



## Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

September 19, 2024  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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### **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 July 2024
  - B. Review of Utilities Element
6. New Business
  - A. Land Use Plan Map Amendment Application for US 27
  - B. Transportation 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

July 18, 2024  
7:00 PM

Town Hall  
13400 Griffin Road

### Call to Order

#### Roll Call

Joseph Altschul – Absent  
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), John Steven Garate, Debbie Green

### Pledge of Allegiance

**Motion: To approve the May meeting minutes.**

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

### Discussion: Utilities Element

**Motion: To remove the strike-thru from FLU Policy 1.7f.**

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

**Motion: To amend UE Policy 1.2-c as follows: 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 where required by~~ Broward County's water and sewer systems connection requirements.**

Result	1 <sup>st</sup>	2 <sup>nd</sup>	JA	RG	NH	LP	RS
<i>Passed with no objection</i>							

**Motion: To add "City of Pembroke Pines" to UE Policies 1.2-i, 1.2-m and 1.2-n.**

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>RG</b>	<b>NH</b>	<b>LP</b>	<b>RS</b>
<i>Passed with no objection</i>							

**Motion: To strike "economically feasible or" in UE Policy 1.2-s.**

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>RG</b>	<b>NH</b>	<b>LP</b>	<b>RS</b>
<i>Passed with no objection</i>							

**Motion: To add "City of Cooper City and City of Pembroke Pines" to UE Policy 1.2-u**

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>RG</b>	<b>NH</b>	<b>LP</b>	<b>RS</b>
<i>Passed with no objection</i>							

**Motion: To approve Utilities Element Goal 1, Objectives 1.1 through 1.2-u as amended by the Board and subject to staff preparation of a new water and sewer connection policy.**

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>RG</b>	<b>NH</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>RS</i>	<i>LP</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Motion: To send the Solid Waste component of the Utilities Element to the Zero Waste Advisory Board for their review.**

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>RG</b>	<b>NH</b>	<b>LP</b>	<b>RS</b>
<i>Passed with no objection</i>							

**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 or sanitary sewer through the continued reliance on private wells, septic tanks and its rural residential land use densities, but should 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 non-residential, non-agricultural principal uses within newly constructed buildings to connect to municipal water and sewer systems if one is located within one-quarter mile of the property (which shall include all contiguous land under same ownership or control), measured via public rights-of-way and easements within which the system can be extended to serve the property, unless (1) the property has a rural land use plan map designation; or (2) the provider is not willing to serve the property and the Town Council authorizes the use of septic tanks and/or wells with a finding that, after consulting with the Broward County Health Department, the use of septic tanks and/or wells will not have an adverse effect on water resources and public health.

**FLUE POLICY 1.17-a.2:** Notwithstanding Policy 1.17-a, the Town shall require all existing non-residential, non-agricultural principal uses to connect to municipal water and sewer systems that are located in a street or easement abutting the property unless: (1) the property has a rural land use plan map designation and does not undergo substantial improvement as defined in the Florida Building Code; or (2) the provider is not willing to serve the property and the Town Council authorizes the use of septic tanks and/or wells with a finding that, after consulting with the Broward County Health Department, the use of septic tanks and/or wells will not have an adverse effect on water resources and public health. When required by this policy, the property shall connected to the municipal system within 180 days after the system is available for use.

**FLUE POLICY 1.17-b:** It shall be the general policy of the Town not to finance or otherwise cause or direct the extension of public potable water or sanitary sewer 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.

This policy does not preclude the Town Council from authorizing requests from property owners within the Town to extend public potable water or sanitary sewer systems.

## 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**

<b>Land Use</b>	<b>Level of Service (LOS)</b>
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</u> no lower than the <u>highest of the following elevations:</u> <del>for the respective area depicted on the "100-Year Flood Elevation Map."</del></p> <ul style="list-style-type: none"> <li>▪ <u>The base flood elevation specified on the FEMA Flood Insurance Rate Map plus one foot;</u></li> <li>▪ <u>Eighteen inches above the crown of the adjacent road;</u></li> <li>▪ <u>Eighteen inches above the ten-year flood elevation;</u></li> <li><u>or</u></li> <li>▪ <u>Base flood elevation on the Broward County 100-year flood map.</u></li> </ul>
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, ~~pursuant to FLUE policies 1.17-.a.1 and 1.17-.a.2 where financially feasible, and in compliance with Broward County's Health Code.~~

~~{BCPC Policy 8.01.08}~~

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

~~{BCPC Policy 8.01.10}~~

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

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

{BCUALUP Policy 5.3.2}

**UE POLICY 1.2-e:** As an alternative to new sanitary sewer facility construction, the Town shall may 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 theThe City of Sunrise, Pembroke Pines and Cooper City uUtilities 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

City of Pembroke Pines: 82.68 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, Pembroke Pines and SunriseBroward 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, Pembroke Pines and Cooper City](#) to reduce the surcharge for providing potable water to areas located outside the boundaries of the [respective cities](#) ~~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.

### III.C Transportation Element (TE)

#### TE GOAL 1

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

{BCPC Goal 12.00.00}

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

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

{BCPC Objective 12.01.00}

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

**Commented [JK1]:** This continues the practice of eliminating measurement criteria that are a holdover from Florida Administrative Code requirements that were repealed more than a decade ago.

**TE POLICY 1.1-a:** The Town shall continue to implement levels of service (LOS) standards and a concurrency management system consistent with ~~Broward County and the Town's Transportation Element~~this element.

{BCPC Policy 12.01.01}

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

{BCPC Policy 12.01.02}

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

{BCPC Policy 12.01.04}

**TE POLICY 1.1-d:** ~~In order to protect the public health, safety and welfare, the~~The Town shall strive to ~~realize a recreational trail network ("Greenway~~



System”) that interconnects all Town parks, the C-11 Canal/Griffin Road Greenway and Flamingo Road Greenway provide the means for bicycle for the benefit of bicyclists, equestrians and pedestrians access between adjacent land uses.

{BCPC Policy 12.01.09}

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

**TE POLICY 1.1-ef:** Continue to implement within the Town's Future Land Use Plan Map a Transportation land use category for the US Highway 27 right-of-way corridor to ensure that the availability of land is adequate to meet the current and future transportation needs of the Town.

{BCPC Obj. 12.03.00}

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

{BCPC Policy 12.03.01}

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

{BCPC Obj. 2.05.00}

{BCPC Policy 2.05.01}

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

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

~~**TE POLICY 1.1-j:** The Town's adopted comprehensive Greenway System shall be constructed to promote the enjoyment of the Town's rural open space~~

**Commented [JK2]:** US 27 is the only corridor that should be designated Transportation on the land use map. Need to change US 27 to Transportation on the FLUM.

**Commented [JK3]:** Not necessary.

**Commented [JK4]:** Not desirable. FDOT probably asked the town to include this. The policy has been redirected to focus on access control.

**Commented [JK5]:** Moved to new policy 1.1-e.

~~and vistas by horse riders, bicyclists and pedestrians, and contribute to the reduction of greenhouse gas emissions from transportation.~~

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

**TE POLICY 1.1-ik:** The Town adopts by reference the transportation level of service (LOS) standards adopted by Broward County for the Southwest Transportation Concurrency Management Area (TCMA) through Policy ~~3-4.2~~2.3.3 of the Broward County Comprehensive Plan Transportation Element in effect as of the date of adoption of this policy.

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

~~{BCLUP Policy 8.07.09}~~

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

~~{BCLUP Policy 8.07.09}~~

**Commented [JK6]:** Rule 14-94 was repealed.

**Commented [JK7]:** Town has no public schools.

## TE OBJECTIVE 1.2 PROTECTIONS OF RIGHTS-OF-WAY

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

{BCPC Objective 12.02.00}

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

**TE POLICY 1.2-a:** In order to ensure the rights-of-way necessary for the Town's future transportation needs are available, the Town adopts ~~its the section maps that were previously prepared and maintained by the county department~~

~~of transportation-~~ office of engineering as its Right-of-Way Plan. The Town Council may amend or replace the section maps from time to time by resolution. The widths of state and county roads shall be as such may be prescribed by the Florida Department of Transportation and the Broward County Trafficways Map Plan. The Town ~~and~~ shall protect such designated rights-of-way from physical encroachment.

{BCPC Policy 12.02.01}

**TE POLICY 1.2-b:** At the time of ~~platt~~ing—or construction of a principal building when platting is not required,—required rights-of-way shall be conveyed to the public by deed or easement, as determined by the Town, sufficient to address the impact of the proposed development on the Town’s vehicular and equestrian transportation needs and meet the requirements of Broward County ~~and the Town’s~~ Trafficways Plan and the Town’s Right-of-Way Plan.

{BCPC Policy 12.02.03}

**TE POLICY 1.2-c:** In order to protect the transportation corridors identified on ~~the~~ Broward County’s Trafficways Plan and the Town’s adopted Right-of-Way Trafficways—Plan, the Town shall require that all developments are set back from ~~identified the~~ rights-of-way corridors designated on such plans when issuing development orders, whether or not the rights-of-way have yet been dedicated, while providing an administrative relief process to ensure such setback does not deny all beneficial use of the property proposed for development.

{BCPC Policy 12.02.05}

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

{BCPC Policy 12.02.06}

**TE POLICY 1.2-e:** ~~Local street connections with SW 184<sup>th</sup> Avenue shall not be permitted from the east.~~ Access to the Rolling Oaks community shall continue to be exclusively from Griffin Road via SW 178<sup>th</sup> Avenue. It shall be the policy of the Town to prohibit street connections that would provide additional access.

**TE POLICY 1.2-f:** The Town shall, whenever possible, continue to coordinate with the County’s Metropolitan Planning Organization, Broward County Planning Council and Florida’s Department of Transportation ~~methods~~ to protect its local rural roadways from excessive regional traffic by exploring solutions such as:

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

**Commented [JK8]:** How does this reduce regional traffic on town roads?

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

**Commented [JK9]:** Moved to new policy 1.2-e.

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

**Commented [JK10]:** Not sure why this policy exists. Assuming it's in reaction to a specific development project that was proposed. There does not seem to be a reason to maintain this policy. Other policies address the desire to maintain our collector roadways to 2 lanes.

**Commented [JK11]:** Council hasn't endorsed a 4-lane version of SW 184th Avenue.

**TE Policy 1.2-h:** Local street connections with [a future](#) SW 184<sup>th</sup> Avenue shall not be permitted, provided that street connections from the west may be permitted only if SW 184<sup>th</sup> Avenue [remains-is constructed as](#) a two-lane road.

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

**Commented [JK12]:** Duplicative of a preceding policy.

### TE OBJECTIVE 1.3 MULTI-MODAL TRANSPORTATION INTEGRATION

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

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

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

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

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

**Commented [JK13]:** Useless policy that FDOT will probably insist we undelete.

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

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

**Commented [JK14]:** Handled by another policy.

**TE POLICY 1.3-be:** The Town shall support Florida Department of Transportation and Broward County in placing transit facilities along I-75 and US 27 corridors in the existing rights-of-way and interchanges [other than the Griffin Road interchange](#), and shall support Broward County and nearby municipalities in encouraging appropriate densities along transit corridors.

**Commented [JK15]:** To minimize pushback from FDOT that would result from eliminating this policy, I tried modifying it.

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

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

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

{BCPC Objective 2.05.00}

~~Measurement: Adoption of appropriate Land Development Regulations.~~

**TE POLICY 1.4-a:** The Town shall include in its Land Development Code regulations to control ~~access to and protect the Town's ROW Trafficway~~ corridors (regional roadway network) and the rights-of-way identified on the Broward County Trafficways Plan.  
{BCPC Policy 2.05.01}

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

{BCPC Policy 2.05.02}

#### **TE OBJECTIVE 1.5**

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

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

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

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

**TE POLICY 1.5-c:** Adopt land development regulations that avoid-prohibit, whenever possible, the creation of through streets that create opportunities for through automotive traffic flow (i.e. automotive trips both originating and terminating outside of the Town that use local Town streets as a cut-through).