1.3-d: The Town shall coordinate with Broward County to maintain and establish priorities for replacement/corrections, which implement ss. 403.706, Florida Statutes, "Local Government Solid Waste Responsibilities," regarding solid waste management and recycling.

{BCUAFLUP Policy 6.1.1}

UE POLICY 1.3-e: The Town shall coordinate with Broward County to expand its recycling education program as a means of reducing the waste stream flow.

{BCUAFLUP Policy 6.1.2}

UE POLICY 1.3-f: The Town Council shall strive toward a reduction in the amount of paper used in Town operations through greater reliance upon electronic media.

{BCUAFLUP Policy 6.1.3}

UE POLICY 1.3-g: No new solid waste landfill or similar structures shall be permitted within identified water conservation areas without provisions for maintaining the fresh water sheet flow.

{BCPC Policy 6.01.02}

UE OBJECTIVE 1.4 DRAINAGE AND AQUIFER RECHARGE

PROVIDE COORDINATION TO ASSIST TOWN RESIDENTS IN MEETING EXISTING AND FUTURE NATURAL GROUND WATER AQUIFER RECHARGE NEEDS AND REGULATIONS.

Measurement: Existence of appropriate regulations to implement the policies under this objective.

UE POLICY 1.4-a: Minimum floor elevation standards for building sites, which have been promulgated by the Federal Emergency Management Agency (FEMA), shall be applied to new construction. Drainage run-off shall not be allowed to directly flow onto public roadways or adjacent properties

{BCPC Policy 8.01.18}

UE POLICY 1.4-b: Minimum road crown elevation standards as implemented by the South Florida Water Management District shall be applied throughout the Town.

{BCPC Policy 8.01.19}

UE POLICY 1.4-c: The Town's land development regulations shall ensure an adequate amount of pervious area on all sites for appropriate aquifer recharge.

UE POLICY 1.4-d: The Town is committed to work towards the implementation of the Tertiary Drainage Master Plan.

III.G Public School Facilities Element (PSFE)

PSFE GOAL 1 PUBLIC SCHOOL CONCURRENCY

THE TOWN OF SOUTHWEST RANCHES (TOWN) IN COLLABORATION WITH THE SCHOOL BOARD OF BROWARD COUNTY (SCHOOL BOARD), BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS (BROWARD COUNTY) AND BROWARD COUNTY MUNICIPALITIES (MUNICIPALITIES) SHALL ENSURE THAT PUBLIC SCHOOL FACILITIES WILL BE AVAILABLE FOR CURRENT AND FUTURE STUDENTS CONSISTENT WITH AVAILABLE FINANCIAL RESOURCES AND ADOPTED LEVEL OF SERVICE STANDARDS (LOS). THIS WILL BE ACCOMPLISHED BY RECOGNIZING THE SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE A UNIFORM SYSTEM OF ADEQUATE PUBLIC SCHOOL FACILITIES AS WELL AS THE AUTHORITY OF BROWARD COUNTY, THE TOWN, AND MUNICIPALITIES FOR DEVELOPMENT PERMITTING AND COMPREHENSIVE PLANNING.

PSFE OBJECTIVE 1.1 FINANCIALLY FEASIBLE DISTRICT EDUCATIONAL FACILITIES PLAN

PURSUANT TO CHAPTERS 163.3177 AND 163.3180 F.S. AND THE INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (ILA), THE TOWN SHALL PROVIDE COMMENTS TO THE SCHOOL BOARD DURING ITS ANNUAL PREPARATION, UPDATE, AND ADOPTION OF THE FIVE-YEAR DISTRICT EDUCATIONAL FACILITIES PLAN (DEFP). THE DEFP SHALL ALSO CONTAIN AN LOS PLAN WHICH REFLECTS THE DATA REQUIRED TO DEMONSTRATE THE ACHIEVEMENT AND MAINTENANCE OF THE ADOPTED LOS. CONSISTENT WITH THE PROVISIONS OF THE ILA THE SCHOOL BOARD SHALL ALSO ENSURE THAT SCHOOL FACILITIES ARE PLANNED TO MEET THE LONG-TERM PLANNING PERIOD OF THE PUBLIC SCHOOL FACILITIES ELEMENT (PSFE) OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN.

Monitoring and Evaluation:

- Town review of number of residential building permits issued with annual update of DEFP.

PSFE Policy 1.1-a: The financially feasible schedule of the DEFP shall be annually adopted into the Town of Southwest Ranches Comprehensive Plan Capital Improvements Element (CIE) by reference.

PSFE Policy 1.1-b: Pursuant to the ILA, the School Board, through the Adopted DEFP, shall depict the capacity needed to achieve and maintain the adopted LOS for each concurrency service area (CSA) within the five-year planning period. These projections are included in the supporting documents of the PSFE.

PSFE Policy 1.1-c: Consistent with the provisions of the ILA, the School Board, through the DEFP, shall provide a five-year financially feasible schedule for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.

PSFE Policy 1.1-d: Pursuant to the ILA, the School Board shall amend the DEFP on an annual basis to:

1. add a new fifth year;
2. reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and
3. ensure the DEFP continues to be financially feasible for the five year planning period.

PSFE Policy 1.1-e: Annual updates to the CIE shall be coordinated with adopted updates to the DEFP and CSA maps. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the LOS will be achieved and maintained.

PSFE OBJECTIVE 1.2 CONCURRENTLY MANAGEMENT SYSTEM

THE TOWN SHALL PARTICIPATE IN THE BROWARD COUNTY COUNTY-WIDE PUBLIC SCHOOL FACILITIES CONCURRENTLY MANAGEMENT SYSTEM FOR IMPLEMENTATION OF PUBLIC SCHOOL CONCURRENTLY TO ENSURE THAT PUBLIC SCHOOL FACILITIES ARE AVAILABLE AT THE ADOPTED LEVEL OF SERVICE STANDARD CONCURRENTLY WITH THE IMPACT OF PROPOSED RESIDENTIAL DEVELOPMENT.

Monitoring and Evaluation:

- Town review of number of residential building permits issued with annual update of the DEFP.

PSFE Policy 1.2-a: The Town of Southwest Ranches in collaboration with the School Board and Broward County shall implement concurrency management systems consistent with the policies included in the Broward County's and the Town's Public School Facilities Element with procedures and requirements included within the Town's Land Development Code (LDC) and the ILA.

PSFE Policy 1.2-b: The CSAs shall be the annually adopted school attendance boundaries for each public elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of this Element.

PSFE Policy 1.2-c: The level of service standard shall be as follows:

School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).

School Type B is a bounded elementary, middle or high school that has less than the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 110% FISH capacity

The LOS shall be achieved and maintained within the period covered by the five-year schedule of capital improvements.

PSFE Policy 1.2-d: If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the Town's LDC and the ILA.

PSFE Policy 1.2-e: If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within three years after the issuance of final subdivision or site plan approval, (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the Town's LDC and the ILA.

PSFE Policy 1.2-f: Pursuant to the ILA, the CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the capacity, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment District-wide.

PSFE Policy 1.2-g: The Town shall not approve a residential plat or site plan or functional equivalent until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the Town's LDC and the ILA.

PSFE Policy 1.2-h: The projected student impact of a proposed residential development shall be determined using the student generation rates approved

by the School Board and adopted within the Town's LDC. The student generation rates shall be reviewed and updated at least every three years.

PSFE Policy 1.2-i: The public school concurrency approval for residential plats shall expire if development within the plat does not commence within five years following the date of County Commission approval.

PSFE OBJECTIVE 1.3 PROPORTIONATE SHARE MITIGATION

THE SCHOOL BOARD, PURSUANT TO CHAPTER 163.3180 F.S. AND THE ILA, SHALL INCLUDE PROPORTIONATE SHARE MITIGATION ALTERNATIVES THAT PROVIDE AN OPTION FOR RESIDENTIAL DEVELOPMENTS UNABLE TO MEET THE PUBLIC SCHOOL CONCURRENCY REQUIREMENT.

Monitoring and Evaluation:

- Number of residential developments that require proportionate share mitigation alternatives.

PSFE Policy 1.3-a: A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards by the State cost per student station for each school type plus a land impact cost share, if applicable. Pursuant to Section 163.3180(13)(e)(2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

PSFE Policy 1.3-b: Proportionate share mitigation shall enhance the capacity of the schools (or provide for the construction of new schools) serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements in the ILA:

1. Purchase or dedication of needed elementary, middle or high school sites.

2. Construction of capacity improvements identified in years four or five of the DEFP, including advancement of such improvements into the first three years of the DEFP.
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board.
4. Construction of the needed capacity at one or more charter schools.
5. Other mitigation options approved by the School Board on a case-by-case basis contingent upon a School Board finding that the option mitigates the impact of the proposed development.

PSFE Policy 1.3-c: Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the Town executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent). The School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.

PSFE GOAL 2 COLLABORATE & COORDINATE TO MAXIMIZE QUALITY EDUCATION

THE TOWN, THE SCHOOL, BROWARD COUNTY, AND MUNICIPALITIES SHALL MAXIMIZE COLLABORATION AND COORDINATION TO EFFECTIVELY PLAN FOR PUBLIC ELEMENTARY AND SECONDARY SCHOOL FACILITIES TO MEET THE CURRENT AND FUTURE NEEDS OF BROWARD COUNTY'S PUBLIC SCHOOL POPULATION.

Monitoring and Evaluation:

- Annual review of properties owned by the School Board, Broward County, and Town.
- Annual review and comment on the School District's Tentative Five-Year DEFP.
- Regular attendance to School Board meetings, including the Superintendent's Site Review Committee meetings, the Oversight Committee and Staff Working Group meetings to ensure compatibility with land uses, future school sites, and implementation of school concurrency.

PSFE OBJECTIVE 2.1 LAND USE CONSISTENCY, COMPATIBILITY & ADEQUATE INFRASTRUCTURE

THE TOWN SHALL COORDINATE WITH THE SCHOOL BOARD, BROWARD COUNTY, AND MUNICIPALITIES TO ENSURE THAT THE LOCATIONS OF EXISTING AND PROPOSED SCHOOL SITES ARE COMPATIBLE WITH AND PROXIMATE TO THE EXISTING AND PLANNED LAND USES THEY SERVE. SUCH COORDINATION SHALL ALSO ENSURE THERE IS ADEQUATE PUBLIC INFRASTRUCTURE AVAILABLE TO SERVE EXISTING AND PLANNED SCHOOL SITES INCLUDING INFRASTRUCTURE WHICH PROVIDES SAFE ACCESS TO SCHOOLS.

PSFE Policy 2.1-a: The Town will coordinate through the procedures established in the ILA and through the Broward County and Town land use planning processes to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and the Town comprehensive plans.

PSFE Policy 2.1-b: The Town will coordinate with the School Board, Broward County, and municipalities to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Town's future land use map and the School Board's Long Range Public School Facilities Map, consistent with the procedures and requirements identified in the ILA.

PSFE Policy 2.1-c: Consistent with Section 163.3177 (12)(g), F.S., the Town shall adopt by reference the portion of the Broward County PSFE that includes the future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames.

PSFE Policy 2.1-d: Consistent with provisions and procedures in the ILA, the School Board will advise the Town of inconsistencies in the Town's Comprehensive Plan and Comprehensive Plan Amendments with the DEFP and Long-Range School Facilities Plan.

PSFE Policy 2.1-e: Consistent with the provisions of the ILA, the School Board shall monitor and participate in the Town's plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes.

PSFE Policy 2.1-f: The Town shall utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements and ensure that the elements are consistent with each other.

PSFE Policy 2.1-g: The Town shall annually amend its CIE after the School Board annually updates and adopts the DEFP and transmit it to the Town consistent with the provisions and procedures of the ILA, including any supplemental amendments.

PSFE Policy 2.1-h: The Town shall share and coordinate information with the School Board and Broward County through the municipal platting, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure and facilities.

PSFE Policy 2.1-h: The Town shall coordinate with the School Board, Broward County, and the municipalities through the school siting process identified in the ILA and Broward County and municipal platting and site plan approval processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including walkways, bicycle paths, signage and signalization) to existing and new school facilities.

PSFE OBJECTIVE 2.2 SCHOOL FACILITY SITING, COLLOCATION & DESIGN

THE TOWN PURSUANT TO THE ILA, SHALL COORDINATE THE LOCATION OF PUBLIC SCHOOL FACILITIES, WITH THE SCHOOL BOARD AND BROWARD COUNTY RELATIVE TO THE LOCATION OF OTHER PUBLIC FACILITIES SUCH AS PARKS, LIBRARIES AND COMMUNITY CENTERS AND PROMOTE SCHOOLS TO BE FOCAL POINTS WITHIN THE COMMUNITY.

PSFE Policy 2.2-a: Consistent with the provisions of the ILA, in the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the School Board shall coordinate with the Town on the availability of public facilities, services and grounds (especially for the purposes of collocating parks, libraries, ball fields, community centers, public

safety facilities, parking facilities, drainage facilities and other appropriate facilities).

PSFE Policy 2.2-b: The Town shall pursue shared-use and collocation of school sites with the School Board and County facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities.

PSFE Policy 2.2-c: Through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, the School Board is encouraged to promote school facilities to serve as community focal points.

PSFE Policy 2.2-d: The Town will coordinate with the School Board and Broward County on efforts to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, F.S.

III.H Intergovernmental Coordination Element (ICE)

ICE GOAL 1

THE TOWN SHALL MAXIMIZE INTERGOVERNMENTAL COORDINATION AND COOPERATION AMONG SURROUNDING LOCAL, COUNTY, STATE AND REGIONAL GOVERNMENTS.

{BCPC Goal 13.00.00}

ICE OBJECTIVE 1.1 CONSISTENCY WITH LOCAL LAND USE PLANS

CONTINUE TO IMPLEMENT THOSE REQUIREMENTS AND PROCEDURES WHICH ENSURE CONSISTENCY OF THE TOWN'S LAND USE PLAN COMPATIBILITY WITH THE LAND USE PLANS AND LAND DEVELOPMENT REGULATIONS OF THE ADJACENT MUNICIPALITIES.

{BCPC Objective 13.01.00}

Measurement: Adoption of a process in the Land Development Code, consistent with State and County law, to further intergovernmental coordination, consistency and compatibility among the plans of Broward County, the adjacent local governments and the SFWMD.

ICE POLICY 1.1-a: The Town shall consider participating to develop a joint planning mechanism to further the consistency and compatibility among the plans of Broward County, its adjacent local governments, the SFRPC and the SFWMD.

{BCPC Policy 13.01.05}

ICE POLICY 1.1-b: The Town's Land Use Plan and plan amendments shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to requesting certification or re-certification by the Broward County Planning Council.

{BCPC Policy 13.01.06}

ICE OBJECTIVE 1.2 CONSISTENCY WITH OTHER GOVERNMENTAL PLANS

CONTINUE TO IMPLEMENT THOSE REQUIREMENTS AND PROCEDURES WHICH ENSURE CONSISTENCY OF THE TOWN'S LAND USE PLAN WITH

THE PLANS AND LAND DEVELOPMENT REGULATIONS OF REGIONAL, COUNTY AND STATE AGENCIES.

Measurement: Initiation of a coordination meeting with the Broward County Housing Authority with the goal of developing positive recommendations for providing additional units in the County.

ICE POLICY 1.2-a: The Town shall review, evaluate and coordinate with Broward County Housing Finance Agency and the South Florida Regional Planning Council the affordability of housing in the Town and the County as it pertains to both the Town's residents, permitted Guest Homes and the agricultural employees working in the Town.

ICE POLICY 1.2-b: The Town shall integrate drainage regulations, if any, with SFWMD's Regional Water Supply Plans and continue to coordinate with the SFWMD to develop a link to the Broward County Comprehensive Greenway Trail System adjacent to the District's waterways

ICE POLICY 1.2-c: Attempt to resolve conflicts and locally unwanted land uses with other units of local government through the South Florida Regional Planning Council's (SFRPC) informal mediation process.

{9J-5.015(3)(c)(2 & 13)}

ICE POLICY 1.2-d: The Town shall comply with recent changes to the Growth Management Legislation that requires preparing an inventory of existing or proposed interlocal service agreements by January 1, 2004.

ICE POLICY 1.2-e: Continue a dialogue with neighboring jurisdictions and other entities providing services in the sub-region to discuss major issues and compatibility.

ICE POLICY 1.2-f: Coordinate directly and expeditiously with neighboring jurisdictions, Broward Sheriffs Office and the Broward County legislative delegation to develop a realistic timeframe for funding to build a sub-regional services center. Participants should aim to create a funding plan and integrate it into the respective capital improvement programs.

ICE OBJECTIVE 1.3 COORDINATE THE TOWN'S FUTURE LAND USES WITH THE AVAILABILITY OF PUBLIC EDUCATION FACILITIES

THE TOWN OF SOUTHWEST RANCHES, IN CONJUNCTION WITH BROWARD COUNTY, BROWARD COUNTY MUNICIPALITIES, AND THE BROWARD COUNTY SCHOOL BOARD, WILL FOLLOW THE PROCESSES AND PROCEDURES ESTABLISHED IN THE ADOPTED AMENDED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (ILA) FOR COORDINATION AND COLLABORATIVE PLANNING AND DECISION MAKING OF LAND USES, PUBLIC SCHOOL FACILITIES SITING, POPULATION PROJECTIONS, LOCATION AND EXTENSION OF PUBLIC FACILITIES SUBJECT TO CONCURRENCY, AND SITING OF FACILITIES WITH A COUNTYWIDE SIGNIFICANCE.

Measurement:

- Adoption of standards in the Town's Land Development Code for reviewing the availability of land for public schools consistent with State and County laws.
- Attendance at pertinent municipal and county meetings to ensure implementation of school concurrency.
- Regular attendance at School Board meetings, including the Superintendent's Site Review Committee meetings, the Oversight Committee and Staff Working Group meetings to ensure compatibility with land uses, future school sites, and implementation of school concurrency.

ICE POLICY 1.3-a: The Town shall consider the individual and cumulative impacts of any proposed Future Land Use Map amendments on existing and planned public education facilities.

{BCPC Policy 8.07.01}

ICE POLICY 1.3-b: The Town shall coordinate with the School Board, Broward County and municipalities within Broward County to maintain the adopted level of service standards for public school facilities and any amendments affecting public school concurrency.

{BCPC Policy 8.07.06}

ICE POLICY 1.3-c: The Town shall coordinate their planning and permitting processes with Broward County, Broward County municipalities, and the School Board consistent with the processes and procedures established within the ILA as follows:

1. Review and update of the annual District Educational Facilities Plan (DEFP) containing the financially feasible schedule of capital improvements for school facilities needed to achieve and maintain the adopted level of service standards in all concurrency service areas (CSAs).
2. Coordinate County and municipal land use planning and permitting

processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.

3. Coordinate the preparation of County and municipal projections for future development with the School Board's school enrollment projections to ensure consistency between the County and municipal future land use maps and the long term school planning process.
4. Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and municipal annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
5. Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
6. Revise County and municipal land development codes and School Board policies to establish a county-wide public school concurrency system.

ICE POLICY 1.3-d: Regional Community Facilities, except for schools, shall be located adjacent to major traffic corridors and bus transit routes adequate to carry the volume of traffic generated by such facilities.

{BCPC Policy 8.03.05}

ICE POLICY 1.3-e: The joint use of Broward County school property and facilities for the Town's public recreational and civic purposes shall be encouraged and supported.

{BCPC Policy 8.07.09}

ICE POLICY 1.3-f: The Town shall coordinate with the efforts of the School Board of Broward County to address school overcrowding and meet future school needs consistent with the provisions outlined in the Amended Interlocal Agreement for Public School Facility Planning. Also, should the Town at some future time initiate an amendment to the BCLUP and Future Land Use Element to include a mixed use category, said amendment shall also fully incorporate the BCLUP provisions regarding school impact coordination within mixed-use designations.

{BCLUP Policy 8.07.02(A)}

ICE OBJECTIVE 1.4

ENSURE A MEANINGFUL PROCESS FOR COLLABORATIVE PLANNING AND INTERGOVERNMENTAL COORDINATION, ON A CONTINUING AND ONGOING BASIS, ON WATER SUPPLY ISSUES BETWEEN THE TOWN AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BROWARD COUNTY AND THE LOCAL GOVERNMENTS THAT PROVIDE WATER SERVICE WITHIN THE TOWN.

ICE POLICY 1.4-a: The Town shall share information regarding water supply needs with the local governments that provide water service within the Town.

ICE POLICY 1.4-b: The Town shall consider working appropriate entities to coordinate the establishment of level of service standards and population projections with the local governments that provide water service within the Town to ensure that water supply will be adequate to serve demand.

ICE POLICY 1.4-c: The Town shall coordinate with the South Florida Water Management District, the City of Sunrise, Cooper City, and Broward County related to updating the Town's Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District updates the *Lower East Coast Regional Water Supply Plan Update*.

ICE OBJECTIVE 1.5 COORDINATION OF INFRASTRUCTURE

CONTINUE TO COORDINATE PLANS FOR NEW INFRASTRUCTURE AND REPAIR AND MODIFICATIONS TO EXISTING INFRASTRUCTURE WITH OTHER UNITS OF LOCAL GOVERNMENT AND FEDERAL AND STATE AGENCIES, AS APPROPRIATE.

Measurement: The extent to which the Town has participated in regional forums regarding infrastructure provision and coordinated with other governmental agencies regarding infrastructure.

ICE POLICY 1.5-a: The Town Council shall work with appropriate agencies with the goal of maintaining Dykes Road as a two-lane facility. The Council shall review the results of these efforts.

ICE POLICY 1.5-b: The Town Council shall continue intergovernmental relations with FDOT, and Federal and State Representatives for moving forward the design and construction schedule of an Urbanized Intersection at I-75 and Griffin Road which also mutually benefits the City of Weston and Town of Davie.

ICE POLICY 1.5-c: Increase coordination and cooperation in transportation planning with the South Florida Regional Transportation Authority.

ICE OBJECTIVE 1.7 DISASTER MITIGATION

IMPROVED COORDINATION TO MITIGATE THE IMPACTS OF NATURAL DISASTERS.

Measurement: Changes to the Town's or other jurisdictions' regulations or procedures due to improved coordination.

ICE POLICY 1.7-a: Work with the State, Broward County and/or nearby municipalities to help ensure adequate shelter for emergency personnel and their families in the event of a natural disaster.

ICE POLICY 1.7-b: Work with the State, Broward County and/or nearby municipalities to help ensure adequate shelter for animals within the Town in the event of a natural disaster.

Space reserved for future use

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.

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.

Measurement: Annual update 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
- 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.

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.

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 as provided by law to adjust the five year planning horizon, reflect project status, and ensure 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 the current City of Sunrise 10-Year Water Supply Facilities Work Plan (Amendment No. 15-1ESR, January 20, 2015), 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.

CIE Policy 1.1-h: The Town hereby adopts by reference the current Cooper City 10-year Water Supply Facilities Work Plan (Amendment No. 15-1ESR, December 30, 2014) 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, 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).

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.

CIE Policy 1.2-b: The uniform, district-wide LOS shall be as follows:
School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).

School Type B is a bounded elementary, middle or high school that has less than the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 110% FISH capacity

The LOS shall be achieved and maintained within the period covered by the five-year schedule of capital improvements.

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.

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.

- 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 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
- Broward County MPO Transportation Improvement Program
- Broward County MPO Cost Feasible Long Range Transportation Plan
- FDOT's 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 the current Broward County Capital Improvements Program to the extent that such improvements are required in order to maintain the Town's adopted level of service standard for parks.

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 the current Broward County School District's Adopted Five-Year District Educational Facilities Plan.

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 the current Broward County Capital Improvements Program.

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 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 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 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.

3. FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Five Year Capital Improvement Plan All Funds Project Expenditure Summary FY 2021 - FY 2025

Department Name	Project Name	FY 2021		FY 2022		FY 2023		FY 2024		FY 2025		Total
Public Safety/ General Fund & Capital Projects Fund	<u>Fire Wells Replacement and Installation</u>	30,000	FA	30,000	FA	30,000	FA	30,000	FA	30,000	FA	150,000
	<u>Fire Safety Modular Protective Awnings</u>	19,500	GF-FB	-	-	-	-	-	-	-	-	19,500
	<u>Emergency Operations Center</u>	-	-	-	-	-	-	-	-	5,400,000	NF	5,400,000
	-	-	-	-	-	-	-	-	-	-	-	-
Townwide / Capital Projects Fund	<u>TH Complex Safety, Drainage, Mitigation Improvements</u>	180,000	G	-	-	-	-	-	-	-	-	180,000
	-	-	-	-	-	-	-	-	-	-	-	-
Parks, Recreation & Open Space/ Capital Projects Fund	<u>Frontier Trails Conservation Area</u>	60,000	CIP-FB	125,000	NF	223,500	NF	689,650	NF	841,500	NF	1,939,650
	<u>PROS Playground Surfacing Conversion</u>	154,160	NF	120,904	NF	26,775	NF	-	-	-	-	301,839
	<u>Country Estates Park</u>	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
	<u>PROS Entranceway Signage</u>	60,000	NF	40,000	NF	-	-	-	-	-	-	100,000
	<u>Calusa Corners Park</u>	50,000	NF	296,000	NF	503,225	NF	195,500	NF	211,000	NF	1,255,725
	<u>Southwest Meadows Sanctuary Park</u>	50,000	NF	518,406	NF	518,406	NF	518,406	NF	518,406	NF	2,123,624
	<u>Sunshine Ranches Equestrian Park Playground Rehabilitation</u>	32,125	NF	-	-	-	-	-	-	-	-	32,125
	<u>Country Estates Park Ballfield Improvement</u>	31,726	NF	-	-	-	-	-	-	-	-	31,726
	-	-	-	-	-	-	-	-	-	-	-	-
Public Works: Engineering/ Transportation Fund	<u>Drainage Improvement Projects</u>	882,685	G, TFB GF Tr	92,000	GF Tr	138,000	GF Tr	138,000	GF Tr	138,000	NF	1,388,685
	<u>Drainage Improvement Surtax Projects</u>	53,160	STx	-	-	-	-	-	-	-	-	53,160
	<u>Pavement Striping and Markers</u>	26,735	GF Tr	33,265	GAS, GF Tr	50,000	GAS, GF Tr	50,000	GAS, GF Tr	50,000	GAS, GF Tr	210,000
	<u>Transportation Surface Drainage & Ongoing Rehabilitation (TSDOR)</u>	869,960	NF	450,000	STx +GF- Tr	450,000	STx +GF- Tr	450,000	STx +GF- Tr	450,000	STx +GF- Tr	2,669,960

				(mill=TBD)		(mill=TBD)		(mill=TBD)		(mill=TBD)	
<u>Guardrails Installation Project</u>	390,000	NF	390,000	NF	205,000	NF	205,000	NF	-	NF	1,190,000
<u>Street Lighting</u>	-	-	25,000	TBF	201,000	NF	196,000	NF	-	-	422,000
-	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	\$3,040,051		\$2,295,575		\$2,585,906		\$2,702,131		\$7,909,331		\$18,532,994

<u>Funding Source Code</u>	<u>Funding Source Name</u>
<u>CIP-FB</u>	<u>Capital Projects Fund Fund Balance</u>
<u>DEBT</u>	<u>DEBT-General Obligation or otherwise</u>
<u>FA</u>	<u>Fire Assessment</u>
<u>G</u>	<u>Grant Funding</u>
<u>GAS</u>	<u>Local Option Gas Taxes</u>
<u>GF-FB</u>	<u>General Fund Fund Balance</u>
<u>GF Tfr</u>	<u>General Fund Transfer from Operating Revenues</u>
<u>NF</u>	<u>Not Funded</u>
<u>STx</u>	<u>Mobility Advancement Program/Transportation Surtax</u>
<u>TFB</u>	<u>Transportation Fund Fund Balance</u>

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 2012/13 - 2016/17 is hereby incorporated by reference.

The Broward County Capital Improvements Program FY 2012/13 - 2016/17 is hereby incorporated by reference.

The Broward County MPO Transportation Improvement Program FY 2012/13 - 2016/17 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 2012/13 - 2016/17 is hereby incorporated by reference.

Town of Southwest Ranches Comprehensive Plan



Part 2: Data and Analysis Document

I. Introduction

This report represents the main volume of data and analysis in support of the Town of Southwest Ranches Evaluation and Appraisal Report (EAR) Based Comprehensive Plan amendments. Included in this volume are: updated population projections; an inventory of interlocal service agreements; a discussion of whether the Town should pursue a Rural Land Stewardship Area (as called for in the EAR); data and analysis to support the Future Land Use Map (FLUM) amendments included in this amendment package; an updated inventory of Town parks; a discussion of the updated Greenway map adopted as part of this amendment package; a discussion of the Town's present and projected ability to meet adopted level of service (LOS) standards for appropriate facilities and services; a discussion of the Town's schedule of capital improvements; and a new analysis in support of the updated Housing Element, reflecting updated information and as called for in the EAR. In addition, there are limited instances where information/analysis has been inserted within the text amendments to the adopted sections of the Plan where additional explanation is needed. These are in ***bold italics*** and begin with "***Analysis/Comment***". Finally, the EAR itself shall serve as data and analysis for this package of amendments.

II. General Data and Analysis

Population Projections

The Comprehensive Plan must be based on well-documented population estimates and projections. The Town of Southwest Ranches uses the population projections provided by Broward County's Traffic Analysis Zone (TAZ) based population model. (This model also projects numbers of dwelling units and numbers of households.) This update of the County's projections were finalized in April 2009. Table (I.1) below presents the population estimates and projections for Southwest Ranches, with 2008 as the base year. Because the County's population model only provides municipal projections in ten-year increments (after 2008, provided years are 2015, 2025 and 2035), the following methodology was used to reach population projections for the years coinciding with the Town's new short- and long-range planning horizons of 2014 and 2019:

The following total population numbers are provided for Southwest Ranches by the County's model:

- 2008: 8,604
- 2015: 9,295
- 2025: 10,435

In order to reach the projected 2014 population, the annual growth rate between 2008 and 2015 was calculated, then applied to each year consecutively derive a projection for each year until reaching 2014 (9,192). In similar fashion the annual growth rate between 2015 and 2025 was calculated, the applied to each year successively until reaching a projection for 2019 (9,730). These projections shall form the basis of this Comprehensive Plan update with regard to analyses of housing, level of service, etc. The same methodology

was used to project dwelling units, households and household population (excluding group quarters population) for each appropriate year.

Table II.1: Population Projections

Year	Population
2008	8,604
2014	9,295
2019	9,730

It is important to note, however, that estimating and projecting population for Southwest Ranches is difficult because there has not been a Census conducted since the Town was incorporated, and therefore not based on geography that coincides with the Town's boundaries. The Town thus looks forward to the results of the 2010 Census for a definitive count of the Town's population and a more accurate idea of the Town's growth rate. It is anticipated that at that time another major Comprehensive Plan update would be conducted.

According to documentation in the City of Sunrise Water Supply Plan, the Town agreed to use the City of Sunrise's population projections for that portion of the Town in the City's utility service area. The City's projections, in turn, are derived from Broward County's Traffic Analysis Zone (TAZ) model.

Inventory of Interlocal Service Agreements

An inventory of interlocal service agreements is included in this report as Appendix A.

Rural Land Stewardship Area

The EAR recommends that the Town review relevant Florida Statutes to determine if the Town should adopt a Rural Land Stewardship Overlay Amendment to its Future Land Use Plan. Upon review, a Rural Land Stewardship Overlay is not appropriate for the Town. Chapter 163.3177(11)(d)4, Florida Statutes (F.S.) specifies that "A Rural Land Stewardship Area shall not be less than 10,000 acres and shall be located outside of municipalities...", two provisions which disqualify the Town from pursuing this designation.

Future Land Use Map Amendments

Map Amendment 09-M1 – THE TOWN HAS OPTED NOT TO ADOPT THIS LAND USE AMENDMENT. SEE THE TOWN'S RESPONSE TO ORC OBJECTION #3 IN THE ORC RESPONSE REPORT.

Map Amendment 09-M2

Name: Christ Covenant Church Site

Proposed Amendment: Change the future land use designation from Rural Ranch (1 dwelling unit per 2.5 acres) to Recreation and Open Space.

Location: On the west side of SW 186th Avenue, approximately 260 feet south of Griffin Road, as shown on the “Future Land Use Map: Proposed Amendments”.

Site Size: 1.16 acres

Future Land Use Designation of Surrounding Properties:

	Municipal	Broward County
North:	Irregular Residential (Weston)	Irregular Residential
South:	Rural Ranch	Rural Ranches
East:	Rural Ranch	Rural Ranches
West:	Rural Ranch	Rural Ranches

Amendment Site Zoning/Existing Use: The amendment site is currently zoned CF Community Facility District, and is developed with a church of approximately 1,850 square feet.

Zoning and Existing Use of Surrounding Properties:

	Zoning	Existing Use
North:	CF Community Facilities (Weston)	Educational facilities (across Griffin Rd & the C-11 Canal)
South:	A-1 Agricultural Estate District	Vacant and single-family residential
East:	A-1 Agricultural Estate District	Agriculture
West:	A-1 Agricultural Estate District	Agriculture

Effect of Proposed Amendment on Development Potential: The site’s existing Rural Ranch land use category mainly allows construction of dwelling units up to 1 unit per 2.5 acres, which results in a current development potential of one unit. Rural-residential serving community facilities, such as the existing church, are also allowed in the Rural Ranch category. The proposed Recreation and Open Space category allows public and private recreation uses, as well as open space uses such as parks and golf courses.

Justification: This amendment partially fulfills a court order requiring the Town to change the future land use designation and zoning on this site to open space.

Consistency with the Broward County Land Use Plan: The subject site is designated Rural Ranches by the Broward County Land Use Plan. This County designation allows “Open Space and Recreation uses designed to serve the residential area, as will be allowed by the Town’s proposed Recreation and Open Space designation. This amendment is consistent with the Broward County Land Use Plan.

Map Amendment 09-M3

Name: Southwest Meadows Sanctuary

Proposed Amendment: Change the future land use designation from Estate(1) Residential to Recreation and Open Space.

Location: On the west side of Dykes Road, approximately 300 feet south of Griffin Road, as shown on the “Future Land Use Map: Proposed Amendments”.

Site Size: 5 acres

Future Land Use Designation of Surrounding Properties:

	Municipal	Broward County
North:	Recreation and Open Space	Open Space and Recreation
South:	Recreation and Open Space	Estate (1) Residential
East:	Rural Estates (Existing); Rural Estates and Recreation and Open Space (Proposed)	Estate (1) Residential and Rural Estates
West:	Estate (1) Residential	Estate (1) Residential

Amendment Site Zoning/Existing Use: The amendment site is currently zoned RE Rural Estate District, and is vacant.

Zoning and Existing Use of Surrounding Properties:

	Zoning	Existing Use
North:	RE Residential Estate District	Vacant
South:	RE Residential Estate District	Vacant
East:	RE Residential Estate District and CB Community Business District	Agriculture and Calusa Corners park
West:	RE Residential Estate District	Single Family Residential

Effect of Proposed Amendment on Development Potential: The Town’s Estate (1) Residential land use category, currently applied to the subject site, is primarily intended for development of dwellings up to one per acre. The proposed Recreation and Open Space category does not allow any such residential development. Thus, the proposed amendment would reduce development potential by five dwelling units.

Justification: The proposed amendment will reflect ownership of the subject site by the Town of Southwest Ranches and the Town’s intent to develop the site as part of a public park. There will be no effect on levels of service.

Consistency with the Broward County Land Use Plan: The subject site is designated Estate (1) Residential and Open Space and Recreation by the Broward

County Land Use Plan. Both of these categories permit the uses allowed by the Town’s Recreation and Open Space category. This proposed amendment is consistent with the Broward County Land Use Plan.

Map Amendment 09-M4

Name: Frontier Trails Park

Proposed Amendment: Change the future land use designation from Rural Estates to Recreation and Open Space.

Location: South of SW 51st Manor, west of SW 192nd Avenue, as shown on the “Future Land Use Map: Proposed Amendments”.

Site Size: 29.67 acres

Future Land Use Designation of Surrounding Properties:

	Municipal	Broward County
North:	Rural Ranch	Rural Ranch
South:	Agricultural (Pembroke Pines)	Agricultural
East:	Rural Ranch	Rural Ranch
West:	Rural Ranch	Rural Ranch

Amendment Site Zoning/Existing Use: The amendment site is currently zoned Agricultural Estates, and is a public park.

Zoning and Existing Use of Surrounding Properties:

	Zoning	Existing Use
North:	A-1 Agricultural Estate District	Single Family Residential
South:	PUD (Pembroke Pines)	Public Park
East:	A-1 Agricultural Estate District	Agriculture and Single Family Residential
West:	A-1 Agricultural Estate District	Single Family Residential

Effect of Proposed Amendment on Development Potential: The Town’s Rural Estates land use category allows residential development at a maximum of one unit per acre. The proposed Recreation and Open Space category does not permit development of residential uses. The effect of the proposed amendment on development potential would be a reduction of 29 dwelling units.

Justification: The proposed amendment will reflect ownership of the subject site by the Town of Southwest Ranches and the Town’s intent to use the site as a public park. There will be no effect on levels of service.

Consistency with the Broward County Land Use Plan: The subject site is designated Open Space and Recreation by the Broward County Land Use Plan. This category permits the uses allowed by the Town’s Recreation and Open Space category. This proposed amendment is consistent with the Broward County Land Use Plan.

Map Amendment 09-M5

Name: Country Estates “Fishing Hole” Park

Proposed Amendment: Change the future land use designation from Rural Ranch to Recreation and Open Space.

Location: Southeast corner of Griffin Road and SW 190th Avenue, as shown on the “Future Land Use Map: Proposed Amendments”.

Site Size: 16.01 acres

Future Land Use Designation of Surrounding Properties:

	Municipal	Broward County
North (across Griffin Rd & the C-11 Canal):	Employment Center (Weston)	Employment Center (High)
South:	Rural Ranch	Rural Ranch
East:	Rural Ranch	Rural Ranch
West:	Rural Ranch	Rural Ranch

Amendment Site Zoning/Existing Use: The amendment site is currently zoned A-1 Agricultural District, and is a public park.

Zoning and Existing Use of Surrounding Properties:

	Zoning	Existing Use
North(across Griffin Rd & the C-11 Canal):	CF Community Facilities (Weston)	Public Park
South:	A-1 Agricultural Estate District	Vacant
East:	A-1 Agricultural Estate District	Agriculture and Single Family Residential
West:	A-1 Agricultural Estate District	Agriculture and Utilities

Effect of Proposed Amendment on Development Potential: The Town’s Rural Ranch land use category allows residential development at a maximum of one unit per 2.5 acres. The proposed Recreation and Open Space category does not permit development of residential uses. The effect of the proposed amendment on development potential would be a reduction of 6 dwelling units.

Justification: The proposed amendment will reflect ownership of the subject site by the Town of Southwest Ranches and the Town’s intent to use the site as a public park. There will be no effect on levels of service.

Consistency with the Broward County Land Use Plan: The subject site is designated Open Space and Recreation by the Broward County Land Use Plan. This category permits the uses allowed by the Town’s Recreation and Open Space category. This proposed amendment is consistent with the Broward County Land Use Plan.

Map Amendment 09-M6

Name: Calusa Corners Horsing Around Park

Proposed Amendment: Change the future land use designation from Commercial to Recreation and Open Space.

Location: East side of Dykes Road, just south of Griffin Road, as shown on the “Future Land Use Map: Proposed Amendments”.

Site Size: 11.78 acres

Future Land Use Designation of Surrounding Properties:

	Municipal	Broward County
North (across Griffin Rd & the C-11 Canal):	Commercial (Davie)	Commercial
Northwest:	Commercial	Estate (1) Residential
South:	Rural Estates	Rural Estates
East:	Residential (3 DU/AC) (Davie)	Low (3) Residential
West:	Estate (1) Residential (existing); Recreation and Open Space (proposed)	Open Space and Recreation and Estate (1) Residential

Amendment Site Zoning/Existing Use: The amendment site is currently zoned CB Community Business District, and is a public park.

Zoning and Existing Use of Surrounding Properties:

	Zoning	Existing Use
North:	U Utilities (Davie) and BP Business Park (Davie)	Commercial, Utility
Northwest:	CB Community Business District	Commercial (service station)
South:	RE Residential Estate District	Agriculture
East:	PUD (County zoning, located in Davie)	Suburban Residential and Transportation
West:	RE Residential Estate District	Vacant

Effect of Proposed Amendment on Development Potential: The Town's Rural Ranch land use category allows residential development at a maximum of one unit per 2.5 acres. The proposed Recreation and Open Space category does not permit development of residential uses. The effect of the proposed amendment on development potential would be a reduction of 6 dwelling units.

Justification: The proposed amendment will reflect ownership of the subject site by the Town of Southwest Ranches and the Town's intent to use the site as a public park. There will be no effect on levels of service.

Consistency with the Broward County Land Use Plan: The subject site is designated Open Space and Recreation by the Broward County Land Use Plan. This category permits the uses allowed by the Town's Recreation and Open Space category. This proposed amendment is consistent with the Broward County Land Use Plan.

Map Amendment 09-M7

Name: South Broward Drainage District Site

Proposed Amendment: Change the future land use designation from Low 2 Residential (Town of Davie) to Rural Ranches.

Location: West side of Dykes Road, north of SW 66th Street.

Site Size: 13.331 acres

Future Land Use Designation of Surrounding Properties:

	Municipal	Broward County
North:	Community Facilities	Community Facilities
South:	Low 2 Residential (Davie)	Low 2 Residential
East:	Low 3 Residential (Davie)	Low 3 Residential
West:	Low 2 Residential (Davie)	Low 2 Residential

Amendment Site Zoning/Existing Use: The amendment site is currently zoned Community Facilities (Town of Davie), and is currently occupied on four acres (of the total 13.331 acres) by the headquarters of the South Broward Drainage District and the Town Hall of the Town of Southwest Ranches.

Existing Use of Surrounding Properties:

	Existing Use
North:	Private School
South:	Suburban Residential
East:	Suburban Residential
West:	Suburban Residential

Effect of Proposed Amendment on Development Potential: The existing Low 2 Residential land use category allows development at two units per acre, while the proposed Rural Ranches category allows residential development at a maximum density of one unit per 2.5 acres. The net effect of this amendment would be to reduce residential development potential of the parcel by 21 units.

Justification: This site was It is anticipated that both the Town Hall and the South Broward Drainage District headquarters will vacate this property in the near future in favor of new facilities for each entity. This amendment will ensure that any future development of the property for residential purposes is consistent with the desired rural character of properties within the Town of Southwest Ranches.

Consistency with the Broward County Land Use Plan: The subject site is designated Low 2 Residential by the Broward County Land Use Plan. As the proposed residential density under the Town's Rural Ranches category is lower than that allowed by the Broward County Land Use Plan, the proposed amendment is consistent with the Broward County Land Use Plan.

Inventory of Parks

The Town of Southwest Ranches has acquired a significant amount of park land since the original preparation of the Comprehensive Plan. The Town's parks, their location and their acreages are listed in Table I.2 below.

Table II.2: Parks Inventory

Park	Location	Acres
Calusa Corners Horsing Around Park	W. Griffin Road	11.0
Frontier Trails Park	SW 193 rd Lane	30.0
Rolling Oaks Passive Open Space Park	17630 SW 56 th Street	46.0
Southwest Meadows Sanctuary	W Griffin Road	26.0
Sunshine Ranches Equestrian Park	Volunteer Road north of Stirling Road	20.54
Trailside Park	W Griffin Road	4.0
Country Estates Fishing Hole	18900 Griffin Road	16.0

Updated Greenway Map

An updated Greenway Map has been included in the EAR-Based amendments, and will become part of the Recreation and Open Space (ROS) Element.

Level of Service / Concurrency

Transportation: The Town of Southwest Ranches traffic LOS standards are “D” for highways and roadways with a functional classification of collector or higher, consistent with the methodology for LOS calculation used by Broward County. Two arterial roadways – Sheridan Street and Griffin Road – projected to operate below the adopted LOS standard over the five-year capital improvement planning time frame are owned and maintained by Broward County. Broward County MPO has developed a strategy to improve each of these facilities, for which the Town of Southwest Ranches does not have capital responsibility.

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 its capacity at its intersections with both Griffin Road and Sheridan Street.

As set out in proposed TE Policy 1.2-f, the Town of Southwest Ranches finds that preventing the expansion of Dykes Road beyond two general lanes is crucial to preserving the Town’s rural character, which is the foundation of the Town. Therefore, the policy specifies that if a development application is received, the projected traffic from which would exceed the established LOS volumes for Dykes Road, then the Town may consider a Comprehensive Plan amendment to lower its adopted LOS on Dykes Road, if found to be in the best interests of the Town. Under this scenario, the Town will have legislative discretion as to whether to reject any lowering of LOS, thus denying the development as proposed, or to grant such a lower LOS. This approach is similar to one used in Palm Beach County called the “Constrained Roadway at Lower Level of Service.” Under that program, the County considers (usually on an individual project basis) lower levels of service for particular roadway segments or intersections to allow projects to go forward that would significantly affect roadways that cannot be widened either due to physical limitations or some policy goal.

As also noted in the policy, this does not remove the need for the project to receive any other needed approvals, from the Town or otherwise.

Sanitary Sewer: Nearly the entirety of Southwest Ranches is not served by sanitary sewer service. Those few properties that are served with sanitary sewer are served by either by the City of Sunrise or the City of Cooper City. For any properties within Southwest Ranches that may in future be served with sanitary sewer, the municipality providing such service is responsible for ensuring that the appropriate LOS is met by the proposed development. The LOS standard is set out per UE Policy 1.2-x. Centralized

wastewater service under this policy utilizes the LOS set by the municipal provider of such service (the Town does not provide any centralized wastewater service itself).

Potable Water: Nearly the entirety of Southwest Ranches is not served by centralized potable water service, but instead get water from private wells. Those few properties that are served with centralized water are served by either by the City of Sunrise or the City of Cooper City. The LOS standard for potable water is set out per UE Policy 1.2-m and reflects the LOS standard established by the municipality that provides such service (either Sunrise or Cooper City, the Town does not provide any centralized potable water service itself).

Solid Waste: Collection of disposal of solid waste are the responsibility of contracted haulers and the Broward County Solid Waste Division. The Town maintains agreements with these entities for solid waste services. The LOS standard is set out per UE Policy 1.1-f.

Drainage: The Town's drainage LOS standards are listed in detail in UE Policy 1.1-g, and reflect the LOS standards of the two independent water control districts who have regulatory authority over drainage within the Town. These 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. Both drainage basins operate at their adopted LOS standards.

Parks and Recreation: These Comprehensive Plan amendments propose to change the Town's LOS standard for parks from six (6) acres per 1,000 population to three (3) acres per 1,000 population. The Town has acquired park land such that there are currently approximately 153.5 acres of parks. This is enough to more than satisfy an LOS standard of three acres per 1,000 at the projected 2019 population of 9,730 [$(9,730 / 1,000) \times 3 = 29.19$ required park acres].

Schools: The district-wide adopted LOS for public schools in Broward County is 110 percent of the permanent FISH (Florida Inventory of School Houses) capacity for each elementary, middle and high school. The adopted LOS is expected to be met within the short- and long-term planning horizons, which is addressed by the Broward County School District's Five-Year Educational Facilities Plan (DEFP).

Schedule of Capital Improvements

At this time, no updated schedule of capital improvements is being proposed, due to the fact that the Town recently updated its Capital Improvements Element (CIE), including the schedule of capital improvements, in December. An updated schedule of capital improvements, therefore, may be included during the adoption phase of these amendments, when the timing will better align with the Town's budgeting process. Additionally, as detailed above, the Town does not need to make capital expenditures in the next five years to maintain adopted LOS standards for facilities or services for which

it has financial responsibility. Thus, the Comprehensive Plan is financially feasible without the need to update the schedule of capital improvements at this time.

III. Updated Housing Analysis

The purpose of this document is to update, to the extent possible with available data, the data and analysis in support of the Town's Housing Element.

Existing Housing Data

Since the Town's founding, it has been a challenge to conduct meaningful housing analysis. This is due to the fact that the Town not yet incorporated at the time of the 2000 Census, and therefore that information is not directly available about the Town. Nonetheless, there are 145 "blocks" used as collection areas for the 2000 Census that closely, though not exactly, coincide with the Town's current boundaries (the numbers of these blocks are given later for reference). Some basic information about the Town can be derived from these blocks, again keeping in mind that the geography is not perfect. These data include population, race, number of households, vacant housing units and owner versus renter occupied housing units, among others. Moreover, they represent "complete count" statistics, meaning what is reported was counted directly, and is not based on samples. These statistics will be referred to hereinafter as the "block-level data."

Any "long-form," sample-based data from the 2000 Census (i.e. housing costs, age of structures, etc.) is not reported at the block level. Instead, the smallest geography at which these sample data are reported is the block group. The shape of these block groups is such that it is impossible to meaningfully isolate the Town from surrounding areas that have often sharply differing patterns of land use and other factors.

Nevertheless, data from the Shimberg Center for Housing Studies at the University of Florida, published in 2002 and derived from 2000 Census geography in place before the Town's incorporation, is presented here in many instances. Although this is the best available data, it should be understood some of these statistics are not in accord with observed experience. *An Analysis of the Affordable Housing Issue in Southwest Ranches*, completed by the Mellgren Planning Group in 2005, was included in the EAR and is incorporated herein by reference. That document goes into some detail about the problems of applying the Shimberg methodology to the Town of Southwest Ranches, as well some more detailed discussion of the problems inherent in the provision of affordable housing in a large-lot community. The Town looks forward to the results of the 2010 Census (expected to be released in 2012) to get an accurate picture of housing conditions in the Town for the first time.

According to the block level data, in 2000 there were 2,244 housing units in Southwest Ranches, 2,189 (97.5%) of which were occupied, leaving 55 (2.5%) vacant. 2000 Census data indicate there were 741,043 dwelling units in Broward County in 2000, 654,445 (88.3%) of where were occupied and 86,598 (11.7%) vacant. Of occupied units in the

Town 2,130 (97.3%) were owner-occupied and 59 (2.7%) were occupied by renters. This compares to 69.5% and 30.5% in Broward County for owner-occupied and renter-occupied, respectively. Both in terms of housing vacancy and tenure, the Town shows sharp differences with the County as a whole.

No data is available regarding the types of residential structures by number of units in the structure, but Shimberg data indicates that in 2002, 2,280 (99.3%) were single-family structures, nine units (.39%) were in multifamily structures and eight units (.35%) were mobile homes. However, Town officials know that there are neither multi-family units nor mobile homes in the Town. This means that the Town's housing stock consists entirely of single-family units, and helps to illustrate the data problem that will affect housing analysis for the Town until results are published for the 2010 Census.

Data regarding the year in which residential structures were built, housing values, rental costs specific to the Town and conditions of the housing stock (substandard units) are similarly unavailable. Regarding housing stock condition, the original Housing Element Data, Inventory and Analysis Report completed for the Town's initial adoption of the Comprehensive Plan concluded that there were zero substandard units. This conclusion has not been altered through the experience of the Town government since that time.

No information is available concerning the number of subsidized rental housing units in Southwest Ranches. However, considering that the Town's housing stock is nearly 98% owner-occupied, the number is likely at or near zero.

There are four group homes in Southwest Ranches licensed by the Florida Agency for Healthcare Administration (AHCA). These are:

- Golden Ranch, Inc., 5711 SW 196th Lane;
- Matanzas Group Home, Inc., 4801 SW 201 Terrace;
- Peaceful Haven Ranch Group Home, Inc., 12601 Stirling Road; and,
- Sunshine Ranchesw Assisted Living Facility, 13400 Stirling Road.

There have not been any historically significant homes identified in the Town to date.

As noted above, according to the block-level data from the 2000 Census, there were about 2,244 housing units in what is now the Town of Southwest Ranches. No definitive data is available regarding housing construction activity since that time. However, Broward County's population and dwelling unit projections can provide a reasonable approximation of units built since that time. According to the County's forecasting model, there were 2,706 units in the Town in 2008, which would translate into approximately 462 units constructed between 2000 and 2008. Because Town officials know that only single-family units currently exist in Southwest Ranches, all of the constructed units were single-family.

Housing Analysis

Population projections prepared in support of these EAR-Based amendments, extending the planning horizon to 2019, indicate that the Town's population will increase to approximately 9,295 in 2014 and to 10,435 by 2019. The Broward County population forecasting model from which these projections are derived also provides projections for the number of dwelling units, number of households and household population (excluding those in group quarters). The appropriate projections are shown in Table III.1 below (with projections for interim years that were not explicitly calculated in the County's model derived from the same method as previously explained for total population).

Table III.1: Population and Housing Projections

Year	Dwelling Units	Households	Household Population	Group Quarters Population	Total Population
2008	2,706	2,586	8,592	12	8,604
2014	2,864	2,749	9,179	13	9,295
2019	3,011	2,908	9,716	14	9,730

These numbers implicitly project that Southwest Ranches will have a housing vacancy rate of 4.02% in 2014 and 3.42% in 2019. Both of these projections of vacancy rates are very low, but are not unreasonable considering that the block-level 2000 Census data show a vacancy rate in 2000 of only 2.45%. Additionally, the data in the above table suggests that the Town will have an average of 3.34 persons per household in both 2014 and 2019, a slight rise from the 3.27 derived from the block-level data. These pieces of data, and the information presented in the table above, will form the basis of the housing analysis hereafter whenever possible.

From this information, it is projected that a total of 305 dwelling units will be needed in the 2009 through 2019 period to accommodate projected population through the planning period, while the number of units occupied is projected to increase by 322.

Resident household growth projections, based on the assumption that the historical renter versus owner split derived from the block-level 2000 Census data is maintained, are presented in Table III.2. The block-level data showed the Town had a 97.3% / 2.7% owner vs. rental ratio in 2000.

Table III.2: Resident Household Growth Projections

Growth Period	Rented Units	Owned Units
2009-2014	4	159
2014-2019	4	155
Total Growth 2009-2019	8	314

There are currently no unit types in the Town of Southwest Ranches other than single-family detached homes. However, given the Town's affordable housing strategies being adopted as part of this amendment package, it is possible that this trend will be altered,

and a limited amount of multi-family housing may be built in the Town in the next ten years. This is difficult to predict, particularly given the severe housing downtown currently being experienced in the United States, and very acutely in South Florida. It is also the case that no future land use designation currently in place on the Future Land Use Map allows multi-family structures. Nonetheless, the revised policies in the Housing Element and Future Land Use Element include potential subsequent approval of a Future Land Use Map amendment to allow mixed-use development at the Conquina Plaza Shopping Center. According to these amendments, if the request for a mixed-use designation is made and granted, the maximum number of multi-family units that could be constructed under that scenario is 306 units.

Affordable Housing Assessment

Ordinarily, data for the Affordable Housing Assessment would be provided by the Shimberg Center for Housing Studies at the University of Florida (“Shimberg”). However, due to the lack of Census data for the Town, some of the typical data sets are not provided by Shimberg. Also – and this is not unique to Southwest Ranches but is the same for all jurisdictions – the Shimberg data is provided in five-year increments beginning in 2005. It therefore does not conform to the Town’s new planning periods, so the closest provided years are used.

Additionally, the Shimberg data has been modified slightly to make use of the housing unit and household projections provided by and derived from the Broward County forecasting model. The Shimberg proportions have been retained, but the totals have been adjusted to be consistent with the numbers being used throughout this Plan update. For instance, if the Shimberg data suggests that 10.46% of households in 2010 will be making 80% or less of the area median income (AMI) *and* be severely cost-burdened (paying 50% or more of household income for housing), that will be reflected in this analysis by applying the 10.46% to the projected number of households in 2010 according to the population method used throughout this Plan update. $[10.46\% \times 2,639 \text{ (households in 2010 derived from Broward County population model)} = 276 \text{ households in 2010 making 80\% or less of AMI and severely cost-burdened}]$. Because the population and household projections used by Broward County are greater than those assumed by Shimberg, this type of analysis actually shows a greater need for affordable housing.

The following are the definitions for the income categories used hereafter:

- Extremely low-income: households with an income less than 30% of the Broward County area median income (AMI);
- Low-income: households with an income between 30% and 80% of the Broward County AMI;
- Moderate-income: households with an income over 80% but less than 120% of the Broward County area median income (AMI); and,
- Greater than moderate-income: households with an income more than 120% of the Broward County AMI.

Additionally, these are the definitions of the terms *cost-burdened households* and *severely cost-burdened households* used hereafter:

- *cost-burdened household*: any household of moderate income or less than pays more than 30% of its income for housing costs
- *severely cost-burdened household*: any household of moderate income or less that pays more than 50% of its income for housing costs

Table III.3: Household Projections by Tenure and Income Group 2010 - 2020

A. Owner-Occupied Households					
Year	Extremely Low-Income	Low Income	Moderate Income	Greater than Moderate Income	Total
2010	207	537	466	1,365	2,575
2015	231	601	490	1,392	2,714
2020	263	678	516	1,420	2,877
B. Renter-Occupied Households					
2010	17	20	11	16	64
2015	17	20	10	16	63
2020	19	20	10	15	64

Below, Table III.4 uses modified Shimberg data to project the cost-burden of SW Ranches households, broken down by income group and by housing tenure, in 2010, 2015 and 2020. The table also identifies which households would be considered cost-burdened and severely cost-burdened.

Table III.4: Projected Housing Cost-Burden by Income Group

Household Type	Housing Cost as % of Household Income	2010	2015	2020
Extremely low-income	< 30%	71	78	90
	Owners	65	72	83
	Renters	6	6	7
	30% - 50%	21*	26*	32*
	Owners	20*	25*	31*
	Renters	1*	1*	1*
	> 50%	132**	144**	160**
	Owners	122**	134**	149**
	Renters	10**	10**	11**
Low-income	< 30%	256	301	355
	Owners	247	292	346
	Renters	9	9	9
	30% - 50%	158*	169*	184*
	Owners	149*	160*	175*
	Renters	9*	9*	9*
	> 50%	143**	151**	159**
	Owners	141**	149**	157**
	Renters	2**	2**	2**
Moderate-income	< 30%	367	390	417
	Owners	356	380	407
	Renters	11	10	10
	30% - 50%	82*	83*	82*
	Owners	82*	83*	82*
	Renters	0*	0*	0*
	> 50%	28**	27**	27**
	Owners	28**	27**	27**
	Renters	0**	0**	0**
Greater than moderate-income	< 30%	1,302	1,330	1,359
	Owners	1,286	1,314	1,344
	Renters	16	16	15
	30% - 50%	64	63	62
	Owners	64	63	62
	Renters	0	0	0
	> 50%	15	15	15
	Owners	15	15	15
	Renters	0	0	0

Shimberg Center; WRT 3/09

* indicates cost-burdened households

** indicates severely cost-burdened households

Table III.5 below shows the need for affordable owner-occupied units that are due to population growth in the 2010-2015 and 2015-2020 time periods. Table III.6 presents the same information for renter-occupied households.

Table III.5: Growth-Driven Need for Affordable Owner-Occupied Units

Income Group	Growth Period	
	2010-2015	2015-2020
Extremely Low	17	21
Low	19	23
Moderate	2	-1

Shimberg Center; WRT 3/09

Table III.6: Growth-Driven Need for Affordable Renter-Occupied Units

Income Group	Growth Period	
	2010-2015	2015-2020
Extremely Low	0	1
Low	0	0
Moderate	0	0

Shimberg Center; WRT 3/09

Table III.7 below shows the projected cumulative deficit of affordable housing units in 2010, 2015 and 2020, taking into account both current and growth-driven demand for affordable units.

Table III.7: Cumulative Deficit of Affordable Occupied Units

	Owner-Occupied Units			Renter-Occupied Units		
	2010	2015	2020	2010	2015	2020
Extremely Low	142	159	180	11	11	12
Low	290	309	332	11	11	11
Moderate	110	110	109	0	0	0
Total:	542	578	621	22	22	23

Shimberg Center; WRT 3/09

As the analysis presented above shows, the Town of Southwest Ranches is expected to have a cumulative deficit of affordable units by 2020 of 644 units. However, dwelling unit and household projections provided by Broward County – part and parcel to the population projections on which this Plan update is based – forecast that the Town will add only 336 dwelling units and 355 households (i.e. occupied units) between 2008 and 2020. Considering that the Town’s existing housing stock is almost entirely owner-occupied, these facts make certain that any effort to meet projected demand for affordable housing by the end of the next long-range planning period (2019) must involve actions outside of affecting the affordability of newly-constructed housing, according to anticipated demand.

The Town has previously designated a site for potential affordable housing development, an approximately 28-acre parcel on the northeast corner of Sheridan Street and SW 190th Avenue. This parcel is designated for a maximum of 16 dwelling units per acre.

Additionally, the Town has identified, via Broward County Property Appraiser records, the existence of 127 accessory dwelling units located on the single-family home lots, none of which has previously been considered in calculated available units to meet the affordable housing needs in the Town.

Additionally, as noted in the EAR, the Town has a substantial number of grooms' and maids' quarters that serve as affordable housing. The Town is considering an inventory these units in the future to determine to what extent they are meeting residents' affordable housing needs, and there is a policy in the Housing Element Goals, Objectives and Policies discussing completion of this inventory.

Additionally, an *Analysis of the Affordable Housing Issue in Southwest Ranches*, completed by the Mellgren Planning Group in 2005 and included in the EAR, is incorporated herein by reference. That analysis includes a detailed discussion of some of the problems with the Shimberg needs assessment methodology as applied to the Town as well as many of the problems inherent in attempting to provide affordable housing in a large lot community. The report also includes four recommendations that are currently relevant to address affordable housing, which are reprinted below and also incorporated into this analysis:

1. Include a policy to promote a regional affordable housing program, in cooperation with local governments and the banking industry, that provide mortgages to very low-income households at reduced interest rates; **[such a policy is included in the Housing Element]** and,
2. Include a policy to promote innovative financing approaches which would minimize down payments and closing costs for very low and low-income households through such alternatives a sweat equity and employer incentive programs; **[such a policy is included in the Housing Element]** and,
3. Include a policy to encourage work that qualifies for a home occupational license (mail and phone use only) as a means of eliminating the cost of transportation to work, and encourage such businesses by providing the home occupational license at no charge to the resident; **[Proposed HE Policy 1.1-I addresses this]** and,
4. Include a policy to participate in a regional solution to the provision of affordable housing by contributing to an affordable housing trust fund, when established by Broward County, utilizing a share of occupational license fees derived from commercial properties. The portion of fees contributed would be proportionate to the qualified workforce generated by the commercial uses. **[such a policy is included in the Housing Element]**

Town of Southwest Ranches
Inventory of Agreements related to Recreational Spaces

Agreement # / Agreement Type	Program / Agency	Execution Date	Parties	Property / Recreational Space	Effect
OS-54	Broward County Land Preservation Bond (BCLPB)- Open Space Program	8/12/2003	SWR / Broward County	Rolling Oaks Passive Open Space Park	Provided funding for acquisition of site for development management and maintenance as public recreational open space
DRC	Declaration of Restrictive Covenants Florida Recreation Development Assistance Program (FRDAP)/Florida Department of Environmental Protection (FDEP)	6/24/2003	SWR / Broward County	Rolling Oaks Passive Open Space Park	Development Management and Maintenance as public Recreational open space in perpetuity; runs with site
F03630		10/25/2002	SWR / FDEP	Rolling Oaks Passive Open Space Park	Provided funding for acquisition of site for development management and maintenance as public recreational open space
OT050980	South Florida Water Management District (SFWMD)	3/15/2005	SWR/SFWMD	Rolling Oaks Passive Open Space Park	Provided funding for Wetland Delineation and Site Assessment, Environmental Design and Permitting, Engineering Design and Permitting. Expired.
Canal Maintenance Easement	South Broward Drainage District (SBDD)		SWR / SBDD	Rolling Oaks Passive Open Space Park	Provides for ingress and egress onto site for management of drainage canal to SBDD
Canal Maintenance Easement	SBDD		SWR / SBDD	Primary Canal #11 adjacent to Rolling Oaks Passive Open Space Park	Provides for ingress and egress onto site for management of drainage canal to SBDD
"CAF #112 General Contract" ¹	Broward County		SWR / Broward County	Sunshine Ranches Equestrian Park	Incorporates multiple agreements executed by County prior to Town's incorporation and assumption of development, management and maintenance responsibility
5481 ¹	Florida Division of Agriculture and Consumer Services (FDACS)		FDACS / Broward County (SWR)	Sunshine Ranches Equestrian Park	Provided funding for earthwork and development of certain amenities at park.
Public Art & Design Grant ¹	Broward County Cultural Division		Richard Medlock / Broward County (SWR)	Sunshine Ranches Equestrian Park	Provided funding for creation of public art feature. Town's agreement requires responsibility for maintenance and conservation of the project.
SWR-C-001	Broward County Land Preservation Bond - Challenge Grant Program		SWR / Broward County	Sunshine Ranches Equestrian Park	Provided funding for development of South side of park. Assigns Town responsibility to manage and maintain as public outdoor recreation in perpetuity
SWR-C-002	Broward County Land Preservation Bond - Challenge Grant Program		SWR / Broward County	Sunshine Ranches Equestrian Park	Provided funding for development of North side of park. Assigns Town responsibility to manage and maintain as public outdoor recreation in perpetuity
Tree Preservation Trust Fund ¹	Broward County Environmental Protection Department (EPD)		SWR / Broward County	Sunshine Ranches Equestrian Park	Provided funding for development of tree canopy at park. Assigns Town responsibility to manage and maintain
F2124 ¹	FRDAP/FDEP		FDEP / Broward County (SWR)	Sunshine Ranches Equestrian Park	Was to provide funding for development of certain amenities at park. Did not survive transfer, but County honored its match requirement

Town of Southwest Ranches
Inventory of Agreements related to Recreational Spaces

Agreement # / Agreement Type	Program / Agency	Execution Date	Parties	Property / Recreational Space	Effect
F50053	FRDAP/FDEP		FDEP / SWR	Sunshine Ranches Equestrian Park	Provided funding for development of certain amenities at park. Assigns Town responsibility to manage and maintain as public outdoor recreation for minimum of 25 years
Release of Canal Reservations	Central Broward Water Control District (CBWCD)		SWR / CBWCD	Sunshine Ranches Equestrian Park	
G06-01	Broward County EPD/Broward Beautiful - GreenShade Grant Program		SWR / Broward County	Trailside Park	Provided funding for development of landscaping at park. Assigns Town responsibility to manage and maintain as public outdoor recreation for minimum of 25 years
OS-55, OS 104	Broward County Land Preservation Bond (BCLPB)- Open Space Program		SWR / Broward County	Southwest Meadows Sanctuary	Provided funding for acquisition of site for development management and maintenance as public recreational open space
Declaration of Restrictive Covenants	Broward County Land Preservation Bond (BCLPB)- Open Space Program		SWR / Broward County	Southwest Meadows Sanctuary	Requires development management and maintenance as public Recreational open space in perpetuity; runs with site
03-025-FF3 04-CT-9D-03-F3-A1-025	Florida Communities Trust / Florida Forever Program		SWR / Florida Department of Community Affairs (DCA)	Southwest Meadows Sanctuary	Provided funding for acquisition of site for development management and maintenance as public recreational open space
OS 115	Broward County Land Preservation Bond (BCLPB)- Open Space Program		SWR / Broward County	Southwest Meadows Sanctuary / Calusa Corners	Provided funding for acquisition of site for development management and maintenance as public recreational open space
Declaration of Restrictive Covenants	Broward County Land Preservation Bond (BCLPB)- Open Space Program		SWR / Broward County	Southwest Meadows Sanctuary / Calusa Corners	Requires development management and maintenance as public Recreational open space in perpetuity; runs with site
04-0195-FF4 05-CT-18-04-F4-A1-019	Florida Communities Trust / Florida Forever Program		SWR / Florida Department of Community Affairs (DCA)	Southwest Meadows Sanctuary / Calusa Corners	Provided funding for acquisition of site for development management and maintenance as public recreational open space
06H-53	Florida Division of Forestry (FDOF) Urban and Community Forestry Grant Program		SWR / FDOF	Southwest Meadows Sanctuary / Calusa Corners	Provided for corrective pruning for tree canopy damaged in Hurricane Wilma
OS 107	Broward County Land Preservation Bond (BCLPB)- Open Space Program		SWR / Broward County	Frontier Trails	Provided funding for acquisition of site for development management and maintenance as public recreational open space
Declaration of Restrictive Covenants	Broward County Land Preservation Bond (BCLPB)- Open Space Program	6/10/2004	SWR / Broward County	Frontier Trails	Requires development management and maintenance as public Recreational open space in perpetuity; runs with site

Town of Southwest Ranches
Inventory of Agreements related to Recreational Spaces

Agreement # / Agreement Type	Program / Agency	Execution Date	Parties	Property / Recreational Space	Effect
03-026-FF3 04-CT-C5-03-F3-A1-026	Florida Communities Trust / Florida Forever Program		SWR / Florida Department of Community Affairs (DCA)	Frontier Trails	Provided funding for acquisition of site for development management and maintenance as public recreational open space
OT050980	South Florida Water Management District (SFWMD)	3/15/2005	SWR/SFWMD	Rolling Oaks Passive Open Space Park	Provided funding for Wetland Delineation and Site Assessment, Environmental Design and Permitting, Engineering Design and Permitting. Expired.
OS 106	Broward County Land Preservation Bond (BCLPB)- Open Space Program		SWR / Broward County	Countryside Estates Open Space Fishing Hole Park	Provided funding for acquisition of site for development management and maintenance as public recreational open space
Declaration of Restrictive Covenants	Broward County Land Preservation Bond (BCLPB)- Open Space Program		SWR / Broward County	Countryside Estates Open Space Fishing Hole Park	Requires development management and maintenance as public Recreational open space in perpetuity; runs with site
03-022-FF3 04-CT-9A-03-F3-A1-022	Florida Communities Trust / Florida Forever Program		SWR / Florida Department of Community Affairs (DCA)	Countryside Estates Open Space Fishing Hole Park	Provided funding for acquisition of site for development management and maintenance as public recreational open space
F50052	FRDAP/FDEP Florida Division of Forestry (FDOF) Urban and Community Forestry Grant Program		FDEP / SWR	Mixed Use Trails: SW 178 Ave, SW 172 Ave; SW 160 Ave; Old Sheridan Street	Provided funding for development of trail amenities. Assigns Town responsibility to manage and maintain as public outdoor recreation for minimum of 25 years
06H-53			SWR / FDOF	Public Right of Way: SW 178 Ave	Provided for corrective pruning for tree canopy damaged in Hurricane Wilma
Tree Preservation Trust Fund	Broward County Environmental Protection Department (EPD)	6/29/2004	SWR / Broward County	SW 148 Avenue / Volunteer Road Trail and SW 142 Avenue / Hancock Road Trail	Provided funding for development of tree canopy on trails. Assigns Town responsibility to manage and maintain
(T24007) ²	Office of Greenways & Trails - Recreational Trails Program (RTP)		SFWMD / FDEP (SWR)	C-11 West Trail	Provided funding for development of trail amenities. Assigns Town responsibility to manage and maintain as public outdoor recreation for minimum of 25 years
(T27008) ²	Office of Greenways & Trails - Recreational Trails Program (RTP)		SFWMD / FDEP (SWR)	C-11 East Trail	Provides funding for development of trail amenities. Assigns Town responsibility to manage and maintain as public outdoor recreation for minimum of 25 years
C13205 (#3600000075)	South Florida Water Management District (SFWMD)		SWR / SFWMD	C-11 West Trail; C-11 East Trail	Establishes partnership between SWR and SFWMD to develop and maintain trails in accordance with T24007 and T27008.
1 General Contract incorporated multiple existing agreements (executed by County) when land and development responsibility was transferred by County to Town after Incorporation; existing agreement incorporated into General Contract between County and Town.					
2 Agreement between SFWMD and FDEP; town as party via ILA					

Appendix B. Legislative Act Annexing Amendment Site 09-M7 into the Town of Southwest Ranches

1
2 An act relating to Broward County, Florida;
3 providing for deannexation of certain lands
4 from the Town of Davie; providing for
5 annexation of certain lands into the Town of
6 Southwest Ranches; providing for confirmation
7 of corporate existence of the Town of Southwest
8 Ranches on June 6, 2000; providing an effective
9 date.

10
11 Be It Enacted by the Legislature of the State of Florida:

12
13 Section 1. The lands contained in the following legal
14 description are hereby deannexed from the Town of Davie,
15 Florida:

16
17 Tract 'A; of "SOUTH BROWARD DRAINAGE DISTRICT"
18 according to the plat thereof as recorded in
19 Plat Book 144, Page 12 of the Public Records of
20 Broward County, Florida.

21
22 Said Lands situate, lying and being in the Town
23 of Davie, Broward County, Florida, and
24 containing 580.591 square feet (13.331 acres)
25 more or less.

26
27 Section 2. The present corporate limits of the Town of
28 Southwest Ranches, Broward County, are hereby extended and
29 enlarged so as to include, in addition to the territory
30 presently within its corporate limits, the following:
31

1 Tract 'A; of "SOUTH BROWARD DRAINAGE DISTRICT"
2 according to the plat thereof as recorded in
3 Plat Book 144, Page 12 of the Public Records of
4 Broward County, Florida.

5
6 Said Lands situate, lying and being in the Town
7 of Davie, Broward County, Florida, and
8 containing 580.591 square feet (13.331 acres)
9 more or less.

10

11 Section 3. Notwithstanding any provision of chapter
12 2000-475, Laws of Florida, or any other prior enacted law to
13 the contrary, the municipal existence of the Town of Southwest
14 Ranches shall be recognized as of June 6, 2000.

15 Section 4. This act shall take effect upon becoming a
16 law.

17

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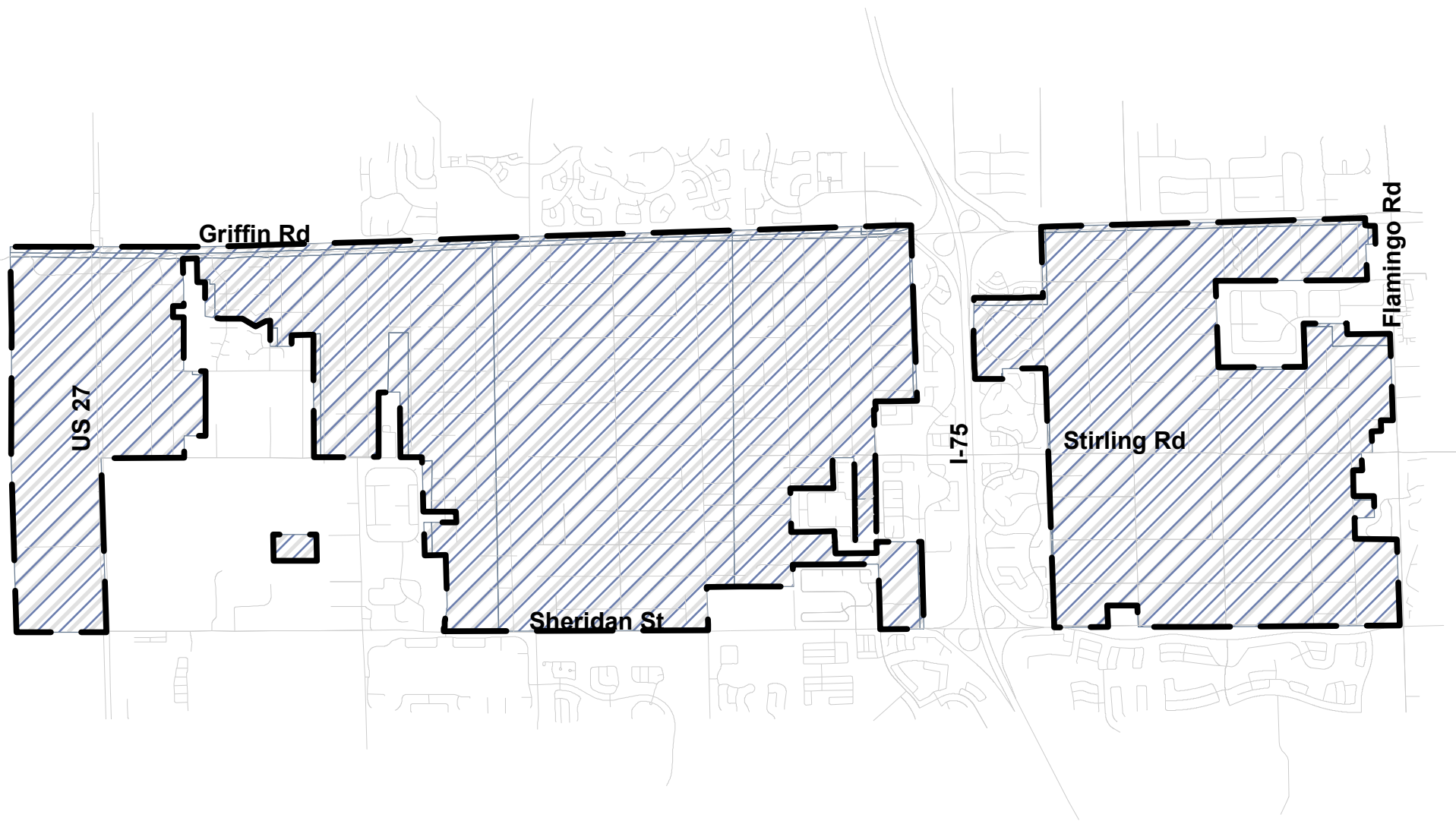
28

29

30

31

Appendix C. Existing Conditions Maps



Town of Southwest Ranches Comprehensive Plan

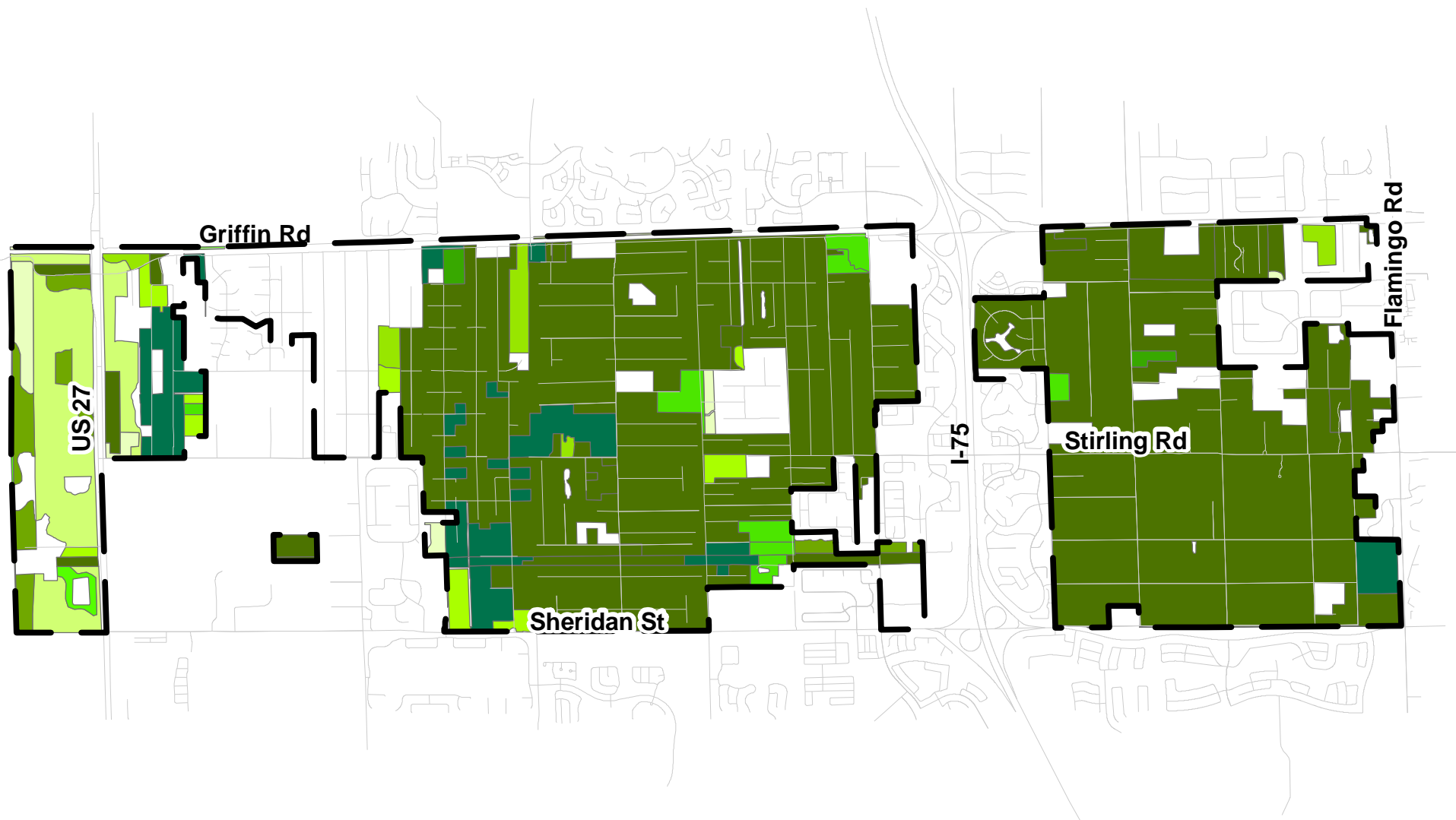
Floodzones

Data Source: Federal Emergency Management Agency (FEMA)



0 0.5 1
Miles

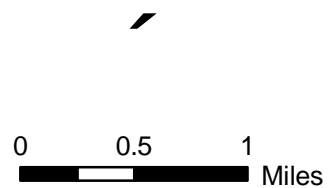
 Zones AE and AH (100-Year Floodplain)



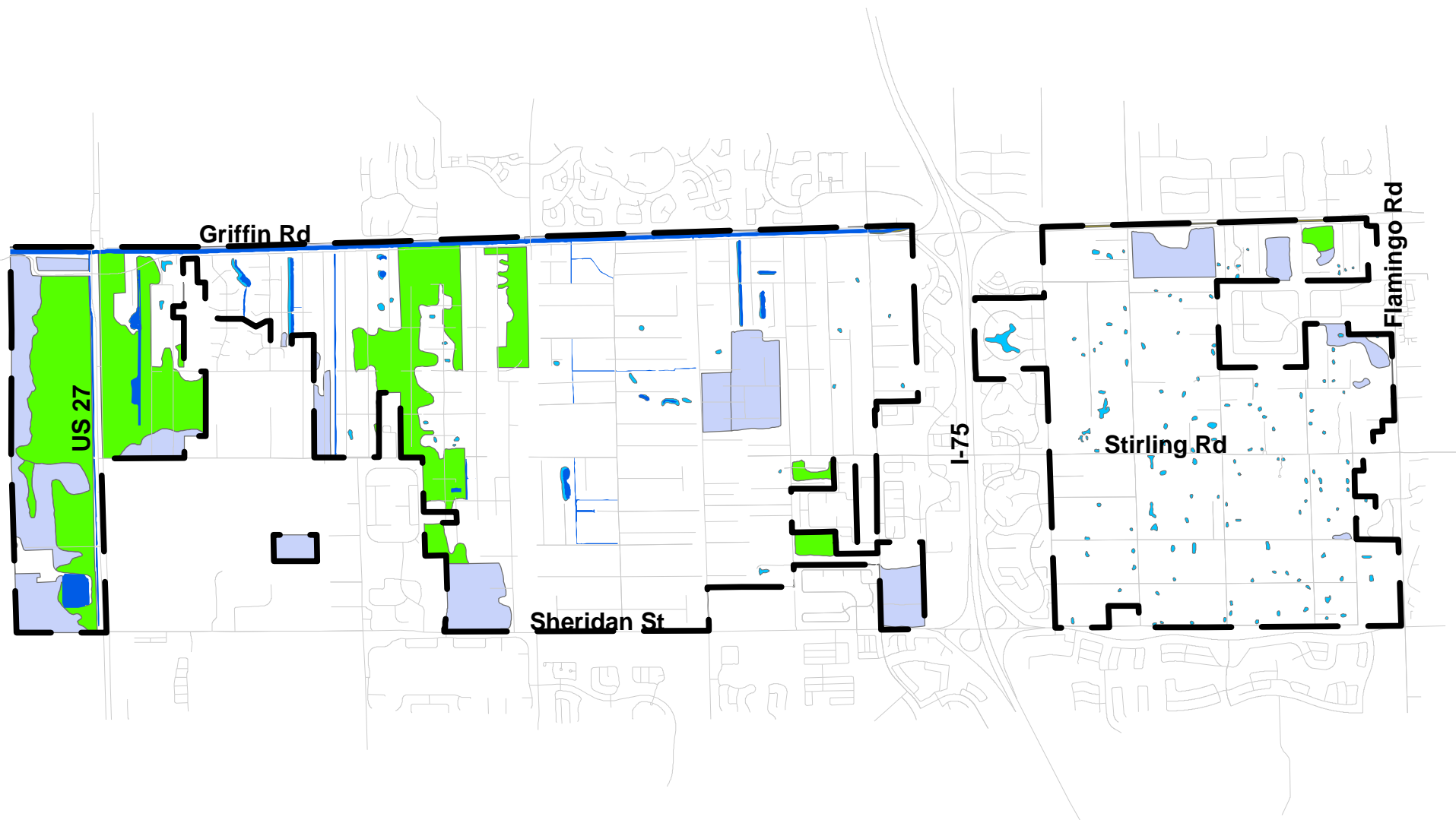
Town of Southwest Ranches Comprehensive Plan

Vegetation

Data Source: South Florida Water Management District
2004 Land Use / Land Cover Classification



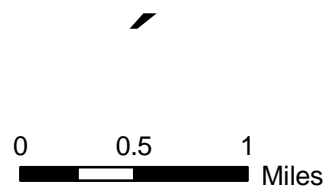
	Marsh		Dry Prairie
	Wet Melaleuca		Mixed Shrubs
	Melaleuca		Pasture
	Brazilian Pepper		Tree Crops
	Wet Prairie		Ornamental Plants



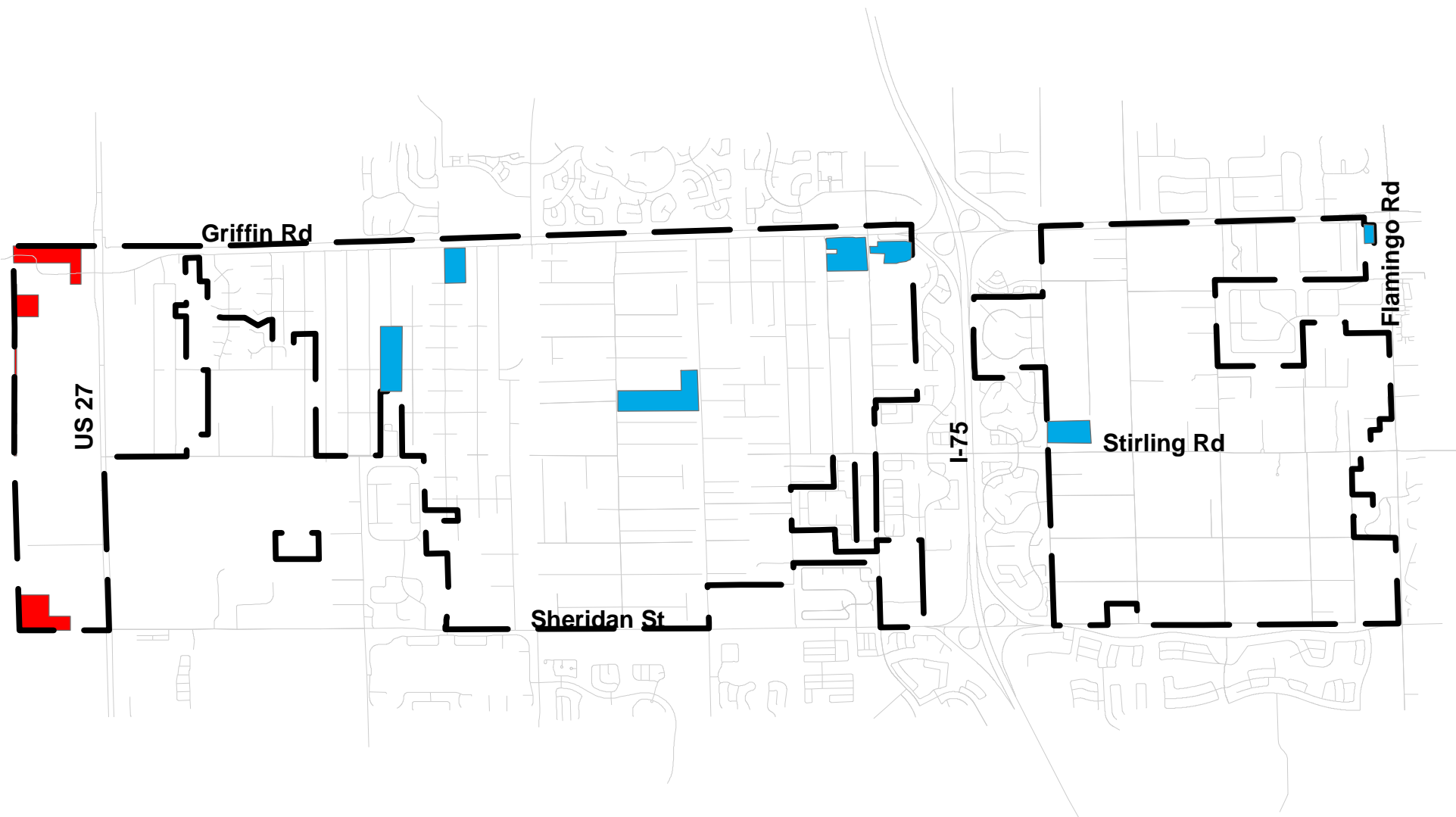
Town of Southwest Ranches Comprehensive Plan

Bodies of Water and Wetlands

Data Sources: National Wetlands Inventory;
Town of Southwest Ranches Staff



- Bodies of Water
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

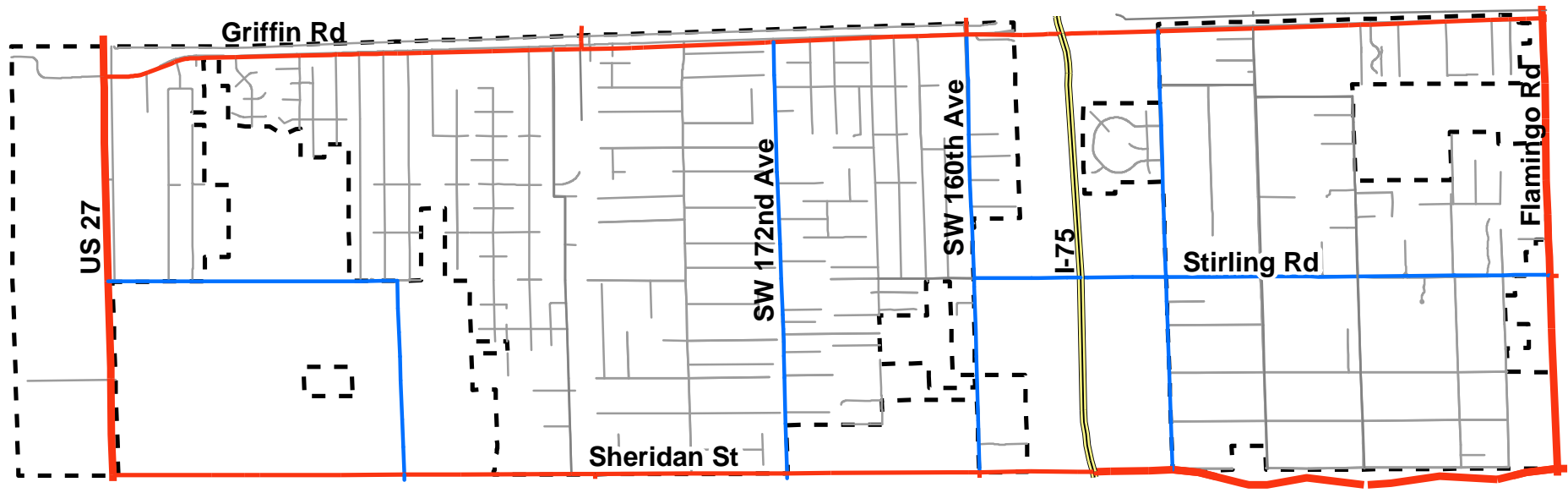


Town of Southwest Ranches Comprehensive Plan

Wildlife Habitat

Data Sources: Florida Fish and Wildlife Conservation Commission (FWWCC) Strategic Habitat and Conservation Areas; Town of Southwest Ranches Staff

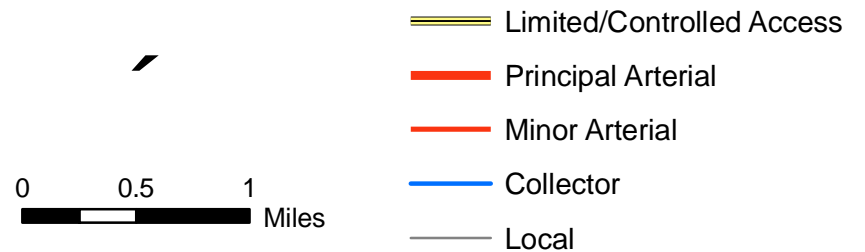


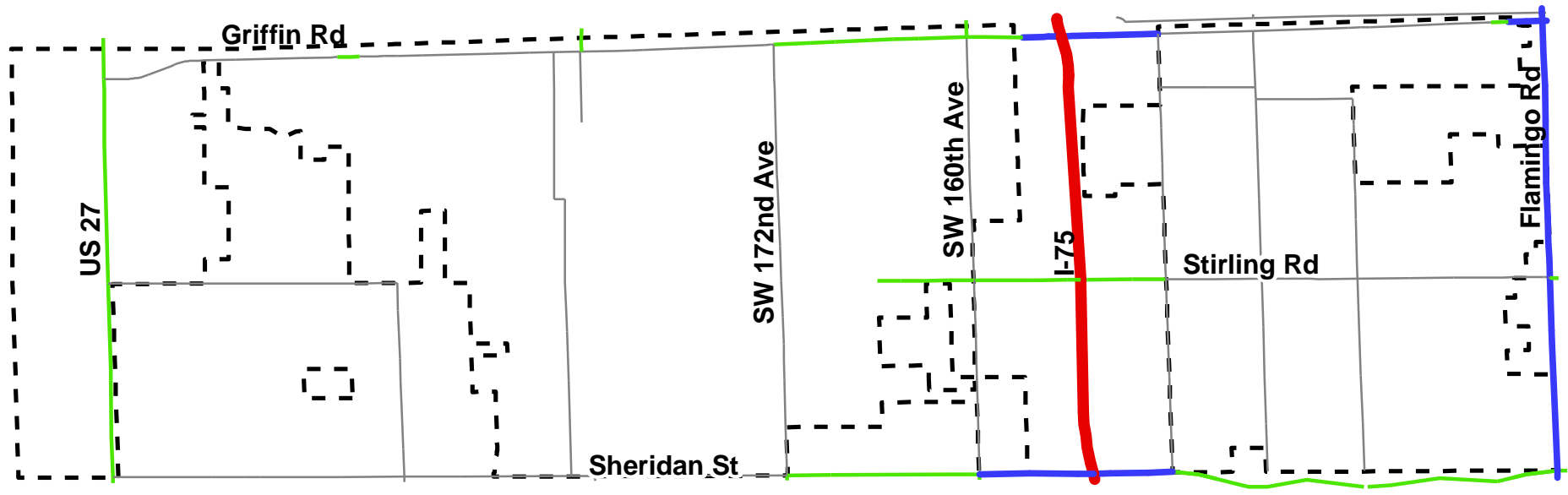


Town of Southwest Ranches Comprehensive Plan

Roadway Federal Functional Classifications

Data Source: Broward County MPO

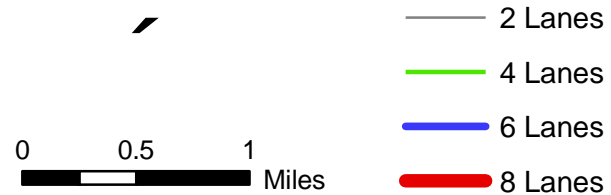


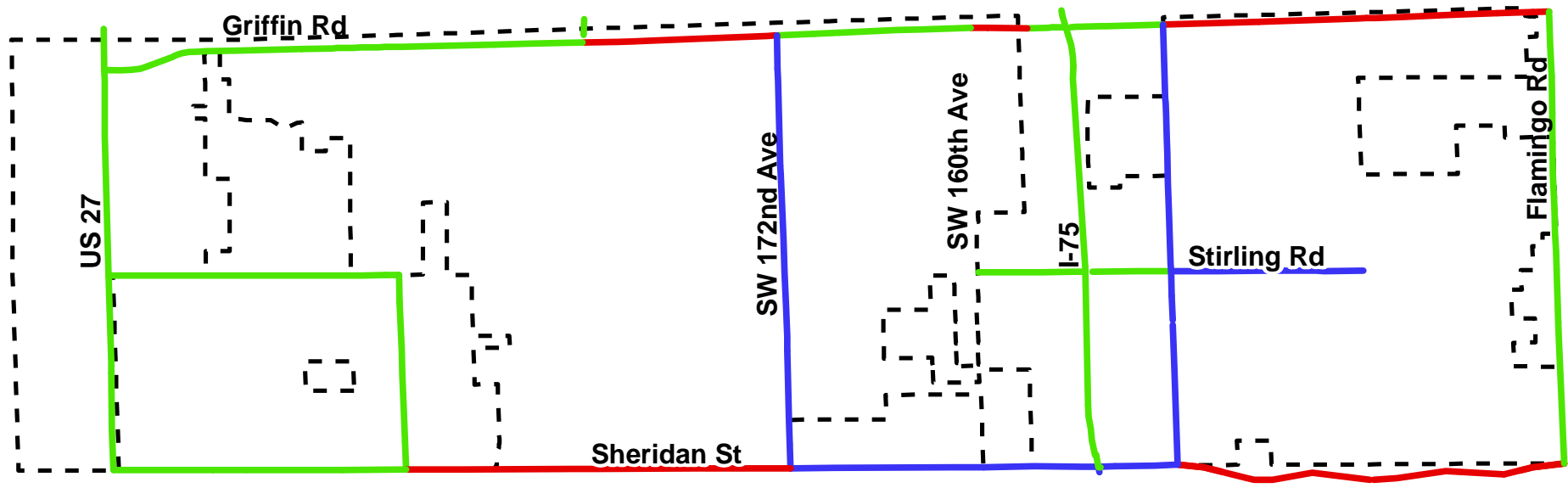


Town of Southwest Ranches Comprehensive Plan

Major Roadways - Existing Number of Through Lanes

Data Source: Broward County MPO

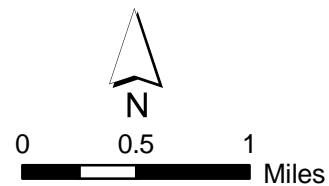




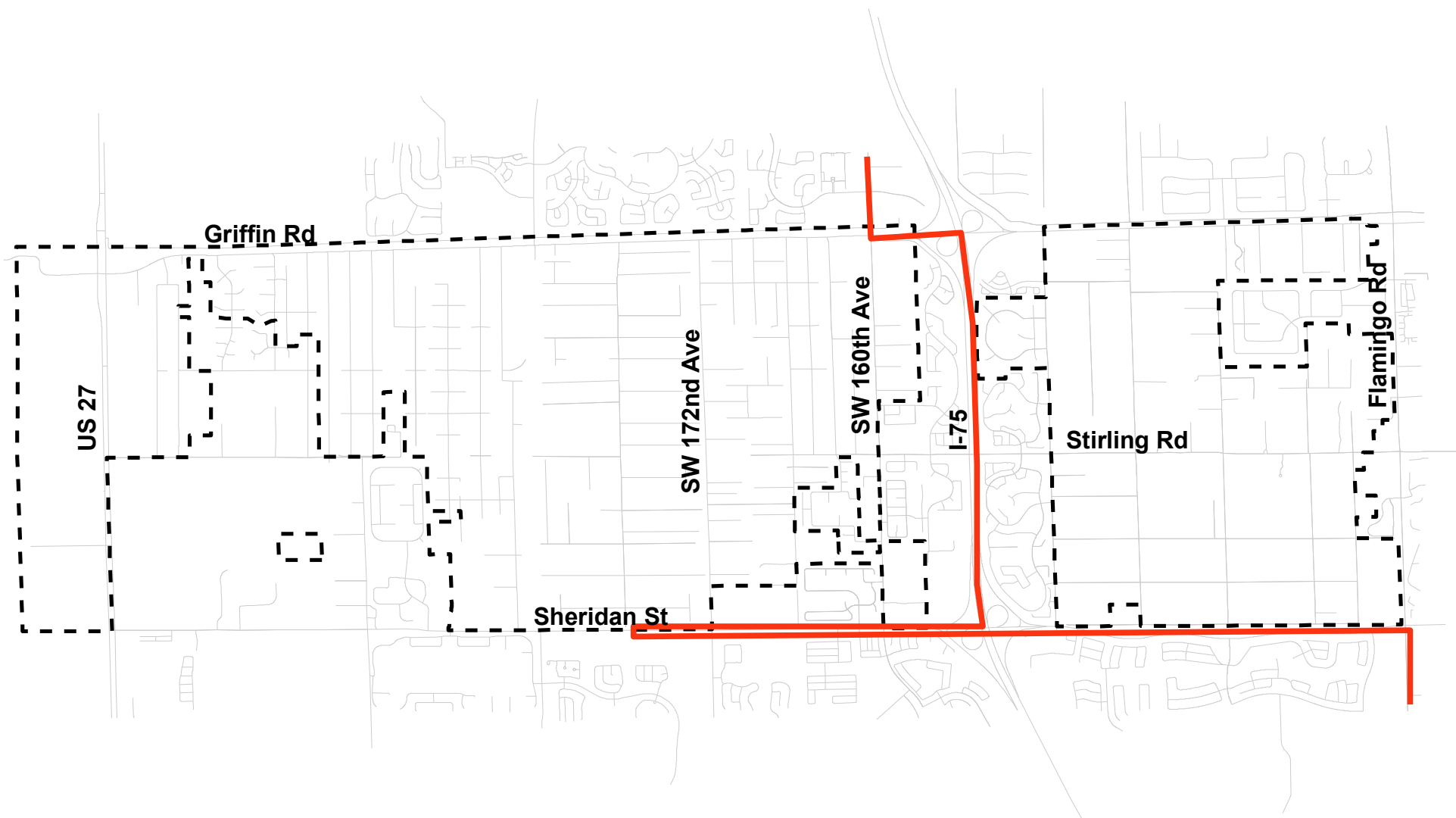
Town of Southwest Ranches Comprehensive Plan

Existing (2007) Roadway Level of Service (LOS)

Data Source: Broward County MPO



- LOS A-C
- LOS D
- LOS F



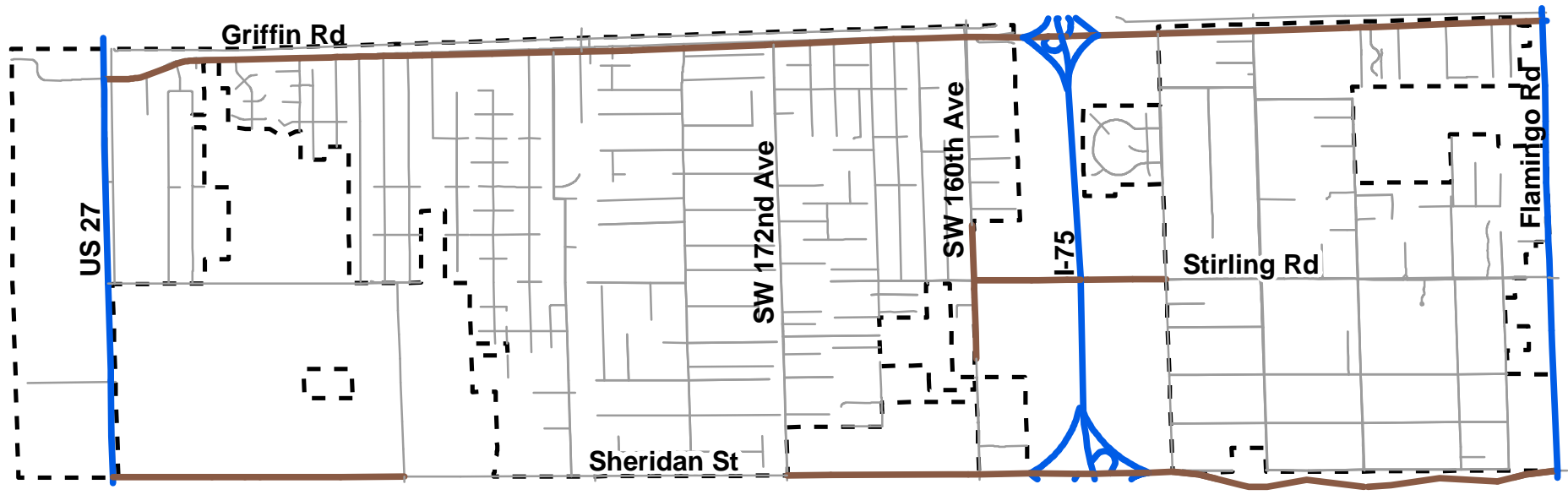
Town of Southwest Ranches Comprehensive Plan
Existing Public Transit Routes

Data Source: Broward County Transit



0 0.5 1
 Miles

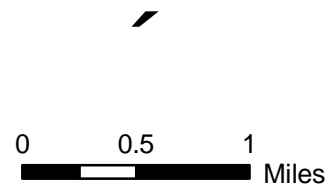
— Transit Route



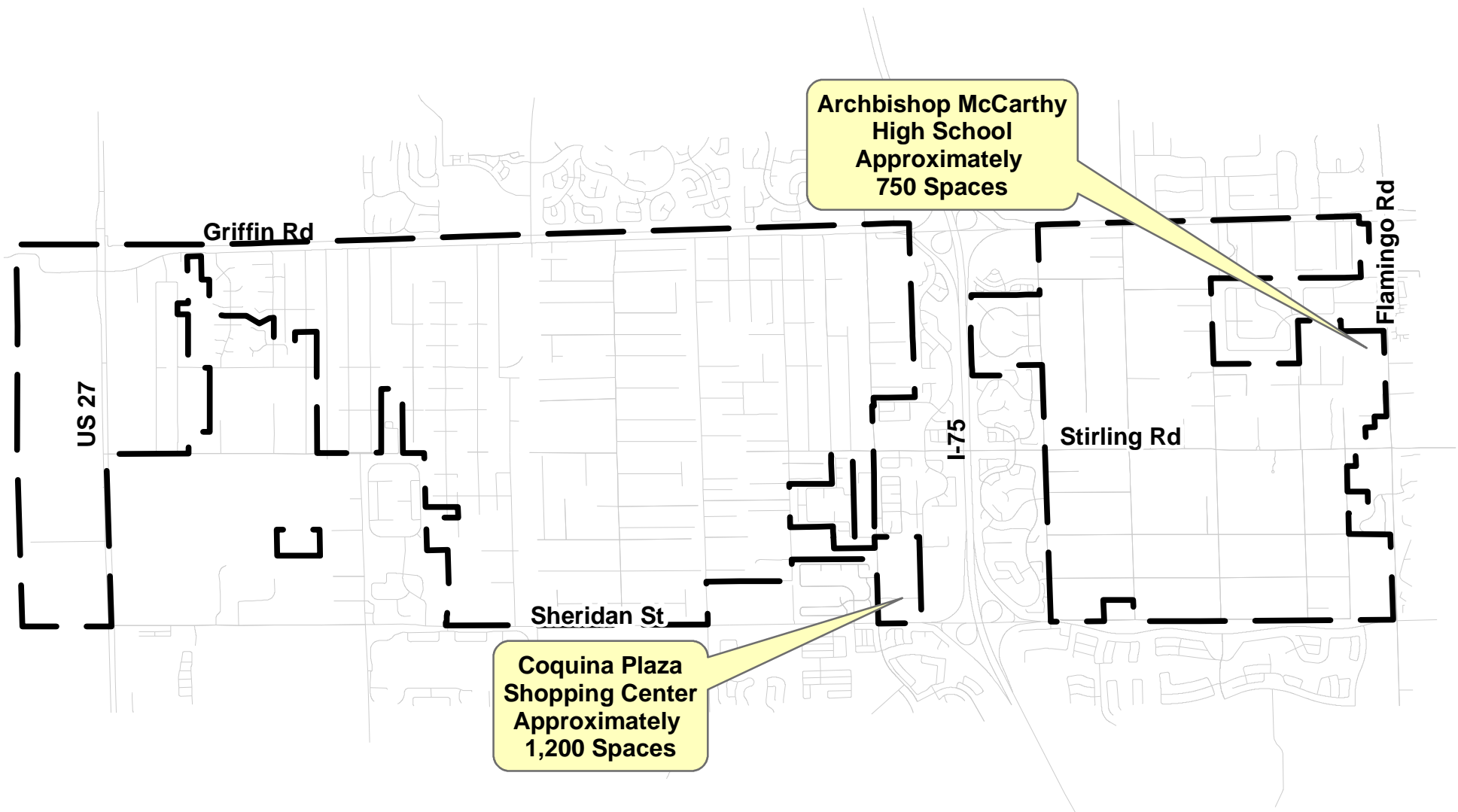
Town of Southwest Ranches Comprehensive Plan

Existing Maintenance Responsibility of Streets

Data Source: Broward County MPO

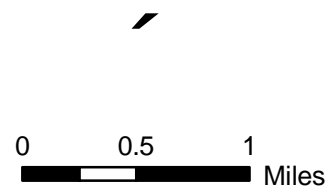


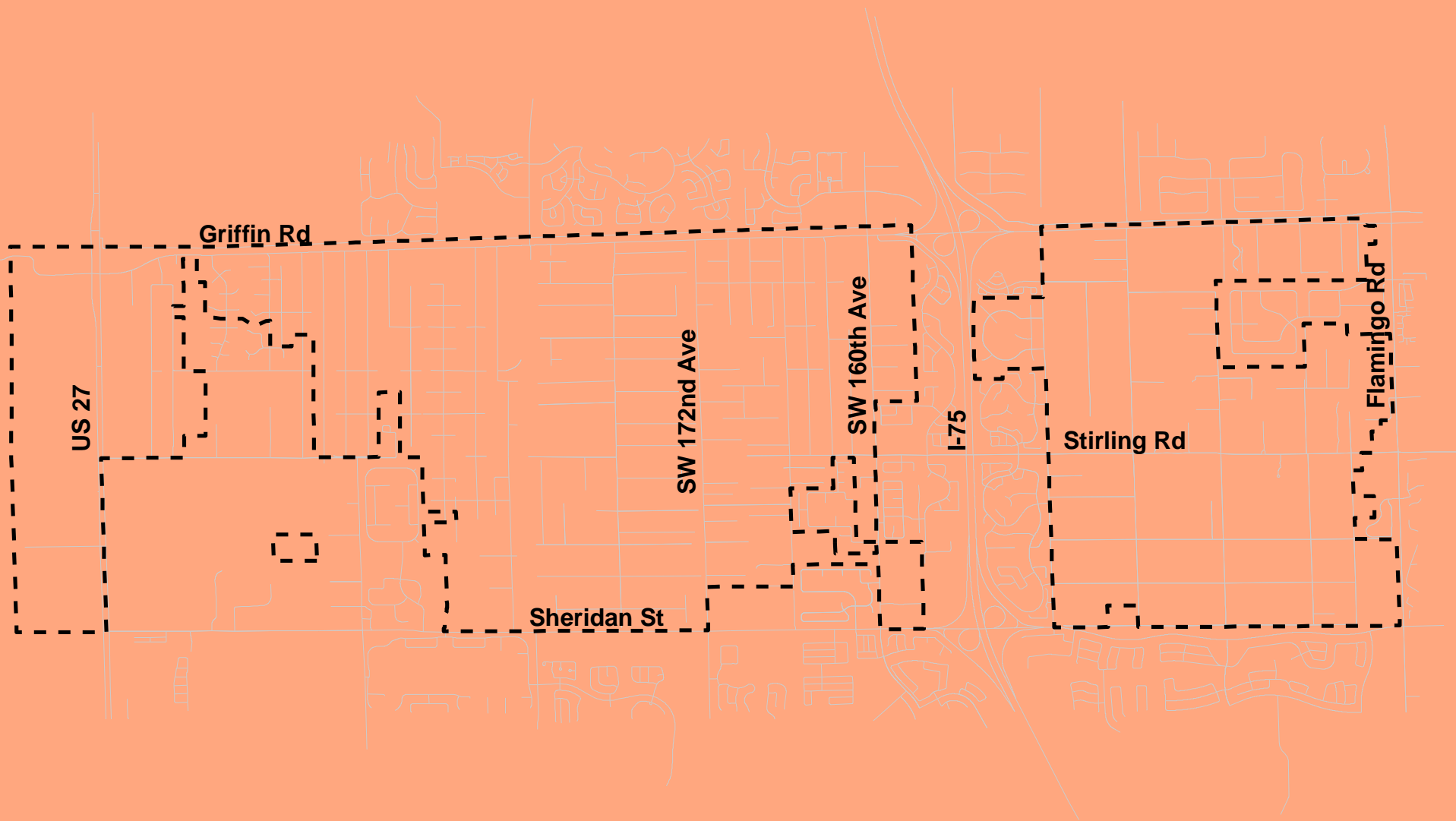
- State
- County
- Town



Town of Southwest Ranches Comprehensive Plan

Existing Significant Parking Facilities

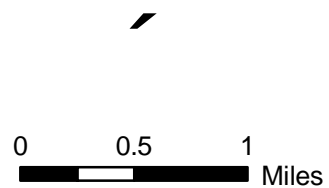




Town of Southwest Ranches Comprehensive Plan

Southwest Transportation Concurrency Management Area

Data Source: Broward County Planning
and Redevelopment Division



Broward County Southwest Transportation
Concurrency Management Area (TCMA)

Appendix D: Capital Improvement Element Support Documents

PROPOSED FY 2020-2021 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.

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 ([2021-2025](#)): 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. Mass Transit facilities are provided by Broward County Transit.

The following documents are hereby incorporated by reference:

- * Broward County Transportation Improvement Program for FY [2020/21 – 2024/25](#)
- * Broward County MPO Cost Feasible Long-Range Transportation Plan 2045
- *FDOT Adopted Work Program FY [2020/21 – 2024/25](#)

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.

The July 14, 2020 Sunrise 10-Year Water Supply Facilities Work Plan is hereby incorporated by reference. The December 30, 2014 Cooper City 10-Year Water Supply Facilities Work Plan is hereby incorporated by reference.

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.

The Broward County Capital Improvements Program FY 2020/21 – 2024/25 is hereby incorporated by reference.

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 for each public elementary, middle, and high school within Broward County is as follows:

School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).

School Type B is a bounded elementary, middle or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

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 School Board of Broward County District Educational Facilities Plan FY 2020/21 – 2024/25 is hereby incorporated by reference.

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.

ANALYSIS

The element is based on the following analyses which support the comprehensive plan.

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.

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 and B.

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 Capital Expenditures (Capital Improvements Program)

Five Year Capital Improvement Plan **All Funds Project Expenditure Summary FY 2021 - FY 2025**

Department Name	Project Name	FY 2021		FY 2022		FY 2023		FY 2024		FY 2025		Total
Public Safety/ General Fund & Capital Projects Fund	Fire Wells Replacement and Installation	30,000	FA	30,000	FA	30,000	FA	30,000	FA	30,000	FA	150,000
	Fire Safety Modular Protective Awnings	19,500	GF-FB	-		-		-		-		19,500
	Emergency Operations Center	-		-		-		-		5,400,000	NF	5,400,000
Townwide / Capital Projects Fund	TH Complex Safety, Drainage, Mitigation Improvements	180,000	G	-		-		-		-		180,000
Parks, Recreation & Open Space/ Capital Projects Fund	Frontier Trails Conservation Area	60,000	CIP-FB	125,000	NF	223,500	NF	689,650	NF	841,500	NF	1,939,650
	PROS Playground Surfacing Conversion	154,160	NF	120,904	NF	26,775	NF	-		-		301,839
	Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
	PROS Entranceway Signage	60,000	NF	40,000	NF	-		-		-		100,000
	Calusa Corners Park	50,000	NF	296,000	NF	503,225	NF	195,500	NF	211,000	NF	1,255,725
	Southwest Meadows Sanctuary Park	50,000	NF	518,406	NF	518,406	NF	518,406	NF	518,406	NF	2,123,624
	Sunshine Ranches Equestrian Park Playground Rehabilitation	32,125	NF	-		-		-		-		32,125
	Country Estates Park Ballfield Improvement	31,726	NF	-		-		-		-		31,726
Public Works: Engineering/ Transportation Fund	Drainage Improvement Projects	882,685	G, TFB GF Tfr	92,000	GF Tfr	138,000	GF Tfr	138,000	GF Tfr	138,000	NF	1,388,685
	Drainage Improvement Surtax Projects	53,160	STx	-		-		-		-		53,160
	Pavement Striping and Markers	26,735	GF Tfr	33,265	GAS, GF Tfr	50,000	GAS, GF Tfr	50,000	GAS, GF Tfr	50,000	GAS, GF Tfr	210,000
	Transportation Surface Drainage & Ongoing Rehabilitation (TSDOR)	869,960	NF	450,000	STx +GF- Tfr (mill=TBD)	450,000	STx +GF- Tfr (mill=TBD)	450,000	STx +GF- Tfr (mill=TBD)	450,000	STx +GF- Tfr (mill=TBD)	2,669,960

	Guardrails Installation Project	390,000	NF	390,000	NF	205,000	NF	205,000	NF	-	NF	1,190,000
	Street Lighting	-		25,000	TBF	201,000	NF	196,000	NF	-		422,000
	PROJECT TOTALS	\$3,040,051		\$2,295,575		\$2,585,906		\$2,702,131		\$7,909,331		\$18,532,994

Funding Source Code	Funding Source Name
CIP-FB	Capital Projects Fund Fund Balance
DEBT	DEBT-General Obligation or otherwise
FA	Fire Assessment
G	Grant Funding
GAS	Local Option Gas Taxes
GF-FB	General Fund Fund Balance
GF Tfr	General Fund Transfer from Operating Revenues
NF	Not Funded
STx	Mobility Advancement Program/Transportation Surtax
TFB	Transportation Fund Fund Balance