



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

November 14, 2024  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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### **Board Members**

Joseph Altschul  
Renee Greene  
Newell Hollingsworth  
Robert Sirota  
Louis Gregory

### **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 October 2024
  - B. Dark Skies Ordinance
6. New Business
  - A. Annual Update to the Capital Improvement 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**

October 17, 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), Frank Saia, Lonnie Bergeron, Bill Barbaro, Heather Allen, Ron Bergeron Sr., Andrea Keiser, Mohan Gopalakrishna

**Pledge of Allegiance**

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

<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>LP</i>	<i>RG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Motion: To approve Land Use Plan Amendment Application for US 27 with a correction to the arrow on the Master Circulation Exhibit.**

<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>LP</i>	<i>NH</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Discussion: Dark Skies**

**Next Meeting: November 14, 2024**

**Meeting Adjourned**

## ARTICLE 95. OUTDOOR LIGHTING STANDARDS

### Sec. 095-010. Purpose, intent and applicability.

The purpose and intent of this article is to create lighting standards that preserve the rural character of the town and promote the health, safety and welfare of the residents by establishing maximum intensities of lighting and controlling glare from lighting fixtures. The provisions of this article shall apply to all permanent outdoor lighting from an artificial light source.

### Sec. 095-020. Definitions.

In addition to terms defined in article 10, "Definition of Terms," the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In the absence of a specific technical definition, words and phrases shall have those definitions and meanings as provided by the Illuminating Engineering Society of North America.

*Area light* means light that produces more than ~~three hundred fifty (350) eighteen hundred (1,800)~~ lumens.

~~*Athletic field lighting* means any lighting greater than 35 feet in height, utilized to illuminate sports facilities.~~

~~*Bulb* means a the light-producing source in a lighting fixture; a device that produces light upon the application of electricity. Bulbs include, but are not limited to, the following technologies: incandescent; fluorescent; light emitting diode, and neon.~~

~~*Correlated color temperature (CCT)* is a specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below three thousand (3000) K are usually considered "warm" sources, while those with a CCT above three thousand (3000) K are usually considered "cool" in appearance.~~

~~*Cutoff, full*, means a lighting fixture that emits zero (0) percent of its light above ninety (90) degrees and ten (10) percent above eighty (80) degrees from horizontal.~~

~~*Directional fixture or luminaire* means a lighting fixture that primarily concentrates or exclusively emits light in a specific direction.~~

~~*Floodlight* means any light that produces no more than eighteen hundred (1,800) lumens in a broad beam designed to saturate or illuminate a given area with light. Generally, floodlights produce from one thousand (1,000) to eighteen hundred (1,800) lumens. Floodlights are directional fixtures.~~

~~*Glare* means light entering the eye directly from a luminaire or reflection the sensation produced by lighting that results in annoyance, discomfort or a reduction of visual performance and visibility, and includes direct and reflected glare. Lamps in All-directional fixtures and any fixture with an output of more than three hundred fifty (350) eighteen hundred (1,800) lumens that is visible, either directly or by reflection, from adjacent properties or streets shall be considered to cause glare.~~

~~*Light fixture or luminaire* means an electrical lighting device containing one or more light sources, such as lamps, and all the accessory components required for its operation to provide illumination to the environment. All light fixtures or luminaires have a fixture body and one or more lamps~~

~~*Lumens* is a term that is used in this article to describe the amount of light that a luminaire produces, measured at the light source.~~

**Commented [JK1]:** Floodlights are defined but not regulated specifically, making the 1800 lumens maximum meaningless. Does Town want to limit these to 1800 lumens?

*Outdoor lighting* means lighting located outside of an enclosed building, or otherwise installed in a manner that lights any area other than the inside of an enclosed building.

*Residential and agricultural recreational lighting* mean fixtures of a type or intensity designed or used to light sports courts or equestrian riding areas within a residential zoning district.

*Spotlight* means any lighting assembly designed to direct the output of a contained lamp in a specific, narrow and focused beam, with a reflector located external to the lamp, or any floodlight in excess of eighteen hundred (1800) lumens. Spotlights are directional fixtures.

*Stadium lighting.* See "Athletic field lighting."

*Temporary lighting* means portable lights used for a special purpose, on a temporary and rare or infrequent basis, limited to motor vehicle lights during the normal operation of the vehicles, emergency services lights and handheld flashlights and spotlights.

*Uplighting* means light projected above the horizontal plane formed by the top of a fixture.

### Sec. 095-030. Prohibited outdoor lighting.

The following types of lighting are prohibited:

(A) Uplighting, unless limited ~~to~~ as follows:

- (1) Eighteen hundred (1800) lumens and Using only directional fixtures either shielded by an architectural overhang or landscape element, or used to illuminate the flag of the United States of America. Externally illuminated signs adjacent and oriented to arterial and collector roadways are not subject to this requirement.
- (2) Illumination of the U.S. flag shall not exceed forty-five (45) lumens per linear foot of pole height, and in residential zoning districts shall further be capped at five hundred (500) lumens.
- (3) Maximum illumination of any tree in a residential zoning district shall not exceed five hundred (500) lumens.
- (4) Maximum average illumination of four (4) lumens per square foot onto any surface of a structure, except that structures painted shades of white are restricted to two (2) lumens per square foot. Fixtures within five (5) feet to the side of a driveway and within ten (10) feet of the street line may have twice the allowable illumination, limited to two (2) driveways per street frontage.
- (5) The bulb shall not be visible from any street or adjacent property when viewed from a height of six (6) feet above grade.
- (6) Lighting of any portion of a building or structure with a polished or glass exterior surface

(B) Downlighting, unless limited as follows:

- (1) Using only directional fixtures.
- (3) Maximum average illumination of four (4) lumens per square foot onto any surface of a structure, except that structures painted shades of white are restricted to two (2) lumens per square foot. This restriction shall apply to any combination of downlighting and uplighting. Fixtures within five (5) feet to the side of a driveway and within ten (10) feet of the street line may have twice the allowable illumination, limited to two (2) driveways per street frontage.
- (4) The bulb shall not be visible from any street or adjacent property.
- (5) Lighting of any portion of a building or structure with a polished or glass exterior surface.

~~(C)~~ Area lights other than those with full cutoff fixtures.

- ~~(D)~~ Unshielded directional fixtures, directional fixtures not aimed to preclude glare, and any lighting Lighting that results in glare onto adjacent properties or streets; provided that fixtures activated only when motion is detected within the property upon which they are located may cause glare if the fixture shuts off within one five (15) minutes of being activated, is not aimed at any residential window, and is not consistently activated by human activity or animal activity for more than ten (10) minutes in any sixty (60) minute period after 11:00 p.m. on three (3) or more days within any seven (7) day period.
- ~~(E)~~ Athletic field lighting Lighting fixtures mounted at a height greater than eight (8) feet in residential districts and fifteen (15) feet in all other districts except for recreation court lighting, which shall not exceed twenty (20) feet in all districts.
- ~~(F)~~ Spotlights.
- ~~(G)~~ Street lights within residential zoning districts, except as determined necessary by the town council to protect the public health, safety and welfare based upon consideration of traffic volumes and roadway conditions.
- ~~(H)~~ The following illumination within one hundred (100) feet of the edge of any street pavement:
- (1) Any area light exceeding four hundred (400) lumens. Within fifteen (15) feet of a street line, any area light exceeding two hundred fifty (250) lumens, except as provided in 095-040(H). Area lights within five (5) feet to the side of a driveway and within ten (10) feet of the street line may emit up four (400) lumens, limited to two (2) driveways per street frontage.
  - (2) Any combination of area light and directional light associated with a fence or wall that exceeds fifteen (15) lumens per linear foot of fence line.
  - (3) CCT of more than 3,000 K.
  - (4) This subsection shall not apply to building-mounted fixtures.
- ~~(I)~~ Blinking, flashing, moving, revolving, flickering, changing intensity or color, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety, or, required for air traffic safety.
- ~~(J)~~ Any light fixture that may be confused with or construed as a traffic control device.
- ~~(K)~~ Laser source lights, strobe lights, or lights that flash or intermittently change intensity.
- ~~(L)~~ LED strip lights and similar.

#### **Sec. 095-040. Compliance with standards required.**

All outdoor lighting applications for a development permit, submitted after the effective date of the ordinance from which this ULDC is derived, shall comply with the following standards:

- (A) The overspill of light originating from any plot, regardless of zoning, onto any other plot or street located within a residential or open space zoning district in the town shall not exceed one-tenth (0.1) horizontal footcandle measured at grade level and any height above grade level at the property line. Overspill exceeding 0.1 horizontal footcandle at any location on a receiving property shall be a violation of this article.
- (B) All vehicular use areas, other than those that are accessory to a single-family residence, shall be lighted in compliance with the minimum standards established by the Illuminating Engineering Society of North America. For purposes of this provision, "vehicular use area" does not include streets.
- (C) Vegetation screens shall not be employed as the primary means for controlling glare. Glare control shall be achieved primarily through the use of cutoff fixtures, shields and baffles, and the appropriate application of fixture mounting height, lighting intensity, placement and angle.

- (D) Electrical feeds for all pole mounted fixtures installed after the effective date of the ordinance from which this ULDC is derived, shall run underground, not overhead.
- (E) Open air parking lighting shall be controlled by automatic devices that extinguish the lighting between 11:00 p.m. and dawn unless otherwise provided by law.
- (F) Motion-activated directional fixtures that are not shielded shall be programmed for a sensitivity level that avoids unnecessary activation when not needed, and shall be maintained to ensure there is no malfunction.
- (G) Recreational lights, such as those for tennis courts and equestrian arenas shall be turned off when the facilities are not in active use.

**Sec. 095-050. Nonconforming outdoor lighting.**

- (A) Any legally installed outdoor lighting that ~~does did~~ not conform to all of the provisions of this article prior to [day, month], 2025 was required to comply no later than April, 2010.
- (B) Any legally installed outdoor lighting that does not conform to the amendments to this article adopted on [day, month, 2025 shall come into compliance within (5) years no later than the following dates: of the effective date of the ordinance from which this ULDC is derived, except that approval of any application for a development permit that seeks to increase the existing total square footage of structures on a residential plot by fifty twenty (5020) percent or more shall require that all lighting on site be brought into compliance with these regulations:-
  - (1) Nonconformities that can be made compliant, or more compliant, by reducing the intensity setting of dimmable lamps or decreasing the sensitivity of motion sensors are required to comply or achieve greatest possible compliance immediately.
  - (2) Nonconformities that can be made fully compliant by replacing bulbs or installing shielding shall comply no later than [day, month], 2026.
  - (3) Nonconformities that require lowering the height of fixtures or replacing fixtures to achieve full compliance shall comply no later than [day, month] 2030, except as follows:
    - a. Vehicular use area lighting on parcels zoned CF or CB shall comply by [day, month] 2035.

**Sec. 095-060. Outdoor lighting permits.**

- (A) All outdoor lighting on nonresidential plots, ~~and all applications for residential and agricultural recreational lighting, lighting pursuant to 095-030(l) [100 feet from Street] on residential plots and lighting on residential plots where the proposed mounting height is greater than or equal to the setback of the fixture from any property line~~ shall require approval of a town development order prior to installation. The application for a development order shall be accompanied by a photometric plan, prepared by a licensed engineer, in sufficient detail to demonstrate compliance with these regulations, including mounting heights, fixture specifications, and isofotcandle plots for individual fixture installations or a ten by ten (10x10) foot luminance grid for multiple fixture installations. All photometric plans shall overlay a site plan showing all structures, vehicular use areas and walkways. ~~The Photometric plans for vehicular use area lighting,~~ shall also show all existing and proposed trees within twenty-five (25) feet of any existing or proposed light fixture within the area that is the subject of the photometric plan.
- (B) All light fixtures that require a building permit shall be reviewed for compliance with this article.
- (C) ~~(B)~~ Prior to final inspection and the subsequent issuance of a final approval of any development permit for the construction of outdoor lighting, a letter of compliance from a registered professional engineer shall be

provided to the town stating that the installation has been field checked and meets the requirements of these regulations.

(DE) The town reserves the right to conduct a post-installation nighttime inspection to verify compliance with the requirements of this article, and if appropriate, to require remedial action at no expense to the town.

**Sec. 095-070. Maintenance.**

Lighting fixtures and ancillary equipment shall be maintained so as to always meet the requirements of this article.

**ORDINANCE 2025 -**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025-2029 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 163.3177, F.S. requires every local government to annually update the Five-Year Schedule of Capital Improvements ("Schedule") by Ordinance; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches has prepared its Schedule in accordance with the standards and requirements of Section 163.3177, F.S.; and

**WHEREAS**, the Local Planning Agency held a duly noticed public hearing on November 21, 2024, and recommends that the Town Council adopt the updated Schedule.

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

**SECTION 1: Recitals adopted.** That foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of the Ordinance.

**SECTION 2: Amendment.** That the Five-Year Schedule of Capital Improvements is hereby updated as shown in Exhibit "A", which is attached hereto and made a part hereof.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**SECTION 4. Severability.** If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions or this Ordinance.

**SECTION 5. Effective Date.** This Ordinance shall take effect immediately upon its passage and adoption.



**PASSED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2024 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2024 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_

Kuczenski \_\_\_\_\_

Allbritton \_\_\_\_\_

Hartmann \_\_\_\_\_

Jablonski \_\_\_\_\_

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

Attest:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, Town Attorney

# EXHIBIT “A”

## CAPITAL IMPROVEMENT ELEMENT

### III.I Capital Improvements Element (CIE)

#### 1. GOALS, OBJECTIVES AND POLICIES

##### CIE GOAL 1

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

##### CIE OBJECTIVE 1.1

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

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

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

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

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

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

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

**CIE POLICY 1.1-c:** The following standards regarding debt payment service per annum shall be adhered to except by simple majority vote of the Town Council:

- The total debt service shall not exceed 15% of the Town's total revenues per annum.
- The average annual bond maturities shall not exceed 15 years. Debt payment shall not exceed 30 years.
- The Town Council shall not approve any bond issue or refinancing of a bond issue with a prepayment penalty.
- The Town Council shall not approve any refinancing of a bond issue that extends the term of the original debt.

**CIE POLICY 1.1-d:** The Town Council should review its fiscal policies and procedures annually during the budget process and present any proposed/recommended changes as necessary.

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

**CIE POLICY 1.1-f :** A developer shall construct all public facilities and improvements thereto required to accommodate the portion of their development's impact that exceeds adopted level of service standards. Alternatively, the Town may accept payment in lieu of construction if the applicable improvement is programmed in the CIP. Administration of this policy shall be in compliance with requirements in F.S. 163.3180, as may be amended from time to time.

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

**CIE Policy 1.1-h:** The five year schedule of capital improvements shall reflect the current City of Sunrise 10-Year Water Supply Facilities Work Plan, adopted (Amendment No. 20-02ESR, July 14, 2020), and the capital projects described therein for the purposes of ensuring that adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.

**CIE Policy 1.1-i:** The Town hereby adopts by reference the Cooper City 10-year Water Supply Facilities Work Plan (Amendment No. 20-01ESR, August 25, 2020) as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.

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

## **SCHOOL CAPITAL FACILITIES PLANNING**

### **CIE Objective 1.2**

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

Measurement:

- School enrollment projections compared to the School District's Adopted Five-Year District Educational Facilities Plan (DEFP)

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

**CIE Policy 1.2-b:** Pursuant to the ILA, the uniform, district-wide LOS shall be as follows:

School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).

School Type B is a bounded elementary, middle or high school that has less than the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 110% FISH capacity

The LOS shall be achieved and maintained within the period covered by the five-year schedule of capital improvements.

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

**CIE Policy 1.2-d:** The five-year schedule of capital improvements shall reflect the School Board's current DEFP.

### **CIE Objective 1.3**

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

Measurement:

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

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

- Broward County Capital Improvements Program
- Broward County MPO Transportation Improvement Program
- Broward County MPO Cost Feasible Long-Range Transportation Plan
- FDOT's Adopted Work Program

**CIE Policy 1.3-b:** In order to ensure that adopted level of service standards for the parks and recreation system continue to be maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect the current Broward County Capital Improvements Program to the extent that such improvements are required in order to maintain the Town’s adopted level of service standard for parks.

**CIE Policy 1.3-c:** In order to ensure that adopted level of service standards for the countywide public school system are maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect the current Broward County School District’s Adopted Five-Year District Educational Facilities Plan.

**CIE Policy 1.3-d:** In order to ensure that adopted level of service standards for the solid waste disposal system continue to be maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect the current Broward County Capital Improvements Program.

## **2. CAPITAL IMPROVEMENT IMPLEMENTATION**

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

1. Pursue alternative methods for protecting, preserving and enhancing the Town's rural lifestyle.
2. Coordinate Town-developed tertiary drainage systems with the Central Broward Water Control District and the South Broward Drainage District.
3. Pursue discussions with government authorities in order to develop methods to protect the integrity of 8 archeological sites (LAPC) in environmentally sensitive areas, as designated by the Broward County Board of County Commissioners.
4. Evaluate the public benefits of annexing lands into the Town.
5. Maintain Land Development Code regulations which are consistent with the adopted comprehensive plan.
6. Explore methods of obtaining funds for purchasing and constructing public passive open space and trails.
7. Explore possibilities of securing funds for improving traffic capacity on Griffin Road and constructing 184th Avenue.
8. Encourage removing Dykes Road and S.W. 172nd Avenue as major collector roadways between Griffin Road and Sheridan Street and initiate amendments to Broward County Trafficways Plan.
9. Reserved.
10. Develop and maintain a tertiary drainage plan for all the areas within the Town.
11. Adopt a procedure for upgrading and increasing landscaping along all major arterial roadways and designated multi-use Greenways to conform to Xeriscape landscape requirements.
12. Implement the capital improvements identified in this Comprehensive Plan as may be updated from time to time.

13. Determine the feasibility of constructing a Comprehensive Mitigation Bank in lieu of preserving and enhancing individual isolated wetlands.



## Five Year Capital Improvement Plan All Funds Project Expenditure Summary FY 2024 - FY 2028

FUND		FY 2024		FY 2025		FY 2026		FY 2027		FY 2028		Total
		AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	
	<b>General Fund Total</b>	<b>FY 2024</b>	-	<b>FY 2025</b>	-	<b>FY 2026</b>	-	<b>FY 2027</b>	-	<b>FY 2028</b>	-	-
-	Fire Wells Replacement and Installation	20,000	FA	20,000	FA	20,000	FA	20,000	FA	20,000	FA	100,000
-	Town Hall Multi Purpose Storage Building	50,000	ARPA	-	NF	-	NF	-	NF	-	NF	50,000
-	Public Safety Facility/Emergency Operations Center (EOC)	430,500	ARPA	-	NF	-	NF	-	NF	7,600,000	NF	8,030,500
-	Dykes Road Piping	514,780	ARPA	-	NF	-	NF	-	NF	-	NF	514,780
-	GF-FB	1,058,293	ARPA	-	NF	-	NF	-	NF	-	NF	1,058,293
-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Capital Projects Fund Total</b>	-	-	-	-	-	-	-	-	-	-	-
-	SW Meadows Sanctuary Park – Grant Requirements	45,000	CIP-FB	308,031	NF	318,406	NF	318,406	NF	318,406	NF	1,308,249
-	Rolling Oaks Passive Open Space Park Parking Area Lighting	45,000	NF	-	NF	-	NF	-	NF	-	NF	45,000
-	Town Wide Parks Master Plan	50,000	NF	-	NF	-	NF	-	NF	-	NF	50,000
-	Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
-	Country Estates Fishing Hole Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
-	Galusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Transportation Fund Total</b>	-	-	-	-	-	-	-	-	-	-	-
-	Flashing Speed Limit Signs	66,000	GF Tfr	66,000	GF Tfr	66,000	GF Tfr	-	NF	-	NF	198,000
-	Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax	295,000	GF Tfr	155,000	GF Tfr	155,000	GF Tfr	155,000	GF Tfr	155,000	GF Tfr	915,000
-	Southwest Meadows Sanctuary Water Quality and Drainage Project	750,000	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	750,000
-	Drainage Improvement Projects: Non-Surtax	1,300,216	G, GF Tfr, TFB	138,000	GF Tfr	138,000	GF Tfr	138,000	GF Tfr	138,000	GF Tfr	1,852,216
-	Pavement Striping and Markers	20,000	NF	20,000	NF	20,000	NF	20,000	NF	20,000	NF	100,000
-	Guardrails Installation Project	450,000	NF	400,000	NF	205,000	NF	205,000	NF	-	NF	1,260,000
-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>PROJECT TOTALS</b>	<b>\$5,665,789</b>		<b>\$2,008,756</b>		<b>\$2,047,556</b>		<b>\$2,138,481</b>		<b>\$9,574,331</b>		<b>\$21,434,913</b>

Funding Source Code	Funding Source Name
ARPA	American Recovery Plan Act
CIP-FB	Capital Projects Fund Fund Balance
FA	Fire Assessment
G	Grant Funding
GF-Tfr	General Fund Transfer from Operating Revenues
NF	Not Funded
TFB	Transportation Fund Fund Balance

The following documents are hereby incorporated by reference:

~~\*Broward County Capital Improvement Program for FY 2024-2028~~

~~\*Broward County Transportation Improvement Program for FY 2024-2028~~

~~\*Broward County MPO Cost Feasible Long Range Transportation Plan 2045~~

~~\*FDOT Adopted Work Program FY 2024-2028~~

~~\*City of Sunrise 10 Year Water Supply Facilities Work Plan adopted on July 14, 2020, and the capital projects described therein for the purposes of ensuring adequate water supply, will be provided for the limited number of properties that are or will be served by City of Sunrise.~~

~~\*Cooper City 10 year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.~~

~~\*District Educational Facilities Plan adopted by the Broward County School Board on September 25, 2023~~

## Five Year Capital Improvement Plan

### All Funds Project Expenditure Summary FY 2025 - FY 2029

	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	
<b>General Fund Total</b>	<b>FY 2025</b>	-	<b>FY 2026</b>	-	<b>FY 2027</b>	-	<b>FY 2028</b>	-	<b>FY 2029</b>	-	
<u>Fire Wells Replacement and Installation</u>	<u>42,000</u>	FA	<u>42,000</u>	FA	<u>42,000</u>	FA	<u>42,000</u>	FA	<u>42,000</u>	FA	<u>210,000</u>
<u>Town Hall Multi-Purpose Storage Building</u>	<u>50,000</u>	ARPA	-	NF	-	NF	-	NF	-	NF	<u>50,000</u>
<u>Dykes Road Piping</u>	<u>514,780</u>	ARPA	-	NF	-	NF	-	NF	-	NF	<u>514,780</u>
<u>Public Safety Facility\Emergency Operations Center (EOC)</u>	<u>1,671,864</u>	ARPA	-	NF	-	NF	-	NF	<u>7,600,000</u>	GF Tfr	<u>9,271,864</u>
<u>SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities</u>	<u>2,216,382</u>	ARPA, GF Tfr, G	-	NF	-	NF	-	NF	-	NF	<u>2,216,382</u>
-	-		-		-		-		-		
<b>Capital Projects Fund Total</b>	-		-		-		-		-		
<u>Parks, Recreation and Open Space (PROS) Entranceway Signage</u>	<u>16,500</u>	GF Tfr	<u>16,500</u>	GF Tfr	<u>16,500</u>	GF Tfr	<u>16,500</u>	GF Tfr	<u>16,500</u>	GF Tfr	<u>82,500</u>
<u>Sunshine Ranches Equestrian Park Playground Rehabilitation</u>	<u>56,250</u>	GF Tfr	<u>56,250</u>	GF Tfr	<u>56,250</u>	GF Tfr	<u>56,250</u>	GF Tfr	-	NF	<u>225,000</u>
<u>Town Wide Invasive Exotics Removal</u>	<u>140,000</u>	GF Tfr	-	NF	-	NF	-	NF	-	NF	<u>140,000</u>
-	-		-		-		-		-		
<b>Transportation Fund Total</b>	-		-		-		-		-		
<u>Flashing Speed Limit Signs</u>	<u>68,400</u>	GF Tfr	-	NF	-	NF	-	NF	-	NF	<u>68,400</u>
<u>Southwest Meadows Sanctuary Water Quality and Drainage Project</u>	<u>750,000</u>	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	<u>750,000</u>
<u>Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax</u>	<u>752,080</u>	GF Tfr	<u>752,080</u>	GF Tfr	<u>450,000</u>	GF Tfr	<u>450,000</u>	GF Tfr	<u>450,000</u>	GF Tfr	<u>2,854,160</u>
<u>Drainage Improvement Projects: Non-Surtax</u>	<u>1,477,507</u>	G, GF Tfr, TFB	<u>290,260</u>	GF Tfr	<u>443,825</u>	GF Tfr	<u>2,644,536</u>	GF Tfr	<u>2,504,964</u>	GF Tfr	<u>7,361,092</u>
-	-		-		-		-		-		
<b>PROJECT TOTALS</b>	<b>\$7,755,763</b>		<b>\$1,157,090</b>		<b>\$1,008,575</b>		<b>\$3,209,286</b>		<b>\$10,613,464</b>		<b>\$23,744,178</b>
-	-		-		-		-		-		
<b>FY 2025 NOT FUNDED CIPS</b>											
<u>Town Wide Parks Master Plan</u>	<u>50,000</u>	NF	-	NF	-	NF	-	NF	-	NF	<u>50,000</u>
<u>Frontier Trails Conservation Area</u>	<u>125,000</u>	NF	<u>223,500</u>	NF	<u>689,650</u>	NF	<u>841,500</u>	NF	<u>841,500</u>	NF	<u>2,721,150</u>
<u>Country Estates Park</u>	<u>150,000</u>	NF	<u>175,000</u>	NF	<u>240,000</u>	NF	<u>229,575</u>	NF	<u>270,425</u>	NF	<u>1,065,000</u>
<u>Calusa Corners Park</u>	<u>296,000</u>	NF	<u>503,225</u>	NF	<u>195,500</u>	NF	<u>211,000</u>	NF	<u>211,000</u>	NF	<u>1,416,725</u>
<u>Southwest Meadows Sanctuary Park - Phase II Development</u>	<u>1,536,268</u>	NF	-	NF	-	NF	-	NF	-	NF	<u>1,536,268</u>
-	-		-		-		-		-		
<b>FY2025 thru FY2029 Not Funded CIPs</b>	<b>\$2,157,268</b>		<b>\$901,725</b>		<b>\$1,125,150</b>		<b>\$1,282,075</b>		<b>\$1,322,925</b>		<b>\$6,789,143</b>

<u>Funding Source Code</u>	<u>Funding Source Name</u>
<u>ARPA</u>	<u>American Recovery Plan Act</u>
<u>FA</u>	<u>Fire Assessment</u>
<u>G</u>	<u>Grant Funding</u>
<u>GF Tfr</u>	<u>General Fund Transfer from Operating Revenues</u>
<u>NF</u>	<u>Not Funded</u>
<u>TFB</u>	<u>Transportation Fund Fund Balance</u>

The following documents are hereby incorporated by reference:

\*Broward County Capital Improvement Program for FY 2025-2029

\* Broward County Transportation Improvement Program for FY 2025 – 2029

\* Broward County MPO Cost Feasible Long-Range Transportation Plan 2045

\*FDOT Adopted Work Program FY 2025 – 2029

\* City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on July 14, 2020, and the capital projects described therein for the purposes of ensuring adequate water supply. will be provided for the limited number of properties that are or will be served by City of Sunrise.

\* Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.

\*District Educational Facilities Plan adopted by the Broward County School Board on September 4, 2024

# **PROPOSED FY 2025-2029 ANNUAL UPDATE TO CIE**

## **CAPITAL IMPROVEMENTS ELEMENT**

### **Part III-G: Support Documents**

#### **Town of Southwest Ranches**

## **CAPITAL IMPROVEMENTS ELEMENT**

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

### **Public Facility Needs**

#### **Transportation including Mass Transit**

As identified in the adopted comprehensive plan, there are two arterial roadway facilities that are projected to operate below the adopted LOS standard over the five-year capital improvement planning time frame (2025-2029): Sheridan Street and Griffin Road. Both roadways are owned and maintained by Broward County, and as discussed in the comprehensive plan, Broward County MPO has developed a strategy to improve each of these facilities. The Town of Southwest Ranches has no capital responsibility for either roadway.

All Town owned and maintained roadways operate at or above the adopted LOS Standard and are projected to continue to do so within the five-year planning period, except for Dykes Road (160<sup>th</sup> Avenue), which is currently over capacity at its intersections with both Griffin Road and Sheridan Street. Dykes Road is a two-lane regional collector spanning the Town from north to south (approximately 2.5 miles) that connects the densely populated cities of Miramar, Pembroke Pines and Weston, via the sparsely populated Town of Southwest Ranches. Within Southwest Ranches, the road functions as more of a conduit for extra-jurisdictional traffic and local residential access than it does as a local collector (as evidenced by only one full intersection bookended by two other jurisdictions, and the predominating one dwelling unit per acre residential future land use map designation of the corridor). The few properties within the corridor designated for nonresidential use (Community Facility) are developed, and the remainder of properties and the few streets feeding into Dykes Road are designated residential at one dwelling unit per acre, and thereby constitute de minimis impacts. Therefore, the Town does not plan to improve Dykes Road. Mass Transit facilities are provided by Broward County Transit.

The following documents are hereby incorporated by reference:

- \* Broward County Transportation Improvement Program for FY 2025 – 2029
- \* Broward County MPO Cost Feasible Long-Range Transportation Plan 2045
- \*FDOT Adopted Work Program FY 2025 – 2029

#### **Sanitary Sewer**

The 60-acre Coquina Commercial Center at the Town's southern boundary and the New Testament Church at the Town's northern boundary are served by the City of Sunrise sanitary sewer system. The City of Sunrise Utilities Department maintains a retail

service agreement with these two locations. The only other properties served by centralized sanitary sewer are within the Cooper City service area, which covers frontage properties on Flamingo Road at the Town's eastern boundary, and the Stone Creek at Sunshine Ranches neighborhood (eight single-family homes). Included in this service area are St. Mark's Church and Archbishop McCarthy High School. All other properties in the Town utilize private septic tank systems. The Town is not involved in any manner with sanitary sewer service and thus, has no capital expenditure related to sanitary sewer service.

### **Potable Water**

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

The Town hereby adopts by reference the City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on July 14, 2020, and the capital projects described therein for the purpose of ensuring adequate water supply to the limited number of properties served by the system.

The Town hereby adopts by reference the Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the purpose of ensuring adequate water supply to the limited number of properties served by the system.

### **Solid Waste**

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

The Broward County Capital Improvements Program FY 2025–2029 is hereby incorporated by reference.

### **Drainage**

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

The Town has adopted a Comprehensive Tertiary Drainage Master Plan. This conceptual plan identifies the general pathways (swales and drainage easements) that stormwater uses to make its way to the canal system. The purpose of the plan is to speed the clearance of stormwater from streets and yards after major storm events. A principal means of implementing the plan is enforcing proper swale grading and driveway swale cross-sections when new homes are constructed and when driveways are added or re-graded. The plan and the conceptual improvements it identifies are not necessary for maintaining the adopted LOS Standard, and do not impose a capital obligation upon the Town.

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

### **Parks and Recreation**

The adopted parks and recreation level of service standard of the Town of Southwest Ranches is to provide six acres of local and community park land per 1,000 residents. Currently, the Town owns a total of 153.54 acres of park land. According to the adopted comprehensive plan, the demand for local and community parks and recreation facilities in the year ~~2019~~ 2045, the long-term planning horizon, will be ~~58.38~~ 52.41 acres<sup>1</sup>. The Town of Southwest Ranches far exceeds the adopted level of service standard. Therefore, no funding is included or needed in order to satisfy the adopted LOS Standard. Capital expenditures for parks and open space will be designated for ongoing improvements to existing parkland, including trails, picnic areas, boat ramps, and play areas.

### **Schools**

The uniform, district-wide adopted LOS for each public elementary, middle, and high school within Broward County is as follows:

School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including

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<sup>1</sup> Based upon a 2045 population projection of 8,735 persons using the Town's proportionate share of projected countywide population growth from BEBR (2022).



relocatables).

School Type B is a bounded elementary, middle or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

The adopted LOS will be met within the short and long-range planning horizons, which is addressed by the Broward County School District's Five-Year District Educational Facilities Plan (DEFP). Any potential deficiencies will be addressed by the School Board in the annual update of the District's DEFP.

The District Educational Facilities Plan adopted by the Broward County School Board on September 4, 2024, for FY 2025-2029 is hereby incorporated by reference.

## **Public Education and Public Health Systems**

### **Public Education Facilities**

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

### **Public Health Facilities**

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

## **Existing Revenue Sources and Funding Mechanisms**

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

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

### **General Fund**

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

### **Transportation Fund**

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

### **Debt Service Fund**

It records the accumulation of resources that are restricted or committed to expenditures for the payment of principal and interest on the Town's bonds issued in support of governmental activities. The debt service fund was established by the Town to repay two issues of credit. The first is a 2001A Series Florida Municipal Loan Council Revenue Bond (30 years) issued to pay for the obligations and acquisition of certain parks and recreation land. The second issue of credit is a commercial paper loan agreement with the Florida Local Government Finance Commission to finance the acquisition of property for the Town's Capital Improvement Program.

### **Capital Fund**

It's used to account and track the financial resources used for the acquisition, construction, or improvement of major Town owned capital projects. . Revenues to pay for capital expenses typically come from intergovernmental revenues including grants, transfers from the general fund, and various lines of credit and bonding mechanisms.

### **ANALYSIS**

The element is based on the following analyses which support the comprehensive plan.

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

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

#### **Fiscal implication of existing deficiencies**

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

**Impacts of public education and public health systems on infrastructure**

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

**Timing of Capital Improvements**

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

**Ability to Fund Capital Improvements**

The Town does not have any planned capital improvement projects needed to maintain the adopted level of service standards. Shown in Appendix D is the five-year schedule of capital improvements (SCI) for facilities subject to concurrency evaluations. All capital improvements included in the table are enhancements to public facilities already meeting adopted level of service standards. The ability to fund these capital improvements is demonstrated in a balance of revenues and expenditures as shown in Appendices A and B.

**Summary and Conclusions**

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

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

## Five Year Capital Improvement Plan All Funds Project Expenditure Summary FY 2025 - FY 2029

	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	
<b>General Fund Total</b>	<b>FY 2025</b>	-	<b>FY 2026</b>	-	<b>FY 2027</b>	-	<b>FY 2028</b>	-	<b>FY 2029</b>	-	
Fire Wells Replacement and Installation	42,000	FA	42,000	FA	42,000	FA	42,000	FA	42,000	FA	210,000
Town Hall Multi-Purpose Storage Building	50,000	ARPA	-	NF	-	NF	-	NF	-	NF	50,000
Dykes Road Piping	514,780	ARPA	-	NF	-	NF	-	NF	-	NF	514,780
Public Safety Facility\Emergency Operations Center (EOC)	1,671,864	ARPA	-	NF	-	NF	-	NF	7,600,000	GF Tfr	9,271,864
SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities	2,216,382	ARPA, GF Tfr, G	-	NF	-	NF	-	NF	-	NF	2,216,382
<b>Capital Projects Fund Total</b>											
Parks, Recreation and Open Space (PROS) Entranceway Signage	16,500	GF Tfr	16,500	GF Tfr	16,500	GF Tfr	16,500	GF Tfr	16,500	GF Tfr	82,500
Sunshine Ranches Equestrian Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	-	NF	225,000
Town Wide Invasive Exotics Removal	140,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	140,000
<b>Transportation Fund Total</b>											
Flashing Speed Limit Signs	68,400	GF Tfr		NF		NF	-	NF	-	NF	68,400
Southwest Meadows Sanctuary Water Quality and Drainage Project	750,000	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	750,000
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax	752,080	GF Tfr	752,080	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	2,854,160
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<b>PROJECT TOTALS</b>	<b>\$7,755,763</b>		<b>\$1,157,090</b>		<b>\$1,008,575</b>		<b>\$3,209,286</b>		<b>\$10,613,464</b>		<b>\$23,744,178</b>
<b>FY 2025 NOT FUNDED CIPS</b>											
Town Wide Parks Master Plan	50,000	NF		NF		NF		NF		NF	50,000
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
Southwest Meadows Sanctuary Park - Phase II Development	1,536,268	NF		NF		NF		NF		NF	1,536,268
<b>FY2025 thru FY2029 Not Funded CIPs</b>	<b>\$2,157,268</b>		<b>\$901,725</b>		<b>\$1,125,150</b>		<b>\$1,282,075</b>		<b>\$1,322,925</b>		<b>\$6,789,143</b>

Funding Source Code	Funding Source Name
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FA	Fire Assessment
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