



July 18, 2024
7:00 pm

Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members

Joseph Altschul
Renee Greene
Newell Hollingsworth
Lori Parrish
Robert Sirota

Council Liaison

Steve Breitkreuz

Staff Liaison

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
 - A. Approval of minutes for May 2024
6. New Business
 - A. Review of Utilities Element
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

May 16, 2024
7:00 PM

Town Hall
13400 Griffin Road

Call to Order

Roll Call

Joseph Altschul – Present
Renee Greene - Present
Newell Hollingsworth – Present
Lori Parrish – Present
Robert Sirota – Present

Also present: Mayor Steve Breitkreuz, Vice Mayor David Kuczenski, Council Member Jim Allbritton, Council Member Bob Hartmann, Council Member Gary Jablonski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone), Lonnie Bergeron, Bill Barbaro, Frank Saia, Ron Bergeron Sr., Andrea Keiser, John Steven Garate

Pledge of Allegiance

Motion: To recommend the Town Council approve Land Use Amendment Application No. PA-24-2 to amend the text to the FLUE relating to municipal water and sewer connections as presented.

| Result | 1 st | 2 nd | JA | RG | NH | LP | RS |
|---------------|-----------------|-----------------|----------|----------|----------|----------|----------|
| <i>Passed</i> | <i>NH</i> | <i>RS</i> | <i>Y</i> | <i>Y</i> | <i>Y</i> | <i>Y</i> | <i>Y</i> |

Motion: To approve the April meeting minutes.

| Result | 1 st | 2 nd | JA | RG | NH | LP | RS |
|---------------|-----------------|-----------------|----------|----------|----------|----------|----------|
| <i>Passed</i> | <i>LP</i> | <i>RG</i> | <i>Y</i> | <i>Y</i> | <i>Y</i> | <i>Y</i> | <i>Y</i> |

Motion: Motion to add language to Section 045-030(A) Fence and Walls.

| Result | 1 st | 2 nd | JA | RG | NH | LP | RS |
|---------------|-----------------|-----------------|----|----|----|----|----|
| <i>Failed</i> | <i>NH</i> | | | | | | |

**No June 2024 Meeting.
Meeting Adjourned**

FOR REFERENCE - Future Land Use Element policies for water and sewer utilities

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

~~**FLUE POLICY 1.8-p:** All land designated US Highway 27 Business shall be connected to, or shall enter into a binding agreement providing for the connection to, the City of Sunrise water and sewer systems prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.~~

FLUE POLICY 1.17-a: Throughout the short and medium-range planning horizons, the ~~The~~ Town shall continue to accommodate buildout of its FLUM without the need for central water through the continued reliance on private wells and its rural residential land use densities, but shall explore the extension of centralized water and sewer service from neighboring utilities to meet the Town's long-range needs anticipated to result from the effects of climate change on groundwater elevations and aquifer quality.

FLUE POLICY 1.17-a.1: Notwithstanding Policy 1.17-a, the Town shall require all new non-residential, non-agricultural uses to be serviced by centralized potable water and wastewater systems, where required by Broward County's water and sewer systems connection requirements.

FLUE POLICY 1.17-b: It shall be the general policy of the Town not to finance or otherwise cause the extension of public potable water systems within its boundaries except as necessary to serve its governmental facilities or to address the long-range effects of climate change or contamination on aquifer quality.

III.F Utilities Element (UE)

UE GOAL 1

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

{BCPC Goal 8.00.00}

UE OBJECTIVE 1.1 GENERAL DIRECTIVES

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

{BCPC Objective 8.06.00}

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

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

{BCPC Policy 8.01.01}

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

{BCPC Policy 8.06.01}

UE POLICY 1.1-c: Those utility facilities which are subject to the Town's local cConcurrency requirements include: drainage and flood protection, potable water, solid waste, and wastewater.

{BCPC Policy 8.06.02}

UE POLICY 1.1-d: All development permits issued by the Town shall be consistent with the Development Review Requirements subsection of Broward County's Plan Implementation Requirements ~~as amended in November 2001.~~
 {BCPC Policy 8.01.02}

UE POLICY 1.1-e: The Town shall continue to implement in its Land Development Regulations procedures to identify the cumulative impacts of proposed developments on public services and facilities.
 {BCPC Policy 8.01.03}

UE POLICY 1.1-f: The Town shall utilize the solid waste generation rates identified below to assess level of service (LOS) and Concurrency at time of plat or site plan approval as provided below:

SOLID WASTE GENERATION RATES

| Land Use | Level of Service (LOS) |
|-------------------------|---|
| Residential | 8.9 lbs. per unit per day |
| Industrial & Commercial | |
| Factory/Warehouse | 2 lbs. per 100 sq. ft. per day |
| Office Building | 1 lb. per 100 sq. ft. per day |
| Department Store | 4 lbs. per 100 sq. ft. per day |
| Supermarket | 9 lbs. per 100 sq. ft. per day |
| Restaurant | 2 lbs. per meal per day |
| Drug store | 5 lbs. per 100 sq. ft. per day |
| School | |
| Grade School | 10 lbs. per room & 1/4 lbs. per pupil per day |
| High School | 8 lbs. per room & 1/4 lbs. per pupil per day |
| Institution | |
| Hospital | 8 lbs. per bed per day |
| Nurse or Intern Home | 3 lbs. per person per day |
| Home for aged | 3 lbs. per person per day |
| Rest Home | 3 lbs. per person per day |

These generation rates shall be used to determine adequacy at the time of plat approval for all properties that are required to plat and for those properties that are not required to plat, at the time of site plan approval.

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

| Subject | Drainage Level of Service (LOS) Standards |
|--------------------------------|--|
| Road Protection | <p>Residential streets with not greater than fifty feet of right-of-way, or private or public easement width, to have crown elevations no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map."</p> <p>Streets with greater than fifty feet of rights-of-way, or private or public easement width, to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map."</p> |
| Building Elevations | <p>To have the lowest floor elevation <u>above the highest adjacent grade and no lower than the highest of the following elevations; for the respective area depicted on the "100-Year Flood Elevation Map."</u></p> <ul style="list-style-type: none"> ▪ <u>The base flood elevation specified on the FEMA Flood Insurance Rate Map plus one foot;</u> ▪ <u>Eighteen inches above the crown of the adjacent road;</u> ▪ <u>Eighteen inches above the ten-year flood elevation;</u> <u>or</u> ▪ <u>Base flood elevation on the Broward County 100-year flood map.</u> |
| Drainage | <p>Off site discharge shall not exceed the <u>pre-development discharge volume, nor the</u> inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.</p> |
| Storm Sewers | <p>Design frequency minimum to be three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.</p> |
| Flood Plain Routing Elevations | <p>Calculated flood elevations based on the ten-year and one hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the ten-year "Flood Criteria Map" and the "100-Year Flood Elevation Map."</p> |
| Antecedent Water Level | <p>The higher elevation of either the control elevation or the elevation depicted on the map "Average Wet Season Water Levels."</p> |
| On Site Storage | <p>Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.</p> |
| Water Quality | <p>Per UE Policy 1.1-h.</p> |

UE Policy 1.1-h: The Town of Southwest Ranches shall utilize the provisions of Chapter 27, Article V of the Broward County Code of Ordinances, ~~as it existed on the date of adoption of this policy, and Chapter 62-203, F.A.C.~~ as water quality standards for stormwater discharge.

UE OBJECTIVE 1.2 POTABLE WATER & SANITARY SEWER

PROVIDE ON-GOING COORDINATION AND ASSISTANCE TO TOWN RESIDENTS IN MEETING EXISTING AND FUTURE POTABLE WATER SUPPLY AND WASTEWATER TREATMENT NEEDS, DISCOURAGE URBAN SPRAWL, CONSERVE POTABLE WATER AND PROTECT GROUND WATER FUNCTIONS.

~~{9}5.011(2)(a)}~~

~~Measurement:~~

- ~~1) Whether or not Best Management Practices (BMPs) have been made available to residents.~~
- ~~2) Number of instances of well/septic failure or other groundwater problems.~~

UE POLICY 1.2-a: The Town shall continue to coordinate with Broward County's DPEP monitoring of the Town's individual potable water wells' environmental impact on the Biscayne Aquifer to determine if there is an impact from residential septic tanks on the Town's potable water supply and shall, if it is determined that there are adverse impacts on the potable water supply, initiate measures to safeguard the Town's potable water supply.

~~{BCPC Policy 8.01.06}~~

UE POLICY 1.2-b: The Town shall require all new non-residential, ~~or~~ non-agricultural uses to be serviced by centralized potable water and wastewater systems, where ~~financially feasible, and in compliance with~~ required by Broward County's ~~Health Code~~ water and sewer systems connection requirements.

~~{BCPC Policy 8.01.08}~~

UE POLICY 1.2-c: The Town shall require all existing non-residential and non-agricultural developments on septic tanks and private wells to hook up to centralized sewer and water facilities, as they become financially feasible, in accordance with ~~State and County regulations~~ Broward County's water and sewer systems connection requirements.

~~{BCPC Policy 8.01.10}~~

UE POLICY 1.2-d: The Town shall not approve future land use map amendments where densities or intensities are increased if:

- Sanitary sewer and permitted effluent disposal facilities, and potable water are not available; and
- Plans to extend such facilities, so that they become available, are not included within a financially feasible capital improvements program.

{BCUALUP Policy 5.3.2}

UE POLICY 1.2-e: As an alternative to new sanitary sewer facility construction, the Town shall identify opportunities to increase efficiency and optimize the use of existing sanitary sewer facilities and private septic tanks.

{BCUALUP Policy 5.3.4}

UE POLICY 1.2-f: ~~The Town shall encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote efficient rural growth and adhere to adopted LOS standards for the delivery of potable water, sewer, solid waste and drainage services~~Reserved

{BCUALUP Policy 5.3.5}

UE POLICY 1.2-g: Sanitary sewer facilities, including septic tanks, shall be designed, constructed, maintained and operated in a manner that conserves and protects potable water resources by optimizing the use of reclaimed wastewater, where feasible, thus minimizing new demands on the Biscayne Aquifer.

{BCUALUP Objective 5.4}

UE POLICY 1.2-h: The Town shall encourage the use of reclaimed water as an integral part of its wastewater management program, where economically, environmentally and technically feasible.

{BCPC Policy 8.03.09}

UE POLICY 1.2-i: The Town shall continue to coordinate with Broward County's public education efforts on the use of reclaimed water, encouraging the reuse of water of an appropriate quality level for the purpose intended.

{BCUALUP Policy 5.4.3}

UE POLICY 1.2-j: Sanitary sewer facilities, including septic tanks, shall be designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge areas and natural drainage features.

{BCUALUP Objective 5.5}

UE POLICY 1.2-k: The Town shall coordinate with the Broward County Health Department to:

- Reduce potential groundwater pollution sources by continuing to implement Chapter 34, "Water and Sewers," Article II, "Water and Sewer Connection Ordinance," Broward County Code of Ordinances.

{BCUALUP Policy 5.5.1}

- Protect the groundwater supply from potential sources of contamination pursuant to Chapter 34, "Water and Sewers," Article II 1/2 -2, "Water, Sanitary Sewer and Septic Tank Ordinance," Broward County Code of Ordinances.

{BCUALUP Policy 5.5.2}

- Prohibit direct wastewater effluent discharges to surface and ground waters within Wellfield zones of influence as designated on the Town's Wellfield Protection Map, and where water testing identifies the presence of pathogens or contaminants that exceed the total maximum daily load established by the EPA. The Town's land development regulations shall reflect this prohibition.

{BCUALUP Policy 5.5.3}

UE POLICY 1.2-l: The Town shall coordinate with The City of Sunrise and Cooper City Utilities and other adjacent municipalities to ensure potable water facilities are provided to meet the Town's ~~short term and~~ long-term future needs.

{BCUALUP Objective 4.2}

UE POLICY 1.2-m: The level of service (LOS) standard for potable water facilities serving the Town are as follows:

Cooper City Facilities: 101.33 gallons per capita per day

City of Sunrise: 65 gallons per capita per day

UE POLICY 1.2-n: In order to protect and conserve the Biscayne Aquifer, the Town, in coordination with Cooper City and the City of Sunrise ~~Broward County~~, shall investigate utilization of alternate potable water sources to supplement and broaden the Town's future water supply sources. These potential sources could include the Floridan Aquifer, Aquifer Storage and Recovery (ASR), desalinization, capture and storage of excess storm water currently lost to tide and other technologies as addressed in the Lower East Coast Regional Water Supply Plan of the South Florida Water Management District.

{BCUALUP Policy 4.2.8}

UE POLICY 1.2-o: Conserve and protect potable water resources with primary focus on the Biscayne Aquifer by maintaining the Town's existing rural

[residential density limitations and](#) optimizing the utilization of water resources through effective water management practice.

UE POLICY 1.2-p: The Town shall coordinate with Broward County DPEP's development of a basin-wide water management protocol that optimizes flood protection, water quality, storm water storage, wetlands sustainability and groundwater recharge functions while protecting groundwater from saltwater intrusion. By assessing the existing surface water management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages a model will be developed to better utilize the water resources.

~~{BCUALUP Policy 4.4.1}~~

UE POLICY 1.2-q: The Town shall coordinate a program with Broward County to implement a year-round public information and education programs promoting more efficient conservation methods such as energy saving plumbing fixtures and water conservation.

~~{BCUALUP Policy 4.4.9}~~

UE POLICY 1.2-r: The Town shall ensure that future potable water facilities are designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features and not exacerbate saltwater intrusion.

~~{BCUALUP Objective 4.5}~~

UE POLICY 1.2-s: The Town shall coordinate the provision of potable water services through agreements with municipalities and other service providers in Broward County when economically feasible [or required for long-range future needs](#).

~~{BCUALUP Policy 4.6.2}~~

UE POLICY 1.2-t: The Town shall continue to coordinate the testing of its natural potable water through a program implemented by Broward County's Department of Planning and Environmental Protection (DPEP) utilizing the routine sampling of individual drinking water wells located around the Town's jurisdiction.

UE POLICY 1.2-u: The Town shall initiate discussions with the City of Sunrise to reduce the surcharge for providing potable water to areas located outside the boundaries of the City of Sunrise.

UE POLICY 1.2-v: The Town shall encourage the re-use of non-residential reclaimed water as an integral part of its wastewater management program, where economically, environmentally and technically feasible.

{BCPC Policy 8.03.0}

UE POLICY 1.2-w: The Town shall update its water supply facilities work plan within 18 months following the approval of a regional water supply plan.

UE POLICY 1.2-x: The Town shall adopt procedures to ensure that prior to approving a building permit or its functional equivalent, the Town will consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

UE POLICY 1.2-y: New septic tank systems shall be permitted for residential or community facilities purposes, such as Town Hall, only after the Florida Department of Health determines they are consistent with Broward County's Water and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.

{BCPC Policy 9.02.05}

UE POLICY 1.2-z: The level of service (LOS) standard for wastewater facilities shall be:

- for private on-site septic systems: private on-site septic systems shall be in compliance with all applicable regulations for such systems;
- for centralized wastewater service: the LOS standard shall be the standard of the municipal provider of such service.

UE OBJECTIVE 1.3 SOLID WASTE

PROVIDE ON-GOING COORDINATION AND ASSISTANCE TO TOWN RESIDENTS TO MEET EXISTING AND FUTURE SOLID WASTE NEEDS, MAXIMIZE RECYCLING, DISCOURAGE URBAN SPRAWL AND CORRECT EXISTING DEFICIENCIES.

Measurement: Percent of solid waste generated within the Town that is recycled.

UE POLICY 1.3-a: The Town shall continue to encourage source separation and the recycling of solid waste, in accordance with the Solid Waste Act of 1988, as amended.

{BCPC Policy 8.01.12}

UE POLICY 1.3-b: ~~In addition to prohibiting~~ landfills, energy plants and resource recovery facilities within the Town, the Town shall oppose any such facility outside of its boundaries that would potentially be planned, constituted and maintained to minimize impacts on the Town's environment and adjacent existing or planned rural land uses.

{BCPC Policy 8.01.15}

UE POLICY 1.3-c: The Town shall continue to recycle at least 30 percent of the solid waste stream and strive to recycle the five state designated materials to at least 50 percent for each state designated material .

{BCUAFLUP Objective 6.4}

UE POLICY 1.3-d: The Town shall coordinate with Broward County to ~~maintain and establish priorities for replacement/corrections, which achieve the recycling goals implement in ss. Section~~ 403.706, Florida Statutes, "Local Government Solid Waste Responsibilities," ~~regarding solid waste management and recycling.~~

{BCUAFLUP Policy 6.1.1}

UE POLICY 1.3-e: The Town shall coordinate with Broward County to expand its recycling education program as a means of reducing the waste stream flow.

{BCUAFLUP Policy 6.1.2}

UE POLICY 1.3-f: The Town Council shall strive toward a reduction in the amount of paper used in Town operations through greater reliance upon electronic media.

{BCUAFLUP Policy 6.1.3}

UE POLICY 1.3-g: ~~No new solid waste landfill or similar structures shall be permitted within identified water conservation areas without provisions for maintaining the fresh water sheet flow~~Reserved.

{BCPC Policy 6.01.02}

UE OBJECTIVE 1.4 DRAINAGE AND AQUIFER RECHARGE

PROVIDE COORDINATION TO ASSIST TOWN RESIDENTS IN ACHIEVE AND MAINTAIN DRAINAGE LEVEL OF SERVICE STANDARDS AND

~~PROVIDE FOR MEETING EXISTING AND FUTURE NATURAL GROUND WATER AQUIFER RECHARGE NEEDS AND REGULATIONS.~~

~~Measurement: Existence of appropriate regulations to implement the policies under this objective.~~

UE POLICY 1.4-a: ~~The m~~Minimum floor elevation standards for building sites ~~in UE olicy 1.1-g, which have been promulgated by the Federal Emergency Management Agency (FEMA),~~ shall be applied to new construction. Drainage run-off shall not be allowed to directly flow onto public roadways or adjacent properties

~~{BCPC Policy 8.01.18}~~

UE POLICY 1.4-b: Minimum road crown elevation standards as implemented by the South Florida Water Management District shall be applied throughout the Town.

~~{BCPC Policy 8.01.19}~~

UE POLICY 1.4-c: The Town's land development regulations shall ensure an adequate amount of pervious area on all sites for appropriate aquifer recharge.

UE POLICY 1.4-d: The Town is committed to work towards the implementation of the Tertiary Drainage Master Plan.