

RESOLUTION NO. 2008 - 032

A RESOLUTION OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL REPORT FOR THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN; STATING THE INTENT OF THE TOWN COUNCIL TO AMEND THE COMPREHENSIVE PLAN BASED UPON RECOMMENDATIONS CONTAINED IN THE REPORT; AND APPROVING TRANSMITTAL OF THE REPORT TO THE DEPARTMENT OF COMMUNITY AFFAIRS FOR THE PURPOSES OF SUFFICIENCY REVIEW IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CONFLICT.

WHEREAS, the Florida legislature intends that local planning be a continuous and ongoing process; and

WHEREAS, the Town Council, pursuant to Ordinance No. 2005-03, adopted its Comprehensive Plan on April 14, 2005; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of the adopted plan to adequately address changing conditions and state policies and rules; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and

WHEREAS, the Town Council, acting as the designated Local Planning Agency, has reviewed the Evaluation and Appraisal Report, held an advertised public hearing, provided for participation by the public in the process, and rendered its recommendations to the Town Council; and

WHEREAS, the Town Council has reviewed the Evaluation and Appraisal Report, held an advertised public hearing, and provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The Town Council does hereby adopt the Evaluation and Appraisal Report for the Town of Southwest Ranches Comprehensive Plan, attached hereto as Exhibit "A".

Section 3: The Town Council does hereby state its intention to amend the Town of Southwest Ranches Comprehensive Plan in accordance with the recommendations contained in the Evaluation and Appraisal Report.

Section 4: The Town Council does hereby approve transmittal of the Evaluation and Appraisal Report to the Department of Community Affairs for the purpose of a sufficiency review in accordance with Section 163.3191, Florida Statutes.

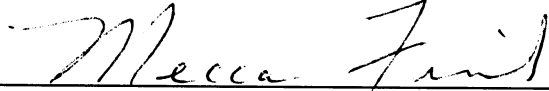
Section 5: All Resolutions and parts of Resolutions in conflict herewith are hereby repealed.

Section 6. That this Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 10th day of January 2008, on a motion by Vice Mayor Jeff Nelson and seconded by Council Member Don Maines.

Fink	<u>Y</u>
Nelson	<u>Y</u>
Breitkreuz	<u>Y</u>
Knight	<u>Y</u>
Maines	<u>Y</u>

Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>


Mecca Fink, Mayor

Attest:


Susan A. Owens, Town Clerk

Approved as to Form and Correctness:


Gary A. Poliakoff, J.D., Town Attorney

FTL_DB: 1084556_1

TOWN OF SOUTHWEST RANCHES

Evaluation & Appraisal Report

Adopted January 10, 2008

Town Council Members:

Mayor Mecca Fink
Vice Mayor Jeff Nelson
Council Member Steve Breitkreuz
Council Member Aster Knight
Council Member Don Maines

Chris Russo, Town Administrator
Susan Owens, Town Clerk
Gary Poliakoff, Town Attorney

Comprehensive Plan Advisory Board (CPAB):

Susan Winn, Chair
Kathy Aaron
Lil Sayre
Al Avello
Marcia Larkin Campbell

EAR Prepared by: Richard Rubin, Inc with assistance from Town
Administration and Town's Team of Professional Consultants

Town of Southwest Ranches
2007 Evaluation & Appraisal Report
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Chapter One: Description of Town's On-Going EAR Process

Introduction: History of Town's Comprehensive Planning Process

The Town of Southwest Ranches was incorporated only seven years ago on June 6, 2000. The Town's first Comprehensive Plan was adopted on May 8, 2003 (after holding 33 public meetings conducted by the Town's Comprehensive Planning Advisory Board and two vision sessions conducted by the South Florida Regional Planning Council). The Plan's Goals were generally aimed at developing long term sustainable methods to "Preserve Our Rural Lifestyle". A copy of the overall recommendations made by the residents attending the Vision Workshops in 2001 is included in this EAR's Appendix.

Since its adoption, the Town has amended the Plan twice for housekeeping purposes:

- 2004: Amended Plan to allow public schools over five acres in size to be located in Rural Residential Land Use Categories which encompasses approximately 90 percent of the overall area of the Town's 13 square miles.
- 2005: Fourteen amendments required by Broward County Planning Council and Town Council.

In early 2006, the Town's Comprehensive Planning and Advisory Board reviewed the Town's general progress towards meeting the deadlines adopted in the Town's Plan two years earlier. The Town is pleased to report that an analysis of the required deadlines revealed that all Objectives and Policies are being achieved as directed in the Plan. One Objective (Resource Recovery) has helped the Town to be the leading recycling municipality in Broward County.

On May 11, 2006, the Town Council held a joint EAR Workshop with its Comprehensive Planning Advisory Board. After discussion, it was clearly recognized that the Town is faithfully and successfully fulfilling the resident's original objectives over the last five years to preserve their rural values and character.

The "Major Issue" identified to be addressed in the Town's 2007 EAR is:

- *Identify methods to enhance the Town's planning process with surrounding municipalities and regulatory agencies to implement needed regional facilities and improvements while preserving its rural character.*

Seven (7) Significant Regional Issues requiring increased Intergovernmental Coordination (ICE) were also identified to be reviewed in the 2007 EAR.

OVERALL VISION

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.

The Town’s Vision is dedicated to the values of:

<u>2000 Vision Meeting</u>	<u>2006 Level of Achieving Each Vision</u>
• Rural Lifestyle	✓
• Preservation	✓
• Equestrian Interests	✓
• Freedom	✓
• Independence	✓
• Open Space	✓
• Nurturing Nature and Wildlife	✓
• Safe Family Environment	✓

A. Executive Summary & Recommended Amendment to Town's Adopted Comp Plan

Background:

The Town of Southwest Ranches adopted its first Comprehensive Plan on May 8, 2003. That Plan incorporated the most current information and data available at the time the Plan was prepared. The Town received input from the public at two Vision Sessions (see Overall Recommendations, next page) conducted by the South Florida Regional Planning Council (SFRPC) and more than 33 public meetings held by the Town's dedicated members of its Comprehensive Planning Board and the Town Council. The Town recognizes the need for including external consistency while preparing this 2007 EAR on the same time schedule as other municipalities in our area.

Although the Town's Plan is only four years old, the Town has prepared this Evaluation and Appraisal Report in compliance with **Chapter9J-5, "Minimum Criteria for the Review of Local Governments Evaluation and Appraisal Report"** during the general time schedule as our surrounding governments for external consistency purposes. After receiving professional and technical input from the representatives attending the initial EAR "Scope" meeting, before beginning to prepare the EAR and during preparation of the EAR, it has become very clear that the Town's Comprehensive Plan is working very well and is being timely implemented as defined by its measurable Objectives.

Since 1986 the Florida Legislature has amended the provisions of Florida's Growth Management Legislation, FS # 163, Part II, in over a hundred different areas of concern. The Town reviewed each of the changes to FS #163 and has determined: 63 changes are not applicable to the Town based either not being relevant to our rural orientated Community or are specifically applicable to another jurisdiction.

Recommendations:

The recommended amendments to the Town's Comprehensive Plan identified as "Major" and Regionally Significant Issues, generally, fall into the following Categories outlined below.

Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards shall be amended as follows:

General Housekeeping Amendments:

- Town must update its list of definitions adopted in **Volume I, Part II, Section II-H** for consistency purposes.

- Substituting the words “Continue Implementing” for the current adopted words “Develop” or “Establish” in the following Plan’s Objectives and Policies that have been successfully initiated and moving forward towards achieving the applicable measurable Objective:

GOAL II-A FUTURE LAND USE ELEMENT (FLUE):

- OBJECTIVE II-A3
 - Policy II-A3.2
 - Policy II-A3.7
- OBJECTIVE II-A3
- OBJECTIVE II-A4
- OBJECTIVE II-A5
 - Policy II-A5.1
- OBJECTIVE II-A8
 - Policy II-A6.2
- OBJECTIVE II-A9
- OBJECTIVE II-A10
- OBJECTIVE II-A13
- OBJECTIVE II-A14
- OBJECTIVE II-A16
- OBJECTIVE II-A19

GOAL II-C RECREATION & OPEN SPACE ELEMENT (RE):

- OBJECTIVE II-C2
- OBJECTIVE II-C3
- OBJECTIVE II-C4

GOAL II-D TRANSPORTATION ELEMENT (TE):

- OBJECTIVE II-D1
 - Policy II-D1.1
 - Policy II-D1.5
- OBJECTIVE II-D2
- OBJECTIVE II-D4

GOAL II-E UTILITIES ELEMENT (UE):

- OBJECTIVE II-E-1
 - Policy II-E1.1
 - Policy II-E1.2
 - Policy II-E1.6

GOAL II-F CONSERVATION ELEMENT (CE):

- OBJECTIVE II-F5

Amend the Town's **Future Land Use Element** to increase the Protection of the Town's "Rural Lifestyle". Areas that should be addressed include, but are not limited to adding or revising the following Policies, Tables and Maps:

- **NEW POLICY II-A1.8** The Town shall develop a study in 2009-10 to determine if the permitted size of a residential foot print on a rural orientated parcel of land should be decreased and review other rural orientated architectural aspects that may not be compatible with the Town's rural lifestyle, such as walls, entrance features, etc.
- **NEW POLICY II-A1.9** Prohibit paved local sidewalks along Rural (Non-Transit) Roadways and place in lieu thereof stabilized greenway trails
- **NEW POLICY II-A1.10** Provide for Recreational Amenities and facilities along Greenway trails and specifically at the connection points with adjacent Municipalities Trail.
- **NEW POLICY II-A1.11** – The Town shall construct an independent Public Safety Sub-Regional Emergency Response and Relief Distribution Center by 2009
- **REVISE POLICY II-F11.4** The Town shall endeavor to increase its tree coverage and by 2009 be designated a "Tree City USA"
- A Future Land Use Map amendment shall be initiated along with the creation of a new objective and subsequent policies to allow for mixed use development in the commercial Future Land Use Map category at appropriate locations within the Town. The category shall be consistent with one of the mixed use categories contained in the Broward County Land Use Plan. The underlying purpose for this change is to allow for the provision of affordable housing.
- A Future Land Use Plan map amendment to **Volume I, Section II-D-1** should be initiated to restore the 16 du/ac public school site to the Rural Ranches land use designation, consistent with the Broward County Future Land Use Plan Map. All references in Housing Element policies that pertain to the high school site should be eliminated. A public school facility would still be permitted in the Rural Ranches land use designation.
- The Town Council should consider updating its **Comprehensive Greenway Map** located in **Volume I, Part II, Section D-3** to:

- Physically link all of the Town's proposed public open spaces and recreational facilities together
- Safely link the Town's Greenway Trail System to other modes of public recreation such as the surrounding County's Regional Greenway Corridors, the adjacent Everglades Conservation Area #3B with its environmental outdoor recreation amenities
- Adopt a map graphically describing the specific roads designated for the Town's primary local greenway system and graphically indicate the side of the road on which the trail should be located. Preliminary trail locations are as follows, and will be finalized in the EAR-based amendments.

Sunshine Ranches:

- SW 130 Avenue / Melaleuca Trail: South of Stirling Road – East Side; North of Stirling Road – West Side
- SW 136 Avenue / Holatee Trail: West Side
- Palomino Trail: North Side
- Old Sheridan Street: South Side
- SW 142 Avenue / Hancock Road: West Side from Palomino Trail to Stirling Road; East Side from Stirling Road to Old Sheridan Street
- Thoroughbred Lane: The road itself may be considered the trail. The road dead ends near the Equestrian Park and has a mixture of ride able / non-ride able areas on both sides.
- SW 148 Avenue / Volunteer Road: East Side
- SW 49 Street (near Country Glen): Future Trail, side will need to be determined

Green Meadows:

- SW 160 Avenue / Dykes Road: West Side
- SW 162 Avenue: East Side
- SW 163 Avenue: East Side
- SW 166 Avenue: West Side and the road itself near Griffin Road
- SW 172 Avenue: East Side
- SW 63 Manor: The road itself may be considered the trail. Between SW 166 and SW 172 Avenue, mixture of ride able / non-ride able area on both sides.
- Stirling Road: North Side
- Sheridan Street: North Side. Canal crossing will stop the trail at SW 178 Avenue and trail users will have to cross to the south side of Sheridan Street and use Pembroke Pines trail along the wetlands.

Rolling Oaks:

- SW 178 Avenue / Mather Boulevard: West Side is primary, but both sides may be used.

Country Estates:

- SW 184 Avenue: West Side is primary. The road itself may be considered the trail.
- SW 195 Avenue and SW 196 Lane: The roads may be considered the trail. The roads make a loop at the Stirling Road end and have a mixture of ride able /non-ride able area on both sides.
- SW 54 Place: This road will connect SW 193 Avenue to SW 195 Avenue through the future Frontier Trails Park. Future trail side is yet to be determined.

Griffin 345

- SW 202 Avenue and SW 205 Avenue: The roads may be considered the trail. The roads have a mixture of ride able /non-ride able area on both sides.
- The Town shall add a new Policy directing the Town to review the role of Advisory Boards as they pertain to Public Schools and further the Goals of the Town's Comprehensive Plan.
- Town should address if the Town's pre/post disaster mitigation plan needs to be updated and, if so, a new policy should be added.
- The Town should review Chapter 163.3177 (11) (D) and determine if it needs to prepare a Rural Land Stewardship Overlay Amendment to its Future Land Use Plan.

Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards shall be amended as follows:

The Town should consider adopting new policies in its **Housing Element** to further the 2007 EAR recommendations as follows:

- The Housing Element's support document should be amended to reflect the data and analysis contained in the Town's Analysis of the Affordable Housing Issue, conducted in 2005 and the analysis contained in the *Affordable Housing Needs Assessment* from the Shimberg Center for Affordable Housing at the University of Florida.

- Include a policy to correspond with the objective and policies to be developed in the Future Land Use Element creating a mixed-use land use category to allow for affordable housing adjacent to major arterial intersections in the Town.
- 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 and,
- 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 as sweat equity and employer incentive programs and,
- 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 and,
- 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.
- Include a policy to conduct an inventory of grooms and maids quarters currently located in the Town which would count as affordable housing units.

Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards shall be amended as follows:

- Amend the Town's **Recreation Element in POLICY II-C2.1** to increase the Town's Parks and Open Space LOS from 6 acres to as many as 12 acres per 1,000 residents in order to reflect 152 acres of recently purchased passive open space.

Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards shall be amended as follows:

- Adopt a New Amendment to the **Transportation Element Objective II-** The Town shall continue to participate in cooperative Intergovernmental Transportation Ordinance and programs that will encourage residents, equestrians and bicyclist to enjoy safely walking and/or riding along our quiet rural orientated roadways.

- **POLICY II** - The Town Council shall continue seeking funds to build a rural orientated SW 184 Avenue Trafficway as a measure for reducing regional "pass-thru" traffic and increased public safety of our local rural designed roadways.

Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards shall be amended as follows:

The Town shall consider adding new Policies directing the Town to continue coordination efforts with the SFWMD to both assure the Town's preparation of its future 10 year Water Supply Plan (Policy II-H2.2) due to be adopted by August 2008 furthers the Town's Rural lifestyle (Chap. 163.3191 (2) (i) F.S. and coordinate more effectively with environmental Agencies to expeditiously upgrading the flow, storage and purification of our Tertiary and Secondary Drainage system which is totally located in Flood Zone (AH) only 5-6 feet above sea level.

Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards shall be amended as follows:

Adopt **new Amendment to the Capital Improvement Element** recommended by the SFRPC Strategic Policy Plan for preparing and adopting an additional five (5) years to the Town's five year Capital Improvement Plan from five (5) years to ten (10 Years)

The Town should reformat the method for preparing their Five Year Capital Improvement Budget so that it is more financially feasible. The five year schedule must directly Link the Town's capital improvement program to its Capital Improvement Plan – Pay as you Grow.

Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards shall be amended as follows:

Amend the Town's **Goal II-H, Intergovernmental Coordination Element (ICE)** to:

- Provide for a 20 year inter-governmental cooperative planning process with both the Town's neighboring jurisdictions and other regulatory agencies for enhanced delivery of regional services to our Town residents and the surrounding sub-region while continuously protecting the Town's rural character and values.
- Adopt a 10 Year Water Supply Plan by August 2008 or within 18 months after the South Florida Water Management District adopts a Regional Raw Water Supply Plan.
- Adopt a new Public School Element & Concurrency System by February 1, 2008.

- **POLICY II** - The Town Council shall address future Intergovernmental Plans for Dykes Road for the next 25 years and within 24 months review the findings and initiate the appropriate amendment, if possible.
- **NEW POLICY II** - The Town Council shall continue intergovernmental relations with FDOT, Federal and State Representatives for the moving forward of the timing for the design and construction of an Urbanized Intersection at I-75 Highway and Griffin Road which also mutually benefits the City of Weston and Town of Davie.
- The Town's inventory of all executed Interlocal service agreements be placed in ICE amendment's updated Tables as directed in **Policy II-H2.4**.
- The title of **Objective II-H3** pertaining to public schools and applicable policies shall be amended to reflect the Concurrency requirements in Chap. 163.3161 (2) (k) F.S.
- The Town should 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 the fees contributed would be proportionate to the qualified workforce generated by the commercial uses. Chap. 163.3191 (2) (E) F.S.
- The Town also recognizes the need to place a new Policy in the ICE amendment related to further coordination with our neighboring jurisdictions, County BSO and State legislators in order to recommend preparing a new Objective in the Town's CIE aimed at developing a realistic two to three year time frame to obtain funds to build a sub-regional center in cooperation with the surrounding jurisdictions, County and State Government. Specific Policies related to increasing multi-jurisdictional coordination should be also included in the Town's amendment.

Volume II, Part 3, Section A, Existing and Future Land Use Tables and Maps shall be amended as follows:

- Incorporate into the Town's Comprehensive Plan **Volume II, Part 3, Section A, Existing and Future Land Use Tables and Maps** the 30 acres of Passive Recreational Area (Frontier Trails Park) purchased by the Town in 2001 and recently annexed into the Town of Southwest Ranches from the City of Pembroke Pines signed by Governor Bush in July, 2006.

Conclusion

Based on reviewing the Town's Original 2001 Vision Workshop's Recommendations (See Appendix), the Town Council, its dedicated Board Members and residents are admirably maintaining their commitment (adopted in the Town's 2003 Comprehensive Plan) to preserve their unique rural lifestyle.

The Town's major challenge over the next five years will be to find constructive means to:

- Responsibly manage the compatibility of planned suburban growth around the Town's perimeter,
- Increase communications of information with Town's residents,
- Increase coordination mechanisms with the County, Region, State and Federal Governments for maintaining a high quality of public safety and emergency services, keeping transportation evacuation routes open,
- Constructing SW 184 Avenue from Weston, south through the Town to connect to the City of Pembroke Pines' existing SW 184 Avenue,
- Protecting large animals from disasters, and
- Reducing Total Phosphorus (TP), increasing storm water purification and storage prior to discharge into the C-11 Canal and directly recharging the Biscayne Aquifer.

B. Purpose for Preparing EAR & Components

As provided in Florida Statute 163 Part II, the Town's purpose for preparing an Evaluation & Appraisal Report (EAR) is to evaluate the PROGRESS in implementing the Town's first Comprehensive Plan's Directives adopted four years ago on May 8, 2003 and two subsequent amendments. The Town's 2007 EAR also addresses and assesses the degree to which the Town's Comprehensive Plan responds to the changes in State, Regional and local rules on comprehensive planning and other growth management related issues.

The Town has not observed any significant change in conditions in or around the Town's rural orientated boundaries, such as increased unplanned population growth, intensity of use, etc. Therefore, the 2007 EAR is primarily directed towards providing an analysis of the Town's Major Issues while providing a preliminary list of amendments for the Town to consider reviewing, modifying and adopting in the

Comprehensive Plan within the next fourteen (14) to eighteen (18) months and meeting applicable Agencies affirmative review criteria.

The Primary components of the EAR consist of the following Sections included in this 2007 EAR:

Section D. Identification of "Major" and Regionally Significant Issues to Date

Section E. Evaluation of Town's success in moving toward adopted measurable Objectives and Policies and how they relate to the Major Issues identified in the EAR "Managing Sub-urban compatibility around the Town's perimeter jurisdiction"

Section F. Recommendations for corrective action needed to address the identified short comings of the Plan to date recognizing the Town still has three years remaining in the Plan to achieve the desired Objectives

C. Outline of Major Local and Significant Regional Issues and Possible Applicable Amendments

A review of the data included in this 2007 EAR Report verifies that the Town is effectively moving towards furthering the measurable Objectives adopted in the Town's originally adopted 2003 Comprehensive Plan, as amended. However, the Town is required by Chapter 163.3191, F.S. to identify in the 2007 EAR any major issue in the community related to growth management.

The Town's Planning Consultants held a "Scoping" meeting to identify the perceived mutual Major Issues from the adjoining communities and related Regional, County and other regulatory authorities on April 24, 2006. The Chair of the Town's Comprehensive Planning Advisory Board, Susan Winn, also attended to assist in providing a seamless coordination for her Board to review the list of "Major Issues."

The following Preliminary list of 12 "Major Issues" was presented for initial review and comments to the attendees of the meeting. See Chapter Four, Summary of 2007 EAR's Public Participation Process, description of April 21, 2006 Multi-jurisdictional "Scoping Meeting."

Preliminary list of 12 "Major Issues"

- Managing the compatibility of Suburban Growth located around three sides of the Town committed to "Preserving Its Rural Lifestyle". (s. 163.3191 (2)(a) and (i), F.S.).

- Coordinating Tertiary and Secondary drainage and the Town's natural sub tropical environment in an area completely located in Flood Zone AH under CERP mandates.
- Coordinating the development of Transit-Oriented Land Use Patterns proposed in surrounding communities (s. 163.3191(2) (e) F.S.).
- Coordinating the development of a public safety, sub-regional emergency response and relief distribution center.
- School Coordination (s. 163.3191(2)(k) F.S).
- Advisory Boards (s. 163.3192 (2) (e) F.S).
- Water Supply – 10-Year Work Plan (s. 163.3191(2)(i) F.S.).
- Affordable Housing (s. 163.3161 (2) (e) F. S.).
- Regional and Local Activity Centers and Other Mixed Use Land Use Designations.
- Pedestrian way / Equestrian Trails / Bikeway / Greenway-Blueway Corridors with Connections to the Transportation and Recreational Networks. (S. 163.3191(2)(e) F.S.).
- Provision of Public Transportation Amenities (Bus Shelters and Benches) (S. 163.3191(2)(e) F.S).
- Incorporating new State requirements in the Town's Proposed 2006-2007 Capital Improvement Schedule

The Preliminary List was discussed and it was generally agreed to reduce the 12 preliminary items to the following Issues:

One (1) Major Issue: Review, evaluate and provide recommendations for Managing the Compatibility of Sub-urban Growth & Regional Transportation Enhancements Proposed Around Three Sides of the Town dedicated to "*Preserving its Rural Lifestyle.*"

Seven (7) regionally orientated "Issues" to address while reviewing the ICE, with recommendations for ICE amendment to the Comprehensive Plan to keep the issues on the Town's "Radar Screen."

- Multi-jurisdictional Coordination of Town's Proposed 25 Mile Pedestrian way / Bikeway / Greenway System with the Regional Transportation and Recreational Networks.
- Coordination of Pre-Disaster Tertiary and Secondary Drainage Augmentation Program in Flood Zone (AH) With Multiple Agencies
- Enhancing School Coordination
- Evaluating Advisory Boards Role in ICE
- Preparing Water Supply – 10-Year Work Plan
- Coordinating The Development of:
 - A Public Safety, Sub-Regional Emergency Response - Relief Distribution Center
 - An Emergency Animal Center

- Evaluating Affordable Housing as it Pertains to Broward County and Southwest Ranches

Chapter Two: Changes to Conditions since 2003 Adoption of Plan

A. Town’s 2005 Demographic Profile and Three Annexations since Incorporation

The Town of Southwest Ranches is located in southwest Broward County.

Approximately 7,500 persons resided within the Town’s boundaries at time of the Comprehensive Plan’s adoption, May 8, 2003. The 2000 US Census revealed that 7,048 residents resided in the four neighborhood areas to become the Town of Southwest Ranches in the year 2000. Since the Plan’s adoption in 2003 approximately two hundred more residents have built new homes in the Town from 2,500 square feet to over 10,000 square feet of living area on similar size lots with rural orientation as anticipated by the Town Council. This growth of rural orientated residential growth was expected in the Plan’s Data and Analysis Sections of the Town’s Comprehensive Plan, Volume II:

The Community’s Profile is provided on the following page, Table #1:

Table #1: Town of Southwest Ranches, Florida Community Profile 1997 - 2005

CITY GOVERNMENT

Date of Incorporation	May 22, 2000
Date of City Charter	June 6, 2000
Form of Government	Council/Contract Administration

DEMOGRAPHICS

Land Area- Square Miles: 13 +/-

Location In the Southeast of Florida, north of Pembroke Pines, south of Weston and the Town of Davie, east of the Everglades Conservation Area #2A and west of the City of Cooper City

10 year FF Elev.	=	7.0 & 7.5	feet above sea level
100 year FF Elev.	=	8.0	feet above sea level
Existing Ground	=	5-6	feet above sea level
Canal Design Water line	=	3.5 (S-8)	feet above sea level
Canal Design Water line	=	4.0 (S-9)	feet above sea level
		(S-10)	

1997-2004 Population			
1997	2000	2003	2004
7,024	7,194	7,415	7,443

Climate in Fahrenheit (July, 1948- March, 2005)

Source: Southwest Regional Climate Center (for Ft. Lauderdale)		
Average Minimum temperature	72.7	
Average maximum temperature	77.4	
Avg. annual temperature (degrees)	75.9	<u>Median Age: 38.8</u>
Average Annual Precipitation (inches)	63.09	Source: US 2000 Census

Future Land Use Designations (2005) (percent)

Source: SW Ranches Adopted Comprehensive Plan Data		<u>Age Composition</u>
Agricultural:	3.9%	
Rural Homes:	80.3%	Source: US 2000 Census
Report		
Suburban Homes:	3.1%	
Commercial:	0.8%	Under 5 years: 437
Industrial:	0.2%	5 - 9 years: 558
Recreation/ Open Space:	2.8%	10-14 years: 673
Conservation:	0%	15-19 years: 560
Community Facility:	4.1%	20-24 years: 251
Transportation/ Utility:	1.6%	25-34 years: 558
Water:	3.2%	35-44 years: 1,393
	100%	45-54 years: 1,325
Total Planning Area (Acres)		<u>55 + years: 1,303</u>

Elections (November 2006)

Source: Broward County Supervisor of Elections		<u>Gender Composition</u>
Registered Voters [as of Feb 28, 2005] 5,032		
Votes Cast 2004 Town Election: 968		Source: US 2000 Census
Report		
Percent Voting Last Town Election: 19.2%		

Racial Composition

Male: 3,546
Female: 3,512
Households: 2,228

Source: US 2000 Census Report			Housing Tenure [Occupied
Housing Units}			Source: US 2000 Census
White	75%	6,401	Owner – occupied: 2,188
Report			Renter – occupied: 44
Hispanic or Latino	20%	1,390	Home Ownership: 98%
Black or African American	3%	221	Average Household
Asian	2%	137	
Other	0%	17	
(persons): 3.09			
	100%	7,024	Source: US 2000 Census
Updated by Richard Rubin, Inc. with data from University of Florida & Supervisor of Elections			

The Town of Southwest Ranches contained approximately 7,500 residents at time of incorporation in 2000. The Town was divided into four planning areas to separately analyze while preparing the Town’s first Comprehensive Plan which was adopted on May 8, 2003. The 2000 U.S. Census data was utilized to study the four areas for planning purposes. It should be noted that all four US Census Neighborhood areas were close to 90 percent built out, with primarily rural orientated land uses, similar in size, age and ethnic backgrounds. Griffin Road and Sheridan Street run east - west along the Town’s northern and southern boundaries, respectively. Both roadways are classified as major arterials and are the primary method to link all of the residents in the Town together.

Table #2: 2000 US Census Basic Facts

Community	Green Meadows & Deems Ranches	Country Estates	Rolling Oaks	Sunshine Ranches	Ivanhoe Estates	Totals
TOTAL POPULATION	1,874	1,910	1,291	1,704	279	7,058
ONE RACE	1,843	1,877	1,261	1,664	270	6,915
TWO RACES	31	33	30	40	9	143
WHITE	1,699 90.7%	1,749 91.6%	1,165 90.2%	1,575 92.4%	213 76.3%	6,401 90.7%
BLACK/AFRICAN AMERICAN	51 2.7%	56 2.9%	46 3.6%	47 2.8%	21 7.5%	221 3.13%
AMERICAN INDIAN	8 .4%	6 .3%	2 .2%	1 .1%	0	17 .2%
ASIAN	52 2.8%	30 1.6%	14 1.1%	15 .9%	26 9.3%	137 1.9%
HISPANIC/LATIN	363 19.4%	358 18.7%	313 24.2%	303 17.8%	53 19%	1,390 19.6%
OVER 18 YEARS OLD	1,328 70.8%	1,352 70.7%	911 70.5%	1,242 72.8%	177 63.4%	5,010 70.9%
UNDER 18 YEARS OLD	546 29.2%	558 29.3%	380 29.5%	462 27.2%	102 36.6%	2,048 29.1%

The only perceived change in construction is the increased size of the homes being placed on the rural lots and the lack of equestrian orientated ancillary structures. The Town Planner’s Records indicate that between 25 and 35 new homes are being constructed per year since the Town’s incorporation in 2000. Before 2000 the average size of a home was between 1,800 to 2700 square feet. Since 2000, not only has the size of the homes increased but several homes are now constructed each year in the eastern Sunshine Ranches neighborhood over 10,000 square feet in size “Mc Mansions” without rural orientated structures such as barns, stables, corrals, etc.

The scale of the Mc Mansions, while consistent with the Town’s Land Development Regulations, create greater visual mass then may be considered rural in nature and

preclude future equestrian or agricultural uses to be also placed on the Parcel of Land. Usually large concrete walls placed around all four sides of the property and similar features create isolation between properties that decrease visual openness and a sense of neighborhood.

The Town is recommended to consider developing a study in 2009 to determine if the permitted size of a residential foot print on a parcel of land be decreased and review other architectural aspects such as walls, entrance features, etc. that may not be compatible with the Town's rural life style.

Review New Data:

In early 2006, the Town's Comprehensive Plan Advisory Board reviewed all of the Town's original Comprehensive Plan measurable deadlines adopted in the Goals, Objectives and Policies (GOP) to determine if the New Data being developed and forward by e-mail, seminars, etc. to all of the Town's Administrative Staff, the Town's Professional Consultants, the general public is consistent with the Town's GOP's that promote a rural orientated Town dedicated towards protecting and enhancing the residents' mutual Health, Welfare, Safety Economy & Environment, an admirable accomplishment for a Town that six years ago consisted of four primary unincorporated neighborhoods, without significant interaction, living without public sewer, water, sidewalks, street lights, etc.

At preparation of the Town's EAR, Draft #1, preliminary review suggests that the Town's 2003 Comprehensive Plan, Volume I (the Adopted Elements) and Volume II-Support Documents data and analysis anticipated the current changes. However, the Town continuously reviews, discusses and considers new data as it appears to the public.

Review of three (3) Annexations since incorporation:

2001: 10 Acres - South Broward Drainage District transferred from Davie for CF
2003: 4 Acres - transferred from Cooper City for Parks & Open Space
2006: 30 Acres being transferred from P. Pines for Parks & Open Space
44 Acres (Less than 1 percent) added to the Town's 13 square miles boundary

Need for new data: Continuously

B. Description of Remaining Vacant Land

A review of recently flown controlled aerial photos taken of the Town reveal that the Town is more than 87 percent built out (1,080 vacant acres). The remaining vacant

land in the Town is generally designated for rural ranch development and has not been governmentally approved for future development. The Town's vacant land can be classified in four different categories:

1. Infill Rural Orientated lots between one to three acres (Approximately 250 acres)
2. Random lots around the Town's perimeter adjacent to Trafficways (Approximately 150 acres)
3. Lands owned by the SFWMD located east of the Levee #33 and the Everglades Conservation area # 3B that is part of the CERP Program for constructing, areas to hold the levee's seepage flow from traveling east into the Town (Approximately 500 acres)
4. Lands on the East side of US-27 in the western portion of the Country Estates Neighborhood currently being temporarily used for commercial nurseries and cattle grazing (Approximately 180 Acres)

C. Financial Feasibility of Implementing Plan, LOS Standards, Etc.

The Town meets or exceeds the Town's adopted LOS Standards.

Fortunately, the demands for urban public infrastructure are minimal due to the Town's rural character. More than 90 percent of Town residents receive potable water from individual private wells and dispose sewage in individual private septic tanks averaging 750 gallons in size. The average distance between the bottom of the tanks and the surface water is approximately four feet in the dry season.

The Town is proud that its rural character prohibits public sidewalks and street lights. Residents safely walk, ride bicycles and horses along their local streets that discourage through traffic.

The Town has successfully implemented the Town's Vision Goals by:

- Purchasing 152 acres of public open space,
- Completing a beautiful 20 acre Equestrian Park,
- Constructing a four acre Entranceway Park,
- Purchasing five acres for future Town Hall,
- Acquiring one acre for a future Public Safety Complex,
- Constructing a 25 Mile Greenway System completed by 2007,
- Constructing a safe non-vehicular "Land Bridge" over I-75 Highway,
- Maintaining public ROW swales,

- Initiating Tertiary Drainage and Resurfacing Program, and
- Coordinating with State and Federal Legislative Representatives and surrounding three municipalities to urbanize the western two quadrants of Interstate I-75 Interchange at Griffin Road.

The current condition of the Town's public facilities is described below:

- Roads: In general consistent with the Town's adopted LOS. The Town has initiated a program to re-pave identified streets.
- Parks: The Town has acquired more than 200 percent of the adopted LOS and should consider increasing its adopted LOS accordingly.
- Solid Waste: Adequate and bulk pick-up has been increase to once/week
- Water and Sewage: NA. Between 90-95 percent of Town utilize private wells and septic tanks
- Drainage: The Town is developing over 52 acres of additional storm water storage capacity and assisting the Drainage District to transmit storm water in a faster time period to its discharge into the C-11 Primary Drainage Canal. The Town has initiated a program to augment its tertiary drainage system to alleviate periodic flooding of their local roadways.

The Town did not identify in their original 2003 Comprehensive Plan the need to upgrade or fund improvements to its adopted LOS since sufficient capacity is available or not applicable to this rural orientated Town. However, the Town has prepared and adopted four (4) Comprehensive Park, Conservation and Open Space Management Plans for their recently acquired 152 acre of vacant public park land since adoption of its Plan. The first park, Sunshine Ranches Equestrian Park is 20 acres in size and fully completed and well utilized. The Town is seeking grants to assist in funding the remaining vacant park site improvements. However, none of the improvements are needed to maintain the Town's adopted LOS standard for recreation.

The Town's tree canopy was reduced by 30 percent due to hurricane Wilma in 2004. This hardship has set the Town back financially and reduced the Town's momentum to accelerate construction of the remaining vacant parks. However, the 152 acres of open space in five (5) major park sites were strategically located to serve the Town's four major rural orientated neighborhoods (planning areas) and already provide immediate open space and rural orientated vistas to the general public driving by the sites daily.

The Town recognizes that SW 184 Avenue is missing a 2.3 mile segment "link" that would connect the western portion of neighboring cities in Broward County together without the need to travel on the Town's local roadways. The cost of this roadway ranges between 6 and 10 million dollars. This roadway would reduce trips on parallel north/south thoroughfares located approximately 2 miles east and west of the missing "link". Currently MPO funds are not budgeted for this roadway construction project to 2030. The Town is reviewing all alternative funding methods to develop funds to build

the roadway way before 2030. While the 184th Avenue construction would reroute through traffic, it is not needed to maintain the adopted transportation LOS.

The Town has identified the following Capital Improvements unrelated to maintaining or improving their adopted LOS standards:

- The Town's first Administration building and Council meeting room
- The Town's first Fire Safety building
- The Town's first Public Safety and Emergency Distribution Center
- The Town's first large animal Emergency center

In order for the Town to prepare the financial planning and budgeting schedules that would enable the Town to meet its projected capital facility needs for the five and ten year planning period per SB 360 adopted in 2005, **Volume I, Part II, the Adopted Documents, Section A – Goals, Objectives, Policies and Measurable Standards** shall be amended as follows:

- Consider an **Amendment to the Capital Improvement Element** recommended by the SFRPC Strategic Policy Plan for preparing and adopting an additional five (5) years to the Town's five year Capital Improvement Plan from five (5) years to ten (10 Years).

TRANSPORTATION FINANCIAL IMPLEMENTATION ACCOMPLISHMENTS IN 4 YEARS

As part of the Town's Transportation Coordination directives, the Town has been closely working with design Engineers from FDOT and Broward County to coordinate the construction of five (5) future urban Transportation improvements around the Town's perimeter boundaries as listed below:

- Expanding Eastern Griffin Road, between Flamingo Road and I-75, from two to four divided lanes. Project is managed by District 4 FDOT, Scott Peterson P.E., Project Manager. Construction begun in 2006. Funds available
- Expanding Western Griffin Road, between SW 172 Avenue and SW 185 Avenue, from two to four divided lanes. Project is managed by Broward County Engineering, Henry Cook P.E., Director.
- Expanding Western Sheridan Street, between SW 172 Avenue and SW 196 Avenue, from two to four divided lanes. Project is managed by Broward County Engineering, Mr. Henry Cook P.E., Director.
- Urbanizing the western two quadrants of the I-75 Interchange at Griffin Road. \$1.6 million has been allocated by the Federal Government and an additional

\$500,000 has passed the House of Representatives. Six million dollars are still needed for building the improvements. Authorization to proceed with the design plans are to be expected by the end of 2008.

The Town Council recognizes that other roads need to be constructed or resurfaced. It places \$300,000 into its Five Year CIP to plan for each of these services. The Town is also seeking funds to construct SW 184 Trafficway that will run north / south in the western portion of the Town. The 2 ½ mile section is a "Missing Link" that, when completed, will connect Bonaventure Blvd (Weston) to the north and SW 184 Ave (Pembroke Pines) to the South. Further discussion of this "missing link" roadway segment is found in Chapter 2, Par E, Local Major Issue of this 2007 EAR.

PUBLIC OPEN SPACE FINACIAL IMPLEMENTATION ACCOMPLISHMENTS IN 4 YEARS

At the time of the Town's Comp Plan adoption there was no public open space within the Town's jurisdiction. FLUE Policy was adopted directing the Town to purchase six acres of public parks per 1,000 residents at the Town's build-out. This equates to 66 acres of public park needed to serve an estimated future population of 11,000 residents.

Currently, the Town has purchased 152 acres of open space. The Town has been very successful in receiving funds from public partners to purchase 142 acres of open space of the Town's 152 acre park system.

TERTIARY AND SECONDARY FINANCIAL IMPLEMENTATION ACCOMPLISHMENTS IN FOUR YEARS

The Town has adopted a Comprehensive Tertiary Drainage Master Plan. This Plan will aid the Town to prioritize Tertiary Improvements that will speed the removal of flood water from the low lying roadways and prevent flooding of private property and continue maintaining its flood storm water Level of Service (LOS) Standard. Construction has commenced to implement the Plan along SW 178 Avenue recognized for severe flooding problems. Future improvements will be initiated when the Town has budgeted sufficient funds in their CIP (See Capital Improvement Plan, Appendix H). This will be an ongoing project to address storm events in excess of storm events for which the adopted drainage LOS is designed to accommodate.

D. Analysis of Major Local and Significant Regional Issues And Possible Amendments

Local Major Issue: Managing Suburban Growth around Town's Perimeter While Protecting its Rural Character

Define/Describe the Issue. What changes have occurred since the Plan's 2003 adoption related to this issue? How is the issue treated in the Town's adopted Plan?

Since adoption of the Town's Comprehensive Plan in 2003, the primary construction in the Town consisted of rural residential orientated homes on lots ranging from one to three acres in size as anticipated in the Plan's FLUE Objective II-A1. Growth around the Town's Perimeter approved by the three Suburban Cities (with existing municipal Populations ranging from 30,000 to 175,000 residents) was also consistent with the Town's Comprehensive Plan and its adopted Land Use Map. The new projects were generally non-residential community and regionally orientated uses serving many of our Town's residents. The types of the new uses in the surrounding municipalities consist of:

- 2-Religious Institutions
- 1-Dry Storage Facility
- 1-Auto Service Facility
- 3-Restaurants
- 1-CVS Pharmacy
- 1-Satellite Bank
- 2-Auto Dealerships with Five Story Parking/Display Garage
- 1-New Community Commercial Shopping Center (150,000+/- sq. ft.)

List the Primary Objectives & Policies in each Element of the Plan relating to the issue:

A review and analysis of the Town's Rural Orientation Protection Programs in the 2007 EAR verifies the Town Council is protecting the internal consistency of their Comprehensive Plan by such actions as: acquiring close to 55 acres around the Town's perimeter, vested for suburban, non-rural orientated uses, and maintaining it for open space in perpetuity as directed by ROS Objective II-C4. Note: a five story parking garage located across the Town's northern boundary in Davie was recently constructed. It is platted and zoned the same as the 12 acres of land the Town recently purchased for open space purposes south of the new parking garage. In addition, the Town's Open Space Parks also provide outdoor neighborhood recreational uses exceeding the Town's adopted LOS Standards as directed in Objective II-C2 and its related Policies and connected together by Greenways as directed in Objective II-C3.

Future Land Use (FLU) Analysis:

10 - Land Use Objectives identified promoting increased compatibility of uses around the Town's four boundary lines. Urban services such as public water, sewer, sidewalks and street lights are properly placed around the north, east and south Town boundary lines to provide an increased measure of public safety to the 300,000 residents surrounding the Town on its north, east and south boundary lines.

2 - Policies requiring the Town to adopt rural lighting standards, (Objective II-A1, Policy II-A1.6) & to adopt Concurrency Standards by 2005 (Objective II-A21 & E-1, Policies A21 & E1) were found to have been completed.

7 - Policies were successfully established and require the Objective to be amended to "Continue Implementing"

1 - Policy was found to be moot and requires to be deleted in the next amendment cycle.

Identified Short Comings of the Plan: None

Regional & Local Transportation (TE) Analysis:

3 – Objectives (all) are required to be more closely reviewed in the ICE for the following on-going coordination reasons:

- Maximum leveraging of funds to accelerate regional Transportation and Transit Programs.
- Multi-Jurisdictional Coordination of mutual efforts
- Provide increased roadway capacity for regional traffic through the Town
- Increased Transportation Management
- Provide rural orientation elements along all Trafficways

Identified Short Comings of the Plan: None

Regional & Local Utility (UE) Analysis:

1 - Objective related to pre-disaster storm water and protecting the quality of potable water located approximately 15 feet below our surface water level in the Biscayne Aquifer is required to be more closely reviewed in the ICE for similar multi-jurisdictional reasons. (II-E2 & II-E4)

It should be noted that the one 60 acre shopping center, several Churches and one residential area in Sunshine Ranches (located south of the closed Vista View Landfill) are served by public water from:

- City of Sunrise
- City of Cooper City
- City of Pembroke Pines

All of the above utilities serve the three urbanized borders of the Town and regulate their capacity during their Concurrency Management Review process held on all pending Development Orders. The Town will address and evaluate the above Utilities during the preparation of its required 10 Year Water Supply Plan by 2008.

The Town is adding the SBDD by agreeing to construct an Interconnect from the high end of the adjacent Ivanhoe neighborhood (located in the Town of Davie) Secondary Storm Water Drainage System through the Town's 34 acre Park's containing 5 acres of wetlands (aiding the purification of surrounding storm water) and then the higher quality storm water is discharged directly into a secondary SBDD's Secondary Canal's SW 172 Avenue Pump Station. The Station is located west of the Sanctuary Park's site along the southern bank of the SFWMD's C-11 Primary Drainage Canal.

Identified Short Comings of the Plan: None

Conservation (CE) Analysis:

5 - Objectives are being implemented and no changes recommended

Objectives II- FI, II-F2, II-F7, II-F8 & IIF9

1 - Objective was "Established" and the title should be amended to "Continuing \ Implementing".

Obj. II-F6

1 - Objective II-F4 pertains to the SFWMD's 10 year Water Supply Work Plan

1 - Tree City USA by 2005 did not occur as envisioned in Objective II-F11 for the following acts of nature in 2005:

- Hurricane Wilma
- Hurricane Katrina

Identified Short Comings of the Plan: In general, being achieved

Capital Improvement Plan (CIP) Analysis:

1 - Objective, II-G1 directs the Town to accommodate growth coordinated with future land uses decisions and the Town's fiscal resources. Over the last four years the Town has received more than 20 million dollars in financial assistance to purchase more than 142 acres of vacant properties (centrally located around the Town adjacent to Greenway Trails that were pending non-rural orientated projects and retain the site's current tropical open space and vista.

Identified Short Comings of the Plan: In General, being achieved

ICE Analysis

Since the Town's incorporation seven years ago, it quickly realized that it needed to direct its attention to review all pending incompatible growth projects proposed around the three sides of the Town. The Town followed Objective II-H1's directive to meet with all necessary parties to insure compatibility of its Land Use Plan with local governments, Broward County and the Region. Based on the small size of the Town with only 7,500 residents in a County with approximately 2 million inhabitants (plus tourist) the Town is receiving technical and financial assistance from many governmental sources. The Town needs to develop a mechanism to assure holding a minimum of one meeting a year with its neighboring jurisdictions to ensure internal and external consistency among all municipalities.

POLICY II-H1.1 in the Town's Intergovernmental Coordination Element directs the Town to develop a joint planning mechanism to further consistency and compatibility among the plans of Broward County, its adjacent local governments the SFRPC and the SFWMD.

Discuss whether these changes resulted in either problems or opportunities for the community:

Construction of the above uses were anticipated in the Town's Plan due to the project's direct availability to public water and sewer facilities provided by the adjacent suburban cities, and the property's location adjacent to Major Trafficways. Recently, the neighboring City of Weston requested the Town provide its own independent BSO Emergency Operations Center and staffing. The Town is currently researching the financial practicality and steps required to achieve Weston's request while faithfully prohibiting the Town's Public Safety Level of Public Safety to be reduced in any manner.

Recommended Action, including Plan amendments that are needed to address the issue:

Strengthening Multi-Jurisdictional Coordination Methods

7 - Significant Regional Issues:

Issue #1: Multi-jurisdictional Coordination of Town's Proposed 25 Mile Pedestrian / Bikeway / Greenway System with Regional Transportation and Recreational Networks. Chapter 163.3191(2)(E) F.S.).

Define/Describe the Issue. What changes have occurred since the Plan's 2003 adoption related to this issue? How is the issue treated in the Town's adopted Plan?

The Town Council is implementing the construction of the third and fourth Phases of its proposed 25 mile looped Greenway Trail System. The proposed multi-purpose, non-motorized, trails in these two phases are a total of 10 miles in length by a minimum of 12 feet consisting of compacted dirt and sod.

List the Primary Objectives & Policies in each Element of the Plan relating to the issue:

OBJECTIVE II-A16 adopted in the Town's Comprehensive Plan directs the Town to "achieve a more diversified local equestrian-oriented economy by promoting equestrian-orientated tourism while providing optimum protection of the Town's environment and maintaining the resident's desired rural lifestyle {BCPC goal 3.00.00}. The method the Town chose to measure success in reaching this goal was to "Construct a Comprehensive Multiuse Greenways Trail System" to provide safe trails for its residents to utilize for equestrian and other non-motorized purposes."

OBJECTIVE II-C3 adopted in the Town's Comprehensive Plan directs the Town to "establish a safe and enjoyable recreational environment that is conducive to and promotes the expansion of multiuse greenway trail system with bikeways, pathways, equestrian paths and waterways to serve all parcels under public ownership or utilized for equestrian multiuse purposes."

Assess whether the Plan Objectives are being achieved:

The Town reviewed existing coordination efforts with Broward County and the adjacent municipalities to improve existing coordination efforts to connect their multi-modal transportation network together and examine the need for additional facilities (S. 163.3191(2)(e) F.S.).

The Town Council incorporated Broward County's Greenway trails on a map which also proposed implementing a safe, 12' wide, 25 mile "looped" Greenway Trail System with designated connections to the County's Greenway Trail system and adopted the Map in its Comprehensive Plan. The Town staff is working closely with Broward County Greenway and bicycle coordinators to assure the County's Greenway design is compatible with the Town's rural orientation and provides the maximum safety to our residents.

Discuss whether these changes resulted in either problems or opportunities for the community.

Due to the Town receiving Grant funds to move up constructing the Town's 25 mile looped Greenway system, the Town is currently selecting a contractor to construct trail signs and other enhancements for a ten mile segment in the second and third phase of its proposed 12 foot wide by 25 mile long looped multi-use Greenway System. This System will connect all of its public open spaces together and provide 4 - 12' wide bridges across the SFWMD's C-11 Canal to link its trails into the Town of Davie's 50 mile system and two Public Schools and a Park located in the City of Weston. A proposed looped greenway trail is also planned to remove the conflict of placing a trail across the heavily traveled Griffin Road Bridge over I-75 Highway.

The Town Council has budgeted funds in its Five Year Capital Improvement Schedule to complete their Greenway System in the next several years.

On July 12, 2006, the Town's Comprehensive Plan Advisory Board held its first Intergovernmental Workshop meeting with representatives from surrounding municipalities. The Town's Comprehensive Planning Board desired to evaluate the success of our Comprehensive Plan's directive towards increasing the effectiveness of the Town's intergovernmental coordination mechanisms for developing a comprehensive sub-regional greenway system. The representatives attending the meeting generally agreed with the Town that multi-use greenways with passive recreational amenities will enhance connecting our communities together and permit recreational users to safely travel around southwest Broward County.

A comprehensive list of current greenway projects that the Town has received grants to construct including bridges and amenities is included in the following pages. Therefore, the Town is certainly achieving its goal to develop a comprehensive greenway system connected to our neighbors on all four sides of the Town. The types of facilities and amenities that will be considered to be placed include the following:

- Mounting Blocks
- Directional signage
- Hitching Posts
- Landscaping
- Park Benches
- Trash containers
- Covered structures
- Water Troughs
- Gazebos with Maps, Information, etc.
- Public Parking for cars and trailers
- Potable water
- Bike pumps

STATUS OF PROPOSED MULTI-JURISDICTIONAL GREENWAYS &
CONNECTION POINTS SURROUNDING SOUTHWEST RANCHES
7/12/06 Workshop

Note: The Municipalities and attendees at the Workshop are attached to this memo.

JURISDICTION: BROWARD COUNTY REGIONAL GREENWAYS STATUS:

- **Griffin Road Regional Greenway** proposed on the north side of the C-11 Canal was designed by County's consultants to consist of a 12' wide concrete Trail. Both the Town of Davie and City of Weston have objected to the width of the trail and its location.

SUMMARY:

Broward County should be requested to officially delete this Greenway and instead recognize on the County's official Greenway Map:

- Davie's existing trail on the north side of C-11 west of I-75
- SW Ranches proposed dirt trail from US-27 to Flamingo Road on the south side of the C-11 Canal

- **Flamingo Road Greenway** proposed from I-595 to Miami Dade County line design is also completed. Interlocal Agreements will be sent to the adjoining municipalities soon.

SUMMARY:

It was agreed that Cooper City and Southwest Ranches should set up a meeting with Mark Horvitz to review:

- The current design as it pertains to Cooper City's proposed new 25 acre park west of Flamingo Road
- The proposed use of the 47 acre vacant land north of Sheridan Street
- Verification that the Greenway also contains room for a dirt equestrian trail
- Location of future trailhead facilities to serve the Trail including but not limited to: Air supply, public parking for cars and trailers, potable water, shaded picnic facilities and water trough

- **Levee 33 Greenway** has not been designed to date.

SUMMARY:

- It was agreed that the trail should include a dirt path.
- Presently the County is not proposing any upgrades at Griffin Road's access to the trail east of the Everglades Holiday Park.

- The access point at Griffin Road should be enhanced and treated as a major "Celebration" entrance way to the Everglades.

JURISDICTION: TOWN OF DAVIE GREENWAYS STATUS:

The Town has developed a successful Comprehensive Greenway system over the last decade.

SUMMARY:

Stirling Road "Loop" Greenway

Southwest Ranches Town Engineer, Javier Rodriquez contacted the Town of Davie to set up a meeting to review and begin coordinating the design of Southwest Ranches proposed "Loop Trail" that will cross the Town of Davie over the Stirling Road Bridge above the I-75 Interstate.

Davie will continue to coordinate with Southwest Ranches the placement of two proposed bridges and amenities crossing over the C-11 Canal connecting Davie's and Southwest Ranches trails together.

JURISDICTION: COOPER CITY GREENWAYS STATUS:

The City is reviewing plans for future greenways abutting Flamingo Road's Regional Greenway

SUMMARY:

- Representatives from Cooper City and Southwest Ranches need to set up a follow up meeting to review Plans for future Greenway connections to the City's proposed Park west of Flamingo Road adjacent to Southwest Ranches and possibly at connection points to Southwest Ranches at:
 - Sheridan Street
 - Stirling Road
 - Griffin Road

JURISDICTION: PEMBROKE PINES GREENWAYS STATUS:

The City is developing a new Greenway along Sheridan Street east of US-27 that will abut the Town of Southwest Ranches. It was noted that the Town also desires to place a Greenway along Sheridan Street but lacks sufficient ROW between SW 172 Avenue and SW 184 Avenue.

SUMMARY:

- Representatives from Pembroke Pines and Southwest Ranches need to set up a follow up meeting to review Plans for developing a coordinated Greenway Trail with connection points along Sheridan Street.

Table #3: Connection Points Presently Proposed by Southwest Ranches with Surrounding Jurisdictions and Proposed Amenities Matrix. 7/4/06

JURISDICTION	EXISTING STATUS OF: CONNECTION(S) & AMENITIES	FUNDING AVAILABILITY	DESIGNATED LIAISON'S NAME	COMMENTS
BROWARD COUNTY GREENWAYS				
C-11 CANAL MULTI-USE TRAIL ON NORTH SIDE OF CANAL	Design Drawings Completed	County Contract	Cynthia Chambers	Funding & Timing of Trail Construction is Unknown
FLAMINGO RD	Unknown	Unknown	Cynthia Chambers	Funding & Timing of Trail is Unknown
Levee C-33	Unknown	Unknown	Cynthia Chambers	Funding & Timing of Trail is Unknown
Linking Levee to Flamingo Road	Phase 1 Construction beginning from US-27 to I-75	Yes \$114,000 <ul style="list-style-type: none">• OGT FUNDS \$94,000• SW Ranches \$20,000	Michael Furer SW Ranches Project Rep.	Notice to proceed 7/15/06
Linking Levee to Flamingo Road	Phase 2 Grant Pending from I-75 to Flamingo Road	Pending \$56,694 <ul style="list-style-type: none">• OGT FUNDS \$45,527• SW Ranches \$14,173	Stacy Morin, Town's Grant Liaison	Submitted Grant March 2006
Linking Levee to Flamingo Road	Construct 2 multi-purpose Griffin Road Crossings	Yes \$402,000 <ul style="list-style-type: none">• FDOT Funds \$378,000• SW Ranches \$24,000	Michael Furer SW Ranches Project Rep.	Design scheduled to begin 2007
DAVIE'S TRAILS				
Hawkes Bluff Elementary	Town's Proposed "Loop System	Yes, \$523,441 <ul style="list-style-type: none">• FDOT TE FUNDS \$423,987• SW Ranches \$99,454•	Town: John Canada & Broward County MPO	Stirling Road "Loop" Design scheduled to begin 2007
Bridges Across C-11 Canal:		Yes, \$377,000 <ul style="list-style-type: none">• FDOT TE	Town: John Canada &	Design scheduled To begin 2007

Shot Gun Trail Access to Vista View Park Bridge 600'+/- W. of Flamingo Rd	Town's Proposed Bridge at Hancock Road Town's Proposed Covered Entranceway Bridge	FUNDS \$353,000 • SW Ranches \$24,000 Funds not available to cover Bridge	Broward County MPO	
New 4 lane bridge to Griffin Road	Sidewalk planned on Bridge		FDOT Scott Peterson	Design scheduled to begin 2007
Trail on N. Side of C-11 Canal	Meandering dirt trail	Yes, construction completed	Broward County George Edwards Town: John Canada Broward County MPO	
Weston Public Uses				
--Schools Cypress Bay HS Falcon Cove Middle Everglades Elem. --Regional Library	Town's Proposed 2 Multi-Purpose Bridges: Connecting SW 190 Ave. & Town's Proposed "Fishing Hole Passive Parks C-11	Yes, \$498,000 • FDOT TE FUNDS \$463,000 • SW RANCHES \$235,000 Open Bridges Bridge		Design scheduled to begin 2007
--SFWMD Impoundment Area	Connecting Town's Multi-purpose Greenway across C-11 Canal to access future recreation amenities	No. Project est. \$593,520 • Requested FDOT TE FUNDS \$500,000 • SW Ranches \$93,520 No decision if Bridge is covered.		FDOT Award Decision = Fall 2006
Pembroke Pines				
Academic Village	Town submitted application to build trail on East side SW 172 Ave to connect to Academic Village Charter School	NO, Project est. \$112,500 Requested FRDAP FUNDS \$75,000 SW RANCHES \$37,500	Stacy Morin, Town's Grant Liaison	
Silver Lakes Middle	Town will be submitting for \$15,000 matching Grant to BC Cultural Affairs in the Fall	\$15,000 avail in Town's CIP	Stacy Morin, Town's Grant Liaison	

Cooper City				
-- Flamingo Road -- Country Side Shops	Status of Flamingo Road Multi-use Trail unknown	Shade trees planned in 4 ac. Park to link Flamingo Rd. Trail to Flamingo Rd's proposed Trail	Cynthia Chambers Stacy Morin, Town's Grant Liaison	

Recommended Action, including Plan amendments that are needed to address the issue:

The Town Council is recommended to update its Comprehensive Greenway Map to:

- Physically link all of the Town's proposed public open spaces and recreational facilities together.
- Safely Link the Town's Greenway Trails System to other modes of public recreation such as the surrounding County's Regional Greenway Corridors, the adjacent Everglades Conservation Area #3B with its environmental outdoor recreation amenities.
- Adopt a map graphically describing the specific roads designated for the Town's primary local greenway system and, if physically possible, the side of the road the trail should be located.

Sunshine Ranches:

- SW 130 Avenue/Melaleuca Trail: South of Stirling Road– East Side; North of Stirling Road – West Side
- SW 136 Avenue/Holatee Trail: West Side
- Palomino Trail: North Side
- Old Sheridan Street: South Side
- SW 142 Avenue/Hancock Road: West Side from Palomino Trail to Stirling Road; West Side from Stirling Road to Old Sheridan Street
- Thoroughbred Lane: The road itself may be considered the trail. The road dead ends near the Equestrian Park and has a mixture of ride able /non-ride able area on both sides.
- SW 148 Avenue/Volunteer Road: East Side
- Stirling Road: North Side
- SW 49th Street (near Country Glen): Future Trail, side will need to be determined

Green Meadows:

- SW 160 Avenue/Dykes Road: West Side

- SW 162 Avenue: East Side
- SW 163 Avenue: East Side
- SW 166 Avenue: West Side and the road itself near Griffin Road
- SW 172 Avenue: East Side
- SW 63 Manor: The road itself may be considered the trail. Between SW 166 and SW 172 Avenue, mixture of ride able /non-ride able area on both sides.
- Stirling Road: North Side
- Sheridan Street: North Side. Canal crossing will stop the trail at SW 178 Avenue and trail users will have to cross to south side of Sheridan Street and use Pembroke Pines trail along the wetlands.

Rolling Oaks:

- SW 178 Avenue/Mather Boulevard: West Side is primary, but both sides may be used.

Country Estates:

- SW 184 Avenue: West Side is primary. The road itself may be considered the trail.
- SW 195 Avenue and SW 196 Lane: The roads may be considered the trail. The roads make a loop at the Stirling Road end and have a mixture of ride able /non-ride able area on both sides.
- SW 54 Place: This road will connect SW 193 Avenue to SW 195 Avenue through the future Frontier Trails Park. Future trail side is yet to be determined.

Griffin 345

- SW 202 Avenue and SW 205 Avenue: The roads may be considered the trail. The roads have a mixture of ride able /non-ride able area on both sides.

Assess whether the Plan Objectives are being achieved

The Town is steadfastly satisfying both Objectives II – A16 in the FLUE and II-C3 in its Transportation Element and does not need to provide further analysis or changes to its Objectives and Policies at this time.

Recommended Action, including Plan amendments that are needed to address the issue:

See "Managing Regional Sub-urban Growth - Issue # 4 "Advisory Board" Recommendations.

Issue #2: Managing Regional Sub-urban Growth

Coordinating Pre-Disaster Tertiary and Secondary Drainage Augmentation Program in Flood Zone (AH) With Multiple Agencies

Define/Describe the Issue. What changes have occurred since the Plan's 2003 adoption related to this issue? How is the issue treated in the Town's adopted Plan?

The Town Council has adopted a Tertiary Drainage Master Plan and has begun implementing drainage augmentation projects to reduce flooding during major storms. Over six (6) separate governmental authorized Agencies with separate Work Plans manage and oversee the Town's proposed drainage projects: Two Independent Drainage Districts, the South Florida Water Management District, Florida DEP, US Corp of Engineers, Broward County DEP.

As noted in the Plan, the entire land area of the Town is located in FEMA's Flood Zone (AH) with an average ground elevation only 5-1/2 feet above the Atlantic Ocean. The Town's eastern boundary is located approximately 10 miles east of the ocean and abuts the Everglades Conservation Area #3B on the west. The Town's surface water is designed and maintained around 9 feet below the average water elevation in the Everglades Conservation Areas. During a 100 year flood, storm water in all of the Town's neighborhoods raises around 3.0 to 3.5 feet to only 6" below the minimum home finished floor elevation.

During the turn of this Century, the SFWMD designated the Town to be in a drainage district with "Drainage Problems." The Town is located in two different Secondary Drainage Districts with separate elected officials, administrators and regulations: The portion of the Town east of I-75 is in the Central Broward Water Control District. The remaining portion of the Town located west of I-75 is in the South Broward Drainage District. Both local drainage Districts were originally formed to assist agricultural and development interests quickly lower and remove all flooding of land located east of the Everglades Conservation Area and west of SR 441 (US 7 Highway).

There are no natural or mined lakes greater than a few acres located in the Town. The secondary system serving the Town and surrounding communities to the South was constructed around 60 years ago by several different developers to change the entire Everglades "River of Grass" into developable rural orientated home lots and agricultural pursuits.

Discuss whether these changes resulted in either problems or opportunities for the community.

Currently, both Districts are implementing Programs to augment four (4) Goals for correcting existing drainage deficiencies in their Secondary Canal Systems as identified below:

- More effectively remove drainage waters and reducing flooding of private property
- Provide increased storage areas to hold major rain storms
- Conform to the Federal CERP Rules to reduce pollution of their flood waters before discharging into SFWMD's C-11 Canal
- Increase filtration of urban run-off pollutants before discharging into SFWMD's C-11 Canal

List the Primary Objectives & Policies in each element of the Plan relating to the issue:

The Town had adopted a Drainage Level of Service (LOS) Standard (POLICY II-E1.6) requiring: "Off site discharge shall not to exceed the inflow limit of SFWMD primary receiving canal or the local (*Drainage District's*) conveyance system whichever is less". The Town has been effectively implementing this Policy since its incorporation in 2000 not only while reviewing all proposed Development Permits in the Town but also while designing their current preparation of a 152 acre open space and passive recreation Park construction Program.

Assess whether the Plan Objectives are being achieved:

More than 40 acres of the Town's six proposed passive orientated Parks will be designated for wetlands restoration and overflow Secondary water storage purposes. In addition, more than 50 percent of the Park's remaining open spaces (50+/- acres) will remain close to their current ground elevation, which is being designed to provide, to the surrounding neighborhoods, an additional 3 to 3.5 feet of tertiary water storage capacity during major storm events.

The Town has recently adopted a Tertiary drainage Plan to assist the Town's residents to reduce storm water flooding from their local roads and private properties. Currently Tertiary drainage augmentation is being implemented by the Town to correct deficiencies along SW 178 Avenue and other areas around the Town.

Recommended Action, including Plan amendments that are needed to address the issue:

The Staff, representing the Town, meets with their counterparts of all related drainage districts on a regular basis and is positively achieving Objective II-E4's measurable objective for "Continue ongoing meetings with the SFWMD, South Broward and Central Broward Water Control Districts and Broward County DEP while providing residents information on Best Management Practices and admirably assisting it's residents to meeting existing and future natural ground water aquifer recharge needs and regulations.

Issue #3: Managing Regional Sub-urban Growth

Public School Capacity & Location F.S. 163.3191(2)(K) F.S).

Define/Describe the Issue. What changes have occurred since the Plan's 2003 adoption related to this Issue? How is the issue treated in the Town's adopted Plan?

Recently adopted Florida Statutes require all local governments that do not have either a school Interlocal Agreement or a public school facilities Element, to determine in the **EAR** whether the local government continues to meet the exemption criteria in s.163.3177(12).

FAC 9J-5.005(1) and (2) requires the Town to amend their Concurrency Management System requirements to include provisions for establishment of public school concurrency. FAC 9J-5.025 Established requirements for the Public School Facilities Element and Public School Concurrency, School Element.

At the time of the Town's incorporation in 2000, no public school, either existing or proposed, were located with the Town's 13 square miles jurisdiction. Recently, the Broward County Public School Board purchased 30 acres of land at Sheridan Street and future SW 190 Avenue from the Town to construct a public school facility. The Town and the School Board worked diligently together for more than two years to successfully convey the land to the School Board. In addition, the School Board is also reviewing possible new locations in and adjacent to the Town to construct a large Public High School.

Recently, community newspapers reported that the Broward School Board did not receive sufficient information to make an "informed" decision on purchasing the site, as an environmental assessment revealed that the site was not suitable for a high school as originally planned. Mayor Mecca Fink and the Town Council immediately offered to repurchase the property for the same value. It has always been the Town's intention to be the home of a public education facility. The Town is void of all public schools within

its 13 mile boundary and the Town's children are now forced to move around to different facilities as the growth pattern changes in Southwest Broward County.

Since the Town's incorporation, the Town Council has not increased residential density in the Town. It actually has reduced the amount of permitted homes in the Town by approximately 500 units (a 20 percent overall reduction in the Town's density permitted by the Broward County Planning Council's Land Use Map.

List the Primary Objectives & Policies in each element of the Plan relating to the issue:

OBJECTIVE II H3 adopted in the Town's Intergovernmental Coordination Element directs the Town to coordinate the Town's Future Land Uses with the availability of public elementary and secondary education facilities and to coordinate with Broward County School Board to ensure through the future land use planning process that public elementary and secondary education facilities will be available to meet the current and future needs of the Town's school population *{BCPC Objective 8.07.00}*. The measurement for determining the Town's success in achieving coordination is to "Adopt Standards in The Town's Land Development Code for reviewing the availability of land for public schools consistent with State and County laws."

Policy II-H3.4 is being furthered by the Town by selling to the Broward County School Board 30 acres of Land on Sheridan Street for a new student facility adjacent to a planned four lane major Trafficway. Although the site is not suitable for development as a high school, the School Board intends to retain ownership of the site to develop a smaller public school facility. The Town is also working with the School Board to provide joint social, educational and recreational use of proposed new school as encouraged by Policy II-H3.5.

Assess whether the Plan Objectives are being achieved:

The Town Council evaluated the success and failures of coordinating with representatives from Broward County School Board future land uses and residential development as they compare with the capacity of the existing and planned public and charter school student stations.

In 2005, the Town amended its Land Use Plan to allow public schools to be located virtually anywhere on the Town's Future Land Use Plan Map provided the property is properly zoned and meets Platting, Site Plan Review and Concurrency's Standards. Therefore, the Town is steadfastly satisfying its Objectives and does not need to provide further analysis or changes to its Objectives and Policies at this time.

Recommendation:

The Town should amend its Comprehensive Plan to include a Public School Facility Element furthering F.S. 163.3177(k), which requires the adoption of a new School Facilities Element consistent with those adopted by other local governments within Broward County pursuant to F.S. 163.3191(2)(k).

Discuss whether these changes resulted in either problems or opportunities for the community.

The Town is required and desires to assist the School Board in coordinating the planning and citing of a new public school facility. It is recommended that the Town implement a long term coordinating mechanism with the School Board and adjacent municipalities for adequately addressing the Town's student population LOS standards and other issues such as: pedestrian and vehicular safety around the school site, adult education, providing on going environmental education classes in the Town's Park (an outdoor laboratory) shared meeting rooms, etc. (Chap. 163.3191(2)(k) F.S).

In 2003, the Town met with the School Board staff to present a vacant 30 acre public owned site for their consideration to place a needed public school. Initially, a new 2,800 student desk high school with auditorium for public use was planned for the property. In 2006, the School Board purchased the property and decided to construct a smaller public school facility on the site.

The Town is pleased that the School Board has finally designated its first site in the Town (consisting of 13 square miles) for a public school. Currently, there are approximately 1,800 students living in the Town that must be bused to over crowded public schools located in the surrounding municipalities.

Recommended Action, including Plan amendments that are needed to address the issue:

The Town is required to amend their Comprehensive Plan (in coordination with Broward County School Board) by 1/1/08 to include a Public School Element and require the adoption of applicable Concurrency Regulations with LOS Standards by 2008.

Issue #4: Managing Regional Sub-urban Growth

Advisory Boards (Chapter 163.3192 (2) (E) F.S).

Define/Describe the Issue. What changes have occurred since the Plan's 2003 adoption related to this issue? How is the issue addressed in the current Plan?

The Town evaluated the utilization of advisory boards as a method to enhance coordination activities with the Broward County School Board (s. 163.3192 (2) (e) F.S) and other municipalities, utilities, etc. Due to the small size of the rural orientated Town with 7,500 rural orientated residents compared to its giant Urban Broward County containing more than 1.8 million residents, the Town should consider expanding their Advisory Board's responsibilities to a greater degree than they currently provide to the community.

List the Primary Objectives & Policies in each element of the Plan relating to the issue:

The Town's ICE Objective II-H2 currently states "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 Law."

Assess whether the Plan Objectives are being achieved:

The Town Council evaluated the success and failures of the level of coordinating their Boards have achieved with outside Agencies as directed in ICE Objectives II-H-1, II-H2 & II-H-3. The problem is the Town and its Boards have not reached out more to the community to review and work out issues before they become "Hot Issues."

A review of the success and failures of the Advisory Boards related to the Issues identified in the Town's 2007 EAR is provided below:

Comprehensive Planning Advisory Board (CPAB): This Board consisting of five members appointed by the Town Council and one Town Council Member as a non-voting liaison member.

The Board was formed by the Council to assist in preparing the Town Comprehensive Plan and provide ongoing stewardship of the Town's Plan. The Town Council appointed itself to be the Local Planning Agency.

BOARD'S SUCCESSES TO DATE:

- Assisted in preparing, holding more than 33 public meetings and coordinating the process to adopt the Town's first Comprehensive Plan directed towards *preserving its rural lifestyle* in less than the State's required three (3) year time period.
- Always willing to give their time to the Town for improving the Town's quality of life

BOARD'S FUTURE OBJECTIVES:

- Need to meet personally with representatives from the following Agencies to begin a dialogue for creating a long term multi-jurisdictional planning program for discussing Regionally Significant and jurisdictional compatibility issues. The group would review emerging issues of common concern such as compatibility of neighboring uses, delivery of regional services, emergency aid, etc.

Friends of the Parks Advisory Board:

This Board consists of five members appointed by the Town Council with one non-voting Council liaison and one staff member liaison. The purpose of the Parks and Trails Advisory Board is to solicit input from residents and provide input and recommendations for Administration and Council on acquisition, funding, design, development, operation, maintenance and regulation of Town parks and trails.

BOARD'S SUCCESSES TO DATE:

- The Board has held 29 public meetings for the purpose of gathering public input on all aspects of the Town's parks and trails program and regularly provides recommendations to Administration and Council.

BOARD'S FUTURE OBJECTIVES:

- While several residents attend regularly, Board meetings have yet to be widely recognized as a forum for input from the overall Town population.

Rural Public Art Committee:

This Board consists of five members appointed by the Town Council and one Town Council Member appointed by the Council to serve as a non-voting liaison member. The Board was formed by the Council to assist in preparing the Town's Comprehensive Public graphics and signage program to develop a rural identity for the Town.

BOARD'S SUCCESSES TO DATE

- Establishment of Town's Sense of Place through Rural Identification Design (RID) via Grant from Broward County Cultural Division.
- Board facilitated a designer selection via "competition" of designer for RID
- Board recommended designer Ken Cimetta and worked with designer to fine tune the appearance of the artists concepts. Recommendation was approved by Town Council via Resolution.

- Board facilitated Phase II of Rural Identification Design (RID) via Grant from Broward County Cultural Division for design of four acre Entranceway Park at Flamingo Road and Griffin Road and Multipurpose Bridges over C-11 canal. Recommended designs were approved by Town Council via Resolution.
- Recommendation of "wooden" style concrete and color for multipurpose crossings and future Town Hall enhancements. These have been installed in traffic calming entry features on SW 172 Avenue.
- Recommendation for core-ten "weathered" steel guardrail for Griffin Road FDOT construction. Accepted by FDOT and incorporated into roadway design plans.
- Developed Neighborhood Capital Improvement Grant for development of community signage incorporating RID.
- Board has approved first neighborhood Grant application and is pending Council approval via Resolution.
- Installation of RID signage in Town's parks: Sunshine Ranches Equestrian Park and Rolling Oaks Passive Park.
- Recommended decorative lighting features for Griffin Road widening project. Accepted by FDOT and incorporated into roadway design plans.

BOARD'S FUTURE OBJECTIVES:

- Move forward with integration of Rural Identification Design on Town of Southwest Ranches' entranceways. (Town is waiting to install new signage to correspond with road widening projects by state and county.)
- Find vendor to successfully produce faux wood finish of signage.

Drainage Committee:

This Board consists of five members appointed by the Town Council and one Town Council Member appointed by the Council to serve as a non-voting liaison member. The Board was formed by the Council to give input concerning the development of policies and procedures concerning filling, excavating, and clearing of lands, reviewing and prioritizing drainage needs, and developing a comprehensive tertiary drainage plan.

BOARD'S SUCCESSES TO DATE:

- Identified and cleaned catch basins in Ivanhoe Estates neighborhood
- Created Town tertiary drainage plan
- Drainage project along SW 178th Avenue, Rolling Oaks neighborhood
- Parks drainage – connect and assist Town drainage
- Public Safety Building drainage project
- SW 195th and 54th drainage project

BOARD’S FUTURE OBJECTIVES:

- Green Meadows neighborhood drainage project, including acquisition of easement
- Improve communication and relationship with the South Broward Drainage District

Discuss whether these changes resulted in either problems or opportunities for the community.

There is certainly an opportunity for the Town’s dedicated members of its Advisory Boards to reach out and initiate discussions of mutually significant regional issues with neighboring jurisdictions and regulatory agencies.

Recommended Action, including Plan amendments that are needed to address the issue:

The Town can decide:

- To amend its Plan and direct an increase in Advisory Board’s ICE responsibilities
- To hold a workshop with the Boards and explore ways the Boards can increase assistance to the Town Council for intergovernmental coordination.
- To take no action

If the Council and Boards wish to expand their intergovernmental coordination efforts, the following Matrix provided in Table #4 can be used as a guide for preparing a list of applicable agencies which should be invited to meet with the Town:

Table #4: Preliminary List of Agencies that need to be met with for Increasing Intergovernmental Coordination Related to the Town’s Identified Major and Regional Issues

Name of Agency	Primary Purpose	Comments
Broward County Planning Dept. Town of Davie, Cities of Weston, Cooper City and Pembroke Pines	Coordinating location of Town’s Trailheads and links to the Regional Greenway System	
FDOT Broward County Engineering Broward County MPO City of Weston City of Pembroke Pines	Coordinating Urbanization of I-75 & Griffin Rd and Sheridan Street’s Interchange, SW 184 Avenue, and construction of East Griffin Road & West Griffin Road	
Broward County School Board City of Cooper City City of Pembroke Pines Town of Davie City of Weston	Coordinating Future Location of Public Schools Needed to Serve Our Area and “School Within a School” Programs	
South Florida Water Management District South Broward Drainage District Central Broward Water Control District Broward County DEP	Needed tertiary & secondary drainage improvements, WPA	
South Florida Regional Planning Council Broward County Planning Council Broward County Housing Department Broward County Planning Department Michelle Mellgren & Assoc.	Affordable Housing	

BSO Fire Department Broward County Commission Town of Davie Fire Dept Town of Weston City of Cooper City Southwest Ranches Volunteer Fire Dept.	Developing on Town property a public safety with the Town's Volunteer Fire Department, sub-regional emergency distribution Center and large animal rescue center.	
South Florida Water Management District Broward County DEP Sunrise, Pines and Cooper City Utility Departments	Providing Data and input for preparing Town's 10-Year Water Supply Work Plan	

Issue #5: Managing Regional Sub-urban Growth

Water Supply – 10-Year Work Plan

Define/Describe the Issue. What changes have occurred since the Plan's 2003 adoption related to this issue? How is the issue treated in the Town's adopted Plan?

The Town is required by Florida Statue 163, Part II .3177(6)(h) & .3191(2)(i) to (2)(l): to determine whether the Town has met its various water supply requirements, including development of alternative water supply projects. Approximately 90 percent of the 2,500 +/- homes in the Town do not have public water or sewer available to them. Three surrounding municipalities provide public water and sewer to the non-residential uses surrounding the Town's perimeter boundaries. The Town's commitment to its rural character adopted in the Conservation Element of its Comprehensive Plan is highlighted by CE Objective II-F1, identify, conserve and protect all surface waters, recharge areas and SFWMD's Lake Buffer (Impoundment) Areas consistent with the requirements of the State and County's Comprehensive Plans.

List the Primary Objectives & Policies in each element of the Plan relating to the issue:

New requirement will be incorporated into the EAR-based amendments.

Assess whether the Plan Objectives are being Achieved:

The Town needs to develop constructive mechanisms for working with our neighboring municipalities and their Utility Departments, the SFWMD and Broward County to explore options for finding long term alternative water supply sources recognizing the Town's rural nature.

Discuss whether these changes resulted in either problems or opportunities for the community.

The SFWMD will be required to implement the Lower East Coast (LEC) Water Supply Plan within the following 18 months, by August 2008. The State of Florida passed legislation in 2004, recommending that Local Work Plans be put on hold until after the East Coast Regional Water Supply Work plan is adopted to ensure consistency between the Local Work Plans and the East Coast Regional Water Supply Work Plan.

The Town shall utilize the time as an opportunity to continue coordinating with the SFWMD and prepare the necessary Water Supply Plan Amendments to strengthen the coordination between Water Supply Planning and the Town's rural Land Use orientation by August 2008.

(s.163.3191(2)(i) F.S.). The Plan shall also address the applicable service providers showing their relationship, principles, and guidelines for coordinating and developing alternative potable water sources to the 10 percent residential and commercial properties that are currently being served by public water per F.S. 163.3177(6)(c), 163.3180(2) & 163.3191(2)(i).

Recommended Action, including Plan amendments that are needed to address the issue:

Prepare by August 2008 (approximately 18 months after South Florida Water Management District approves its Regional Water Supply Plan) in coordination with neighboring municipalities and their Public Utility Departments, the SFWMD and Broward County, and adopt a 10 Year (long range) Water Supply Plan Element and applicable changes to the general Plan recognizing the Town's rural character and values.

Issue #6: Managing Regional Sub-urban Growth

Coordinating The Development of:

- A Public Safety, Sub-Regional Emergency Response - Relief Distribution Center
- A Disaster Animal Rescue Center

Define/Describe the Issue. What changes have occurred since the Plan's 2003 adoption related to this issue? How is the issue treated in the Town's adopted Plan?

The Town desires to work with its surrounding municipalities and legislators to obtain funds for designing and constructing a 15,000 sq. ft. Sub-Regional, Multi-Jurisdictional Emergency Operations, Relief Distribution and Disaster Animal Rescue Center to be located

on Town owned property and operated by the Town of Southwest Ranches. The parcel of land is strategically located just one mile west of the interchange on Griffin Road and SW 172 Avenue.

At the time of adopting the Town's Comprehensive Plan four years ago, the Town was receiving professional Fire Department Services from Broward County's Fire Department located in the City of Weston. The Town was recently notified by the City of Weston that the Town would not continue receiving Fire Rescue Services from the Weston station which has forced the Town to review other options while "remaining fiscally responsible" (CIE OBJ II-G1 (4.)). The members of the Town's Volunteer Fire Rescue have recently offered to provide the maintenance of a new Center if the Town would provide Hurricane Class 5 Shelter and updated fire fighting equipment.

In 2005, two Hurricanes nearly crippled the Town's Volunteer Fire Rescue's temporary station, its brush truck and storage container. There are insufficient funds available to correct the Station back to its original condition before the hurricanes in 2005.

The Volunteer members admirably demonstrated to the Town's residents after each of the two hurricanes last year that they eagerly assisted to keep evacuation routes open, provide potable water to large animals and primary assistance to put out brush fires on private properties located away from public fire hydrants and paved roadways.

In addition, during the tragic hours around the hurricanes, the Town's heroic Volunteer Fire Department offered safe temporary shelter and a "hotline" to assist in directing emergency needs to animal owners. The Town's Volunteer Fire Department is proposing to provide staffing of the facility but the Town needs regional coordination assistance and support to achieve constructing and maintaining a Sub-Regional Emergency Animal Center. Presently, the funding for the sub-regional orientated project is not available and funds are not assigned to construct the project, at this time, in the Town's adopted Five Year Capital Improvement Element.

List the Primary Objectives & Policies in each element of the Plan relating to the issue:

Objective II-G1 in the Town's Capital Improvement Element specifically prevents the Town from constructing the Center before funds have been placed in the Town's Five Year Capital Improvement Plan.

Assess whether the Plan Objectives are being achieved:

N/A

Discuss whether these changes resulted in either problems or opportunities for the community:

At the time the Town incorporated in 2000, the Town Council chose to receive Public Safety services from Broward County's Sheriff's Office (BSO) located at the nearby BSO Sub-Station located in the City of Weston's southwest section. This agreement has worked very well for both parties to date and the Town's residents' perception is they live in a very safe community close to being free of home related crimes.

The Town is currently researching the financial practicality and steps required to achieve Weston's sudden request. The Town would like to develop a comprehensive Sub-Regional Emergency Response, Relief Distribution and Animal Disaster Center while faithfully prohibiting the Town's Public Safety Level of Public Safety to be reduced in any manner.

Recommended Action, including Plan amendments that are needed to address the issue:

Recommend preparing a new Objective in the Town's ICE aimed at developing a realistic two to three year time frame to obtain funds to build a Sub-Regional Center in cooperation with the surrounding jurisdictions, County and State Governments. Specific Policies related to increasing multi-jurisdictional coordination should be also included in the Town's amendment.

Issue #7: Managing Regional Sub-urban Growth

Affordable Housing

Goal: Protect the Town of Southwest Ranches Rural Housing Supply while maintaining a desired family lifestyle with adequate rural public services and facilities.

Define/Describe the Issue. What changes have occurred since Plan's 2003 adoption related to this issue? How is the issue treated in the Town's adopted Plan?

The Town of Southwest Ranches has a unique place within the urban environment of Broward County. The Town remains one of the only communities within the region with a density of one dwelling unit per two and a half (2 ½) gross acres and maintains a rural lifestyle unlike any other municipality in the County. The Town must seek to balance the existing density and lifestyle for its residents, while maintaining its obligations to the region by providing a fair share of housing for residents wishing to live in the Town.

Creating affordable housing opportunities for the very low income and low income within the Town's jurisdiction has always been a challenge due to the Town's limited infrastructure for supporting higher density, limited access to employment and transportation centers, and overall lack of desirability to increase density in the Town due to a greater desire to preserve its rural character and prevent urban sprawl. It has also been a challenge for the Town due to the inaccurate projections and estimates of affordable housing demand and need, from data sources such as the Shimberg Center for Affordable Housing.

The Town did not incorporate until June 2000, which was after the 2000 Census was completed. As a result, the area that is now Southwest Ranches was included in census tracts that also included other areas not within the Town, which may skew data as they relate to the Town. This becomes evident, for example, in reviewing 2000 Census data and the Shimberg data, both of which show that Southwest Ranches has nine multi-family units and eight mobile home units. In fact, neither multi-family nor mobile homes exist, and have never been permitted land uses in the Town of Southwest Ranches due to the Town being a large-lot, low-density area. Since that time there has been a lack of accurate demographic estimates which often results in an over projections and faulty assumptions on which the Shimberg Affordable Housing Needs Assessment is based.

It should be noted, however, that although the Town believes the Shimberg data to be inaccurate, due to an inappropriate data set used to develop the projections and faulty assumptions (specifically in relation to wealth generation, home ownership trends, land inheritance and a desire to self impose "cost-burden") it is used herein and as required by the South Florida Regional Planning Council and the Florida Department of Community Affairs, due to a lack of an alternative data source. The data will need to be reanalyzed upon the 2010 US Census.

Changes to the Plan

Since the adoption of the Comprehensive Plan in 2003, the Town conducted an assessment¹ of the Town's housing stock analyzing the Town's ability to maintain and preserve an adequate housing supply, as well as assess the viability and need for affordable housing in the Town. Initially the report was accepted locally by regional officials; however, after additional reviews by the South Florida Regional Planning Council it was revealed that additional steps needed to be taken by the Town to allow for affordable housing within the Town's jurisdiction.

Prior to the creation of the Town's housing assessment, the Town pursued a land use plan amendment on a 30 acre site located along the southern border of the Town. The

¹ *An Analysis of the Affordable Housing Issue in Southwest Ranches was conducted in 2005. A copy of this study is placed in the Appendix for further review and a detailed analysis of findings and recommendations.*

land use was increased in density from 0.4 to 16 dwelling units per acre in an attempt to address issues of housing affordability and provide a suitable location for multi-family housing. Following an environmental assessment of the site, the site was deemed undevelopable for this density and is now owned and will be utilized by the School Board for the development of a future public school facility. In addition, the Broward County Commission believed this site to be incompatible with the County's Land Use Plan and therefore did not certify this parcel at 16 dwelling units per acre. It is a recommendation of this Evaluation and Appraisal Report to restore this site to its original density of 0.4 units per acre.

Housing Affordability and Cost Burdening

As of 2005, the Shimberg Center estimates that there are 2,140 existing homes within the Town with an average household size of 3.09 persons. The Shimberg Center projects a need for a total of 761 additional dwelling units between 2002 and 2015, of which a total of 377 are projected to serve the affordable income range. Table #5 illustrates the Dwelling Units and Population at Build Out in the Town.

Table #5: Dwelling Units and Population at Build Out

Existing Homes	Net Vacant Lots	Total Buildout Dwellings	Avg. Size of Household	Current Population	Population at Buildout
2,140	681	2821	3.09	6,612	8,716

Source: Mellgren, Michele. *An Analysis of the Affordable Housing Issue in Southwest Ranches*. 2005.

The US Department of Housing and Urban Development (HUD) defines affordable housing as one where a household spends no more than 30 percent of its annual income on housing. A household, who spends more than 30 percent of their household income on housing, is generally considered cost burdened. According to the 2005 American Community Survey, of the total occupied housing units with a mortgage, approximately 41.6 percent of Broward's residents pay more than 30 percent on housing, a quickly accelerating percent since the 2000 Census. Within the Town, the Shimberg Center reports that approximately 24 percent of the Towns residents are cost burdened. The following tables illustrate housing cost burdening in the Town.

Table #6: Households by Cost Burden, Southwest Ranches, 2005

	Amount of Income Paid for Housing		
	0 to 30 percent	30 to 50 percent	50 percent or more
Total Number of Households	1,655	268	255

Source: The Shimberg Center for Affordable Housing, Southwest Ranches Profile. Retrieved November 13, 2007 from <http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=683>

Table #7: Households by Homeowner/Renter Status and Cost Burden, Southwest Ranches, 2005

	Amount of Income Paid for Housing		
	0 to 30 percent	30 to 50 percent	50 percent or more
Owner	1,620	259	245
Renter	35	9	10

Source: The Shimberg Center for Affordable Housing, Southwest Ranches Profile. Retrieved November 13, 2007 from <http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=683>

Although the concept of live, work and play is embraced by many communities in the South Florida region, it is not presently a real attribute embedded within the urban framework of South Florida communities. The region is highly transient making the transfer of goods and services accessible in and outside of municipal boundaries. Not only are goods and services transferable but issues such as housing affordability are shared by many, which increases the desirability to collaborate for shared solutions on a regional level. The Town has embraced a multi-faceted approach to housing affordability that integrates municipal affordable housing provision as well as collaboration for a regional strategy to address affordable housing. The Town also embraces the idea that what may work in an urban community in terms of housing provision may not be suitable for an area with lower densities. Table #8, illustrates cost burden on a national, state and local level.

Table #8: Comparison of Cost Burdened Households, 2005

Place	Cost Burdened Households	Percent
United States	21,044,848	28.3
State of Florida	1,596,802	32.6
Broward County	481,133	41.6
Town of Southwest Ranches	523	24.0

Source: Shimberg Center for Affordable Housing, Southwest Ranches Profile and US Census Bureau, 2005 American Community Survey for United States, State of Florida and Broward County. Calculations performed by Michele Mellgren & Associates, Inc., November 13, 2007.

Housing Strategies

In an effort to address housing affordability, the Town met with representatives from the Florida Finance Housing Coalition to discuss strategies that could potentially be

implemented in the Town. It was discussed that the Town currently contributes to providing affordable housing through the various maids and groom quarters located in the Town, which will need to be inventoried at a later date. In addition to these quarters, the Town will enhance its current policies by introducing a mixed use category in the Future Land Use Element to allow for higher density and provide for affordable housing.

This being a regional problem without limits on municipal boundaries warrants the Town to engage in a cooperative effort toward regional housing strategies as identified and coordinated by the SFRPC, local municipalities and/or non-profit housing organizations. Examples of regional strategies could include participation in the implementation of a Regional Housing Plan created by the SFRPC and participation and involvement in a regional affordable housing trust fund. Additional strategies have been placed in the recommendation section below.

List the Primary Objectives & Policies in each element of the Plan relating to the issue.

The element has three objectives. The objectives along with a description of the policies are summarized in the table below, along with an analysis of the effectiveness of these objectives and policies. The policies are assessed as they relate to affordable housing and inter-governmental coordination.

Table #9: Assessment of Housing Element Objectives & Policies

Objective or Policy	Target or Comment	Assessment
Objective II-B1 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’s 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.	Target Review the US Census 2000 statistics and review and re-adopt Housing Element with positive recommendations for providing additional units to serve the Town’s existing and future residents.	US Census 2000 and Shimberg AHNA data was analyzed and will be included in EAR-based amendments. This Objective will be amended maintained. An additional policy should be added in reference to mixed use development along Sheridan in the Coquina Plaza to provide affordable housing.
Policy II-B1.05 The Town shall utilize the following principles and	Comment The 16 du/ac	This policy and criteria to guide the location of

<p>criteria to guide the location of affordable housing for very low, low and moderate income households, mobile homes, group homes and foster care facilities, households with special needs including those with Aids:</p> <ul style="list-style-type: none"> A. Locate affordable housing along the Trafficways adopted on the Map in Section D (3) of this Comprehensive Plan, 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 (FLUE), 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. 	<p>site was purchased for a high school site. A land use plan amendment will be needed to transfer the school site back to Rural Ranches land use designation and to make the Town's FLU map consistent with the County map as required under the County's charter form of government.</p>	<p>housing should be amended to remove Part A. All other portions of the policy will be maintained.</p>
<p>Policy II-B1.1 Within 6 months after the Shimberg Center at the University of Florida has completed an Affordable Housing Needs Assessment (AHNA) for the Town, the Town shall update the Housing Element as follows:</p> <ul style="list-style-type: none"> A. Incorporate data from the Census 2000 and AHNA into the data and analysis and revise and adopt Goals, Objectives and Policies as necessary to implement the new information B. Review and Revise as necessary the Town's established principles and criteria (adopted in Policy II-B1.05 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 housing needs including rural and farm worker households. C. Based upon the AHNA evaluation described in Section A above, the Town shall either execute an Inter-local 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- 	<p>Comment An assessment was conducted in June 2005. A copy of the study is included in the Appendix of this document.</p>	<p>This Policy will be revised to maintain Parts B and D. Part A will be achieved during the EAR-based amendment process and can be removed. Part C will be revised to delete the reference to an inter-local agreement with a neighboring jurisdiction.</p>

<p>5.010 (3) (c) 8, FAC.</p> <p>D. Designate sufficient sites at sufficient densities 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 amendment to its Housing Element demonstrating consistency with Florida Statute 163, Part II, and Rule Chapter 9J-5</p>		
<p>Policy II-B1.2</p> <p>By June 2006, 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.</p>		<p>The required analysis has been completed and new and revised policies are being implemented in furtherance of this objective as discussed herein.</p>
<p>Policy II-B1.3 The Town shall continue to allow housing for retirees, children from abused and broken homes and persons with disabilities as required by State Law.</p>		<p>This policy is sufficient.</p>
<p>Policy II-B1.4 The Town shall develop strategies to streamline the housing permitting process to aid in reducing the decay, delay and cost of affordable housing.</p>		<p>This policy is sufficient.</p>
<p>Policy II-B1.5 The Town shall develop private and public partnership to improve the delivery and coordination among housing production partners.</p>		<p>This policy should be reworded as an optional strategy for the Town to identify public private partnership as a possible alternative for contribution to regional housing supply.</p>

Policy II-B1.6 The Town shall utilize federal, state and local grants, reserves, incentives and subsidies to meet is affordable housing needs.		This policy should be reworded as an optional strategy for the Town to utilize federal, state and local grants, reserves, incentives and subsidies to meet regional housing needs.
Policy II-B1.7 A pool of "Affordable Housing Units" (AFUs) is established for the Town equal to 10 percent of the total available flexibility and reserve units within its jurisdiction. AFUs shall be deducted from the City's reserve and flexibility unit totals.	Comment Use of flex and reserve units are not permitted within Southwest Ranches.	This policy will be revised to allow the donation of the Towns AFU to other municipalities and other areas in the County provided County wide rules permit this.
Objective II-B2 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	Target The Town continues to utilize rigorous Code Enforcement standards to monitor the housing stock to prevent further degradation.	This policy shall be revised to include the words "continue to monitor".
Policy II-B2.1 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.	Comment As above, the Town will continue to monitor housing through regular code enforcement and seek to educate residents on rehabilitation funds available	This policy is sufficient as the Town continues to monitor its housing units through Code Enforcement.

	on a County level.	
Policy II-B2.2 The Town shall monitor its housing quality and, if necessary, establish standards and strategy to guide housing conservation, rehabilitation and demolition.		This policy will be maintained. The Town continues to monitor is housing units through regular Code Enforcement.

Assess whether the Plan Objectives are being Achieved.

The Housing Element (HE) contains three objectives and eleven implementing policies. The Town has maintained the desired rural family lifestyle and has not succumbed to pressures of intense urban development faced by neighboring communities. The success of the HE goal is reflected in a homeownership rate of 98 percent with a stable growth in new home construction. Within the housing development sector, the Town has also managed to maintain adequate green and open space by maintaining a minimum 40 percent pervious area as a development standard.

Although the Town has been successful in implementing and preserving a rural lifestyle for its residents, it is recognized that the Town will need to allow for the development of affordable housing within its jurisdiction. To address this need the Town initiate a Future Land Use Amendment to create a mixed-use category and apply it to the Town's only major commercial site, which is Coquina Plaza.

Discuss whether these changes resulted in either problems or opportunities for the community.

The Town recognizes the need for both a regional and a municipal strategy to combat the shortage of affordable housing in South Florida. Future objectives to be included in the plan will support the coordination and implementation of policy requiring the Town to participate in a regional solution to provide adequate and affordable housing for the residents wishing to live in the Town, especially service workers who may be employed in farming and domestic services. An inventory of such units will be needed to document the current affordable housing contribution in the Town (maids and grooms quarters).

Recommended Action, including Plan amendments that are needed to address the issue

- The Housing Element's support document should be amended to reflect the data and analysis contained in the Town's Analysis of the Affordable Housing Issue, conducted in 2005 and the analysis contained in the *Affordable Housing Needs Assessment* from the Shimberg Center for Affordable Housing at the University of Florida.
- Include a policy to correspond with the objective and policies developed in the Future Land Use Element proposing a mixed-use land use category and map amendment for the Coquina Plaza in order to allow for affordable housing adjacent to major arterials in the Town.
- A land use plan amendment should be initiated to restore the 16 du/ac high school site to the Rural Ranches land use designation, consistent with the Broward County Future Land Use Plan Map. All references in HE policies that pertain to the high school site should be eliminated.

- 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 and,
- 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 as sweat equity and employer incentive programs and,
- 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 and,
- 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, and
- Include a policy to conduct an inventory of grooms and maids quarters currently located in the Town which would count as affordable housing units.

E. Assessment of Town's Success and Failures of Town Achieving Plan Objectives & Unanticipated Circumstances

Evaluation of Success in Moving Toward Adopted Measurable Objectives

A review of the data included in this 2007 EAR verifies that the Town is effectively moving towards furthering the measurable Objectives adopted in the Town's original Comprehensive Plan adopted in 2003, as amended.

Florida Statue 163 Part II, Section 3191 (1) (c) in general requires the Town's Comprehensive Plan Advisory Board (CPAB), the Town's Local Planning Agency (LPA) (Designated to the Town Council) and the Town Council to prepare a "reality check" Report (EAR) of their success towards implementing the Goals and Objectives adopted in Town's Comprehensive Plan.

On May 11, 2006, the Town Council (LPA) and the Town's CPAB held a joint Workshop advertised meeting to review the success and failures of reaching the adopted measurable Objectives and to discuss alternative methods needed to assist towards more successfully reaching their desired directives. This EAR summarizes the individual assessments and analyzes in detail the Town's current position in time towards reaching the desired Objective and any unforeseen changes in conditions.

Identification of Successes to date:

- The Town has acquired 152 acres of Parks and Open Space in furtherance of its Parks and Recreation LOS and all Objectives.
- Residential and non-residential growth is continuing as envisioned in the Comprehensive Plan's Future Land Use and Housing Elements.
- The Town has adopted tools to evaluate and permit rural orientated development as directed in the ICE Objective II-H1.

Identification of Failures to date:

- Two Hurricanes in 2005 caused the Town to lose 30 percent of its shade coverage,
- The Town's goal to be designated a Tree City USA in 2005 was not achieved due to more than \$13 million of remedial tree debris that the Town's administration was forced to clean up in 2005,
- The Town has not adopted a complete Housing Element as required by Objective II-B1, but is moving forward with the required studies and will amend the Plan after the 2007 EAR is found to "Be Sufficient",
- The Town needs to amend the ICE Objective II-H2, Consistency with other Governmental Plans to increase coordination of regionally needed services, Greenway trail linkages in and adjacent to the Town, etc.

Assessment of Successes and Shortcomings Related to Each Element**PART II-A: Future Land Use Element (FLUE)****MAIN SUCCESSES**

All FLUE Land Use Categories include intensity standards for non-rural residential land use designations. Six Objectives in the Town's Future Land Use Element mandated that the Town meet specific time periods to achieve their measurable objectives. Two Objectives, II-A1, II-A21, were proposed to be completed by 2005 and analysis revealed they were successfully accomplished. Sixteen other Objectives are being successfully achieved. Additional changes are being recommended such as the restoring of the 16 dwelling unit per acre school site to the rural ranches designation, introducing a mixed use category to allow for affordable housing and changing the beginning of the wording of the Objectives from "Establish" to "Continue Implementing". Objective II-A9 should be deleted since the Town no longer sees the need to create a mixed-use governmental service Land Use Category. The Town is diligently following the directives in its Future Land Use Element to protect its rural lifestyle.

MAIN FUTURE OBJECTIVES

The Town's Plan recognized the accelerated growth of non-rural orientated Land Uses around its boundaries and has adopted Objectives and Policies to address each issue to assure rural compatibility. The EAR recommends that a high priority be placed on updating the ICE data and increase intergovernmental coordination for the seven regional items identified in this Report.

The Shimberg Center reports that 24 percent of the Town's residents are cost burdened. As such, the Town recognizes the need to contribute to Goal 6 of the *South Florida Regional Policy Plan* to "ensure the availability and equitable distribution of adequate, affordable housing for very low, low and moderate income households within the Region" by initiating a land use plan amendment to create a mixed use residential/commercial category. A policy directing the Town to initiate the amendment and map change will be adopted during the EAR based amendment process.

PART II-B: Housing Element (HE)

MAIN SUCCESSES

The Housing Element (HE) contains three objectives and eleven implementing policies. The Town has maintained the desired rural family lifestyle and has not succumbed to pressures of intense urban development faced by neighboring communities. The success of the HE goal is reflected in a homeownership rate of 98 percent with a stable growth in new home construction. Within the housing development sector, the Town has also managed to maintain adequate green and open space by maintaining a minimum 40 percent pervious area as a development standard.

MAIN FUTURE OBJECTIVES

The Town recognizes the need for a regional and municipal strategy to combat the shortage of affordable housing in South Florida. Future objectives to be included in the plan will support the coordination and implementation of policy requiring the Town to participate in a regional solution to provide adequate and affordable housing for the region's residents as well as revising current policies and introducing policies on an inventory of maids and grooms quarters and policies to support mixed use housing development in the Coquina Plaza to allow for affordable housing. The Town also intends to revise housing policies contained in the HE to reflect the affordable housing assessment that was conducted by the Town and include the analysis contained in the Affordable Housing Needs Assessment (AHNA) from the Shimberg Center for Affordable Housing.

PART II-C: Recreation and Open Space Element (ROS)

MAIN SUCCESSES

The ROS contains five Objectives and 17 implementing Policies. The Town has not amended the Objectives since adopting its first Plan four years ago. The Town has exceeded the Plan's measurable time schedule as discussed below:

Considering the Town did not have a Capital Improvement Program or own any public land at incorporation, the fact that the Town has acquired 152 acres of land valued at more than 30 million dollars to protect their open space, restored 40 acres of high quality wetlands and provided more than 56 different types of recreational activities separated around the Town's one new and five proposed Passive Parks is quite an accomplishment for a Town of 7,500 residents. The Town Council is satisfying their primary Recreational Goal to provide a rural orientated recreation open space system for all of the public to enjoy, receive environmental education, etc.

Objective II-C2 requires the Town to adopt a LOS of six acres of parks per 1,000 residents (66 total acres needed at build out). Currently, the Town's actual ratio of Parks is more than 12 acres per 1,000 residents which furthers Policy II-C2 for implementing procedures to exceed the Town's Parks minimum LOS.

Objective II-C3 required the Town to establish a safe and enjoyable multi-use Greenway Trail System to serve all public parcels or utilized for equestrian purposes. The Town adopted, in its Comprehensive Plan, Volume 1, a Comprehensive Greenway Map proposed around the Town more than 25 miles in length and linking all public open spaces and adjacent regional Greenway Trails together.

Currently, the Town has constructed approximately five miles of its Comprehensive System in the Rolling Oaks and Sunshine Ranches neighborhoods. The Town's Construction Management Team will soon be releasing for bid an additional 10 miles of trail.

The directives in Objective II-C5 for providing public access to open spaces with a variety of passive recreational amenities are fully being implemented in all of the Town's six new public parks. A matrix listing the 56 different types of activities proposed for the Town's public Parks is included in Part III: Appendix. Copies of the Parks Master Site Plans that were included in adopted Management Plans conforming to State Guidelines are also included in the Appendix.

MAIN FUTURE OBJECTIVES

The Town's Objective II-C2, Policy II-C2.1 was exceeded and therefore may be revised. In all other ways, the Town is fully satisfying the directives adopted in the Town's Element.

- Policy II-C2.1 of Objective II-C2 should be revised to reflect the Town's LOS now maintained.
- For consistency purposes, the Town shall update the Greenway Map during the EAR amendment Process to include new trails connected to the proposed.
- Public school at SW 190th Avenue and Sheridan Street.

PART II-D: Transportation Element (TE)

MAIN SUCCESSES

The TE contains four Objectives and 18 implementing Policies. The Town has not amended the Objectives since adopting its first Plan four years ago. The Town is moving forward to achieve all measurable time schedules:

Obj. II-D1 required the Town to adopt Concurrency Standards, which it accomplished on time

Obj. II-D2 required the Town to protect regional Trafficway ROW which it did by adopting a Trafficway Map in its Land Use Plan.

Obj. II-D3 mandated increased regional coordination on regional roadway issues. The Town has received more than three million dollars from FDOT to upgrade its Traffic Enhancement Program and continues to seek additional funds for constructing the SW 184 Avenue Trafficway and coordinate all regional roadways impact on the Town's rural lifestyle.

Obj. II-D4 required the Town to Adopt LDR's to provide for adequate non-residential traffic ingress/egress/ parking and circulation on all new developments. The LDR's were adopted and are being implemented.

The Town is diligently following the directives in its Transportation Element to protect its rural lifestyle.

MAIN FUTURE OBJECTIVES

The Town's rural orientated lot layout generally prohibits a successful transit land use / rider ship Program. The Town shall reflect in its EAR Amendment to adopt a Transportation Proportionate Share mitigation.

PART II-E: Utility Element (UE)

MAIN SUCCESSES

The UE contains four Objectives and 38 implementing Policies. The Town has not amended the Objectives since adopting its first Plan four years ago. The Town is moving forward to achieve all measurable time schedules:

Obj. II-E1 required the Town to adopt a Concurrency Management System and LOS Standards for potable water, sewers, public roads drainage and solid waste required to serve all non-residential private and public new developments. The LDR's were adopted on time and being thoroughly implemented to protect the Town's rural life-style. It should be noted that more than 90 percent of the Town's rural residents provide their own water from private wells dug 60 feet to 200 feet deep into the Biscayne Aquifer and discharge their sewage into private septic tanks on their property.

A portion of Obj. II-E2 required the Town to continuously coordinate all water and sewer matters with applicable regional agencies. The Town's staff is professionally implementing increased coordination with the Agencies.

Obj. II-E3 required the Town recycle 50 percent of its private waste products by 2007. The Town recently held a meeting with Broward County's Solid Waste Division and found out that the Town is one of the leaders in Broward County's Recycling Program.

MAIN FUTURE OBJECTIVES

Obj. II-E4 and a portion of Obj. II-E2 required the Town to protect ground water functions and natural ground water aquifer recharge. The Town is constructing 152 acres of parks and open space to store and filter storm water and increase its discharge into the C-11 Canal. The Town notes that it will address, in their EAR ICE amendment, alternative methods to increase the Town's coordination and environmentally sustainable implementation efforts with the Regulatory Agencies. In addition, the US Corp of Engineers is accelerating the construction of a 1500 acre water impoundment area adjacent to the northwestern portion of the Town in the City of Weston. The proposed hydrological revisions to the Town's existing ground

and surface water level needs to be more carefully reviewed during the final design and implementation stages.

The Town will also adopt by August 2008 a 10 Year Water Supply Plan as provided by law.

PART II-F: Conservation Element (CE)

MAIN SUCCESSES

The CE contains 10 adopted Objectives and 59 implementing Policies. The Town has not amended the Objectives since adopting its first Plan four years ago. Due to receiving public funds to purchase 152 acres of vacant low lying land for public open space and natural conservation purposes, the Town is successfully implementing all of its Objectives to achieve the measurable time schedules in order to protect our sensitive environment in Flood Zone (AH). The Town's successful implementation of its Conservation Element will continue into the future after the Parks and Town's Tertiary Master Drainage water augmentation program are constructed.

The Town is faithfully satisfying Objective II-F3, Policy II-F1 by purchasing two sites that contained archeological areas placed on the Sites Master File Index and is currently pursuing purchasing two additional significant archeological burial grounds located in the center of the Town in the Rolling Oaks neighborhood.

MAIN SHORTCOMINGS

The Town needs to address six Objectives in its EAR ICE amendment, II-F1, II-F4, II-F5, II-F6, II F-8, II-F9 and establish alternative methods to increase coordination efforts with the two local drainage Districts and the SFWMD to preserve and protect its natural sub tropical environment especially since the Town abuts the Everglades Conservation Area on the west and is included in the Federal CERP mandated area to increase filtering of urban run-off pollutants before discharge into the Everglades.

PART II-G: Capital Improvement Element CIE)

MAIN SUCCESSES

The CIE contains one Objective and five implementing Policies. The Town has not amended the Objectives since adopting its first Plan four years ago. The Town annually updates and amends its Five Year Capital Improvement Schedule by Ordinance in accordance with Objective II-G1's measurable Objective and Policy II-G1.3 & .4. A copy of the adopted Five Year Capital Improvement Plan is provided in Appendix 9.

MAIN SHORTCOMINGS

It should be noted that the Town was incorporated seven years ago and began its Five Year Capital Improvement Program with the adoption of its first Plan in 2003. Although the Town is faithfully following the CIE Budget, it is recommended that the Town revise the format of the Capital Improvement Plan to conform to the changes required in Senate Bill 360. While amending the Plan for EAR purposes, the Town should also include reference to the fiscally feasible requirements in Senate Bill 360. The Town should also prepare an amendment to include fiscally practical options for building an Emergency Center in the next two to three years.

PART II-H: Intergovernmental Coordination Element (ICE)

MAIN SUCCESSES

The ICE contains three Objectives and 12 implementing Policies. The Town has not amended the Objectives since adopting its first Plan four years ago. It was the general recommendation by the 15 governmental representatives attending the Town’s EAR “Scope meeting” that:

- The Town recognizes and analyze its small generation of impact to the Region
- The Region’s rapid pace of sub-urban growth and need for increased regional services are inevitable but each surrounding municipality should consider their compatibility and impact to the Town’s rural life style.

Policy II-H3.4 is being furthered by the Town by selling to the Broward County School Board 30 acres of land on Sheridan Street for a new public school facility adjacent to a planned four lane major Trafficway. Although the School Board has deemed the site unsuitable for development as a high school site, the School Board retains ownership of the site and plans to build a smaller public school facility. The Town is also working with the School Board to provide joint social, educational and recreational use of proposed new schools as encouraged by Policy II-H3.5

A comprehensive Greenway Trail System planned to be placed along the SFWMD’s C-11 Primary Canal furthers Policy II-H2.2 due to the recent Partnership Interlocal Agreement with the SFWMD granting the Town permission to place and maintain the Trail in the District’s ROW.

MAIN FUTURE OBJECTIVES

Obj. III-H2 Obj. II-H1, Policy II-H1.1 requires the Town to develop a joint planning mechanism to ensure consistency and compatibility of its Land Use Plan with Adjacent Municipalities. Although, representatives of the Town meet often with neighboring

municipal representatives at private functions and general meetings, a “joint planning process to discuss Regional issues” has not been developed to date.

The EAR recommends:

- The Town will pursue a land use amendment to restore the school site now designated medium residential (16 dwelling unit/acre) to its original Rural Ranches designation.
- Pursue Town and County land use plan amendments allowing for mixed use development of the commercial center Coquina Plaza, along Sheridan Street. The purpose of this amendment is to allow for the provision of affordable housing, as the Shimberg Center reports that nearly 24 percent of the Town’s residents are cost burdened.
- The Town will introduce policies in the Housing Element addressing both regional and additional municipal approaches to providing affordable housing, to include but not limited to:
 - cooperation with other local Governments and the banking industry that provide mortgages to very low-income households at reduced rates.
 - 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 the fees contributed would be proportionate to the qualified workforce generated by the commercial uses. Chap. 163.3191 (2) (E) F.S.
- Participation and inter-governmental coordination on the affordable housing issue,
- The Town’s inventory of all executed Interlocal service agreements be placed in ICE amendment’s updated Tables as directed in Policy II-H2.4.
- The title of Objective II-H3 pertaining to public schools and applicable Policies be amended to reflect the Concurrency requirements in Chap. 163.3161 (2) (k) F.S.
- The Town shall add a new Policy directing the Town to consult with FDOT and cooperatively develop a plan to mitigate impacts to the rural orientated Town from adjacent TCEA’s, TCMA, MMTD and Strategic Intermodal System, if any, coordinating the provision of public sidewalks placed along all 4 lane Trafficways around the perimeter of the Town and entering into mutually needed applicable joint participation agreements,

- The Town shall consider adding new Policy directing the Town to review the role of Advisory Boards as they pertain to Public Schools and further the Goals of the Town's Comprehensive Plan.
- The Town shall consider adding new Policies directing the Town to continue coordination efforts with the SFWMD to both assure the Town's preparation of its future 10 year Water Supply Plan (Policy II-H2.2) due to be adopted by August 2008 furthers the Town's Rural lifestyle (Chap. 163.3191 (2) (i) F.S.) and coordinate more effectively with environmental Agencies to expeditiously upgrading the flow, storage and purification of our Tertiary and Secondary Drainage system which is totally located in Flood Zone (AH) only 5-6 feet above sea level.
- The Town also recognizes the need to place a new Policy in the ICE amendment related to further coordination with our neighboring jurisdictions, County BSO and State legislators in order to recommend preparing a new Objective in the Town's CIE aimed at developing a realistic two to three year time frame to obtain funds to build a sub-regional Center in cooperation with the surrounding jurisdictions, County and State Government. Specific Policies related to increasing multi-jurisdictional coordination should be also included in the Town's amendment.

F. Identifying the Recommended Corrective Action Needed to Address the Identified Future Objectives of the Plan to Date

(Recognizing the Town Still has Four Years Remaining in Their Plan to Achieve Their Desired Objectives)

Managing the Compatibility of Suburban Growth Located Around Three Sides of Town Committed to "Preserving Its Rural Lifestyle" (Chap. 163.3191 (2)(A) And (I), F.S.). - Coordinating Tertiary and Secondary Drainage & Natural Sub Tropical Environment in an Area Completely Located in Flood Zone AH Under CERP Mandates.

Managing Regional Compatibility Around Town's Four Shared Boundaries

10 - Land Use Objectives where identified that Promoted Increasing Compatibility of uses around the Town's four boundary lines. Urban services such as public water, sewer, sidewalks and street lights are properly placed to provide an increased measure of public safety to the 300,000 residents surrounding the Town on its north, east and south boundary lines.

Identified Future Objectives of the Plan: None

Land Use Analysis: In General, Moving Forward Successfully

2 - Policies requiring the Town to adopt rural lighting standards, (Objective II-A1, Policy II-A1.6) & to Adopt Concurrency Standards by 2005 (Objective II-A21 & E-1, Policies A21 & E1) were found to have been completed.

7 - Policies were successfully established and require the Objective to be amended to "Continue Implementing."

1 - Policy was found to be moot and requires to be deleted in the next amendment cycle.

Policies should be included to allow for mixed use to allow affordable housing.

Regional & Local Transportation Analysis:

3 - Objectives (all) are required to be more closely reviewed in the ICE for the following on-going coordination reasons:

- Maximum leveraging of funds to accelerate regional Transportation and Transit Programs
- Multi-Jurisdictional Coordination of mutual efforts
- Provide increased roadway capacity for regional traffic through the Town
- Increased Transportation Management
- Providing rural orientation elements along all Trafficways

Regional & Local Utility Analysis: OK – Provided Meets Adopted LOS

1- Objective related to pre-disaster storm water & protecting the quality of potable water located approximately 15 feet below our surface water level in the Biscayne Aquifer are required to be more closely reviewed in the ICE for similar multi-jurisdictional reasons. (II-E2 & II-E4)

It should be noted that the one 60 acre shopping center, several Churches and one residential area in Sunshine Ranches (located south of the closed Vista View Landfill) are served by public water from:

- City of Sunrise
- City of Cooper City
- City of Pembroke Pines

All of the above utilities serve the three urbanized borders of the Town and regulate their capacity during their Concurrency Management Review process held on all pending Development Orders. The Town will address and evaluate the above Utilities during the preparation of its required 10 Year Water Supply Plan by 2008.

Conservation Analysis: In general, being achieved

- 5 – Objectives are being implemented and no changes recommended
Objectives II- FI, II-F2, II-F7, II-F8 & II-F9
- 1 - Objective was "Established" and the title shall be amended to
"Continuing \ Implementing." Obj. II-F6
- 1 - Objective II-F4 pertains to the SFWMD's 10 year Water
Supply Work Plan
- 1 - Objective II-F11 Tree City USA by 2005 did not occur as envisioned in for the
following acts of nature in 2005:
 - Hurricane Wilma
 - Hurricane Katrina

Capital Improvement Plan Analysis: In general, being achieved

1 - Objective, II-G1 directs the Town to accommodate growth coordinated with future land uses decisions and the Town's fiscal resources. Over the last four years the Town has received more than 20 million dollars in financial assistance to purchase more than 152 acres of vacant properties (centrally located around the Town adjacent to Greenway Trails that were pending non-rural orientated projects and retain the site's current tropical open space and vista.

ICE Analysis: Recommend Strengthening Multi-Jurisdictional Coordination

Methods

Since the Town's incorporation seven years ago, it quickly realized that it needed to direct its attention to review all pending incompatible growth projects proposed around the three sides of the Town. The Town followed Objective II-H1' s directive to meet with all necessary parties to insure compatibility of its Land Use Plan with local governments, Broward County and the Region. Based on the small size of the Town with only 7,500 residents in a County with close to two million inhabitants (plus tourist) the Town is receiving technical and financial assistance from many governmental sources.

The Town needs to develop a mechanism to assure holding a minimum of one meeting a year with its neighboring jurisdictions to ensure internal and external consistency among all municipalities.

POLICY II H1.1 in the Town's Intergovernmental Coordination Element directs the Town to develop a joint planning mechanism to further consistency and compatibility among the plans of Broward County, its adjacent local governments the SFRPC and the SFWMD.

Recently, the neighboring City of Weston requested the Town provide our own independent BSO Emergency Operations Center and staffing. The Town is currently researching the financial practicality and steps required to achieve Weston's request while faithfully prohibiting the Town's Public Safety Level of Public Safety to be reduced in any manner.

G. Identifying the recommended corrective action needed to Amend in the Town's Comprehensive Plan during the next cycle recognizing the Town still has four years remaining in their Plan to achieve the desired Objectives.

1. Objectives which begin with "Establish" in the title should be amended to: "Continuing Implementing"
2. Delete Land Use Objective II-A9 since it is a "Moot"
3. Establish and implement a method to annually discuss compatibility and other regional issues with all neighboring jurisdictions.
4. Coordinate with adjacent municipalities and Regional Emergency and Public Safety Agencies to Develop a Public Safety, Sub-Regional Emergency Response, Relief Distribution and Animal Disaster Care Center.
5. Pursue Land Use Plan Amendment to introduce mixed use residential/commercial category in the commercial FLUM category along Sheridan Street.

POLICY II- H1.1 The Town's Intergovernmental Coordination Element directs the Town to develop a joint planning mechanism to further consistency and compatibility among the plans of Broward County, its adjacent local governments the SFRPC and the SFWMD.

At the Time the Town incorporated, the Town Council chose to receive Public Safety services from Broward County's Sheriff's Office (BSO) located at the nearby BSO Sub-Station located in the City of Weston's southwest section. This agreement has worked very well for both parties to date and the Town's perception is they live in a very safe community close to being free of home related crimes.

In addition to the Town's need to construct a municipal Public Safety Sub-Center without Capital funds dedicated towards such purposes, the Town set aside \$600,000 towards incorporating a Sub-Regional Emergency Response And Relief Distribution Center on the same site. There are three reasons for quickly pursuing the implementation of this project as outlined below:

1. The Town's Temporary Volunteer Fire Station's temporary administrative offices located in a trailer and the adjacent equipment storage trailer received major damage from the two hurricanes hitting Broward County last year and is not safe to withstand the winds from future major hurricanes.
2. Constructing an Emergency Relief Distribution Center to aid the Town's residents and surrounding suburban communities obtain basic relief supplies for such items as ice, blue tarps, water, etc.
3. Integrating the Town's two contracted public fire stations to a single coordinated central location. The eastern part of the Town is served by Town of Davie's Fire Station located on Stirling Road near the Center of the Town and the western portion of the Town (west of I-75 Highway) is served by the BSO Station located in the southeast corner of the City of Weston near BSO's Public Safety Building.

The Town purchased most of the land to construct the complex and is now pursuing grants from the State Legislature, County and FEMA to fund the project's implementation above \$600,000 in coordination with the needs of the surrounding communities. Therefore, while this is a major issue, current actions will assist the Town to satisfy their Objectives and Policies and therefore, do not need to be revised at this time.

Water Supply – 10-Year Work Plan (s. 163.3191(2)(i) F.S.).

The State of Florida passed Legislation resulting in the State's recommendation that local Work Plans be put on hold until after the East Coast Regional Water Supply Work Plan is adopted to ensure consistency between local Work Plans and the East Coast Regional Water Supply Work Plan. The Town will coordinate its Work Plan in relation to the adopted East Coast Regional Water Supply Work Plan, make all necessary amendments to the Town's adopted Comprehensive Plan, and transmit the Town's Work Plan to DCA consistent with Florida Statute.

Pedestrian Way/ Equestrian Trails/Bikeway/Greenway-Blueway Corridors with Connections to Regional Transportation and Recreational Networks & Provision of Public Transportation

Due to the rural orientation of the Town's land uses with fifteen times less density per acre than its three surrounding suburban communities and its unique location outside of Broward County's Urban Infill, Transit Concurrency Area and any proposed redevelopment area, the Town does not need to analyze new data at this time. In addition, since the Town is close to build-out in a rural land use orientation and the Town's Charter motto "to protect its rural lifestyle" it appears highly unlikely that it will need to amend its Plan in the near future to address the portion of Senate Bill 360

related to evaluating transportation concurrency exemption areas, transportation concurrency management areas, multimodal transportation districts and transportation concurrency methodologies and standards.

However, the Town does recognize that the urbanized improvements are needed around the Town. Broward County is completing construction plans to add two additional lanes of divided traffic on the following two Trafficways surrounding the Town:

- Sheridan Street from SW 172 Avenue to SW 196 Avenue
- Griffin Road from SW 172 Avenue to SW 185 Avenue

FDOT, District 4 is also completing construction plans to provide a four lane divided Griffin Road from I-75 Highway to Flamingo Road. The Town also supports Broward County Transit amenities along the Flamingo Road Transit Corridor as described in the next section of this Report.

The Town is also aggressively working with State and Federal officials to obtain funds to urbanize the western portion of the Griffin Road interchange over the I-75 Highway located outside the Town's limits in the Town of Davie. The Town recently received partial funding assistance for the project from Congresswomen Debbie Wasserman-Schultz. \$1.6 million was set aside in SAFETEA LU funds for FDOT District 4 to Plan, Engineer and design a new urban interchange at the western two quadrants of the Griffin Road / I-75 Interchange. A request from the Congresswomen to add an additional \$7 million to complete the project is being reviewed in Washington D.C. and the Town is hopeful FDOT will receive sufficient funds to construct this very necessary urban improvement to benefit the general public and our residents as soon as possible.

At time of the Town's incorporation seven (7) years ago, the western nine square miles of the Town lacked adequate north south regional roadways linking the regional traffic generated from the two adjacent urbanized cities of Pembroke Pines (177,000) and Weston (75,000) citizens together. Regional traffic was forced to either drive around the Town on four and six lane regional roadways or drive quickly through the Town's 50' wide local rural residential streets lacking sidewalks, street lights, curbs, etc.

The possibility of major accidents and human peril required the Town to seek alternative actions to resolve this issue. After attempting to close several local roadways to prohibit regional "through" traffic, the Town in 2005 entered into an agreement with the adjacent City of Pembroke Pines to allow for local traffic but prevent regional traffic to travel through the Town's neighborhoods.

The Town recognizes that approximately 95 percent of the Right of Way for a two lane rural cross section SW 184 Avenue. The future road is designated by Broward County Planning Council as a regional arterial Trafficway. Constructing this proposed (and the

last) north/south regional roadway through the Town will link its neighboring jurisdictions together without the need to travel on the Town's local residential roadways. The Town is exploring all options to fund the purchase of the remaining needed Right of Ways and to construct the Roadway such as receiving assistance from neighboring Cities, Broward County and the State of Florida DOT.

OBJECTIVE II-D2 adopted in the Town's Comprehensive Plan directs the Town to "Ensure that Broward County's future transportation needs do not conflict with the Town's rural character while maintaining adequate rights-of-way." The method the Town chose to measure success in reaching this goal was to Adopt Standards for protecting the Town's rural public Rights of Way in its Land Development Code and revise the State and County laws to accommodate the Town's rural lifestyle.

POLICY II-D2.1 adopted in the Town's Comprehensive Plan directs the Town to "...ensure the rights-of-way necessary for the Town's future transportation needs are available, the Town adopts by reference and shall implement the Broward County Traffic ways Plan.

Therefore, the Town is steadfastly satisfying both the above Objective and Policy and does not need to provide further analysis or changes to its Objectives and Policies at this time.

Provision of Public Transportation Amenities (Bus Shelters and Benches)
(Chapter 163.3191(2)(E) F.S.)

The Town recognizes that the urbanizing portion of Broward County will require transit services in the near future to assist in reducing the congestion on local and regional roadways. Currently Flamingo Road adjacent to the Town's eastern boundary line is designated for transit facilities in the Future. The Town will assist all Agencies to provide adequate and safe locations for required amenities and facilities.

II-D1.8 adopted in the Town's Comprehensive Plan directs the Town to support developing a coordinated County public transit system to serve the urbanized portions of Broward County.

Therefore, the Town is steadfastly satisfying this Policy and does not need to provide further analysis or changes to its Objectives and Policies at this time.

Chapter Three: Assessment of Changes to FL Statutes, F.A.C. & South Florida Regional Planning Council's Strategic Policy Plan

A. Relevant Changes to Florida's State Plan

In 1975 State of Florida developed a comprehensive system in Florida Statute #163, Part 2 to compressively and financially feasible manage its growth. The Major Requirements which all local governments in the State were to address include:

- Adopt Measurable and Feasible Goals for Protecting the Town's chosen rural orientated Lifestyle and Quality of Life
- Adopt Measurable Objectives (such as: Continue reviewing necessary legislation to protect our lifestyle or accomplish a certain "milestone" by a certain date)
- Adopt Specific Policies to implement each Objective (such as: Draft laws to prohibit stadium lights)
- Professionally prepare, evaluate and include major actions in seven Elements to Protect the Town's Land Use, Housing, Roads, Utilities, Parks, etc. and amended the State's Affordable Housing Requirements for the Town's Housing Element.
- Requires annually adopting a "Five Year Capital Improvement Plan" (CIP)
- Requires Local Concurrency Management for evaluating the time and value of a development's impact in the Town and surrounding areas.
- The Adopted Plan shall be collectively receive to have the Weight of Law, provided the Plan is internally and externally consistent with furthers applicable adopted governmental rules and regulations and shall not be relied on by an individual based on the wording of a single Goal, Objective or Policy.
- Recommended, but not mandated. In 2002 the Town Council held two Town-wide Vision Sessions before preparing its first Comprehensive Plan which was adopted a year later. One of the reasons the Town's Vision process was so successful is due to the outside professional facilitation conducted by the South Florida Regional Planning Council's dedicated staff.

Public input in the Town's directives to implement its Comprehensive Plan are necessary and constantly being received in the Town from the Town's Stakeholders and representatives from all economic, environmental and all other rural orientated residential issue

Historically, Florida Statute **#163, Part 2, Growth Management Legislation (Process)** has only once been procedurally and technically revised since 1975 (1984) until last year. The 2005's (more than 150 pages) State mandated municipal amendments and changes to all local government's procedures as generally highlighted and outlined below for review: The General List also includes the required date for the Town to prepare and adopt the new items.

Since 1986 the Florida Legislature has amended the provisions of Florida's Growth Management Legislation, FS # 163, Part II, in over a hundred different ways. The Town reviewed each of the changes to FS #163 and has determined: 63 changes are not applicable to the Town based either not being relevant to our rural orientated Community or are specifically applicable to another jurisdiction. A general description of the eight types of changes the Town should include in the forthcoming 2007 EAR Amendments are outlined below:

- Town must update its list of definitions for consistency purposes.
- Town should address if it needs to evaluate if the Town's pre/post disaster mitigation plan needs to be updated.
- By February 1, 2008 the Town must prepare a School Element, Concurrency Management System and enter into an Interlocal Agreement.
- FS 163.3177 (6) (h) 6, 7 & 8 requires The Town to execute an inter local service delivery agreement then amend its ICE Element.
- The Town must prepare a 10 year Water Supply Plan, after SFWMD adopts their Plan this Summer & evaluate if Amendments are needed to the Town's Conservation Element (FS 163.3177 (6) (d)).
- The Town should review Chapter 163.3177 (11) (D) and determine if it needs to prepare a Rural Land Stewardship Overlay Amendment to its Plan.
- The Town must prepare its next Five Year Capital Improvement Budget consistent with new changes to Law and Amend their Plan to include an updated Budget every year thereafter.
- The Town must prepare a Proportion Fair Share Transportation Impact Ordinance by January 1, 2007 (completed).
- The Town will add a Policy to the Housing Element, as it relates to Regional Participation and inter-governmental coordination on affordable housing issues.

B. Assessment of Changes to F.A.C. 9J-5

- Amend the Town's ICE data, analysis and Objectives to address School Concurrency

Relevant Changes to the South Florida Regional Planning Council's Strategic Policy Plan

Changes were identified as they reflect substantive and contextual changes or differences (See corresponding SFRPC's Changes in the Appendix).

C. Relevant Changes to South Florida's Strategic Regional Policy Plan

The reader should review the following Matrix of Changes to Florida's Growth Management Legislation Since 1986 to review the List of relevant changes to Chapter 163, Chapter 187 (The State's Comprehensive Plan, Rule 9J-5, FAC and the South Florida Strategic Regional Policy Plan). A list summarizing the description of amendments needed to address applicable changes are also included. A brief summary of the identified required changes is provided below:

Necessary State mandated amendments require the Town to:

- Prepare a 10 year Water Supply Plan by August 2008
- Prepare amendment to Transportation Element per Senate Bill 360
- Prepare a list of valid Inter-Agency Agreements
- Reformat the method for preparing their Five Year Capital Improvement Budget so that it is more financially feasible. The five year schedule must directly Link the Town's capital improvement program to its Capital Improvement Plan – Pay as you Grow
- Amend the Town's ICE to address School Concurrency
- Amend the Town's ICE to increase regional coordination on seven different Issues to implement the Town's necessary local infrastructure and service needs to include:
 - A process to determine if development proposals will have significant impacts on state or regional facilities.
 - A process for mitigating extra jurisdictional impacts in the jurisdiction in which they occur.
 - A dispute resolution process.
 - A process for modification of DRI development orders without loss of recognized development rights.
 - Procedures to identify and implement joint planning areas.
 - Recognition of campus master plans.

- Requiring each county, all municipalities within that county, the school board, and other service providers to enter into formal agreements, and include in their plans, joint processes for collaborative planning and decision-making.

Chapter Four: Summary of 2007 EAR's Public Participation Process

A. Summary of 4/24/06 Multi-Jurisdictional "Scope" Meeting

TOWN OF SOUTHWEST RANCHES PRELIMINARY

Major List of Issues To Be Included in DCA's EAR Letter of Understanding April 24, 2006

SUMMARY MINUTES

Attendees:

Lisa Lorbeck, South Florida Regional Planning Council, Planner
Susan Winn, Town of Southwest Ranches Comprehensive Advisory Board, Chair
Keith Poliakoff, Town of Southwest Ranches, Town Attorney
Trevor Markley, City of Cooper City, Senior Planner
Larry Hymowitz, FDOT, Intergovernmental Coordinator
Michael Feuer, Heery International Inc., Program Manager
David Wilson, Heery International Inc., Senior Program Manager
Matt Goldstein, Broward County Planning Council, Assistant Planner
Jeff Katims, Michele Mellgren and Associates, Inc., Senior Associate
Elbert L. Waters, South Florida Water Management District
Jose Lopez, South Florida Water Management District
John Canada, Town of Southwest Ranches, Administrator
Lee Rickles, Town of Southwest Ranches, Program Manager
Richard Rubin, Richard Rubin Inc., Consultant.
Emily McCord, Richard Rubin Inc., Consultant
Stacy Morin, Town of Southwest Ranches, FAU Intern

The meeting was called to order at 12:30 p.m. by Richard Rubin. Mr. Rubin gave a brief overview of the meeting requesting input to determine what valid Major issues should be addressed in the Town's 2006 EAR. The following list describing 12 possible Major Issues was handed out to everyone for their consideration:

Issue # 1 – Managing the compatibility of Suburban Growth located around three sides of the Town committed to "Preserving a Rural Lifestyle".

- ☒ **Agreed by all to keep this issue at the top of the list.**

Issue # 2 – Coordinating tertiary and secondary drainage and the Town's natural sub tropical environment in an area completely located in Flood Zone AH under CERP mandates (flooding in Southwest Ranches-need more water storage).

Plans are in place west of Southwest Ranches to route out storm water between C-11 and C-9 canals. This will provide more secondary storage but the Town needs assistance from the two separate Drainage Districts to remove flood water and meet CERP C-11 Basin purification requirements.

Richard Rubin, Consultant for the Town of Southwest Ranches, stated he is currently in the process of looking for grants and assistance to augment the two Districts' pre-disaster flooding problems. Jose Lopez, South Florida Water Management District (SFWMD), informed the attendees that a meeting will be taking place on the 22nd or 23rd of May at the South Broward Drainage District to review the District's CERP drainage proposal for our area.. East of U.S. 27 a seepage canal will be put in place that may possibly cause seepage into Southwest Ranches. The SFWMD's tentative plan is to break ground on construction before the end of the year. The Comprehensive Plan will be reviewed to clarify who is responsible for handling this matter. FEMA will be upgrading- all local Flood Maps. The public may review them on May 28th from 10 a.m. to 12 p.m. at the South Broward Drainage District's office.

- ☒ **Agreed by all this is a Regional Significant issue for the EAR.**

Issue # 3 – Coordination in the development of Transit Oriented Land Use Patterns Proposed in surrounding communities (s. 163.3191(2) (e) F.S.).

Due to the urban Traffic congestion at the I-75 west bound exit to Griffin Road, the Town is seeking assistance to construct an urban interchange to increase capacity and safety. Lisa Lorbeck, Regional Planner for the South Florida Regional Planning Council, stated this issue should be an intergovernmental coordination element (ICE) issue. Elbert Waters, Director of South Florida Water Management District, agrees with Ms. Lorbeck and added the existing rural interchange will have an impact on Southwest Ranches; the Town should keep track of the progress. Mr. Waters inquired what the phrase 'Transit Oriented Land Use' meant. Larry Hymowitz, Intergovernmental Coordinator Office of Modal Development for the State of Florida Department of Transportation District Four explained when an intersection ramps are urbanized by closing them closer to the bridge and adding four-way automated traffic lights.

Trevor Markley, Senior Planner Growth Management for Cooper City, suggested the Town might be interested in non-vehicular usage. Mr. Rubin informed the attendees

the Town was awarded a FDOT Transportation Enhancement grant to construct a non-vehicular trail over I-75 on Stirling Road approximately 1 ½ mile south of the Griffin Road Intersection.

- **Agreed by all this is a Regional Significant issue for the EAR**

Issue # 4 – Coordination in developing a public safety, sub-regional emergency response and relief distribution center and an emergency farm animal shelter.

The two hurricanes in 2005 tragically demonstrated that there is a sub-regional need for a new structure maintained by the Town, not part of Town Hall. It would be a permanent structure to be used by Police and Fire as well as a temporary facility when needed. Mr. Waters inquired if the concept is to build the structure to be used as a sub-station. Mr. Rubin explained the structures will be offered to the BSO for use as a sub-station. Mr. Poliakoff stated this issue does not address the Comprehensive Plan.

- **Agreed by all this is a Regional Significant issue for the EAR**

Issue # 5 – School Coordination (s. 163.3192 (2) (k) F.S.).

Mr. Hymowitz stated school sidewalks are an appropriate issue for the EAR. Mr. Rubin pointed out that due to rural character of the Town, concrete sidewalks are not permitted. Mr. Poliakoff stated the problem with adding this to the EAR is the school has yet to be built. Jeff Katims, Senior Associate for Michele Mellgren and Associates, Inc., stated it might be counteractive to address the sidewalk issue on the EAR. Lee Rickles, Program Manager for the Town of Southwest Ranches, stated the plans in place to build sidewalks are not within the Town boundaries. Mr. Katims stated this item should be added to issue # 1.

- **Agreed by all this is a Regional Significant issue for the EAR**

Issue # 6 – Advisory Boards (s. 163.3192 (2) (e) F.S.).

Mr. Poliakoff stated this item does not apply because the Town does not have true boards, only committees. He further stated the Council has the only authority for decision making. Mr. Katims asked what the substance of DCA's requirement is. Mr. Katims said this item can be addressed under the Legislative Change of Statutes.

- **Agreed by all this is a Regional Significant issue for the EAR**

Issue # 7 – Water Supply – 10 Year Work Plan (s. 163.3191 (2) (i) F.S.).

Mr. Rubin asked if the Town is exempt due to the lack of public water. Mr. Waters informed the attendees the amended statute required a report of the water infrastructure from the Water Supply Ten Year Work Plan. Mr. Waters added the South Florida Water Management District put together a Lower East Coast Plan that was adopted July of last year. He advised the Town has eighteen months to request Southwest Ranches as part of the Comprehensive Plan, he suggested the Town work in conjunction with SFWMD to put the request together. Mr. Lopez added it would be best to have a separate meeting with the water supply Utility companies and to contact him or Barbara Powell at headquarters to set up an appointment.

- **Agreed by all this is a Regional Significant issue for the EAR**

Issue # 8 – Affordable Housing (s. 163.3161 (2) (e) F.S.).

Mr. Katims stated the Shimberg report has major flaws and does not do an accurate job, he added the Town did not exist at the time the data was collected therefore the data was difficult to obtain. All Ms. Lorbeck stated that if the Town can offer an alternate methodology, the Town should bring it to the DCA to show affordable housing is not necessary with the Town's boundaries. Mr. Poliakoff stated it would preliminary to be in the 2006 EAR Mr. Katims stated the approach is to justify this is not an issue with Southwest Ranches, but the Town has the responsibility to address the issues nonetheless. Mr. Katims will provide the Town with the data and information regarding affordable housing. Susan Winn, Chairperson of the Town's Comprehensive Plan Board, stated the item still needs to be addressed because it is still an outstanding issue.

- **Agreed by all this is a Regional Significant issue for the EAR**

Issue # 9 – Regional and Local Activity Centers and Other Mixed Use Land Use Designations. -N/A-

Ms. Rickles stated Flamingo Road is predominately in Cooper City and not a matter to consider.

- **Agreed by all this is not an issue**

Issue # 10 – Pedestrian way/ Equestrian Trails/Bikeway/Greenway-Blueway Corridors with Connections to the Transportation and Recreational Networks. -N/A- (S. 163.3191 (2) (e) F.S.).

- **Agreed by all this is a Regional Significant issue for the EAR**

Issue # 11 – Provision of Public Transportation Amenities (Bus Shelters and Benches) (S. 163.3191 (2) (e) F.S.).

- **Agreed by all this is not an issue**

Issue # 12 – Incorporating New State Requirements in the Town’s Proposed 2006-2007 Capital Improvement Schedule

- **Agreed by all this is a Regional Significant issue for the EAR**

General Discussion and Comments:

Matt Goldstein, Assistant Planner for the Broward County Planning Council, did not have any questions or anything to add to the list of the above issues.

Ms. Lorbeck strongly encourages adding links in the major issues and addressing how they are brought together by linking to policies and objectives in the ICE.

Mr. Markley had no new issues to address.

Mr. Hymowitz strongly advises its generator of trips as well as working with adjacent local governments and Broward County Transit to address connectivity to regional systems.

Mr. Poliakoff’s number one issue is in the EAR within the Town is to maintain its Rural Lifestyle. The EAR should primarily review how to manage sub-urban growth on three sides

Mr. Hymowitz asked if attendees see an increase required to subdivide acres.

Mr. Rubin stated he will utilize the data from Michelle Mellgren pertaining to affordable housing.

Mr. Waters approve the topics that have been discussed in the meeting.

Mr. Lopez suggests issue # 10 be added to issue # 1. Mr. Rubin states issues # 10 and # 7 are going to be South Florida Water Management District’s main issues.

David Wilson, Program Manager for Heery International, Inc., stated in regard to issue # 10 the Town should coordinate with agencies in Broward and the SFWMD. Mr. Wilson also stated ok that Mr. Rubin put these plans together will coordinate resource sharing.

Mr. Goldstein suggests Southwest Ranches uses Pembroke Pines’ and Cooper City’s matrix as a template to prepare the Town’s 2006 EAR. There are also matrix is also available on the DCA website. Changes need only be made to the matrix if the Town is going to add an amendment or whether there is going to be an anticipated amendment. Measurable objectives should only relate to major issues.

Meeting adjourned.

B. Joint Meeting with LPA and Comprehensive Plan Advisory Board (CPAB)

MAY 11, 2006

By Lil Sayre

The Meeting was called to order by Mayor Fink. Council Member Blanton was absent.

Richard Rubin said that the Town would prepare the Evaluation and Appraisal Report (EAR) in a much shorter time than other cities have done. Last night, the Board reviewed the elements of the EAR and would like to discuss ways to make this project meaningful to our Town. Mr. Rubin passed out the State's proposed agenda and the Board's agenda. The Town's goal is to preserve our rural lifestyle. Objectives are the hard part. The purpose of the EAR is to evaluate the Plan and come up with ideas to make it better. Then we would amend the Plan with new objectives. The first phase will take four months. He passed out the results of the Town's vision session, which had been facilitated by the South Florida Regional Planning Council. The Town used to be 99 percent wetlands. There were no trees then. The Town is dedicated to equestrian interests. Now we are building ten miles of our 25 mile trail system. All the parks will be accessible by trails. Jeff Katims suggested locating proposed trails and rights-of-way widths. That should be included in the EAR. Pembroke Pines identified five pages of sidewalks needed in their EAR. We have 152 acres of open space. We are trying to nurture nature and wildlife. Solving our road problems will help provide a safe family environment.

The Board will hold three special meetings to look at special items. Our goal is to provide the EAR within the next 45 days. Mr. Rubin provided a copy of the Table of Contents and showed Weston's EAR. DCA recognized that our Plan is only three years old, so they will not require such an in-depth analysis. When we looked recently, we found that we have achieved our objectives in a timely manner. The Planning Council needs 60 days to review our EAR. From now to July, we will be collecting data. In July, we will recommend sending the EAR out for review. After 60 days, we hope to adopt it in September. Then we will prepare amendments to the Plan. The EAR is a set of recommendations.

Board Chair Susan Winn mentioned the Board members and staff. We are looking for new ideas and will encompass the surrounding communities, the School Board, police, fire/rescue and other Boards, who will all be invited to our meetings. Council Members are also invited to attend. The meeting dates are May 31, June 14 and June 28 at 7:00 p.m. We will provide advance agendas when we know who is coming.

Mr. Rubin said that he just received a letter from the Division of Historical Resources supporting our grant applications to protect our archaeological sites.

Mr. Rubin said that he met with regional planners recently. He handed out their analysis of our eight issues. There was one significant local issue and seven regional issues. Our main local issue is managing the compatibility of suburban growth located around three sides of the Town. He reviewed the seven issues:

1. Transportation & Transit Coordination. Mr. Rubin met with Debbie Wasserman Schultz in Washington. She said that our request for funds for the I-75/Griffin interchange is #1 priority. She will know how much we get in June. We have \$1.6 million committed already. We will invite Vice-Mayor Maines with the MPO and individuals from DOT to this meeting.
2. Coordinating development of a public safety and sub-regional emergency response and relief distribution center. Representative Wasserman Schultz's aide Jody Bock Davidson will be invited.
3. School Coordination. The School Board has money for schools but doesn't know where to put them, and will put a school in our Town but not for our kids. Now we must adopt school concurrency.
4. Advisory Boards. We will meet with other Boards and see what the issues are.
5. Water Supply. We must show that we have enough for ten years. Every city must do it by January of 2008.
6. Affordable Housing. Ms. Mellgren is working on this.
7. Trails. We are one of the few municipalities that have adopted a greenway map. The Board wants to identify trail locations immediately. We are achieving our goals. Mr. Katims wants to develop a right-of-way policy. Now we are considering rights-of-way on precedent, not policy. Werner Vaughn is working on this slowly because of its cost.

Our local issue is providing more tools to manage growth around us while preserving rural in the center. If the three cities support 184th, there would be a better chance to get funding.

Ms. Winn summed up that we are reaching out to our neighbors and are ready to take the next step. Mayor Fink thanked the Board. Council Member Nelson also appreciated the work done. All issues are important. Council Member Knight knows the effort, since he was involved in the beginning. We have achieved a lot. He looked forward to being at the meetings. Vice-Mayor Maines agreed and thanked everyone. He remembered the vision session vividly. We are following it exactly as we discussed. We are on the right track and should stay there. We must not change it. Perhaps we should put out a survey to the residents. Marcia Campbell suggested including a vision session as an objective. Adjournment followed.

APPENDIX

Exhibit A
Changes to Chapter 163, F.S. 1986-2005

4/26/06 SW Ranches	Changes to Chapter 163, F.S. 1986-2005	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
1986: [Ch. 86-191, SS.7 - 12, & 18 - 31, Laws of Florida]					
1	The requirement that plans include soil surveys which indicate the suitability of soils for septic tanks moved from the Capital Improvements Element to the General Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element, by striking Subparagraph 163.3177(3)(a)4., and adding the last sentence of Paragraph 163.3177(6)(c).	163.3177(6)(c)		Conservation Element Policy II-F4.3	Relocate Policy to UE
2	A Future Land Use Element must have "goals, policies, and measurable objectives ," rather than "measurable goals, objectives, and policies."	163.3177(6)(a)		All Objectives in all Elements are feasible & clearly measurable	N/A
3	Eliminated the 12-month delay for consistency with the comprehensive regional policy plans.	163.3177(9)(c)	X		
4	Approved 9J-5 , F.A.C. Defined "consistency," "compatible with," and "furtherers." Required each local government to review and address all State Comprehensive Plan provisions relevant to that jurisdiction. Support data shall not be subject to the compliance review process, but that goals and policies must be clearly based on appropriate data . The Department of Community Affairs authorized to reject data if not collected in a professionally accepted manner, but forbidden to require a particular professionally accepted methodology. 9J-5 does not require original data collection. Recognized that local governments are charged with setting level-of-service standards. Public facilities and services needed to support development shall be available concurrent with the impacts of development. Established the "shield" against rule challenges to 9J-5 until July 1, 1987.	163.3177(10)		All three definitions in Town's adopted Plan 2006 EAR in Process Include in Town's adopted 3003 Plan as amended and found to be "In Conformance" by DCA all three times.	N/A N/A
5	Required the comprehensive master plan for each deepwater port to be submitted to the appropriate local government at least 6 months before the due date of the local plan; defined	163.3178(2)(k)	X	Town is 10 miles inland from the Atlantic	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005				Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	"appropriate local government," and provided for sanctions for deepwater ports which are not part of a local government and which fail to submit their comprehensive master plan.					Ocean.	
6	Substantially reworded Section 163.3184, " Process for adoption of comprehensive plan or amendment thereto," to basic format in place today.			163.3184	X	Include in Town's adopted 3003 Plan as amended and found to be "In Conformance" by DCA all three times.	
7	Extended development of regional impact exemption from twice-a-year plan amendments to Florida Quality Developments.			163.3187(1)(b)	X	No DRI's in Town	
8	Exempted small scale amendments from the twice-a-year limitation.			163.3187(1)(c)	X	No small scale Amend. To Date.	
9	Required the local planning agency's evaluation and appraisal report to be transmitted to DCA, and required the governing body of the local government to adopt, or adopt with changes, the local planning agency's report within 90 days after receipt. Authorized transmittal of the EAR plan amendments, rather than the entire plan as amended, to DCA.			163.3191(1) & (4) [Note: 163.3191 was amended and reworded in 1998. Check statutes for current wording.]		Ear IN Process	
10	Delayed implementation of concurrency until 1 year after due date for submittal of the comp plan.			163.3202(2)(g)	X	Town incorporated in 2000	
11	Initial adoption of the Florida Local Government Development Agreement Act .			[Now: 163.3220-.3243]	X	Town incorporated in 2000	
1987: [Ch. 87-224, SS. 24, 25 & 26, <u>Laws of Florida</u> (Revisor's bill), and Ch. 87-338, <u>Laws of Florida</u>]							
12	Extended date for DCA to adopt schedule for submittal of local plans from October 1, 1986 to October 1, 1987, and extended the latest date for submission by non-coastal counties from July 1, 1990 to July 1, 1991.			[Now: 163.3167(2)]	X	Town incorporated in 2000	
1988: None							
1989: None							
1990: None							
1991: [Ch. 91-45, SS. 31 and 32, <u>Laws of Florida</u>] Nothing substantive.							
1992: [Ch. 92-129, <u>Laws of Florida</u> , and Ch. 92-279, S. 77, <u>Laws of Florida</u>]							
13	Clarified that the procedures for approval of the original plans also applied to plan amendments .			[Now: 163.3189(2)(a)]		Part I E (IV) Land Use Plan Amendment Procedures	
14	Provided that the local planning agency should prepare plan			163.3174		Part I E (IV) Land Use	

N/A = Not Applicable

4/26/06 SW Ranches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	amendments.	163.3164(13)[Now: (14)] 163.3221(10)[Now: (11)]		Plan Amendment Procedures	
15	Added "spoiled disposal sites for maintenance dredging located in the intracoastal waterways, except for spoil disposal sites owned or used by ports" to the definition of "public facilities."	163.3164(24)	X	No spoil disposal sites in Town & Not near thIntracoastal waterways	
16	Added requirement that independent special districts submit a public facilities report to the appropriate local government.	163.3177(6)(h)2. [Now: 163.3177(6)(h)3.]	X	Town is not an that independent special district	
17	Extended "shield" against challenges to the portion of Rule 9J-5 that was adopted before October 1, 1986, from July 1 1987 to April 1, 1993.	163.3177(10)(k)	X	Town incorporated in 2000	
18	Recognized the need for innovative planning and development strategies to address the anticipated continued urbanization of the coast and other environmentally sensitive areas. Stated that plans should allow land use efficiencies within existing urban areas, and should also allow for the conversion of rural lands to other uses. Provided that plans and land development regulations (LDRs) should maximize the use of existing facilities and services through redevelopment, urban infill, and other strategies for urban revitalization.	163.3177(11)(a) (11)(b) (11)(c)	X X	FLUE Policy II-A2.3, Policy II-A3.2 & I-A3.3 Town's Plan does not envision or propose the use of existing facilities and services through redevelopment, urban infill	
19	Amended definition of "affected person" to clarify that the affected person's comments, recommendations, or objections have to be submitted to the local government after the transmittal hearing for the plan amendment and before the adoption of the amendment.	163.3184(1)(a)		Part II H- Definitions, page 148	
20	Required the local government to include such materials as DCA specifies by rule with each plan amendment transmittal.	163.3184(3)(b)		Part I-E , Sec. IV Implementation Procedures	
21	Gave the local government 120 days, rather than 60 days, after receipt of the objections, recommendations, and comments	163.3184(7)(a) [Now:		Part I-E , Sec. IV, Implementation	

N/A = Not Applicable

4/26/06 SW Ranches Changes to Chapter 163, F.S. 1986-2005				Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	to adopt or adopt with changes the plan or amendment; and gives the local government 10 days, rather than 5 days, after adoption to transmit the adopted plan or amendment to DCA. Also requires that a copy of the adopted plan or amendment be transmitted to the regional planning council.			163.3184(7)(c)1]		Procedures	
22	Provided that the Secretary of DCA, as well as a "senior administrator other than the Secretary" can issue a notice of intent (NOI) .			163.3184(8)(b)	X	Town incorporated in 2000	
23	Required that the Division of Administrative Hearings hearing must be held "in the county of and convenient to" the affected local jurisdiction.			163.3184(9)(b) & (10)(a)	X	Town incorporated in 2000	
24	Provided that new issues cannot be raised concerning plan compliance more than 21 days after publication of the NOI.			163.3184(10)(a)	X	Town incorporated in 2000	
25	Added a procedure for Compliance Agreements .			163.3184(16)	X	Town incorporated in 2000	
26	Changed the requirements for small scale amendments : <ul style="list-style-type: none"> Increased the geographic size from 5 to 10 acres of residential land use at a density of 10, rather than 5, units per acre; and for other land use, an increase from 3 to 10 acres. Also increased the annual total from 30 to 60 acres. Allowed local governments to use a newspaper ad of less than a quarter page in size. Authorized DCA to adopt rules establishing an alternative process for public notice for small scale amendments. Provided that small scale amendments require only an adoption hearing. 			163.3187(1)(c)	X	Town incorporated in 2000	
27	Provided that a plan amendment required by a compliance agreement may be approved without regard to the twice-a-year limitation on plan amendments.			163.3187(1)(e) [Now: 163.3187(1)(d)]		Part I-E, Sec. IV, Implementation Procedures	
28	Stated that nothing in the statute prevented a local government from requiring a person requesting an amendment to pay the cost of publication of notice .			163.3187(5)	X	Town incorporated in 2000	
29	Created an alternative process for amendment of adopted comprehensive plans			163.3189	X	Town incorporated in 2000	
30	Provided that the first EAR report is due 6 years after the adoption of the comp plan, and subsequent EAR reports are due every 5 years thereafter.			163.3191(5) [Now: 163.3191(13)]	X	Town incorporated in 2000	
31	Amended the Development Agreement Act by providing:						New Amendment could be added to

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005				Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> Development agreements are not effective unless the comp plan or plan amendments related to the agreement are found in compliance. Development agreements are not effective until property recorded and until 30 days after received by DCA. 	163.3235					Volume I, Part I E, Implementation Procedures
		163.3239					
1993: [Ch. 93-206, Laws of Florida (aka the ELMS bill) and Ch. 93-285, S. 12, Laws of Florida]							
32	Amended the intent section to include that constitutionally protected property rights must be respected.	163.3161(9)				Part II H Definitions, page 184	
33	Added definitions for "coastal area", "downtown revitalization", "Urban redevelopment", "urban infill", "projects that promote public transportation", and "existing urban service area."	163.3164			X	<p>The designations: "coastal area", "downtown revitalization", "Urban redevelopment", "urban infill", Were not considered to bwe applicable in the Town's Plan.</p> <p>The Town could add the def. of "projects that promote public transportation", and "existing urban service area." Or adopt State's def. by reference.</p>	Town should consider updating the definitions in Volume #1 of the Comp Plan in the EAR Amend. Cycle.
34	Amended the scope of the act to provide for the articulation of state, regional, and local visions of the future physical appearance and qualities of a community.	163.3167(11)				2 vision sessions conducted by SFRPC prior to adopting first Plan in 2003	
35	Amended the requirements for the housing element by: <ul style="list-style-type: none"> Having the element apply to the jurisdiction, rather than the area. Including very-low income housing in the types of housing to be considered. Provided guidance that the creation or preservation of 	163.3177(6)(f)1.					

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<p>affordable housing should minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas.</p> <ul style="list-style-type: none"> Required DCA to prepare an affordable housing needs assessment for all local jurisdictions, which will be used by each local government in preparing the EAR report and amendments, unless DCA allows the local government to prepare its own needs assessment. 	(f)2.			
36	<p>Amended the intergovernmental coordination element (ICE) by:</p> <p>Requiring each ICE to include:</p> <ul style="list-style-type: none"> A process to determine if development proposals will have significant impacts on state or regional facilities. A process for mitigating extrajurisdictional impacts in the jurisdiction in which they occur. A dispute resolution process. A process for modification of DR1 development orders without loss of recognized development rights. Procedures to identify and implement joint planning areas. Recognition of campus master plans. Requiring each county, all municipalities within that county, the school board, and other service providers to enter into formal agreements, and include in their plans, joint processes for collaborative planning and decision-making. <p>Requiring DCA to:</p> <ul style="list-style-type: none"> Adopt rules to establish minimum criteria for ICE. Prepare a model ICE. <p>Establish a schedule for phased completion and transmittal of ICE plan amendments.</p>	<p>163.3177(6)(h)1. and 2.</p> <p>[Note: Requirement deleted in 1996]</p> <p>[Now: 163.3177(9)(h) 163.3177(9)(h) 163.3177(6)(h)5]</p> <p>Now: 163.3177(6)(h)5.</p> <p>163.3177(6)(h)</p> <p>[Now: 163.3177(6)(i)]</p> <p>163.3177(7)(i)</p>		<p>Town is completing the Process.</p> <p>Vol. #1, Part II-A (Part II-H, ICE GOP's</p> <p>Vol. #1, Part II A (Part II-D)</p> <p>TE's GOP's</p> <p>Not addressed in Plan</p>	<p>Town should consider if Project should be addressed in the Comp.</p>
37	Providing that amendments to implement the ICE must be adopted no later than December 31, 1997 [Now: 1999] .				
38	Requiring a transportation element for urbanized areas.				
39	Adding an optional hazard mitigation/post disaster redevelopment element for local governments that are not		X		

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005			Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	revitalization. <ul style="list-style-type: none">Allowing a de minimis transportation impact of not more than 0.1% of the maximum volume of the adopted level of service as an exemption from concurrency.Authorizing the designation of transportation management areas.Allowing urban redevelopment to create 110% of the actual transportation impact caused by existing development before complying with concurrency.Authorizing local governments to adopt long-range transportation concurrency management systems with planning periods of up to 10 years where significant backlogs exist.Requiring local governments to adopt the level-of-service standard established by the Department of Transportation for facilities on the Florida Intrastate Highway System.Allows development that does not meet concurrency if the local government has failed to implement the Capital Improvements Element, and the developer makes a binding commitment to pay the fair share of the cost of the needed facility.				Administered Concurrency Management System consistent with State and County procedures.	
43	Provided a procedure to ensure public participation in the approval of a publicly financed capitol improvement.		163.3181(3)		Volume I, PART II (C) includes the Town's adopted method for obtaining effective public Participation The EAR contains the specific dates of the public meetings held while preparing the 2006 EAR in Section (J).	
44	Amended the procedure for the adoption of plans and plan amendments as follows: <ul style="list-style-type: none">Proposed plans or amendments, and materials, must be transmitted to the regional planning councils, the water management districts, the Department of Environmental Protection, and the Department of Transportation as specified		163.3184		Town follows current State Statues, Rules, Regulations, etc. while	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> in DCA's rules. DCA reviews amendments only upon the request of the regional planning council, an affected person, or the local government, or those, which it wishes to review. The regional planning council's review of plan amendments is limited to effects on regional facilities or resources identified in the strategic regional policy plan and extra jurisdictional impacts. DCA may not require a local government to duplicate or exceed a permitting program of a state, federal, or regional agency. 			preparing and processing a proposed Adoptions of the Comprehensive Plan. Evidence is the three "In Compliance" Letters received by DCA for the Town's original Plan & two subsequent amendments.	
45	Provided that local governments cannot amend their comp plans after the date established for submittal of the EAR report unless the report has been submitted.	163.3187(5) [Now: 163.3187(6)(a)]		Town follows current State Statutes, Rules, Regulations, etc. while preparing and processing a proposed Amendment of their Comprehensive Plan.	
46	Changed the Alternative Process for the amendment of adopted comp plans to the Exclusive Process.	163.3189(1)	X	Town Incorporated in 2000	
47	Provided that plan amendments do not become effective until DCA or the Administration Commission issues a final order determining that the amendment is in compliance.	163.3189(2)(a)		Included in the Town's originally adopted Comprehensive Plan on May 8, 2003. (See adoption Ordinance, Volume I, PART II-E.	
48	Provides that the sanctions assessed by the Administration Commission do not occur unless the local government elects to make the amendment effective despite the determination of noncompliance.	163.3189(2)(b)	X	Town Incorporated in 2000	
49	Authorizing the local government to demand formal or informal mediation , or expeditious resolution of the amendment proceeding.	163.3189(3)(a)	X		
50	Amended the EARs section to require additional statements of: <ul style="list-style-type: none"> The effect of changes to the state comprehensive plan, ch. 163, part II, 9J-5 and the strategic regional policy plan. The identification of any actions that need to be taken to 	163.3191 [Note: 163.3191 was amended and reworded in 1998. Check statutes for	X		

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005				Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	address the planning issues identified in the report. <ul style="list-style-type: none"> Proposed or anticipated amendments. A description of the public participation process. Encourage local governments to use the EAR to develop a local vision. Allows DCA to grant a 6 month extension for the adoption of plan amendments required by the EAR. Requires plan amendments to be consistent with the report. Allows municipalities of less than 2,500 to submit the EAR no later than 12 years after initial plan, and every 10 years thereafter. Authorized DCA to review EAR for sufficiency, but not for compliance. DCA authorized to delegate review to the regional planning council. Administration Commission is authorized to impose sanctions for failure to timely implement the EAR. DCA authorized to enter into agreement with municipalities of less than 5,000 and counties of less than 50,000 to focus planning efforts on selected issues when updating the plans. 			current wording.]			
1994	[Ch. 94-273, S. 4, Laws of Florida]						
51	A plan amendment for the location of a state correctional facility can be made at any time, and does not count toward the twice-a-year limitation .			163.3187(1)(f) [Now: 163.3187(1)(e)]	X	One correctional facility proposed in Town with the appropriate "Industrial Land Use" designation	
1995	[Ch. 95-181, ss. 4-5; Ch. 95-257, ss. 2-3; Ch. 95-310, ss. 7-12; Ch. 95-322, ss. 1-7; Ch. 95-341, ss. 9, 10, and 12, Laws of Florida]						
52	Required opportunities for mediation or alternative dispute resolution where a property owner's request for a comprehensive plan amendment is denied by a local government [Subsection 163.3181(4)] and prior to a hearing where a plan or plan amendment was determined by the DCA to be not in compliance.			163.3184(10)(c)		State Law is applicable to Town	
53	Added a definition for "transportation corridor management" [Subsection 163.3164(30)] and allowed the designation of transportation corridors in the required traffic circulation and transportation elements and the adoption of transportation corridor management ordinances.			163.3177(6)(j)9.		The definition of Transportation Corridor is in Volume #1, page 182 but does not address "Management"	Town should consider updating the definitions in Volume #1 of the Comp Plan in the EAR Amend. Cycle.
54	Amended the definition of "public notice" and certain public notice and public hearing requirements to conform to the public notice and hearing requirements for counties and			163.3164(18), 163.3171(3), 163.3174(1) and (4),		Included in Volume #1, page on page 175	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005				N/A*	Addressed (where/how)	Amendment Needed By Element
		Chapter 163, F.S. Citations				
	municipalities in Sections 125.66 and 166.041, respectively.	and 163.3181(3)(a), 163.3184(15)(a)-(c), 163.3187(1)(c) 163.3167(12)				
55	Prohibited any initiative or referendum process in regard to any development order or comprehensive plan or map amendment that affects five or fewer parcels of land.				State Law is applicable to Town	
56	Reduced to 30 [Note: changed to 20] days the time for DCA to review comp plan amendments resulting from a compliance agreement .	163.3184(8)(a)			State Law is applicable to Town	
57	Amended the requirements for the advertisement of DCA's notice of intent .	163.3184(8)(b)			State Law is applicable to Town	
58	Required the administrative law judge to realign the parties in a Division of Administrative Hearings (DOAH) proceeding where a local government adopts a plan amendment pursuant to a compliance agreement.	163.3184(16)(f)			State Law is applicable to Town	
59	Added clarifying language relative to those small scale plan amendments that are exempt from the twice-per-year limitation and prohibited DCA review of those small scale amendments that meet the statutory criteria in Paragraph 163.3187(1)(c).	163.3187(1)(c) and (3)(a)-(c)			State Law is applicable to Town	
60	Required DCA to consider an increase in the annual total acreage threshold for small scale amendments . (later repealed by s. 16, Ch. 2000-158, Laws of Florida).	163.3177(7)			State Law is applicable to Town	
61	Required local planning agencies to provide opportunities for involvement by district school boards and community college boards .	163.3174(1)			Objective II-H3 requires the Town Council (LPA) to develop on-going process to coordinate all land use issues with the School Board a	
62	Required that the future land use element clearly identify those land use categories where public schools are allowed.	163.3177(6)(a)			All Rural Res. Categories amended in 2005 to allow Schools regardless of size.(Volume #1, Part G, pages 141 & 142)	
63	Established certain criteria for local governments wanting to extend concurrency to public schools . (later amended by s. 5, Ch. 98-176, Laws of Florida).	163.3180(1)(b) [Now: 163.3180(13)]				Town will prepare & adopt a School Board Concurrency Amendment by 1/1/08.

N/A = Not Applicable

4/26/06 SWRanches	Changes to Chapter 163, F.S. 1986-2005	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
1996: [Ch. 96-205, s. 1; Ch. 96-320, ss. 10-11; 96-416, ss. 1-6, 15, <u>Laws of Florida</u>]					
64	Substantially amended the criteria for small scale amendments that are exempt from the twice-per-year limitation .	163.3187(1)(c)		State Law is applicable to Town	
65	Revised the objectives in the coastal management element to include the maintenance of ports .	163.3177(6)(g)9.	X	No Ports in Town	
66	Provide that certain port related expansion projects are not DRIs under certain conditions.	163.3178(2), (3), and (5)			
67	Allowed a county to designate areas on the future land use plan for possible future municipal incorporation .	163.3177(6)(a)	X	Town is a local government	
68	Required the ICE to include consideration of the plans of school boards and other units of local government providing services but not having regulatory authority over the use of land.	163.3177(6)(h)		Part IIA, Objective II-H3 addresses School Coordination & Objective II-H2 extends coord.. to other applicable governments	
69	Revised the processes and procedures to be included in the ICE.	163.3177(6)(h)		Part IIA, Objective II-H2 & H3 addresses School Coordination	
70	Required that within 1 year after adopting their ICE each county and all municipalities and school boards therein establish by interlocal agreement the joint processes consistent with their ICE.	163.3177(6)(h)2.		Part IIA, Objective II-B2 & H3 addresses School Coordination	
71	Required local governments who utilize school concurrency to satisfy intergovernmental coordination requirements of ss. 163.3177(6)(h)1.	163.3180(1)(b)2. [Now: 163.3180(13)(g)]			Town will prepare & adopt a School Board Concurrency Amendment by 1/1/08.
72	Permitted a county to adopt a municipal overlay amendment to address future possible municipal incorporation of a specific geographic area.	163.3217	X	Town is a local government	
73	Authorized DCA to conduct a sustainable communities demonstration project .	163.3244 [Now: Repealed.]	X	Repealed.	
1997: [Ch. 97-253, ss. 1-4, <u>Laws of Florida</u>]					
74	Amended the definition of de minimis impact as it pertains to concurrency requirements.	163.3180(6)		Included in Volume #1, Definitions, page 158.	
75	Established that no plan or plan amendment in an area of critical state concern is effective until found in compliance by a final order.	163.3184(14)	X	Town is not designated an "area of critical state concern" .	
76	Amended the criteria for the annual effect of Duval County small	163.3187(1)(c)1.a.III	X	Town is located in	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	scale amendments to a maximum of 120 acres.			Broward County	
77	Prohibited amendments in areas of critical state concern from becoming effective if not in compliance.	163.3189(2)(b)	X	Town is not designated an "area of critical state concern".	
1998: [Ch. 98-75, s. 14; Ch. 146, ss. 2-5; Ch. 98-176, ss. 2-6 and 12-15; Ch. 98-258, ss. 4-5; Laws of Florida]					
78	Exempted brownfield area amendments from the twice-a-year limitation.	163.3187(1)(g)		State Law is applicable to Town	
79	Required that the capital improvements element set forth standards for the management of debt.	163.3177(3)(a)4.		Vol. #1, Part IIB, page 113-114 demonstrates its capital improvements element sets forth standards for the management of debt.	
80	Required inclusion of at least two planning periods – at least 5 years and at least 10 years.	163.3177(5)(a)		Volume # 1 &2 addressed a 2003 to 2013 Time period.	
81	Allowed multiple individual plan amendments to be considered together as one amendment cycle.	163.3184(3)(d)		2 - 5 year periods were addressed. Town's 2 nd amendment to its Plan contained 14 separate sub-amendments found to be "In Compliance" by DCA	
82	Defined "optional sector plan" and created Section 163.3245 allowing local governments to address DRI issues within certain identified geographic areas.	163.3164(31) and 163.3245		State Law is applicable to Town	
83	Established the requirements for a public school facilities element.	163.3177(12)	X	Town is not a School Board	
84	Established the minimum requirements for imposing school concurrency.	163.3180(12)			Town will prepare & adopt School Concurrency by 1/1/08
85	Required DCA adopt minimum criteria for the compliance determination of a public school facilities element imposing school concurrency.	[Now: Section (13)] 163.3180(13) [Now: Section 14]]			Town will prepare & adopt School Concurrency by 1/1/08

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005					N/A*	Addressed (where/how)	Amendment Needed By Element
			Chapter 163, F.S. Citations				
86	Required that evaluation and appraisal reports address coordination of the comp plan with existing public schools and the school district's 5-year work program.		163.3191(2)(i) [Now: 163.3191(2)(k)]			Included in this EAR submission	
87	Amended the definition of "in compliance" to include consistency with Sections 163.3180 and 163.3245.		163.3184(1)(b)			State Law is applicable to Town	
88	Required DCA to maintain a file with all documents received or generated by DCA relating to plan amendments and identify; limited DCA's review of proposed plan amendments to written comments; and required DCA to identify and list all written communications received within 30 days after transmittal of a proposed plan amendment.		163.3184(2), (4), and (6)			State Law is applicable to Town	
89	Allowed a local government to amend its plan for a period of up to one year after the initial determination of sufficiency of an adopted EAR even if the EAR is insufficient.		163.3187(6)(b)			State Law is applicable to Town	
90	Substantially reworded Section 163.3191, F.S., related to evaluation and appraisal reports .		163.3191			State Law is applicable to Town	
91	Changed the population requirements for municipalities and counties which are required to submit otherwise optional elements.		163.3177(6)(i)			State Law is applicable to Town	
1999: [Ch. 99-251, ss. 65-6, and 90; Ch. 99-378, ss. 1, 3-5, and 8-9, Laws of Florida]							
92	Required that ports and local governments in the coastal area, which has spoil disposal responsibilities , identify dredge disposal sites in the comp plan.		163.3178(7)		X	No Ports or spoil disposal areas in Town	
93	Exempted from the twice-per-year limitation certain port related amendments for port transportation facilities and projects eligible for funding by the Florida Seaport Transportation and Economic Development Council.		163.3187(1)(h)		X	No Ports or spoil disposal areas in Town	
94	Required rural counties to base their future land use plans and the amount of land designated industrial on data regarding the need for job creation, capital investment, and economic development and the need to strengthen and diversity local economies.		163.3177(6)(a)		X	Locate in non-rural County with over 1,800,000 residents	
95	Added the Growth Policy Act to Ch. 163, Part II to promote urban infill and redevelopment.		163.2511, 163.2514, 163.2517, 163.2520, 163.2523, and 163.2526		X	urban infill and redevelopment was determined by the Town to not be applicable in its jurisdiction past 2013.	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005				Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
96	Required that all comp plans comply with the school siting requirements by October 1, 1999.			163.3177(6)(a)		Town sold 30 acres of land in 2006 for the first public school to be built in Town.	
97	Made transportation facilities subject to concurrency.			163.3180(1)(a)		Part IIA, Objective II-Di linked the two together.	
98	Required use of professionally accepted techniques for measuring level of service for cars, trucks, transit, bikes and pedestrians.			163.3180(1)(b)		State Law is applicable to Town	
99	Excludes public transit facilities from concurrency requirements.			163.3180(4)(b)		State Law is applicable to Town	
100	Allowed multiuse DRIs to satisfy the transportation concurrency requirements when authorized by a local comprehensive plan under limited circumstances.			163.3180(12)		State Law is applicable to Town	
101	Allowed multimodal transportation districts in areas where priorities for the pedestrian environment are assigned by the plan.			163.3180(15)		State Law is applicable to Town	
102	Exempted amendments for urban infill and redevelopment areas, public school concurrency from the twice-per-year limitation .			163.31879(1)(h) and (i)		State Law is applicable to Town	
103	Defined brownfield designation and added the assurance that a developer may proceed with development upon receipt of a brownfield designation. [Also see Section 163.3221(1) for "brownfield" definition.]			[Now: (i) and (j)] 163.3220(2)		State Law is applicable to Town	
2000: [Ch. 2000-158, ss. 15-17, Ch. 2000-284, s. 1, Ch. 2000-317, s. 18, Laws of Florida]							
104	Repealed Section 163.3184(11)(c), F.S. , that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.			163.3184(11)(c) [Now: Repealed]		Repealed	
105	Repealed Section 163.3187(7) , F.S. that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by DCA.			163.3187(7) [Now: Repealed]		Repealed	
106	Repealed Sections 163.3191(13) and (15) , F.S.			163.3191(13) and (15) [Now: Repealed]		Repealed	
107	Allowed small scale amendments in areas of critical state concern to be exempt from the twice-per-year limitation only if they are for affordable housing.			163.3187(1)(c)1.e		Town is not designated an "area of critical state concern".	
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of incentives for new development within urban infill and redevelopment areas .			163.2517(3)(i)2.	X	urban infill and redevelopment was determined by the	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005					Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
							Town to not be applicable in its jurisdiction past 2013.	
2001: [Ch. 2001-279, s. 64, Laws of Florida]								
109	Created the rural land stewardship area program.				163.3177(11)(d)			Should be evaluated during EAR Amend cycle
2002: [Ch. 2002-296, ss. 1 - 11, Laws of Florida]								
110	Required that all agencies that review comprehensive plan amendments and rezoning include a nonvoting representative of the district school board.				163.3174		Since incorp, Town has only one occasion to need School Board rep.	
111	Required coordination of local comprehensive plan with the regional water supply plan.				163.3177(4)(a)			Town will prepare Water Supply Plan by 1/1/08
112	Plan amendments for school-siting maps are exempt from s. 163.3187(1)'s limitation on frequency.				163.3177(6)(a)			Town will prepare & adopt School Concurrency by 1/1/08
113	Required that by adoption of the EAR, the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities.				163.3177(6)(c)			Town will prepare Water Supply Plan by 1/1/08
114	Required consideration of the regional water supply plan in the preparation of the conservation element.				163.3177(6)(d)			Town will prepare Water Supply Plan by 1/1/08 & should evaluate revisions needed to Conservation Element
115	Required that the intergovernmental coordination element (ICE) include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.				163.3177(6)(h)			Town will prepare Water Supply Plan by 1/1/08
116	Required the local governments adopting a public educational facilities element execute an inter-local agreement with the district school board, the county, and non-exempting municipalities.				163.3177(6)(h)4.			Town will prepare & adopt School Concurrency & execute Inter-local Agreement by 1/1/08
117	Required that counties larger than 100,000 population and their municipalities submit a inter-local service delivery agreements (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.				163.3177(6)(h)6., 7., & 8.			Town needs to coord. an inter-local service delivery agreements (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004.
								The Town is required to update its

N/A = Not Applicable

4/26/06 SW Ranches Changes to Chapter 163, F.S. 1986-2005				Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
							ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.
118	Required local governments and special districts to provide recommendations for statutory changes for annexation to the Legislature by February 1, 2003.			163.3177(6)(h)9.		Town has submitted recommendations for Annex. From 3 adj communities: 1. Annex 4 acres from Cooper City @ NE border of Town - 2003 2. Annexed 10 acres from Davie for SBDD site - 2002 3. Annexating 30 acre Park from Pembroke Pines - 2006	
119	Added a new Section 163.31776 that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.			163.31776			Town will prepare & adopt School Concurrence & execute Inter-local Agreement by 1/1/08
120	Added a new Section 163.31777 that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.			163.31777			Town will prepare & adopt School Concurrence & execute Inter-local Agreement by 1/1/08
121	Added a provision that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.			163.3180(4)(c)	X	Town doesn't contain urban infill and redevelopment areas.	
122	Expanded the definition of "affected persons" to include property owners who own land abutting a change to a future land use map.			163.3184(1)(a)		State Law is applicable to Town	
123	Expanded the definition of "in compliance" to include consistency with Section 163.31776 (public educational facilities)			163.3184(1)(b)		State Law is applicable to Town	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005					N/A*	Addressed (where/how)	Amendment Needed By Element
	element).	Chapter 163, F.S. Citations					
124	Streamlined the timing of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)				State Law is applicable to Town	
125	Required that local governments provide a sign-in form at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)				All FS 163 amendments to Plan include sign-in sheets	
126	Exempted amendments related to providing transportation improvements to enhance life safety on "controlled access major arterial highways" from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)				State Law is applicable to Town	
127	Required EARS to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163.3191(2)(1)					Town will prepare & adopt a Water Supply Plan by 1/1/08
128	Allowed local governments to establish a special master process to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215			X	Town not designated Coastal Zone	
129	Created the Local Government Comprehensive Planning Certification Program to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246				State Law is applicable to Town	
130	Added a provision to Section 380.06(24), Statutory Exemptions , that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a "boating facility siting plan or policy" (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)			X	Town does not contain Marinas.	
131	Prohibited a local government, under certain conditions, from denying an application for development approval for a requested land use for certain proposed solid waste management facilities.	163.3194(6)				State Law is applicable to Town	
2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.]							
132	Creates the Agricultural Lands and Practices Act .	163.3162				State Law is applicable to Town	
	(2): Provides legislative findings and purpose with respect to						

N/A = Not Applicable

4/26/06 SWRanches	Changes to Chapter 163, F.S. 1986-2005	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<p>agricultural activities and duplicative regulation.</p> <p>(3): Defines the terms "farm," "farm operation," and "farm product" for purposes of the act.</p> <p>(4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a bona fide farm operation on land that is classified as agricultural land.</p> <p>(4)(a): Provides that the act does not limit the powers of a county under certain circumstances.</p> <p>(4)(b): Clarifies that a farm operation may not expand its operations under certain circumstances.</p> <p>(4)(c): Provides that the act does not limit the powers of certain counties.</p> <p>(4)(d): Provides that certain county ordinances are not deemed to be a duplication of regulation.</p>				
133	Changes "State Comptroller" references to "Chief Financial Officer."	163.3167(6)		State Law is applicable to Town	
134	Provides for certain airports to abandon DRI orders.	163.3177(6)(k)	X	Town does not contain "certain airports"	
135	Amended to conform to the repeal of s. 235.185 and the enactment of similar material in s. 1013.35.	163.3177(1)(b)(2)-(3)		State Law is applicable to Town	
136	Amended to conform to the repeal of ch. 235 and the enactment of similar material in ch. 1013.	163.3711(1)(c), (2)(e)-(f), (3)(c), (4), (6)(b)		State Law is applicable to Town	
2004:	[Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, Laws of Florida.]				
137	<p>(10): Amended to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act.</p> <p>(13): Created to require local governments to identify adequate water supply sources to meet future demand.</p> <p>(14): Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to</p>	163.3167		State Law is applicable to Town	Town will prepare & adopt a Water Supply Plan by 1/1/08

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005			Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
138	adopted land development regulations. (1): Provides legislative findings on the compatibility of development with military installations . (2): Provides for the exchange of information relating to proposed land use decisions between counties and local governments and military installations. (3): Provides for responsive comments by the commanding officer or his/her designee. (4): Provides for the county or affected local government to take such comments into consideration . (5): Requires the representative of the military installation to be an ex-officio, nonvoting member of the county's or local government's land planning or zoning board. (6): Encourages the commanding officer to provide information on community planning assistance grants .		Creates 163.3175.	X	No Military Inst. Existing or proposed in Town	
139	(6)(a): <ul style="list-style-type: none"> Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with military installations. Changed to specifically encourage rural land stewardship area designation as an overlay on the future land use map. (6)(C): Extended the deadline adoption of the water supply facilities work plan amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments. (10)(I): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for military installations . (11)(d)1.: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in		163.3177	X	No Military Inst. Existing or proposed in Town	Recommend during EAR amend to review concept of rural land stewardship area designation as an overlay on the future land use map. Water Supply Plan completed by 1/1/08 (18 months after SFWMD adopts their Plan) Recommend during EAR amend to review concept of rural land stewardship area designation as an overlay on the future land use map

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	implementing provisions relating to rural land stewardship areas.				
	(11)(d)2.: Provides for multicounty rural land stewardship areas .				
	(11)(d)3.-4: Revises requirements, including the acreage threshold for designating a rural land stewardship area .				
	(11)(d)6.j.: Provides that transferable rural land use credits may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.				
	(11)(e): Provides legislative findings regarding mixed-use, high-density urban infill and redevelopment projects; requires DCA to provide technical assistance to local governments.		X		
	(11)(f): Provides legislative findings regarding a program for the transfer of development rights and urban infill and redevelopment ; requires DCA to provide technical assistance to local governments.		X	No urban infill or redevelopment proposed by 2013	
2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.] (No Housing Element Changes)					
2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, Laws of Florida.]					
140	(1): Provides legislative findings with respect to the shortage of affordable rentals in the state. (2): Provides definitions . (3): Authorizes local governments to permit accessory dwelling units in areas zoned for single family residential use based upon certain findings. (4) An application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant	Creates 163.31771	NA	This is an optional provision that is not required to be included in the Comprehensive Plan.	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons. (5): Provides for certain accessory dwelling units to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan.				
141	(6): Requires the DCA to report to the Legislature. Amends the definition of "in compliance" to add language referring to the Wekiva Parkway and Protection Act .	163.3184(1)(b)	X	Town is located 250 miles south of Wekiva	
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to military installations do not count toward the limitation on frequency of amending comprehensive plans. (1)(n): Created to provide that amendments to establish or implement a rural land stewardship area do not count toward the limitation on frequency of amending comprehensive plans.	163.3187	X	No Military Installations	
143	Created to provide that evaluation and appraisal reports evaluate whether criteria in the land use element were successful in achieving land use compatibility with military installations .	163.3191(2)(n)		No Military Installations	
2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, Laws of Florida]					
144	Added the definition of "financial feasibility."	Creates ss. 163.3164(32)		State Law is applicable to Town	
145	(2): Required comprehensive plans to be "financially" rather than "economically" feasible . (3)(a)5.: Required the comprehensive plan to include a 5-year schedule of capital improvements . Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be guaranteed in the form of a development agreement or interlocal agreement . (3)(a)6.b.1.: Required plan amendment for the annual update of the schedule of capital improvements. Deleted provision allowing updates and change in the date of construction to be accomplished by ordinance.	163.3177	NA	State Law is applicable to Town	Town will prepare by 2007 a 5-year CIP consistent with new law and annually update by LUP Amendment.

N/A = Not Applicable

4/26/06 SWRanches	Changes to Chapter 163, F.S. 1986-2005	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<p>(3)(a)6.c.: Added oversight and penalty provision for failure to adhere to this section's capital improvements requirements.</p> <p>(3)(a)6.d.: Required a long-term capital improvement schedule if the local government has adopted a long-term concurrency management system.</p> <p>(6)(a): Deleted date (October 1, 1999) by which school sitting requirements must be adopted.</p> <p>(6)(a): Add requirement that future land use element of coastal counties must encourage the preservation of working waterfronts, as defined in s.342.07, F.S.</p> <p>(6)(c): Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects selected by the local government to meet its water supply needs.</p> <p>(6)(e): Added waterways to the system of sites addressed by the recreation and open space element.</p> <p>(11)(d)4.c.: Required rural land stewardship areas to address affordable housing.</p> <p>(11)(d)5.: Required a listed species survey be performed on rural land stewardship receiving area. If any listed species present, must ensure adequate provisions to protect them.</p> <p>(11)(d)6.: Must enact an ordinance establishing a methodology for creation, conveyance, and use of stewardship credits within a rural land stewardship area.</p> <p>(11)(d)6.j.: Revised to allow open space and agricultural land to be just as important as environmentally sensitive land when assigning stewardship credits.</p> <p>(12): Must adopt public school facilities element.</p>				
			X	No working waterfront	Water Supply Plan by 1/1/08
				Establishing Waterways for recreational purposes included as major Objective II-C4	Will evaluate during EAR Amend Process
					Will prepare & adopt School Element by 1/1/08

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<p>allowed under certain circumstances.</p> <p>(12)(g): Expanded list of items to be to include colocation, location of schools proximate to residential areas, and use of schools as emergency shelters.</p> <p>(12)(h): Required local governments to provide maps depicting the general location of new schools and school improvements within future conditions maps.</p> <p>(12)(i): Required DCA to establish a schedule for adoption of the public school facilities element.</p> <p>(12)(j): Established penalty for failure to adopt a public school facility element.</p> <p>(13): (New section) Encourages local governments to develop a "community vision," which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources.</p> <p>(14): (New section) Encourages local governments to develop a "urban service boundary," which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).</p>				<p>Will prepare & adopt School Element by 1/1/08</p> <p>Town held 2 successful Vision Sessions before Preparing 1st Plan & an Environmental Summit on April 21, 2006.</p> <p>Town must coord. with Broward County during EAR Preparation</p>
146	163.31776 is repealed	163.31776 [Now: Repealed]	X	Repealed	
147	(2): Required the public schools interlocal agreement (if applicable) to address requirements for school concurrency . The opt-out provision at the end of Subsection (2) is deleted.	163.31777			Will prepare & adopt School Element & Interlocal Agreement by 1/1/08
148	(5): Required Palm Beach County to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements.				
	(7): Provided that counties exempted from public school facilities element shall undergo re-evaluation as part of its EAR to determine if they continue to meet exemption criteria.				
	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and	163.3178	X	Town is not designated to be a Coastal	

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
149	<p>commercial working waterfronts, as defined in s.342.07, F.S.</p> <p>(1)(a): Added "schools" as a required concurrency item.</p> <p>(2)(a): Required consultation with water supplier prior to issuing building permit to ensure "adequate water supplies" to serve new development is available by the date of issuance of a certificate of occupancy.</p> <p>(2)(c): Required all transportation facilities to be in place or under construction within 3 years (rather than 5 years) after approval of building permit.</p> <p>(4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517).</p> <p>(5)(d): Required guidelines for granting concurrency exceptions to be included in the comprehensive plan.</p> <p>(5)(e) – (g): If local government has established transportation exceptions, the guidelines for implementing the exceptions must be "consistent with and support a comprehensive strategy, and promote the purpose of the exceptions." Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.</p> <p>(6): Required local government to maintain records to determine whether 110% de minimis transportation impact threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p> <p>(7): Required consultation with the Department of Transportation prior to designating a transportation concurrency</p>	163.3180		<p>community</p> <p>State Law is applicable to Town</p>	<p>Will prepare & adopt School Element & Interlocal Agreement & Water Supply Plan by 1/1/08</p> <p>Will prepare & adopt School & an updated Transportation Concurrency Management Sysytems Water Supply Plan by 1/1/08</p>

N/A = Not Applicable

4/26/06 SWRanches	Changes to Chapter 163, F.S. 1986-2005	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<p>management area (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.</p> <p>(9)(a): Allowed adoption of a long-term concurrency management system for schools.</p> <p>(9)(c): (New section) Allowed local governments to issue approvals to commence construction notwithstanding s. 163.3180 in areas subject to a long-term concurrency management system.</p> <p>(9)(d): (New section) Required evaluation in EAR of progress in improving levels of service..</p> <p>(10): Added requirement that level of service standard for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards. Standards must consider compatibility with adjacent jurisdictions.</p> <p>(13): Required school concurrency (not optional).</p> <p>(13)(c)1.: Requires school concurrency after five years to be applied on a "less than districtwide basis" (i.e., by using school attendance zones, etc).</p> <p>(13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.</p> <p>(13)(c)3.: No application for development approval may be denied if a less-than-districtwide measurement of school concurrency is used; however the development impacts must to shifted to contiguous service areas with school capacity.</p> <p>(13)(e): Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.</p> <p>(13)(e)1.: Enumerated mitigation options for achieving</p>			<p>State Law is applicable to Town</p> <p>Will prepare & adopt School & an updated Transportation Concurrency Management Sysytems Water Supply Plan by 1/1/08</p>	

N/A = Not Applicable

4/26/06 SWRanches	Changes to Chapter 163, F.S. 1986-2005	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	<p>proportionate-share mitigation.</p> <p>(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must credit this amount toward any impact fee or exaction imposed on the community:</p> <ul style="list-style-type: none"> • contribution of land • construction, expansion, or payment for land acquisition <p>(13)(g)2.: (Section deleted) – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.</p> <p>(13)(g)6.a.: [Formerly (13)(g)7.a.] Local governments must establish a uniform procedure for determining if development applications are in compliance with school concurrency.</p> <p>(13)(g)7. [Formerly (13)(g)8.] Deleted language that allowed local government to terminate or suspend an interlocal agreement with the school board.</p> <p>(13)(h): (New 2005 provision) The fact that school concurrency has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.</p> <p>(15): Prior to adopting Multimodal Transportation Districts, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.</p> <p>(16): (New 2005 section) Required local governments to adopt by December 1, 2006 a method for assessing proportionate fair-share mitigation options. FDOT will develop a model</p>				<p>Will prepare & adopt School & an updated Transportation Concurrency Management Systems Water Supply Plan by 1/1/08</p> <p>Town should review and prepare Mitigation Ordinance</p>

N/A = Not Applicable

4/26/06 SWRanches Changes to Chapter 163, F.S. 1986-2005				N/A*	Addressed (where/how)	Amendment Needed By Element
		Chapter 163, F.S. Citations				
150	ordinance by December 1, 2005. (17): (New 2005 section) If local government has adopted a community vision and urban service boundary , state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments. (18): (New 2005 section) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184			State & Broward County Land Use Laws are applicable to Town	
151	(1)(c)1.f.: Allowed approval of residential land use as a small-scale development amendment when the proposed density is equal to or less than the existing future land use category. Under certain circumstances affordable housing units are exempt from this limitation. (1)(c)4.: (New 2005 provision) If the small-scale development amendment involves a rural area of critical economic concern , a 20-acre limit applies. (1)(o): (New 2005 provision) An amendment to a rural area of critical economic concern may be approved without regard to the statutory limit on comprehensive plan amendments.	163.3187	X X		This change addressed a procedural requirement that does not have to be incorporated into the plan. Town has not received the designation Town has not received the designation	
152	(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the EAR whether the local government continues to meet the exemption criteria in s.163.3177(12). (2)(l): The EAR must determine whether the local government has met its various water supply requirements, including development of alternative water supply projects . (2)(o): (New 2005 provision) The EAR must evaluate whether its Multimodal Transportation District has achieved the purpose for which it was created.	163.3191	X X X		Not completed to date Not completed to date Not completed to date	

N/A = Not Applicable

4/26/06 SWRanches	Changes to Chapter 163, F.S. 1986-2005	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(2)(p): (New 2005 provision) The EAR must assess methodology for impacts on transportation facilities . (10): The EAR-based amendment must be adopted within a single amendment cycle . Failure to adopt within this cycle results in penalties . Once updated, the comprehensive plan must be submitted to the DCA.				
153	(10) New section designating Freeport as a certified community . (11) New section exempting proposed DRTs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.	163.3246	X		
157	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a rural land stewardship area . Ch. 2006-220, LOF.	163.3177(11)(d)6.	NA		
158	Recognizes "extremely-low-income persons" as another income groups whose housing needs might be addressed by accessory dwelling units and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.3177(1), (2) & (4)		This is not a mandatory provision and will not need to be incorporated into the Comprehensive Plan.	
169	Community Workforce Housing Innovation Pilot Program ; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.				
170	Affordable housing land donation density incentive bonus ; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.			This procedural amendment does not have to be included in Comprehensive Plan.	

Exhibit B
Changes to Rule 9J-5, F.A.C. 1989-2003

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
November 22, 1989					
1	Defined availability or available , concurrency , concurrency management system , currently available revenue sources , and public facilities and services . <i>Note: the definition of availability or available was repealed March 23, 1994 and the definition of public facilities and services was repealed February 25, 2001.</i>	9J-5.003			Town to consider amending the Definitions Adopted in Volume I, Part II-H
2	Required comprehensive plan amendments applicable to the Wekiva River Protection Area to meet requirements of section 369.301, F.S., in addition to meeting compliance requirements of section 163.3184, F.S.	9J-5.005(8)	X		
3	Required local governments to adopt a concurrency management system in their comprehensive plans and established requirements for such systems.	9J-5.0055		Volume I, Part II-A, Objective. II-A15	No
4	Required the capital improvement element to include requirements to ensure an adequate concurrency management system is implemented.	9J-5.016		Volume I, Part II-G, Objective. II-G115	No
5	Clarified requirements relating to projected revenue sources that are contingent upon ratification by public referendum.	9J-5.016(4)(a)2.		Town adheres to State Laws	No
April 2, 1992					
6	Defined transportation concurrency management area , transportation demand management , transportation system management , and transportation mobility element . <i>Note: the definitions of transportation concurrency management area and transportation mobility element were repealed March 23, 1994.</i>	9J-5.003		Volume I, Part II-H Definitions include: transportation demand management & transportation system management - Page 182	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
7	Authorized local governments to establish optional transportation concurrency management areas and provided requirements for such areas. <i>Note: this rule was repealed March 23, 1994.</i>	9J-5.0057	X	<i>repealed</i>	No
8	Required transportation concurrency management areas to be shown on the future land use map.	9J-5.006(4)(a)	X	<i>repealed</i>	No
9	Required the capital improvement element to include requirements to ensure concurrency management areas are implemented, if designated.	9J-5.016		<i>repealed</i>	No
March 23, 1994					
10	Defined central business district, coastal area, evaluation and appraisal report, partial evaluation and appraisal report, proposed evaluation and appraisal report, sufficiency review, and very low income family. Note: the definition of very low income family was repealed March 21, 1999.	9J-5.003	X	CBD Not proposed in Plan	No
11	Revised the definition of coastal high hazard areas and modified the definition of coastal area to provide a definition of the term coastal planning area. Note: the definition of coastal planning area was revised March 21, 1999.	9J-5.003	X	Not defined to be in Coastal Area EAR Defined in Volume I, Part II-F	No
12	Repealed definitions of availability or available, transportation concurrency management area, and transportation mobility element.	9J-5.003		<i>repealed</i>	No
13	Required local comprehensive plans to include a countywide marina siting plan for participating local governments in the coastal area and intergovernmental coordination processes.	9-5.005(1)(c)		Town is not a defined Coastal Area	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
14	Revised monitoring and evaluation requirements to include a description of the public participation process and components of the evaluation and appraisal process. <i>Note: Revised February 25, 2001.</i>	9-5.005(7)		Monitoring and Evaluation in Volume I, Part II-F addresses public participation process	No
15	Added procedures for transmittal and review of evaluation and appraisal reports and evaluation and appraisal amendments . <i>Note: Repealed March 21, 1999 and February 25, 2001.</i>	9J-5.0053			No
16	Revised requirements for the concurrency management system to include provisions regarding level of service standards , and minimum requirements for concurrency , and authorized local governments to incorporate within their concurrency management system optional long term concurrency management systems, transportation concurrency management areas, transportation concurrency exception areas; concurrency exceptions for projects that promote public transportation , and provisions for private contributions to local government capital improvement planning .	9J-5.0055		Volume I, Part II-G, Objective. II-G115	No
17	Repealed provisions authorizing establishment of optional transportation concurrency management areas and providing requirements for such areas.	9J-5.0057	X	<i>repealed</i>	No
18	Required the Future Land Use Element for coastal counties and municipalities that have dredge spoil disposal responsibilities to identify any existing dredge spoil disposal sites and include an analysis of the need for additional dredge spoil disposal sites.	9J-5.006(1)(f)3 and 9J-5.006(2)(f)	X		No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
19	Required the Future Land Use Element to include an analysis of proposed development and redevelopment based upon hazard mitigation reports.	9J-5.006(2)(g)		Volume II - Part III-A FLUE, Section III Analysis Requirements (D)(5) page 28	No
20	Required the Future Land Use Element to include objectives to encourage elimination or reduction of uses that are inconsistent with an interagency hazard mitigation report and ensure the availability of dredge spoil disposal sites for affected coastal counties and municipalities.	9J-5.006(3)(b)	X	Town does not contain dredge spoil disposal sites and is not an effected Coastal municipality.	No
21	Required policies of the future land use element to designate dredge spoil disposal sites for affected coastal counties and municipalities and establish site selection criteria for designation of future dredge spoil disposal sites.	9J-5.006(3)(c)	X	Town does not contain dredge spoil disposal sites and is not an effected Coastal municipality	No
22	Required local governments to adopt the level of service standards established by the Department of Transportation for facilities on the Florida Intrastate Highway System and adopt adequate level of service standards for all other transportation facilities. <i>Note: 9J-5.007 was repealed February 20, 1996, and has been replaced by 9J-5.019.</i>	9J-5.007(3)(c)		Volume I - Part II-A TE Objective II-D1	No
23	Required the Ports, Aviation and Related Facilities Element to include an analysis of the need for additional dredge spoil disposal sites for existing and proposed ports. <i>Note: 9J-5.009 was repealed February 20, 1996, and has been replaced by 9J-5.019</i>	9J-5.009(2)(c)		Volume II - Part III-A FLUE, Section III Analysis Requirements	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
24	Required the Housing Element inventory and analysis to: § Use data from the affordable housing needs assessment ; § Address housing needs of existing and future residents; § Avoid the concentration of affordable housing; and Address the needs of very-low income families as well as low and moderate income families.	9J-5.010(1) and (2)		No changes to the Florida Administrative Code have occurred since the Town adopted its Comprehensive Plan in 2003. Florida Administrative Code was last revised in 2001.	
25	Required Housing Element objectives to address: § Housing needs of current and future residents; § Sites and distribution of housing for very-low income and low-income families; and Use of job training, job creation and economic solutions to address affordable housing concerns.	9J-5.010(3)		No changes to the Florida Administrative Code have occurred since the Town adopted its Comprehensive Plan in 2003. Florida Administrative Code was last revised in 2001.	
26	Required Coastal Management Element inventories and analyses to be coordinated with the countywide marina siting plan .	9J-5.012(2)	X	Town is not a defined Coastal Area	No
27	Required Coastal Management Element policies to: § Incorporate recommendations from interagency hazard mitigation reports ; § Address the relocation, mitigation or replacement of infrastructure within the coastal high-hazard area; § Include criteria consistent with the countywide marina siting plan ; and Include a procedure to resolve inconsistencies between the local comprehensive plan and the deepwater port master plan .	9J-5.012(3)	X	Town is not a defined Coastal Area	No
28	Required affected local governments to incorporate the marina siting plan in the Coastal Management Element.	9J-5.012(4)	X	Town is not a defined Coastal Area	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
29	Required objectives of the Intergovernmental Coordination Element to: § Ensure coordination in the designation of new dredge spoil disposal sites ; § Involve the navigation and inlet districts, state and federal agencies and the public in identifying dredge spoil disposal sites; and Resolve conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee=s dispute resolution process.	9J-5.015(3)	X	Town is not a defined Coastal Area	No
30	Required local governments having all or part of their jurisdiction within the urbanized area of a Metropolitan Planning Organization to prepare and adopt a transportation element which replaces the traffic circulation element, the mass transit element, and the ports, aviation and related facilities element and established requirements for the transportation element.	9J-5.019		Volume I - Part II-A TE Goal & all Objectives	No
May 18, 1994					
31	Added provisions for settlement of conflicts through compliance agreements .			Town adheres to State Laws	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
32	Defined adjusted for family size, adjusted gross income, affordable housing (148), agency, amendment (149), clustering (153), compatibility (154), composition (155), density(157), development, development controls(158), distribution (159), environmentally sensitive lands (161), extent (162), facility availability (162), floodprone areas (163), functional relationships (164), high-recharge-area , hurricane vulnerability zone , intensity 167), manufactured home (170), moderate income household (171, natural drainage flow (171), natural groundwater aquifer recharge areas or natural groundwater recharge areas (171), new town (NA), pattern ((173), potable water wellfield (174), purchase of development rights, rural areas, rural village or rural activity center, stormwater basin, stormwater facilities (180), stormwater management system, suitability (180), transfer of development rights, urban area(180), urban sprawl (180), very low income household (180), wellhead protection area (185), and wetlands (185). <i>Note: the definitions of adjusted for family size, adjusted gross income, development, and high recharge area were repealed and the definitions of affordable housing and wetlands were revised March 21, 1999.</i>	9J-5.003		Volume I, Part II-H Definitions beginning on page 147 to 186 as shown behind each new definition. Town should add the following words into the Town 's Comp Plan's list of Definitions: Agency Hurricane Vulnerability Zone Purchase of Development Rights Rural areas Rural Village or Rural Activity Center Stormwater Basin Stormwater Management System (also required by 1999 revision to 9J-5.003) Transfer of Development Rights	Yes Volume I, Part II-H Definitions beginning on page 147 to 186

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
33	Revised definitions of areas subject to coastal flooding, (NA), conservation uses (156), deepwater ports (NA), estuary(NA, low income household (169), mobile home (171), natural reservations (172), and oceanic waters (NA).	9J-5.003	X	Volume I, Part II-H Definitions beginning on page 147 to 186 as shown behind each new definition. Areas subject to coastal flooding, deep water ports, estuary, and oceanic waters. do not apply.	No
34	Revised comprehensive plan content requirements to clarify that the future land use map or map series must be included in the adopted comprehensive plan.	9J-5.005(1)	X	A Future Land Use Map was adopted in Volume #1, Part II –D – 1, page #1	No
35	Required all goals, objectives, policies, standards, findings and conclusions of the comprehensive plan and plan amendments to be based upon analysis as well as data, explained the meaning of being based upon data, referenced the Department's guide to data sources and National Wetland Inventory Maps, and authorized local governments to submit textual portions of their plan or amendment on electronic processing storage media.	9J-5.005(2)		The Town has successfully incorporated all of the required items in its first Comprehensive Plan adopted May 8, 2006 & makes the full Plan electronically available to the public.	No
36	Required goals, objectives and policies to establish standards for the use of land and guidelines for land development regulations.	9J-5.005(6)		Goals, Objectives and Policies establishing standards for the use of land Are in Volume #1, Part II-A FLUE, Objectives II—A1 to II-A21 & the Plan Implementation Section in Volume #1, Part I, Administration, Part I-E-I to I-E-VII. Guidelines for land development regulations are provided in Volume #1, Part I, Administration, Part I-E-V.	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
37	Required plan amendments exempt from the twice-a-year restriction under the development of regional impact provision to be transmitted as required by law and revised adoption by reference requirements. <i>Note: adoption by reference requirements were further revised March 21, 1999.</i>	9J-5.005(2)(g)	X	Town is close to build out and Does not contain a DRI	No
38	Authorized local governments to recognize in their comprehensive plans, statutory and common law vested rights .	9J-5.005(8)		Volume #1, Part II-H, Definitions, page 184	No
39	Required public potable water wells and wellhead protection areas to be shown on existing land use map or map series and provided that educational uses, public buildings and grounds and other public facilities may be shown as one land use category.	9J-5.006(1)]	X	No public potable water wells and wellhead protection areas were found to be located in the Town's boundaries. All educational uses are classified as Community Facilities on the FLUM (Volume #1, Part II-D (1) which also permits public facilities such as public libraries (Volume #1, Part II- Permitted Uses in FLUE, page 129)	No
40	Required policies of the Future Land Use Element to address protection of potable water wellfields by designating appropriate activities and land uses within wellhead protection areas .	9J-5.006(3)		Volume #1, Part II-A, CE, Objective II-F4	No
41	Required public potable waterwells, wellhead protection areas, and coastal high hazard areas to be shown on the future land use map and provided that educational uses, public buildings and grounds and other public facilities may be shown as one land use category. Provided that if mixed use categories are used, policies must specify types of land uses allowed, the percentage distribution among the mix of uses or other objective measurement, and the density and intensity of each use.	9J-5.006(4)	X	No public potable water wells and wellhead protection areas were found to be located in the Town's boundaries. Town is not in a Coastal High Hazard Area. All educational uses are classified as Community Facilities on the FLUM (Volume #1, Part II-D (1) which also permits public facilities such as public libraries (Volume #1, Part II- Permitted Uses in FLUE, page 129)	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
42	Provided criteria for reviewing local comprehensive plans and plan amendments for adequacy in discouraging the proliferation of urban sprawl , including indicators of sprawl and measures for evaluating land uses, local conditions, and development controls.	9J-5.006(5)	X	Town does not contain the indicators of Urban Sprawl since the Town is dedicated to preserving its rural life style which directly conflicts with the Town's definition of Sprawl. Over 90% of the Town's 7,500 residents lack public water & sewer facilities	No
43	Required the Housing Element to address housing for moderate income, low income, and very low income households, group homes, foster care facilities, and households with special housing needs, including rural and farmworker housing.	9J-5.010			
44	Required the Housing Element analysis to address the existing housing delivery system. [9J-5.010(2)			
45	Required objectives of the Housing Element to address adequate sites for mobile and manufactured homes.	9J-5.010(3)(b)			
46	Required policies of the Housing Element to: \$ Include specific programs and actions to streamline the permitting process and minimize costs and delays for housing; \$ Establish principles and criteria guiding the location of manufactured homes ; \$ Identify interlocal agreements with nearby local governments to provide affordable housing ; and \$ Designate sufficient sites at sufficient densities to accommodate affordable housing.	9J-5.010(3)(c)			

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
47	Required the data and analysis of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to identify major natural drainage features and natural groundwater aquifer recharge areas , including areas identified by the water management district as prime or high groundwater recharge areas .	9J-5.011(1)		Volume #1, Part II, CE, Part II A, Objective II-E4, Drainage Aquifer Recharge Objective II-F1, Water Resources & Conservation, Objective II-F4, Protection of Wellfields	No
48	Required the policies of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to establish water quality standards for stormwater recharge .	9J-5.011(2)		Volume #1, Part II, CE, Part II A, Objective II-E4, Drainage Aquifer Recharge	No
49	Required the Conservation Element to identify and analyze groundwater and important fish or shellfish areas .	9J-5.013(1)		Volume #II, Part F, CC pages 3-7	No
50	Required policies of the conservation element to address land uses known to affect adversely the quality and quantity of water sources , including natural groundwater recharge areas, well head protection areas and surface waters used as a source of public water supply, and the protection and conservation of wetlands .	9J-5.013(2) and (3)		Volume #II, CE, Part II, Data Requirements, Wetlands, Rivers & Canals, Bays & Lakes, Groundwater pages 3-7 O	No
February 20, 1996					
51	Repealed rule requirements for the Traffic Circulation Element; Mass Transit Element; Ports, Aviation and Related Facilities Element. <i>Note: Certain local governments must continue to prepare these elements pursuant to 163.3177, F.S., and 9J-5.019, F.A.C.</i>	9J-5.007, 9J-5.008, and 9J-5.009	X	repealed	No
52	Repealed rule requirements for the Recreation and Open Space Element. <i>Note: Section 163.3177, F.S., requires local governments to prepare this element.</i>	9J-5.014		Analysis confirmed the Town is successfully implementing its adopted Recreation & Open Space Element	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
53	Repealed rule requirements for consistency of local government comprehensive plans with the State Comprehensive Regional Policy Plans and with the State Comprehensive Plan . <i>Note: Local government comprehensive plans are required by section 163.3184(1)(b), F.S., to be consistent with the applicable Strategic Regional Policy Plan and the State Comprehensive Plan.</i>	9J-5.021	X	<i>repealed</i>	No
October 20, 1998					
54	Established requirements for the Public School Facilities Element for Public School Concurrency for local governments that adopt school concurrency.	9J-5.025		Town will prepare and adopt School Element by 1/1/08	Yes New Element
March 21, 1999					
55	Defined public transit and stormwater management facilities	9J-5.003		Volume I, Part II-H Definitions beginning on page 147 to 186. Public Transit, page 175 Stormwater Management Facilities is addressed in May 18, 1994 revisions, above.	No
56	Revised the definitions of affordable housing, coastal planning area, port facility (NA), and wetlands.	9J-5.003		Volume I, Part II-H Definitions beginning on page 148, Wetlands on page 185	No
57	Repeal the definitions of adjusted for family size, adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, very low-income family.	9J-5.003	X	<i>repealed</i>	No
58	Revised provisions relating to adoption by reference into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)		Town's Plan adheres to provisions relating to adoption by reference	No
59	Repealed transmittal requirements for proposed	9J-5.0053(2)			No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
	evaluation and appraisal reports , submittal requirements for adopted evaluation and appraisal reports, criteria for determining the sufficiency of adopted evaluation and appraisal reports, procedures for adoption of evaluation and appraisal reports. <i>Note: transmittal requirements for proposed evaluation and appraisal reports and submittal requirements for adopted evaluation and appraisal reports were incorporated Rule Chapter 9J-11, F.A.C.</i>	through (5)			
60	Repealed conditions for de minimis impact and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)6	X	repealed	No
61	Required the future land use map to show the transportation concurrency exception area boundaries of such areas have been designated and areas for possible future municipal incorporation.	9J-5.006(4)	X	Town chose not to utilize the transportation concurrency exception area designation due to its rural orientation	No
62	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of high recharge and prime recharge areas.	9J-5.011(2)		Volume #1, Part II-A, CE, Objective II- F9 Protection of natural groundwater recharge areas	No
63	Repealed the Intergovernmental Coordination Element process to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities, and provisions relating to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA)	9J-5.015(4)	X	repealed	No
64	Clarified that local governments not located within the urban area of a Metropolitan Planning Organization are required to adopt a Traffic Circulation Element and that local governments	9J-5.019(1)	X	Our Rural Orientated Town is located In an Urban County of 1.8 million residents	No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
	with a population of 50,000 or less are not required to prepare Mass Transit and Ports, Aviation and Related Facilities Elements .				
65	Required objectives of the Transportation Element to:	9J-5.019(4)(b)			
	• Coordination the siting of new, or expansion of existing ports, airports, or related facilities with the Future Land Use, Coastal Management, and Conservation Elements;		X	ports, airports, or related facilities not provided in Town's Plan	No
	• Coordination surface transportation access to ports, airports, and related facilities with the traffic circulation system;		X		No
	• Coordination ports, airports, and related facilities plans with plans of other transportation providers; and		X		No
	• Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation.		X		No
66	Required policies of the Transportation Element to:	9J-5.019(4)(c)			
	• Provide for safe and convenient on-site traffic flow ;			Vol. #1, Part II-A, TE, Objective II-D4	No
	• Establish measures for the acquisition and preservation of public transit rights-of-way and corridors;			Vol. #1, Part II-A, TE, Objective II-D2	No
	• Promote ports, airports and related facilities development and expansion;		X	No ports, airports and related Facilities located in Town	No
	• Mitigate adverse structural and non-structural impacts from ports, airports and related facilities;		X		No
	• Protect and conserve natural resources within ports, airports and related facilities;		X		No
	• Coordinate intermodal management of surface and water transportation within ports, airports and related facilities; and		X		No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none">Protect ports, airports and related facilities from encroachment of incompatible land uses.		X		No
67	Added standards for the review of land development regulations by the Department.	9J-5.022	X		No
68	Added criteria for determining consistency of land development regulations with the comprehensive plan.	9J-5.023	X		No
February 25, 2001					
69	Defined general lanes	9J-5.003		Definition of "general lanes" will be added to definitions in Volume #1	Yes
70	Revised the definition of "marine wetlands."	9J-5.003	X		No
71	Repeal the definition of "public facilities and services."	9J-5.003		<i>repealed</i>	No
72	Revised procedures for monitoring , evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)	X		No
73	Repealed requirements for evaluation and appraisal reports and evaluation and appraisal amendments.	9J-5.0053	X	<i>repealed</i>	No
74	Revised concurrency management system requirements to include provisions for establishment of public school concurrency .	9J-5.005(1) and (2)		Town will prepare Public School Concurrency by 1/1/08	Yes
75	Authorized local governments to establish multimodal transportation level of service standards and established requirements for multimodal transportation districts .	9J-5.0055(2)(b) and (3)(c)	X	Town's Plan does not include a multimodal transportation district.	No
76	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)	X		No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003			9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
77	Provide that public transit facilities are not subject to concurrency requirements.		9J-5.0055(8)	X		No
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a proportionate share contribution .		9J-5.0055(9)	X		No
79	Required the future land use map to show multimodal transportation district boundaries, if established.		9J-5.006(4)	X		No
80	Authorized local governments to establish multimodal transportation districts and, if established, required local governments to establish design standards for such districts.		9J-5.006(6)	X		No
81	Required data for the Housing Element include a description of substandard dwelling units and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.		9J-5.010(1)(c)		Definition of "substandard dwelling units" will be added to Definitions adopted in Volume #1	Yes
82	Authorized local governments to supplement the affordable housing needs assessment with locally generated data and repealed the authorization for local governments to conduct their own assessment.		9J-5.10(2)(b)			
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency .		9J-5.015(3)(b)		Volume #1, Adopted Documents, Part II-A, ICE, Objective II-H3	Yes The Town will include new Objectives in ICE EAR Amendment to and ensure inter-governmental coordination between all affected local governments and the school board for establishing requirements for public school

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element concurrency.
84	Required the Intergovernmental Coordination Element to include: <ul style="list-style-type: none">• Policies that provide procedures to identify and implement joint planning areas for purposes of annexation, municipal incorporation and joint infrastructure service areas;• Recognize campus master plan and provide procedures for coordination of the campus master development agreement;• Establish joint processes for collaborative planning and decision-making with other units of local government;• Establish joint processes for collaborative planning and decision making with the school board on population projections and siting of public school facilities;• Establish joint processes for the siting of facilities with county-wide significance; and <ul style="list-style-type: none">• Adoption of an interlocal agreement for school concurrency.	9J-5.015(3)(c)		-----	-----
				Volume #1, Adopted Documents, Part II-A, ICE, Objective II-H3	No
			X		No
				Volume #1, Adopted Documents, Part II-A, ICE, Objective II-H2	No
				Volume #1, Adopted Documents, Part II-A, ICE, Objective II-H3	No
				The Town should "Establish joint processes for the siting of facilities with county-wide significance "	Yes. The Town will include new Objectives in ICE EAR Amendment to and ensure inter-governmental coordination
				Town will prepare Public School Concurrency by 1/1/08	Yes Volume #1, Part II-A, FLUE
85	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible public school facilities program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements	9J-5.016(4)(a)	X		No

Table ____ Changes to Rule 9J-5, F. A. C

	Changes to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations	N A	Addressed (where/how)	Amendment Needed By Element
	for multimodal transportation districts , if locally established.				
86	Required the Transportation Element analysis for multimodal transportation districts to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)	X		No
87	Required Transportation Element objectives for multimodal transportation districts to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)	X		No
88	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.019(4)(c)	X		No

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003 Requiring Changes to Town's 2003 First Comprehensive Plan			9J-5, F.A.C. Citations	Addressed (where/how)	Amendment Needed By Element
69	Defined general lanes		9J-5.003	Definition of "general lanes" will be added to definitions in Volume #1	Yes, Volume #1 Part II-H, Definitions
74	Revised concurrency management system requirements to include provisions for establishment of public school concurrency.		9J-5.005(1) and (2)	Town will prepare Public School Concurrency by 1/1/08	Yes, Volume #1 Part II-H, Definitions
81	Required data for the Housing Element include a description of substandard dwelling units and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.		9J-5.010(1)(c)	Definition of "substandard dwelling units" will be added to Definitions adopted in Volume #1	Yes, Volume #1 Part II-H, Definitions
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency .		9J-5.015(3)(b)	Volume #1, Adopted Documents, Part II-A, ICE, Objective II-H3	Yes The Town will include new Objectives in ICE EAR Amendment
84	Required the Intergovernmental Coordination Element to include:		9J-5.015(3)(c)		
	<ul style="list-style-type: none">Establish joint processes for the siting of facilities with county-wide significance; and			Establish joint processes for the siting of facilities with county-wide significance; and	Yes, ICE

Table ____ Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003 Requiring Changes to Town's 2003 First Comprehensive Plan		9J-5, F.A.C. Citations	Addressed (where / how)	Amendment Needed By Element
	<ul style="list-style-type: none">Adoption of an interlocal agreement for school concurrency.		Town will prepare Public School Concurrency by 1/1/08	Yes, ICE

Exhibit C

Consistency with SFRPC's Strategic Policy Plan

CONSISTENCY WITH SOUTH FLORIDA REGIONAL PLANNING COUNCIL'S STRATEGIC POLICY

PLAN – 7/14/2004

Prepared on: May 13, 2006

GOAL	POLICY	N/A	Addressed (where/how)	Amendment Needed	Comments
Education & Workforce Development					
# 1					
	1.1		FLUE Obj. II-A16 (p. 43) & Obj. II-A20 (p. 48)	X	
	1.2		ICE Obj. II-H3 (p. 108)	X	
	1.3		FLUE Obj. II-A20 (p. 48)	X	
	1.4		FLUE Obj. II-A16 (p. 43) & Obj. II-A20 (p. 48)	X	
	1.5				
	1.6	X		X	
	1.7	X		X	
			FLUE Obj. II-A16 (p. 43) & Obj. II-A20 (p. 48)	X	
	1.9		FLUE Obj. II-A16 (p. 43) & Obj. II-A20 (p. 48)	X	
	1.10	X		X	
	1.11	X		X	
	1.12		ICE Obj. II-H3 (p. 108) FLUE Obj. II-A16 (p. 43) & Obj. II-A20 (p. 48)	X	
Wages & Affordability					
# 2					
	2.1	X		X	
	2.2	X		X	

N/A = Not Applicable

	2.3		X		X	
	2.4		X		X	
	2.5					
	2.6		X		X	
	2.7		X		X	

Human Health, Safety & Welfare						
# 3				FLUE Goal #1 (p.24.1)	X	
	3.1		X		X	
	3.2		X		X	
	3.3		X		X	
	3.4		X		X	
	3.5		X		X	
	3.6		X		X	
	3.7			CE Goal and all Objectives (p.85-105)	X	
	3.8		X		X	

Infrastructure						
GOAL	POLICY	N/A	Addressed (where/how)	Amendment Needed By Element	Comments	
#4			CIE Obj. II-6 (p104,) FLUE Obj. II-A15 (p 41)	X		
	4.1		CIE Obj. II-G1 (p104)	X		
	4.2	X		X		
	4.3		CIE Obj. II-G1 (p104)	X		
	4.4	X		X		
	4.5	X				
	4.6	X		X		

N/A = Not Applicable

#4	4.7		X		X	
	4.8			CIE Obj. II-G1 (p104)	X	
	4.9			CIE Obj. II-6 (p104,) FLUE Obj. II-A15 (p 41)	X	
	4.10			UE Obj.. II-E2 &E-3	X	
	4.11.			CIE Obj. II-6 (p104,) FLUE Obj. II-A15 (p 41) UE Obj.II-E1	X	
Schools						
#5				Implemented by School Board	X	
	5.1			ICE Obj. II-H3		
	5.2				Yes New School Element	Completed by 1/1/08
	5.3				Yes New School Concurrency	Completed by 1/1/08
	5.4			ICE Obj. II-H3	X	
	5.5			ICE Obj. II-H3	X	
	5.6			Included in future Agreement	X	
	5.7			ICE Obj. II-H3	X	
	5.8			ICE Obj. II-H3	X	
	5.9			Implemented by School Board	X	
	5.10			Implemented by School Board	X	
	5.11			Implemented by School Board	X	
Housing						
# 6	Goal #6					
	6.1				The Town will add policy to participate in the implementation of the	

					Regional Housing Plan.	This policy is out of context for the small parcel, very low density infill development occurring within the Town.
6.2	N/A					This policy is out of context for the small parcel, very low density infill development occurring within the Town.
6.3	N/A					This policy not applicable given Town's semi-rural setting at the edge of the Everglades and lack of proximity to urban corridors and regional centers.
6.4						
6.5						This policy is consistent with recommended changes and will be incorporated as a new policy in the Town's plan.
6.6						
6.7						
6.8						
6.9						This policy is consistent with recommended changes to the Town's plan and will be incorporated as a new policy in the Town's Plan.
6.10					Include policy to identify and adopt revenue sources to provide funds earmarked for use by eligible families to provide low-interest mortgages and down payment assistance.	
6.11						
6.12						
6.13					Policy to be added to valueate participating financially in such a	

N/A = Not Applicable

					program to benefit areas in Broward County.	
6.14						
6.15						
6.16		N/A				No mixed-use land use category exist in the Town and the zoning code does not accommodate large scale housing development.
6.17						
6.18						
6.19		N/A				
6.20					Include policy promoting increased public awareness by assisting Broward County and the SFRPC in developing an educational program regarding benefits of the good urban and building design on affordable housing and dispelling myths that lead to neighborhood opposition to affordable housing.	
6.21						
6.22						
6.23						
6.24		N/A				
6.25						
6.26		N/A				Town currently has 98% homeownership rate.
6.27		N/A				The Town does not have any neglected historic structures to which this policy would apply.
6.28					The Town will include policy that promotes new housing that is	

N/A = Not Applicable

					characteristic of or compatible with the community's landmarks, neighborhoods and archeological sites.	
	6.29				No changes needed	The plan provides for housing for the special needs population. Plan provisions for housing the special need population exceed the minimum requirements of state law.
	6.30				No changes needed	The Town is meeting this need. As a result of large land area and the wealth of residents in the Town, these needs are met through expansion of existing homes to accommodate extended family living arrangements.
	6.31					

Potable Water, Wastewater &Stormwater						
# 7					UE Obj II-E	
	7.1					X Yes The Town will complete 10 year Water Supply Element by 1/1/08
	7.2					Yes The Town will complete 10 year Water Supply Element by 1/1/08
	7.3			X		X
	7.4			X		X
	7.5				UE Obj. II-E4 EE Obj. II-F5	X
	7.6				Include in Implementation	X

N/A = Not Applicable

	7.7		X			X
	7.8		X			X
	7.9		x			X
	7.10		x			X
	7.11				CE Obj. II-F1	X
	7.12				CE Obj. II-F4	X
	7.13				CIE Obj. II-6 (p104), FLUE Obj. II-A15 (p 41) UE Obj. II-E1	X
	7.14				CE Obj. II-F4	X
	7.15		X			X

Transportation

# 8	Goal				TE Part II- D Goal	X	
	8.1				TE Obj. II-D1 & II-D-3	X	
	8.2				TE Obj. II-D1 & II-D-3, FLUE Obj. II-A17	X	
	8.3		X			X	
	8.4		X			X	
	8.5				CIE Obj II-G	X	
	8.6		X			X	
	8.7				Obj. II-A19Town's Vol Fire Dept. cleans roads for emergency evacuation	X	
	8.8				ROSE Obj. II-C3	X	Town is building 25 mile safe "looped" greenway system around Town with 4 multi-purpose bridges to link to regional trails

Energy

# 9	9.1		X			X	
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N/A = Not Applicable

	9.2		X			X	
	9.3		X			X	
	9.4				CE Obj. II-F11	X	
	9.5		X			X	
	9.6		X			X	
	9.7		X			X	
	9.8		X			X	
	9.9		X			X	

Green Infrastructure

# 10				ROSE Goal		X	
	10.1			ROSE Obj. II-C1, II-C-2, II-C-4, II-C5,		X	
	10.2			ROSE Obj. II-C1, II-C-2, II-C-4, II-C5,		X	
	10.3			ICE Obj. II-H3		X	
	10.4		X			X	
	10.5		X			X	

Development & Redevelopment

# 11						X	
	11.1		X			X	Town is rural
	11.2		X			X	Town is rural
	11.3		X			X	Town is rural
	11.4				FLUE Obj II-A1	X	
	11.5		X			X	Town is rural
	11.6				FLUE Obj II-A1	X	
	11.7		X			X	Town is rural
	11.8		X			X	
	11.9				FLUE A-15 (p.41) & Obj II-A18	X	
	11.10				FLUE A-15 (p.41)	X	

N/A = Not Applicable

	11.11		X			Town is rural
	11.12		X			Town is rural
	11.13		X			No Brownfields
	11.14		X			No DRI's

Rural & Agricultural Lands						
# 12				Volume # 1, FLUE Goal #1	X	
	12.1			Maintaining compatibility IS "Major Issue"	ICE, FLUE	Town is studying this issue.
	12.2			Volume #1, CE, Obj. II-F1	X	Town is rural in character
	12.3			Volume # 1, FLUE Goal #1	X	Town is rural in character
	12.4			Volume # 1, FLUE Goal #1	X	
	12.5			Volume #1, FLUE Obj. II-A16	X	Town should consider reviewing Strategy in more detail
	12.6			CE & UE	FLUE	Town should consider amendment to Objectives to explore this Strategy

Historic Preservation						
# 13				Volume # 1, FLUE Obj. II-A18	X	
	13.1			Volume # 1, FLUE Obj. II-A18	X	
	13.2			Volume # 1, FLUE Obj. II-A18	X	
	13.3			Volume # 1, FLUE Obj. II-A18	X	
	13.4			Volume # 1, FLUE Goal #1	X	Town is pro-actively protecting 4 -archeological sites from destruction or lack of public access and viewing
	13.5			Volume # 1, FLUE Goal #1	X	Town received support for archeological preservation from Fl. Dept. of State &

N/A = Not Applicable

						B.C. Historical Commission
	13.6			Volume # 1, FLUE Goal #1	X	Town received support for archeological preservation <i>with outdoor recreational benefits for the community</i> from Fl. Dept. of State.
	13.7			Volume # 1, FLUE Goal #1	X	Town received support for archeological preservation <i>with outdoor recreational benefits for the community</i> from Fl. Dept. of State AND FINANCIAL ASSSITANCE FROM Fl. FCT Program and B.C.LPB Program
Natural Resources						
# 14				Volume #1, Part II-F Conservation Goal	X	
	14.1			Volume # 1, CE Obj. II-F1 - II-F11	X	
	14.2			Volume # 1, CE Obj. II-F1 - II-F11	X	
	14.3			Volume # 1, CE Obj. II-F1 - II-F11	X	
	14.4			Volume # 1 CE Obj. II-F6 & II-F9	X	
	14.5			Volume # 1 CE Obj. II-F1 - II-F11	X	
	14.6			Volume # 1 CE Obj. II-F1 - II-F11	X	
	14.7			Volume # 1 CE Obj. II-F1	X	
	14.8			Volume # 1 CE Obj. II-F16	X	
	14.9			Volume # 1 CE Obj. II-F3	X	
	14.10			Volume # 1 CE Obj. II-F3, Policy II-F3.7	X	
	14.11			Volume #1, Part II- A (FLUE), Conservation Goal	X	

N/A = Not Applicable

	14.12		Volume # 1 , Part II-F CE Obj. II-F1	X	
	14.13		Volume # 1, CE Obj. II-F1 - & II-F2	X	
	14.14		Volume # 1 CE Obj. II-F11	X	
	14.15		Volume # 1 ROSE Obj. II—C2	X	
	14.16		Volume # 1 CE Obj. II-F4	X	
	14.17		Volume # 1 CE Obj. II-F4	X	
	14.18		Volume # 1 CE Obj. II-F6	X	

Protecting The Everglades					
# 15			Volume #1, Part II-F5 & F6	X	
	15.1		Volume # 1, FLUE Obj. II-A18	X	
	15.2	X		X	

Protecting Marine & Coastal Resources					
# 16		X	Town is located 10 miles due west of the Atlantic Ocean	X	

Economic Expansion					
# 17			Volume #1, FLUE Part II-A Goal	X	
	17.1		Volume #1, FLUE Part II-A Goal	X	
	17.2		Volume #1, FLUE Part II-A Goal	X	
	17.3	X	No major employers in Town's jurisdiction	X	
	17.4	X	No major employers in Town's jurisdiction	X	

N/A = Not Applicable

	17.5	X	No major employers in Town's jurisdiction	X	
	17.6		Volume #1, Part II, FLUE Obj.-A16	X	
	17.7		Volume #1, Part II, FLUE Obj.-A16	X	
	17.8		Volume #1, Part II, FLUE Obj.-A16	X	Town to consider reviewing eco/tourism Strategy in more detail
	17.9		Volume #1, Part II, FLUE Obj.-A16	X	
	17.10	X	Town is an inland community	X	

Emergency Planning

# 18			Volume #1, Part II FLUE Obj. II-A19	X	
	18.1	X	Town is rural with out shelters or increased density	X	
	18.2	X	Town is rural with out shelters or increased density	X	
	18.3	X	Regional issue	X	
	18.4		Volume #1, Part II FLUE Obj. II-A19	X	
	18.5		Volume #1, Part II FLUE Obj. II-A19	X	
	18.6	X	Regional issue	X	
	18.7		Volume #1, Part II FLUE Obj. II-A19	X	
	18.8			FLUE & ICE	Town should provide new Objective to construct Emerg. Operation/relief distribution/animal rescue Center
	18.9			FLUE & ICE	Town should provide new Objective to construct Emerg. Operation/relief distribution/animal rescue Center
	18.10		Volume # 1 CE Obj. II-F3, Policy II-F3.7	X	Town should distribute small business survival guide
	18.11		Volume #1, Part II FLUE Obj. II-A19		

N/A = Not Applicable

	18.12			Volume #1, Part II FLUE Obj. II-A19	X	
	18.13			Volume # 1, CE Obj. II-F1 - & II-F2	FLUE	Town should provide new Objective to expedite permitting after disaster.
	18.14			Volume #1, Part II FLUE Obj. II-A19	X	
	18.15			Volume #1, Part II FLUE Obj. II-A19	X	
	18.16			Volume #1, Part II FLUE Obj. II-A19	X	
	18.17				ICE & FLUE	Regional Issue, requires coordination
	18.18			Regional Issue, requires coordination	X	
	18.19	X		Mobile Homes Parks not located in Town	X	
	18.20			Regional Issue, requires coordination	X	
	18.21			Regional Issue, requires coordination	X	
	18.22			Volume #1, Part II FLUE Obj. II-A19	X	
	18.23			Regional Issue, requires coordination	X	
	18.24				ICE & FLUE	Town should provide new Objective to provide shelter for animals & emergency personnel & family.
	18 25	X		Hospitals not located in Rural Town	X	

Coastal High Hazard Areas						
# 19		X		Town is located 10 miles due west of the Atlantic Ocean	X	

Connecting People & Places						
# 20				Volume #1, FLUE Part II-A Goal	X	
	20.1			Volume #1, FLUE Part II-A	X	

N/A = Not Applicable

				Ob II-A2, Obj II-A3			
20.2			X	Town is 95 % built out in rural character		X	
20.3			X	Town is 95 % built out in rural character		X	No redevelopment anticipated or planned
20.4			X	Town is 95 % built out in rural character		X	No clustering in rural Town is allowed
20.5			X	Volume #1, TE Part II-A Ob II-D3, FLUE Policy I-A16.7 & A16.8		X	No multi-modal development planned by Town, County or FDOT
20.6				Volume #1, TE Part II-A Ob II-D1		X	
21.7				Volume #1, Part II-A FLUE Policies II-A16.7 & A16.8		X	
20.8			X	Volume #1, TE Part II-A Ob II-D3, FLUE Policy I-A16.7 & A16.8		X	No multi-modal development planned by Town, County or FDOT
20.9			X			X	Regional issue
20.10			X			X	No rail service or air or sea port in existing or planned in Town
20.11			X			X	No manufacturing or Transportation center in Town
20.12				Volume #1, TE Part II-A Ob II-D3, FLUE Policy I-A1667 & A16.8		X	
20.13				Volume #1,FLUE Policy I-A1667 & A16.8		X	
20.14			X				No major waterway for transportation of commerce
20.15			X				No major waterway for transportation of commerce

Coordinated & Integrated Planning							
# 21			X			X	Directed towards regional agencies
	21.1				Town's Comp Plan Goals in General	X	
	21.2				Town's Comp Plan Goals in General	X	

N/A = Not Applicable

	21.3		X		X	Directed towards regional agencies
	21.4				FLUE, ICE, UE, TE, HE	Will establish a 20 year planning horizon in FLUE and other applicable Elements to achieve related long-range planning for Schools, transportation, etc.
	21.5			Town's Comp Plan Goals in General	X	
	21.6			Town's Comp Plan Goals in General	X	
	21.7				TE & ICE	New Objective to increase transportation coordination promoting safety
	21.8				TE & ICE	New Objective to increase transportation coord. by RTA, etc.
	21.9				FLUE, CIE, TE & ICE	New Objective to increase transportation coord. by RTA, etc.
	21.10				FLUE, CIE & ICE	New Objective to increase transportation coord. by RTA, etc.
	21.11				FLUE, CIE & ICE	New Objective to enhance Pre-disaster mitigation strategies
	21.12			Volume #1, FLUE Obj. II-A16	X	
	21.13			Volume #1, HE Goal and Objective II-B1	X	
	21.14			Town's Comp Plan Goals in General	X	
	21.15			Town's Comp Plan Goals in General	X	
	21.16		X			Town's Plan does not envision redevelopment
	21.17		X			Town's Plan does not envision redevelopment

Connecting People & Places						
# 22			X		X	
	22.1			Volume #1, Part II, FLUE Obj. II-A18, FLUE & HE Goal	X	

N/A = Not Applicable

	22.2	X		X	
	22.3	X		X	
	22.4	X		X	
	22.5	X		X	
	22.6	X		X	
	22.7	X		X	
	22.8	X		X	
	22.9	X		X	

AMENDMENTS REQUIRED TO 2006 EAR COMPREHENSIVE PLAN FOR CONSITANCY WITH SOUTH FLORIDA REGIONAL PLANNING COUNCIL’S STRATEGIC POLICY PLAN – 7/14/2004

Prepared on: May 13, 2006

Schools					
5.2				New School Element	Completed by 1/1/08
	5.3			New School Concurrency	Completed by 1/1/08
Potable Water, Wastewater & Stormwater					
7.1				New 10 Year Water Supply Element	The Town will complete 10 year Water Supply Element by 1/1/08
	7.2			New 10 Year Water Supply Element	The Town will complete 10 year Water Supply Element by 1/1/08

AMENDMENTS REQUIRED TO 2006 EAR COMPREHENSIVE PLAN FOR CONSITANCY WITH SOUTH
FLORIDA REGIONAL PLANNING COUNCIL'S STRATEGIC POLICY PLAN – 7/14/2004

Prepared on: May 13, 2006

Rural & Agricultural Lands					
# 12					
	12.1		Maintaining compatibility IS "Major Issue"	ICE, FLUE	Town is studying this issue.
	12.6		CE & UE	FLUE	Town should consider amendment to Objectives to explore this Strategy
Emergency Planning					
Goal # 18			Volume #1, Part II FLUE Obj. II-A19	X	
	18.8			FLUE & ICE	Town should provide new Objective to construct Emerg. Operation/relief distribution/animal rescue Center
	18.9			FLUE & ICE	Town should provide new Objective to construct Emerg. Operation/relief distribution/animal rescue Center
	18.13		Volume # 1, CE Obj. II-F1 -& II-F2	FLUE	Town should provide new Objective to expedite permitting after disaster.
	18.17			ICE & FLUE	Regional Issue, requires coordination
	18.24			ICE & FLUE	Town should provide new Objective to provide shelter for animals & emergency personnel & family.

AMENDMENTS REQUIRED TO 2006 EAR COMPREHENSIVE PLAN FOR CONSTANCY WITH SOUTH
FLORIDA REGIONAL PLANNING COUNCIL'S STRATEGIC POLICY PLAN – 7/14/2004

Prepared on: May 13, 2006

Coordinated & Integrated Planning					
GOAL # 21					
	21.4			FLUE, ICE, UE, TE, HE	Town will establish a 20 year planning horizon in FLUE and other applicable Elements to achieve related long-range planning for Schools, transportation, etc.
	21.7			TE & ICE	New Objective to increase transportation coordination promoting safety
	21.8			TE & ICE	New Objective to increase transportation coord. by RTA, etc.
	21.9			FLUE, CIE, TE & ICE	New Objective to increase transportation coord. by RTA, etc.
	2110			FLUE, CIE & ICE	New Objective to increase transportation coord. by RTA, etc.
	21.11			FLUE, CIE & ICE	New Objective to enhance Pre-disaster mitigation strategies

Exhibit D

Rural Passive Parks Existing and Planned Park Improvements



BROWARD COUNTY
FLORIDA

Town of Southwest Ranches

RURAL PASSIVE PARKS



Florida Communities Trust

Existing and planned park improvements

Park Sites	Address	Acres	Trailhead Facilities	Picnic Area	Concession Stand	Grills	Play Area	Rest Rooms	Horse Trails	Jogging Course	Broadwalk	Multipurpose Trail	Boat Ramp	Fishing	Parking	Museum
Equestrian Park	5840 SW 148 th Ave	20.00	Y	Y	N	N	Y	Y	Y	N	N	Y	N	N	Y	N
Entranceway "Trailside" Park	12498 Griffin Road	3.82	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N
Totals (Existing)		23.82	1	1	0	0	1	1	2	0	0	2	0	0	1	0

Neighborhood Parks (Planned)

Park Sites	Address	Acres	Trailhead Facilities	Picnic Area	Concession Stand	Grills	Play Area	Rest Rooms	Horse Trails	Jogging Course	Broadwalk	Multipurpose Trail	Boat Ramp	Fishing	Parking	Museum
Rolling Oaks Park	5600 SW 178 th	45.73	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N
Country Estates "Fishing Hole"	19000 Griffin Road	16.01	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Frontier Trails	(None Assigned)	29.67	N	Y	N	N	N	N	Y	N	Y	Y	Y	Y	Y	Y
Green Meadows (SWM) Sanctuary	(None Assigned)	22.00	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Calusa Corners	(None Assigned)	11.78	Y	Y	N	Y	Y	Y	Y	N	N	Y	N	Y	Y	N
Totals (Planned)		129.01	2	3	2	2	3	3	5	3	4	5	3	4	5	3

Total Greenways Trails – Approx. 25 miles of Trails linking all 7 passive public parks together

Totals (Existing)	23.82	1.00	1	0	0	0	1	1	2	0	0	2	0	0	1	0
Totals (Planned)	129.01	2.00	3	2	2	2	3	3	5	3	4	5	3	4	5	3
Totals (Complete)	152.83	3	4	2	2	2	4	4	7	3	4	7	3	4	6	3
Items in BOLD are existing																

* This Matrix is a list of what is to be included as directed by the sites' Management Plans. All items and changes are subject to neighborhood review and Council approval.

Updated 9/6/2005

Prepared by Richard Rubin, Inc.

**Outdoor Recreation Amenities Proposed in the First
Bundle of Four Proposed Passive Parks' Conservation Easements**

The following Table Matrix contains a list of park amenities for SW Meadows Sanctuary, Calusa Corners, Frontier Trails and Rolling Oaks proposed to be included in the Conservation Easement Agreements between the Town and SFWMD.

Name of Park	Amenities within the Proposed Conservation Easement
Rolling Oaks	<ul style="list-style-type: none">• Boardwalk• Nature trail• Perimeter fence with gates• Pedestrian bridge• Observation platform• Interpretive signs
Frontier Trails	<ul style="list-style-type: none">• Boardwalk• Observation deck• Nature trail• Perimeter fence with gates• Multi-purpose trail• Bridge / culvert crossing• Interpretive signs
SW Meadows Sanctuary – Parent Tract South Conservation Easement <ul style="list-style-type: none">• Perimeter fence with gates• Boardwalk• Nature trail North Conservation Easement <ul style="list-style-type: none">• Perimeter fence Calusa Corners – Addendum #1 to Parent Tract <ul style="list-style-type: none">• Perimeter fence with gates• Boardwalk and fishing / observation deck• Nature trail• Interpretive signs	

Exhibit E

Florida Department of Community Affairs LOU (June 26, 2006)



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JES BUSH
 Governor

THADDEUS L. COHEN, AIA
 Secretary

June 26, 2006

Mr. John Canada
 Town Administrator
 Town of Southwest Ranches
 6589 S.W. 160 Avenue
 Southwest Ranches, Florida 33331

Dear Mr. Canada:

The Department of Community Affairs has reviewed Mr. Richard S. Rubin's letter dated June 6, 2006 outlining the Scope of Work for the Town of Southwest Ranches' second-round Evaluation and Appraisal Report (EAR). The Department recognizes the City's efforts to identify and address the following issues:

Major Issue:

Managing the Compatibility of Sub-Urban Growth & Regional Transportation Enhancements Proposed Around Three Sides of the Town dedicated to "Preserving its Rural Lifestyle."

Relevant Regional Issues to Address in the Intergovernmental Coordination Element:

1. Multi-Jurisdictional Coordination of Town's Proposed 25-Mile Pedestrian-Way/Bikeway/Greenway System to the Regional Transportation and Recreational Networks
2. Coordinating Pre-Disaster Tertiary and Secondary Drainage Augmentation Program in Flood Zone (AH) with Multiple Agencies
3. School Coordination
4. Advisory Boards
5. Water Supply - 10-Year Work Plan
6. Coordinating the Development of:
 - A Public Safety, Sub-Regional Emergency Response - Relief Distribution Center
 - An Emergency Animal Center
7. Affordable Housing

The Department agrees with the Town's summary of issues set forth in the Scope, and this letter confirms our understanding; however, the Department has the following comments and suggestions for your consideration:

- 1) Section 2 of the Scope outlines the Town's proposed approach to assessing the financial feasibility of implementing its comprehensive plan and providing the needed infrastructure to meet anticipated growth. The Town should address this issue in terms of the requirements of § 163.3177(2) and (3).

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
 Phone: 850 488 8466/Suncom 278 8466 FAX: 850.921.0781/Suncom 291 0781
 Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE
 2796 Overseas Highway, Suite 212
 Marathon, FL 33050-2227
 (305) 286-2402

COMMUNITY PLANNING
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 488-2356

EMERGENCY MANAGEMENT
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 488-7956

F.S., relative to the need to maintain a financially feasible plan with an annually updated five-year schedule of capital improvements [per § 163.3191(2)(c), F.S.].

- 2) In accordance with Section 3 of the Scope, the Town plans to evaluate the relevant changes in growth management laws since the Town first adopted its plan in May 2003. While identifying the relevant changes, the City should provide a brief assessment of the potential impacts of these changes that are yet to be addressed in the plan. The EAR should indicate some of the measures to be undertaken to address the new requirements and include any anticipated amendments [per § 163.3191(2)(f), F.S.].
- 3) Section 4 of the Scope calls for an assessment of the successes and shortcomings of the plan's objectives that pertain to the "major issues." The EAR should include data and analysis that would indicate whether progress has been made toward achieving the objectives within each of the Plan elements related to the one "major issue" and seven "relevant regional issues to address in the Intergovernmental Coordination Element." The assessment should include the applicable corresponding objectives within the future land use, housing, transportation, potable water, and drainage elements. If insufficient progress has been made, the report should discuss why and assess how things could be done differently to better achieve the objectives [per § 163.3191(2)(g), F.S.].
- 4) Regarding Section 6 of the Scope, the Town should forecast its future land use and infrastructure needs, especially as they relate to the major and regional issues, as part of its evaluation of population data for at least the first five-year period subsequent to the plan's adoption in May 2003 and one for at least an overall ten-year period [per § 163.3191(2)(i), F.S., and Rule 9J-5.005(4), F.A.C.].
- 5) In developing actions or corrective measures to address the problems associated with the major and regional issues, including a recognition of the necessary updates to be made to the plan based on the assessment of transportation issues within the County's Southwest Standard Concurrency District, the EAR should include discussion on whether amendments are anticipated to address the Town's level of service standards for roadways [per § 163.3191(2)(i), F.S.].
- 6) As it relates to Section 7, Item 3 of the Scope (School Coordination), and the Town's assessment of the success and failure of coordinating future land uses and residential development with the capacity of planned schools, population projections, and school planning and siting, the Town should note that § 163.3177(12) requires adoption of a public schools facilities element that is consistent with those adopted by the other local governments within the County [per § 163.3191(2)(k), F.S.].
- 7) Relative to Section 7, Item 5 of the Scope (Water Supply – 10-Year Work Plan), § 163.3177(6)(h), F.S., requires the comprehensive plan to show the relationship, principles, and guidelines utilized in coordination with the regional water supply authority, in addition to that already required for the school board and other units of local government providing services but not having regulatory authority.

Also, the Town should note that § 163.3177(6)(c) and § 163.3180(2)(a) require coordination with regional water management districts, water supply authorities, and water suppliers in identifying alternative water supply projects and ensuring that adequate water supplies are in place and available to serve any new development no later than the issuance of a certificate of occupancy or its functional equivalent [per § 163.3191(2)(l), F.S.].

- 8) The Town should consider including in its evaluation of multi-modal interconnectivity and level of service standards for parks, recreation, and open space discussion of those opportunities or amenities that would be created with development of its planned greenway system.

Mr. John Canada
Town of Southwest Ranches EAR
Letter of Understanding
June 26, 2006
Page 3 of 3

We greatly appreciate the effort you and your staff have put forth in identifying the issues the Town proposes to address, and look forward to continued success as the Town prepares its second-round Evaluation and Appraisal Report. If you or your staff have any questions or need additional assistance, please contact Mark Yelland, AICP, Planner, at (850) 922-1790 or mark.yelland@dca.state.fl.us.

Sincerely,



Roger Wilburn
Regional Planning Administrator

RW/my

c: Richard S. Rubin, Richard Rubin, Inc.;
Michele Mellgren, Town Planner;
Carolyn Dekle, South Florida Regional Planning Council;
Sylvia Cohen, Department of Environmental Protection;
Larry Hymowitz, AICP, Florida Department of Transportation, District 4;
P.K. Sharma, AICP, South Florida Water Management District;
Susan Harp, Florida Department of State, Division of Historic Resources

Exhibit F

Southwest Ranches 2006 EAR Scope of Work Agreement

Town of Southwest Ranches "Proposed" Evaluation & Appraisal Report
7/1/06
(EAR)

Scope of Work Agreement

1. The Town Council provided in its original Comprehensive Plan, adopted three years ago on May 8, 2003, data, analysis describing its current land use, environment, social and economic conditions. To the extent possible, the most current tables, maps, and illustrations were used. The original data was derived from reviewing US 2000 Census data for five CDP's, aerial photo reconnaissance with ground truth-ing when necessary and information provided by the Demographers at Broward County's Planning Department. The data included:
 - a. Population growth and changes in land area, including annexation;
(s. 163.3191(2) (a) F.S.)
 - b. Extent of vacant and un-developable land; (s. 163.3191(2)(b) F.S.)
 - c. Location of existing development in relation to location of development as anticipated in the Town estimated to grow to 11,000 residents at build out and lands uses proposed by four surrounding sub-urban communities containing over 350,000 full time residents. (s. 163.3191(2) (d)F.S.)
2. The Town will analyze, evaluate and prepare a financially feasible Capital Improvement Budget for FY 2007-2008 based on **implementing its Comprehensive Plan and providing the needed infrastructure to meet anticipated growth. The Town shall address this issue in terms of the requirements adopted in Fl. Statue 163.3177 (2) and (3) relative to the need to maintain a financially feasible Plan with an annually updated five-year schedule of Capital Improvements per FL Statue 163.3191 (2).**
- All** extent-a project **must be** is financially feasible, fund new or expanded infrastructure necessary to correct deficiencies, if any, and/or maintain/enhance implementing its Concurrency Management System through the Capital Improvements Element, while providing for future local growth and regional needs at acceptable Levels of Service (LOS) per (Fl. Statue 163.3191(2) (c) F.S.).
3. The Town Council will evaluate relevant changes in growth management laws (State Comprehensive Plan, the requirements of Chapter 163, Part II, the minimum criteria contained in Chapter 9J-5, Florida Administrative

Code, and the Strategic Regional Policy Plan for South Florida) since the adoption of the Town's first Plan on May 8, 2003 for consistency with the Town's Comprehensive Plan as amended.

The Town shall provide a brief **assessment of the potential impact of these changes that are yet to be addressed in the Plan. The EAR shall indicate some of the measures to be undertaken to address the new requirements and include any anticipated amendments per** (f). ~~Based on this assessment, Plan revisions may be recommended.~~
Fl. Statute. 163.3191(2) (f)

4. The Town Council will assess the successes and shortcomings of the Objectives adopted in the Comprehensive Plan Elements pertaining to identified Major Issues to study in the EAR using monitoring measures contained in the applicable Element. Successes and shortcomings will be briefly summarized in narrative format for each "Major Issue" listed in the next Section in this Agreement using tables, illustrations and maps to the extent possible (s. 163.3191(2) (h) F.S.).

The Report shall include data and analysis that will indicated whether progress has been made toward achieving the objectives within each of the Plan Elements related to the one "Major Issue" and seven "relevant regional issues to address in the Intergovernmental Coordination Element". The Assessment shall include the applicable corresponding objectives with the future land Use, Housing, transportation, potable water and Drainage Elements. If insufficient progress has been made, the Report shall discuss why and assewe how things should be done differently to better achieve the adopted Objectives per Fl. Statue 163.3191 (2) (g).

5. The Town Council will briefly summarize the public participation program and activities undertaken during the preparation of the EAR on the Schedule of Events Necessary to properly adopt the EAR. (s. 163.3191(2) (j) F.S.).

6. Major Issue

For purposes of the Town of Southwest Ranches 2006 EAR submittal, one (1) "Major Issue" will be analyzed. This issue will be reviewed for its potential social, economic, and environmental impacts locally and on our sub-tropical region. (s. 163.3191(2) (e) F.S.). The Town will evaluate the applicable Plan Objective within each Element as they relate to the Major Issue; and identify, where appropriate, unforeseen or unanticipated

changes in circumstances, which have resulted in problems or opportunities with respect to the major issues identified in that element, and the social, economic, and environmental impacts of the issue (s.163.3191 (2) (g) F.S.).

The EAR shall identify and summarize actions or corrective measures, including plan amendments necessary to address the major **and regional issues**. Such identification shall include, as appropriate, **the Town's forecast of its needs identified in its Future Land Use and Infrastructure Element especially as they relate to the major and regional issues, as part of its evaluation of population data for at least the first five years period subsequent to the Plan's adoption on May '8, 2003 and one for at least the overall ten-year period per Fl. Statue 163.3191 (2) (i) and Rule 9J-5.005 (4).** ~~an updated capital improvements element, and any new and revised goals, objectives and policies for major issues identified within each Element (s. 163.3191(2)(i) F.S.).~~

The Town will also include in its Ear review of the adopted Intergovernmental Coordination Element (ICE) and other applicable Elements, ~~the~~ seven (7) Regionally Relevant Issues to review and evaluate with applicable governmental agencies and provide recommendations for increasing **the Town's** intergovernmental coordination and partnership efforts.

MAJOR ISSUE: Managing the Compatibility of Sub-urban Growth & Regional Transportation Enhancements Proposed Around Three Sides of the Town dedicated to "*Preserving its Rural Lifestyle*"

The Town Council will review and evaluate in its 2006 EAR projected neighboring populations, proposed adjacent Land Uses, Transportation Projects **and issues within Broward County's Southwest Standard Concurrency District and shall include a discussion on whether amendments are anticipated to address the Town's Level of Service (LOS) Standards for its Roadway per Fl. Statue 163.3191 (2) (i).** ~~etc, which were unanticipated or~~ **any** changes in circumstances that may impact the Town's rural life style and the needs of its 7,500 residents. It should be noted that the City of Pembroke Pines located adjacent to the Town's southern boundary is anticipated to grow to 173,199 residents. The other three adjacent Cities (Cooper City, West and Town of Davie) are projected to grow to over one quarter of a million residents (Source: Broward County projections) by 2025.

The Town recognizes that the supply of vacant land is decreasing, with build-out anticipated before 2015. Some redevelopment may be needed in the surrounding communities to accommodate growth and meet the future demands for housing in the region.

7 - Relevant Regional Issues To Address in the Intergovernmental Coordination Element

1. Multi-jurisdictional Coordination of Town's Proposed 25 Mile Pedestrianway/Bikeway/Greenway System to the Regional Transportation and Recreational Networks.

The Town Council is implementing the construction of the third and fourth Phases of its proposed 25 mile looped Greenway Trail System. The proposed multi-purpose, non-motorized, trails in these two Phases are a total of 10 miles in length by a minimum of 12 feet consisting of compacted dirt and sod.

The Town Council recognizes the need to update its Comprehensive Greenway Map to also physically link all of the Town's proposed public open spaces and recreational facilities together and to other modes of public recreation such as the surrounding County's Regional Greenway Corridors, the adjacent Everglades Conservation Area #3B with its environmental out door recreation amenities.

The Town will review existing coordination efforts with Broward County and the adjacent municipalities to improve existing coordination efforts to connect their multi-modal transportation network together and examine the need for additional facilities (S. 163.3191(2)(e) F.S.).

The Town shall include a discussion in its evaluation of multi-modal interconnectivity and level of service standards for Parks, recreation and open space those opportunities or amenities that could be developed by the Town or in partnership with an adjoining municipality during the construction of its planed greenway system.

2. Coordinating Pre-Disaster Tertiary and Secondary Drainage Augmentation Program in Flood Zone (AH) With Multiple Agencies

The Town Council has adopted a Tertiary Drainage Master Plan and has begun implanting drainage augmentation projects to reduce flooding during major storms. Over six (6) separate governmental authorized Agencies with separate Work Plans manage and oversee the Town's proposed drainage projects: Two Independent Drainage Districts, the South Florida Water Management District, FL. DEP, US Corp of Engineers, B.C. DEP.

3. School Coordination

The Town Council will evaluate the success or failure of coordinating future land uses and residential development with the capacity of existing and planned public and charter schools, and coordinating the planning and siting of new schools and recommend methods for increasing coordinating mechanisms, pedestrian and vehicular safety around the school site. (Chap. 163.3191(2)(k) F.S).

The EAR shall review and address the Town's required adoption of a Public Schools Facilities Element per Fl Statue 163.31767 (12) that is consistent with those adopted by other local governments within Broward County per Fl. Statue 163.3191 (2) (k).

4. Advisory Boards

The Town Council City will evaluate the utilization of advisory boards as a method to enhance coordination activities with the Broward County School Board (s. 163.3192 (2) (e) F.S) and other municipalities, utilities, etc.

5. Water Supply – 10-Year Work Plan

During the 2006 Summer the Board of the South Florida Water Management District (SFWMD) will be considering adopting a Lower East Coast Water Supply Plan. The SFWMD will be required to implement their Plan within the next 18 months, by January, 2008. The State of Florida passed legislation in 2004, recommending that Local Work Plans be put on hold until after the East Coast Regional Water Supply Work plan is adopted to ensure consistency between the Local Work Plans and the East Coast Regional Water Supply Work Plan. The Town shall continue to coordinate with the SFWMD and prepare the necessary Plan Amendments to strengthen the coordination between Water Supply Planning and the Town's rural Land Use orientation by January, 2008. (s. 163.3191(2)(i) F.S.).

The EAR shall address Fl. Statue 163.3177 (6) (h) requiring the Town to prepare a 10-year Work Plan to show the relationship, principles and guidelines utilized in coordinating with the regional water supply authority (SFWMD) in addition to that already required for the School Board of Broward County and other units of local government providing services but not having regulatory authority.

The EAR shall address Fl. Statue 163.3177 (6) (c) and 163.3180 (2) (a) requiring the Town to coordinate with SFWMD, water supply authorities and water suppliers identifying alternative water supply projects and ensuring that adequate water supplies are in place and available to serve new developments no later than the issuance of a Certificate of Occupancy or its functional value and its applicableness to the Town.

prepare a 10-year Work Plan to show the relationship, principles and guidelines utilized in coordinating with the regional water supply authority (SFWMD) in addition to that already required for the School Board of Broward County and other units of local government providing services but not having regulatory authority.

6. Coordinating The Development of:

- **A Public Safety, Sub-Regional Emergency Response - Relief Distribution Center**
- **An Emergency Animal Shelter**

At the Time the Town incorporated IN 2000, the Town Council chose to receive Public Safety services from Broward County's Sheriff's Office (BSO) located at the nearby BSO Sub-Station located in the City of Weston's southwest section. This agreement has worked very well for both parties to date and the Town's residents perception is they live in a very safe community close to being free of home related crimes. Recently, the neighboring City of Weston requested the Town provide our own independent Emergency Fire and EMS services to our Town's residents.

The Town is currently researching the financial practicality and steps required to achieve Weston's sudden Request. The Town would like to develop a comprehensive sub-regional Emergency Response and Relief Distribution Center while faithfully prohibiting the Town's Public Safety Level of Public Safety to be reduced in any manner.

During and after the two major hurricanes that destroyed over 30% of our tree canopy in 2005 the Town's heroic Volunteer Fire Department offered safe temporary shelter and a "hot-line" to assist in directing emergency needs to animal owners during the tragic hours around the hurricanes. The Town's Volunteer Fire Department is proposing to provide staffing of the facility but the Town needs regional coordination assistance and support to achieve constructing and maintaining a Sub-Regional Emergency Animal Center

7. Affordable Housing

The Town Council is addressing workforce (affordable) housing as it relates to the City's land limitations, future land use plan limitations, service/infrastructure limitations, economic and regional accessibility limitations. The Town's recently adopted Comprehensive Plan included a commitment to study housing needs relative to cost burdens, housing conditions and location criteria after the Shimberg Study was completed. Town's representatives are currently coordinating the recommended EAR review and proposed Plan Amendments with the South Florida Regional Planning Council and DCA.

The Town has reviewed in its Comprehensive Plan their supply of adequate, safe, and sanitary housing in suitable neighborhoods, with the additional consideration of housing for special needs populations. (s. 163.3191 (2)(e) F.S.).

Town's representatives also participate in the regional housing strategies identified by the South Florida Regional Planning Council to help alleviate the affordable housing problem in South Florida.

Exhibit G

Requirements for Becoming a “Tree City USA”

Tree City Standards



Benefits of Being a Tree City ▶
Request an Application ▶
Tree City Growth Awards ▶
Shop for Tree City Supplies ▶
Community Foresters Directory ▶
Conferences and Seminars ▶
Tree City USA Directory ▶
Tree City USA Bulletins ▶

The Four Standards of a Tree City USA

To qualify for Tree City USA, a town or city must meet four standards established by The National Arbor Day Foundation and the National Association of State Foresters.

These standards were established to ensure that every qualifying community would have a viable tree management plan and program.

It is important to note that they were also designed so that no community would be excluded because of size.

1. A Tree Board or Department
2. A Tree Care Ordinance
3. A Community Forestry Program With an Annual Budget of at Least \$2 Per Capita
4. An Arbor Day Observance and Proclamation

1. A Tree Board or Department

Someone must be legally responsible for the care and management of the community's trees. This may be a professional forester or arborist, an entire forestry department, or a volunteer tree board. Often, both a professional staff and advisory tree board are present, which is a good goal for most communities. A tree board, or commission, is a group of concerned volunteer citizens charged by ordinance with developing and administering a comprehensive tree management program. Balanced, broad-based community involvement is encouraged. Boards function best if not composed entirely of tree-related professionals such as forestry professors, nursery operators, arborists, etc. Fresh ideas and different perspectives are added by citizens with an interest in trees that is entirely avocational. Limited, staggered terms of service will prevent stagnation or burnout, while at the same time assuring continuity.

2. A Tree Care Ordinance

The tree ordinance must designate the establishment of a tree board or forestry department and give this body the responsibility for writing and implementing an annual community forestry work plan. Beyond that, the ordinance should be flexible enough to fit the needs and circumstances of the particular community. A tree ordinance provides an opportunity to set good policy and back it with the force of law when necessary. Ideally, it will provide clear guidance for planting, maintaining and removing trees from streets, parks and other public places. For tips and a checklist of important items to consider in writing or improving a tree ordinance, see Bulletin No. 9.

3. A Community Forestry Program With An Annual Budget Of At Least \$2 Per Capita

Evidence is required that the community has established a community forestry program that is supported by an annual budget of at least \$2 per capita. At first, this may seem like an impossible barrier to some communities. However, a little investigation usually reveals that more than this amount is already being spent by the municipality on its trees. If not, this may signal serious neglect that will cost far more in the long run. In such a case, working toward Tree City USA recognition can be used to re-examine the community's budget priorities and re-direct funds to properly care for its tree resource before it is too late. Ideally, this standard will be met by focusing funding on an annual work plan developed after an inventory is completed and a report is approved by the city council. Such a plan will address species diversity, planting needs, hazardous trees, insect and disease problems and a pattern of regular care such as pruning and watering.

4. An Arbor Day Observance and Proclamation

This is the least challenging and probably the most enjoyable standard to accomplish. An Arbor Day celebration can be simple and brief or an all-day or all-week observance. It can be a simple tree planting event or an award ceremony that honors leading tree planters. For children, Arbor Day may be their only exposure to the green world or a springboard to discussions about the complex issue of environmental quality. The benefits of Arbor Day go far beyond the shade and beauty of new trees for the next generation. Arbor Day is a golden opportunity for publicity and to educate homeowners about proper tree care. Utility companies can join in to promote planting small trees beneath power lines or being careful when digging. Smokey Bear's fire prevention messages can be worked into the event, as can conservation education about soil erosion or the need to protect wildlife habitat. Still another way to develop Arbor Day is to link it with a tree-related festival. Some that are currently celebrated include dogwood festivals, locust blossom festivals and Macon, Georgia's Cherry Blossom Festival that annually brings more than \$4.25 million into the local economy. In meeting the four standards, help is available! The urban and community forestry coordinator in your state forester's office will be happy to work with communities in taking these first steps toward better community forestry.

To receive a free Tree City USA
booklet, call (402) 474-5655
Monday-Friday
8:00 a.m. to 5:00 p.m. CST
or e-mail your request to
treecity@arborday.org



**Are you interested in becoming a
designated Tree City?**

**Check out the Benefits and Standards
and make your application now.**

**Tree City USA is supported by the USDA Forest Service
Urban and Community Forestry Program.**

Exhibit H

Five Year Capital Improvement Program



Town of Southwest Ranches

Capital Program

Fiscal Year 2007 – 2011

Revenue

	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY010</u>	<u>FY011</u>	<u>Total</u>
Grants	0	\$392,500	\$200,000	\$353,000	\$463,000	\$1,408,500
Town Public Safety Fee – CCA	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Financed Bonds/Line of Credit	\$4,500,000	\$8,351,350	\$5,250,050	\$0	\$0	\$18,101,400
Total Revenue	\$4,600,000	\$8,743,850	\$5,450,050	\$353,000	\$463,000	\$19,609,900
CCA Town Fee				\$500,000		\$500,000
Fund Balance	\$1,531,000	\$0	\$0	\$0	\$255,000	\$1,786,000
Total Revenue & Fund Balance	\$6,131,000	\$8,743,850	\$5,450,050	\$853,000	\$718,000	21,895,900

Appropriations

	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>	<u>FY2010</u>	<u>FY2011</u>	<u>Total</u>
<u>Roadway Improvements</u>						
Signage	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Landscape Improvement	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
<u>Roads & Bridges</u>						
Roads	\$450,000	\$450,000	\$450,000	\$100,000	\$100,000	\$1,550,000
Bridges	0	\$377,000		0	\$498,000	\$875,000

<u>Public Safety</u>						
Public Safety Building	\$600,000	\$0	\$0	\$0	\$0	\$600,000
<u>Drainage</u>						
Drainage Projects	\$300,000	\$300,000	\$250,000	\$100,000	\$50,000	\$1,000,000
<u>Trails</u>						
Trails Projects	\$88,000	\$88,000	\$0	\$0	\$0	\$176,000
<u>Government Facility</u>						
Town Hall Complex	\$2,300,000	\$1,700,000		\$0	\$0	\$4,000,000
<u>Parks</u>						
Parks Projects	\$1,198,000	\$5,770,000	\$4,342,000			\$11,310,000
<u>Administrative Costs & Reserves</u>						
Costs	\$950,000	\$163,050	\$163,050	\$50,000	0	\$1,276,150
Reserves	\$200,000	\$200,000	\$200,000	\$50,000	\$25,000	\$675,000
Total	\$6,131,000	\$8,743,850	\$5,450,050	\$345,000	\$718,000	\$21,895,900

Exhibit I

**Analysis of the Affordable Housing Issue in Southwest Ranches,
FL**

AN ANALYSIS OF THE AFFORDABLE HOUSING ISSUE
IN
SOUTHWEST RANCHES, FLORIDA
AND
METHODOLOGY TO ADDRESS THE ISSUE

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June 2005

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SECTION I

INTRODUCTION

Background

The Town of Southwest Ranches, which incorporated June 6, 2000, is a rural municipality containing approximately 13 square miles of land located in far southwestern Broward County. The Town is surrounded by the City of Weston and the Town of Davie on the north, Cooper City to the east, Pembroke Pines to the south and the Everglades Conservation Area to the west. The Town is also bifurcated by Davie along the north-south I-75 corridor.

Prior to incorporation, the Town existed solely as individual homeowners associations; remaining areas that were never incorporated into the surrounding established municipalities. Then, as now, the area is equestrian oriented and considered rural by Broward County standards. The other 31 municipalities within the County have planned suburban to urban densities that range from several units per acre up to 50 units per acre, depending on the city. In contrast, Southwest Ranches has a maximum density of 1 unit per 2 net acres in the majority of the Town, with a central portion of the Town allowing 1 unit per net acre. The minimum required parcel size, according to both the Broward County adopted comprehensive plan and zoning regulations, which were the controlling regulations until after incorporation in June 2000, and now the Town's adopted comprehensive plan and land development regulations, is two net acres for the majority of the Town, and a minimum of one net acre for a centrally located section of the Town. In

essence, the existing large lot requirements have been a feature of the area for many years, both prior to the Town's incorporation and now.

The fact that the Town is a large lot, low density municipality is a characteristic that makes the Ranches unique compared to every other city in Broward County. As an outgrowth of this unusual circumstance, and in conjunction with the fact that the Town is relatively built-out, the Town is not and will not face redevelopment opportunities like other cities in the County since low density residential, large lot areas are not candidates for major redevelopment.

The Town incorporated to establish self-governance with the goal of preserving the established rural lifestyle and preventing urban sprawl. The residents and elected officials are committed to this goal, and this is evidenced by land use and land development patterns within the Town. As the future land use plan map shows, the Town is almost all residential, agricultural or conservation. The map also shows approximately 76 acres available for commercial development. In fact, however, the amount of commercial land actually available for commercial development is only 64 acres, which is less than 0.8 percent of the Town. The main commercial area contains approximately 63 acres located in the northwest quadrant of I-75 and Sheridan Street; the Coquina Plaza shopping center. The remaining 1 acre of commercial land is a gas station located at the southeast corner of the intersection of Griffin and Dykes Roads, known as Calusa Corners.

Consistent with the goal of preserving open space, the Town has embarked upon an aggressive and successful program of acquiring property to be maintained as parks to serve residents. Since its incorporation, the Town has acquired

approximately 150 acres of land for passive recreational use. This includes 138 acres of land that was planned for large lot residential development, and 12 acres of commercially designated property; the balance of commercial shown on the future land use plan map and known as Calusa Corners. All of these properties were acquired with County or State of Florida grant funds and, as a result, will be developed and used in perpetuity for park use.

In addition to planning for its future by acquiring and developing park land for all residents, the Town has provided for school aged children, as well, by acquiring a 30-acre parcel that will be developed as a high school. The site is located on the north side of Sheridan Street, east of 190th Avenue, and is designated on the Town's future land use plan map as multifamily medium; a category that permitted schools. Broward County, however, has not amended its plan to reflect the Town's designation and, as a result of the charter form of government in Broward County, the Town's designation for this parcel is not effective and the County's plan controls. Note, however, since the time that the school board negotiated with the Town to purchase the land, the comprehensive plan of both the Town and the County has been amended to allow schools in the County's Rural Ranches land use category. As a result, the high school will be built under the Rural Ranches designation, which allows single family residential at 1 unit per 2 acres, or schools, and the multifamily designation is no longer necessary for the school construction, nor for multifamily because the site will contain a high school.

Significance of Research and Focus

The Town of Southwest Ranches has completed the preponderance of its comprehensive plan to the satisfaction of the Department of Community Affairs (DCA) and the South Florida Regional Planning Council (SFRPC). One outstanding issue to be resolved, however, is that of affordable housing. The initial analysis that was submitted to DCA was prior to the availability of 2000 Census data. Subsequently, after the 2000 data were released, the Town revised its affordable housing demand based upon those data and the updated forecasts published by the Shimberg Center for Affordable Housing. The revised information showed a large demand for affordable housing in Southwest Ranches, which is contraindicated by existing conditions in the Town.

To date, the Town has not reconciled the results of the Shimberg forecast with actual conditions in order to obtain an accurate picture of affordable housing demand in the Town. The purpose of this analysis, therefore, is to examine the Shimberg methodology as applied to Southwest Ranches; supplement the Shimberg data with locally generated data that more accurately assess housing need; discuss the results of the data and analysis; and, finally, to provide strategies to address affordable housing need in Southwest Ranches that are acceptable to both the DCA and SFRPC.

Research Methodology

In order to accurately forecast future housing demand, a methodology that is generally acceptable to standard planning practices and principles must be utilized. As a result, this research will examine Shimberg Center for Affordable Housing

data, examine 2000 Census data, and analyze current conditions and their implications.

Scope and Organization

This analysis is not intended to replace the Housing Element as submitted or adopted. The scope of this document is limited to estimating future population, determining future housing demand and affordable housing demand, and formulating strategies to address affordable housing.

This document is organized in four sections. Following this section is Section II, which provides a review and analysis of available data. Section III contains an analysis of the findings of the data analysis in Section II. The final section, Section IV, provides the conclusions reached from the data analysis, and some suggested recommendations for the Town of Southwest Ranches to consider to address affordable housing.

SECTION II

REVIEW AND ANALYSIS OF AVAILABLE DATA

The Shimberg Center for Affordable Housing has developed a baseline profile of the Town of Southwest Ranches, and projected the need for affordable housing in the Town. Table 1 shows the baseline data developed by Shimberg.

Table 1. -- Baseline Data Presented by Shimberg Center: 2002.

Population	7,351
Households	2,228
Housing Units: Total	2,297
Single Family Units	2,280
Multi-Family Units	9
Mobile Home	8
Homeownership Rate	98%

Source: Florida Housing Data Clearinghouse

These data indicate that the Town has a total of 2,297 housing units, including multi-family dwellings and mobile homes. The data also show that there are 2,228 households. Typically, households are defined as all related and unrelated persons living in a house, while housing units are the actual structure or house in which the households reside.¹ As a result, this information indicates that there is an approximate 3 percent vacancy rate since the number of households are less than the number of housing units. The Shimberg data also show that the home ownership rate in Southwest Ranches is very high at 98 percent. Table 2 compares the vacancy rate and ownership rate of the Town to the average of the

¹ Available online at <https://ask.census.gov> utilizing the keyword “definitions” to search.

cities contiguous to the Town --- Weston, Davie, Cooper City and Pembroke Pines --- and to Broward County as a whole.

Table 2. -- Comparison of Vacancy and Ownership Rates.²

PLACE	VACANCY RATE	OWNERSHIP RATE
Southwest Ranches	3.0%	98%
Avg. of Contiguous Cities	7.2%	82.7%
Broward County	11.7%	69.5%

Source: Shimberg Center for Southwest Ranches. U.S. Census Bureau.

As Table 2 demonstrates, the vacancy rate of units in Southwest Ranches is more than twice as low as those in the immediately surrounding communities, and almost four times lower than that of Broward County as a whole. Additionally, these data show that the home ownership rate is 18.5 percent greater in Southwest Ranches compared to the average rate of contiguous cities, and 41 percent higher than in Broward County.

The Shimberg Affordable Housing Needs Assessment utilizes population and population by age as the framework for establishing housing needs. The projections involve establishing a base year using Bureau of Economic and Business Research population projections and forecasting demand in five year intervals through 2025. Data from the 1990 and 2000 census are also utilized to establish the proportion of household formation rates and the distribution of household characteristics. Population projections by age groups are then utilized to forecast the number of households and their demand for housing in a given

² The data shown for Southwest Ranches was provided by the Shimberg Center and dated 2002, while the data for surrounding cities and Broward County were taken from the 2000 Census. While the actual numbers may vary between 2000 and 2002, there has been no economic or environmental occurrence that would suggest that the relative percentages, as shown, would change significantly.

location. The results of this methodology are shown in Table 3, which shows the Shimberg Center's forecast of construction need for affordable housing in Southwest Ranches.

Table 3. -- Shimberg Center Affordable Units Construction Need, 2005 - 2025.

HOUSEHOLD INCOME AS PCT. OF ADJUSTED MEDIAN INCOME	2002-2005	2002-2010	2002-2015	2002-2020	2002-2025
<20%	6	16	25	34	37
20 - 20.9%	4	10	18	25	30
30% - 39.9%	7	18	31	44	56
40 - 49.9%	6	16	26	36	43
50% - 59.9%	8	21	32	44	54
60% - 79.9%	19	50	78	110	134
80% - 119.9%	44	108	167	230	273
≥120%	113	265	384	495	563
TOTAL:	207	504	761	1,018	1,190

Source: Florida Housing Data Clearing House

The Shimberg Center projects a need for a total of 761 additional dwelling units between 2002 and 2015. Of these 761 units, a total of 377 are projected to be needed to serve the affordable income range; up to 120 percent of the median income.

SECTION III

ANALYSIS OF FINDINGS

Analysis of Shimberg Center Data

The Shimberg Center for Affordable Housing projects a need for an additional 761 dwelling units, of which 377 are forecast as needed to serve as affordable housing. This forecast is based on several data sources, which include 2000 Census data, as well as historical construction trends. The development of this forecast based upon this information, however, presents a number of issues that indicate that the affordable housing demand forecasted by the Shimberg Center is not accurate for the Town of Southwest Ranches. These are discussed below.

The Town of Southwest Ranches did not incorporate until June 2000, which was after the 2000 Census was completed.³ As a result, the area that is now Southwest Ranches was included in census tracts that also included other areas not within the Town, which may skew the data as they relate to the Town. This becomes evident, for example, in reviewing 2000 Census data and the Shimberg data, both of which show that Southwest Ranches has nine multi-family units and eight mobile home units. In fact, neither multi-family nor mobile homes have ever been permitted land uses in the Town of Southwest Ranches; one piece of evidence that the data set for the Ranches is flawed.

³ The 2000 Census reflects data and conditions as of 1999.

The Shimberg Affordable Housing Needs Assessment utilizes population and population by age as the framework for establishing housing needs. In calculating population, a number of assumptions are made by the Shimberg Center that are not applicable to Broward County generally, and Southwest Ranches specifically, in terms of population growth and housing demands. It is stated in the methodology assumptions that “projections are based on previous trends in a jurisdiction” and that the population projections are also unable to account for communities having “limited land availability”. This is an especially important issue that applies to Broward County as a whole, and to Southwest Ranches specifically because the Town has a limited supply of land, is largely built out, and, as large lot single family development community, will not be experiencing redevelopment pressure.⁴

The third issue raised by the Shimberg data is, as the methodology states, that “estimating and projecting a population’s composition is especially problematic for small geographic areas” and that not all locations in Florida have population estimates.⁵ As mentioned above, the Town was part of larger unincorporated Broward County and, therefore, accurate data for the Town were not used in the Shimberg forecast.

In terms of projecting future housing needs, another issue raised by the Shimberg study, especially as it applies to the Town of Southwest Ranches, is that it assumes that families move every year. Home values have increased 88.2

⁴ Affordable Housing Needs Assessment Population and Household Projection Methodology. Shimberg Center for Affordable Housing, April 2004, p.3.

⁵ Affordable Housing Needs Assessment Population and Household Projection Methodology. Shimberg Center for Affordable Housing, April 2004, p.12-13.

percent in the Fort Lauderdale Metropolitan Statistical Area between 2000 and 2005.⁶ Residents who have lived in houses for extended periods of time, however, are not paying the current higher values for that property. Many residents may have all ready paid off their mortgages or have lower monthly payments than would be required if that property were purchased today. Other residents that have recently sold homes may have substantial down payment amounts that would reduce the monthly payments on a new home, yet this is not factored into the analysis.

A fourth issue raised by the Shimberg methodology is that it does not take into account either wealth or inheritance; a significant factor in Southwest Ranches. Much of the area was settled several decades ago by pioneering young families that purchased large tracts of land to farm or raise cattle. As the families grew and their children matured, large tracts were subdivided to provide homesteads for each of the children and their families. As with the issue discussed above, the Shimberg methodology does not take into account this gift of wealth or inheritance. As a result, the housing demand data look at current income and housing cost and assumes a cost burdening when none actually exists.

A final major issue presented by the application of the Shimberg methodology in Southwest Ranches revolves around the choice of cost burdening. Southwest Ranches is unique in that it has existed with its current land development patterns for decades; long before the area was incorporated as a municipality. The area consists of farms, ranches and ranchettes, the majority of which are two acres or more, with a central part of the Town containing one acre

⁶ Florida Association of Realtors.

sites. It is generally accepted that Broward County is largely built out and, as a result, land prices have increased dramatically during the last several years as supply has dwindled. This is especially pronounced in Southwest Ranches because of the large lot size. However, the decision to purchase large tracts of land that results in a cost burden is a personal decision that is optional; an issue that the Shimberg methodology does not acknowledge in a unique circumstance such as this.

Supplemental Data To Define Housing Need

The Town’s Comprehensive Plan contains information concerning the number of vacant parcels in the Town as of 2000. Table 5 of Volume II of the Plan, which provides data based on an actual count of land. This information is summarized below in Table 4. Note that the total number of dwellings shown is extremely close to the 2000 Census estimate of 2120 dwelling units.⁷ Both of these, however, are less than the Shimberg estimate of 2228.⁸

Table 4. -- Existing Dwellings, Vacant Parcels and Potential Future Lots: 2000.

NEIGHBORHOOD	TOTAL EXISTING HOME	TOTAL PARCELS	VACANT PARCELS	ADDTL. LOTS
SUNSHINE RANCHES/IVANHOE ESTATES	674	853	179	171
GREEN MEADOWS/DEEMS RANCHES	459	571	112	71
ROLLING OAKS	354	475	121	46
COUNTRY ESTATES	653	912	259	62
TOTAL:	2,140	2,811	671	350

Source: Southwest Ranches Comprehensive Plan, Vol. 2, Table 5, p. 20.

⁷ U.S. Census Bureau Table P76. “Family Income in 1999. Available online at <http://factfinder.census.gov>

⁸ Florida Housing Data Clearinghouse.

The data included in Table 4 show that there are total of 671 vacant parcels, but that some of these are larger than the minimum required by land use. If these larger vacant parcels were subdivided, a total of 350 lots could be created in addition to the 671 “parent” tracts from which they would be carved.

Since the 2000 Census, however, development has occurred at a steady pace. In addition, the Town has been successful in obtaining public lands for open space preservation and for a school. As a result, the total number of additional lots shown in Table 2 has been reduced. These data are shown in Table 5, and the number of additional lots reduced accordingly.

Table 5. -- Adjustment of Vacant Land Calculation: 2005.

VACANT PARCELS	ADDTL. LOTS	ADDTL. DENSITY REDUCTION (AS LOTS)	NET VACANT LOTS
671	350	340	681

Source: Town of Southwest Ranches public records for site plans, plats, building permits, and park acquisition information.

The information contained in Table 5 shows that a total of 671 units can be added to the housing stock based on actual land availability. This compares with the Shimberg Center projections, shown in Table 3, that indicate a housing demand of 761 dwelling units through the year 2015 and 1,190 units through the year 2025; a number of units impossible to achieve in either case under the future land use plan map designations.

Table 6 contains information that summarizes the potential buildout of the Town based upon vacant land, and calculates the entire population of the Town at buildout. Based upon an average household size of 3.09 persons, the buildout population will be approximately 8,716 people.

Table 6. -- Dwelling Units and Population at Build Out

EXISTING HOMES	NET VACANT LOTS	TOTAL BUILDOUT DWELLINGS	AVG. SIZE OF HOUSEHOLD	CURRENT POPULATION	POPULATION AT BUILDOUT
2,140	681	2821	3.09	6,612	8,716

All of the future units will be constructed on lots with a minimum size of one to two acres, depending upon the location of the land within the Town; a size anomaly within Broward County. Additionally, if historical tenure is any indication of future tenure, almost all of the units will be owner occupied. As a result, any cost burdening that occurs with future units, as with existing units, will be self imposed as a result of a personal choice to purchase large tracts of land.

SECTION IV

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

There are no accurate data on which to base forecasts of housing demand for the Town of Southwest Ranches. The 2000 Census data were compiled prior to the incorporation of the Town, and include areas of other municipalities that do not necessarily have the large lot future land use requirements of the Town. Further, as demonstrated in Section III, the Shimberg Center projections for housing demand are not accurate for the reasons discussed in that section. In addition, Southwest Ranches is unique in that, unlike surrounding communities or Broward County as a whole, the household tenure in the Ranches is almost entirely ownership, as shown in Table 2. As a result, cost burdening in this local government is unique, and results from a personal decision to purchase large tracts of land.

Notwithstanding these circumstances, Town officials are aware of the affordable housing issue in Broward County, and recognize that it is a regional issue that requires a regional solution. While the Ranches does not have any land available to accommodate affordable housing --- because of the economics involved --- due to the large lot nature of the community, many areas within Broward County allow densities that would economically support affordable units. The Town, therefore, could participate in a regional solution to affordable housing in Broward County by incorporating the following in the Housing Element of its Comprehensive Plan.

Recommendations to Address Affordable Housing

- 1 The Housing Element's support document should be amended to reflect the data and analysis contained in this analysis, including a land use plan amendment to restore the high school site to the Rural Ranches land use designation, consistent with the Broward County Future Land Use Plan Map; and,
- 2 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; and,
- 3 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 as sweat equity and employer incentive programs; and,
- 4 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; and,
- 5 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.