



Southwest Ranches Town Council

LOCAL PLANNING AGENCY

Agenda of November 20, 2025

Southwest Ranches Council Chambers
7:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Steve Breitkreuz	Jim Allbritton	Russell C. Muñiz, ICMA-CM	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u> Bob Hartmann	Gary Jablonski David S. Kuczenski, Esq.	<u>Town Financial Administrator</u> Emil C. Lopez, CPM	<u>Town Clerk</u> Debra M. Ruesga

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

1. Call to Order

2. Roll Call

Resolutions

3. LPA Resolution: Five Year Capital Improvement Plan

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2026-2030; PROVIDING FOR AN EFFECTIVE DATE.

4. Approval of Minutes

a. June 26, 2025 LPA Meeting Minutes

5. 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 COUNCIL 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.

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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL
33330-2628
(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitkreuz, *Mayor*
Bob Hartmann, *Vice Mayor*
Jim Allbritton, *Council Member*
Gary Jablonski, *Council Member*
David S. Kuczenski, Esq., *Council Member*

Russell C. Muñiz, ICMA-CM *Town Administrator*
Keith M. Poliakoff, JD, *Town Attorney*
Debra M Ruesga, *Town Clerk*
Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muniz, Town Administrator
FROM: Jeff Katims
DATE: 10/20/2025
SUBJECT: LPA Resolution: Five Year Capital Improvement Plan

Recommendation

That the Town Council adopt the updated Five-Year Schedule of Capital Improvements.

- A. Sound Governance
- D. Improved Infrastructure

Background

Chapter 163, Florida Statutes requires that every local government annually update the Five-Year Schedule of Capital Improvements (“Schedule”) within Its Comprehensive Plan in order to demonstrate that the local government has the ability to implement the plan and ensure that adopted level of service standards are maintained for concurrency related facilities (drainage, parks and recreation, schools, and transportation facilities).

The Schedule contained within the Capital Improvements Element (CIE) is a list of capital improvement expenditures that are proposed each year fiscal year over a five-year period. The Schedule identifies dedicated or anticipated funding sources, as well as unfunded improvements that are included should funding become available. For comprehensive planning purposes, the Schedule outlines how level of service standards (ex: park acreage, traffic movement, drainage) will be maintained over the next five years. The updated Schedule reflects that there are no level of service deficiencies relative to Town facilities that require the Town to commit capital funds.

The Comprehensive Plan Advisory Board reviewed the proposed Schedule update and recommends its approval.

Fiscal Impact/Analysis

Capital Improvement Projects are Town projects where the anticipated value of the asset created generally has an estimated value of at least \$25,000. An asset for these purposes is an item which is not generally consumed for operating purposes and which has an expected life of not less than three years.

Funding for capital improvement project items generally comes from surplus revenues from other governmental funds (particularly the general governmental operating fund – also known as the “General Fund”). Additional revenue maybe derived from the Fire Assessment, debt service proceeds, grants, other permissible interfund transfers or from Fund Balance.

Wherever possible, the various projects included in the 5-Year Capital Improvement Plan have identified funding sources for each fiscal year of appropriation.

Business Impact/Analysis

Staff Contact:

Jeff Katims, AICP, CNU-A, Town Planner

Emily McCord Aceti, Community Services Manager

Emil Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
LPA Resolution - TA Approved	11/13/2025	Resolution
Business Impact Form	10/20/2025	Backup Material
Ordinance Amending Five Year Schedule of Capital Improvements	10/20/2025	Ordinance
Capital Improvements Element Support Document	10/20/2025	Backup Material

LPA RESOLUTION NO. 2026-

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2026-2030; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Chapter 163 Part II, F.S. requires that the Town annually update its five year schedule of capital improvements; and

WHEREAS, the Comprehensive Plan Advisory Board has reviewed the proposed five-year schedule update and recommends its approval; and

WHEREAS, the Town Council of the Town of Southwest Ranches, sitting as the Local Planning Agency, held an advertised public hearing to consider the updated schedule on November 20, 2025.

NOW, THEREFORE, BE IT ORDAINED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1: Recitals Adopted. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2: Recommendation. That the Local Planning Agency recommends approval of the five-year schedule of capital improvements set forth in Exhibit "A", attached hereto and made a part hereof.

Section 3: Effective Date. This Resolution shall be effective immediately upon passage.

(Signatures on the Following Page)

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this _____ day of _____ 2025 on a motion by

_____ and seconded by _____.

Breitkreuz	_____	Ayes	_____
Hartmann	_____	Nays	_____
Allbritton	_____	Absent	_____
Jablonski	_____	Abstaining	_____
Kuczenski	_____		

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.092.2025

LPA Resolution No. 2026-_____

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EXHIBIT "A"

ORDINANCE UPDATING THE FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

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Town of Southwest Ranches Business Impact Estimate Form



*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title of proposed ordinance:

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.

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

Section A

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- The proposed ordinance is an emergency ordinance;
- The proposed ordinance relates to procurement; or

The proposed ordinance is enacted to implement the following:

- Development orders and development permits, as defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
- Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the Town;
- Sections 190.005 and 190.046;
- Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

Adopts the five year capital budget as required by Florida law.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

This ordinance has no direct compliance costs for businesses.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

This ordinance does not create any new charges or fees on businesses.

- (c) An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

The Town will not incur any regulatory costs as a result of this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero.

4. Additional information/methodology for preparation, if any:

ORDINANCE 2026 -

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES,
FLORIDA, ADOPTING THE FIVE-YEAR SCHEDULE OF
CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2026-2030
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 20, 2025, 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 for 2025-2029 is hereby deleted and replaced with the updated schedule for 2026 through 2030 as provided 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 _____, 2025 on a motion made by _____ and seconded by _____.

PASSED ON SECOND READING this _____ day of _____, 2025 on a motion made by _____ and seconded by _____.

Breitkreuz	_____	Ayes	_____
Hartmann	_____	Nays	_____
Allbritton	_____	Absent	_____
Jablonski	_____	Abstaining	_____
Kuczenski	_____		

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney

EXHIBIT "A"

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Five Year Capital Improvement Plan

All Funds Project Expenditure Summary FY2026 - FY2030

		FY2026		FY2027		FY2028		FY2029		FY2030		Total		
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE
General Fund Total														
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000	
Town Hall Multi-Purpose Storage Building	200,000	GF	-	NF	200,000									
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	900,000									
SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities	2,141,463	ARPA, GF Tfr, G	-	NF	2,141,463									
Capital Projects Fund Total														
Sunshine Ranches Equestrian Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	-	NF	-	NF	168,750	
Parks, Recreation and Open Space (PROS) Entranceway Signage	100,000	GF Tfr	-	NF	100,000									
Town Hall Entranceway Modification - Bulletproof Doors	100,000	GF Tfr	-	NF	100,000									
LED Monument Signs	131,440	GF Tfr	-	NF	131,440									
Transportation Fund Total														
Drainage Improvement Projects: Non-Surtax	290,260	GF Tfr	290,260	NF	1,451,300									
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax*	500,000	STx	-	NF	500,000									
Dykes Road Turn Lane *	541,320	G, GF Tfr	-	NF	541,320									
Southwest Meadows Sanctuary Water Quality and Drainage Project *	750,000	G, GF Tfr	-	NF	750,000									
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax*	1,504,160	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	3,304,160	

*Projects listed within single CIP template

PROJECT TOTALS	\$7,284,893	\$866,510	\$866,510	\$810,260	\$810,260	\$810,260	\$810,260	\$10,638,433
FY2026 NOT FUNDED CIPs								
Frontier Trails Conservation Area								
Country Estates Park	125,000	NF	223,500	NF	689,650	NF	841,500	NF
Calusa Corners Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF
	296,000	NF	503,225	NF	195,500	NF	211,000	NF
FY2026 thru FY2030 Not Funded CIPs	\$571,000		\$901,725		\$1,125,150		\$1,282,075	
PROJECT TOTALS	\$7,284,893	\$866,510	\$866,510	\$810,260	\$810,260	\$810,260	\$810,260	\$10,638,433

Funding Source Code	Funding Source Name
FA	Fire Assessment
G	Grant Funding
GFTfr	General Fund Transfer from Operating Revenues
NF	Not Funded
TFB	Transportation Fund Balance
STx	Surtax

The following documents are hereby incorporated by reference:

- * Broward County Capital Improvement Program for FY 2026-2030
- * Broward County Transportation Improvement Program for FY 2026-2030
- * Broward County MPO Metropolitan Transportation Plan 2050
- * FDOT Adopted Work Program FY 2026 – 2030
- * 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 3, 2025

PROPOSED FY 20256-202930 ANNUAL UPDATE TO CIE

CAPITAL IMPROVEMENTS ELEMENT

Part III-G: Support Documents

Town of Southwest Ranches

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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 (20256-202930): Sheridan Street and Griffin Road. Both roadways are owned and maintained by Broward County, and as discussed in the comprehensive plan, Broward County MPO has developed a strategy to improve each of these facilities. The Town of Southwest Ranches has no capital responsibility for either roadway.

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

The following documents are hereby incorporated by reference:

- * Broward County Transportation Improvement Program for FY 20256 – 202930
- * Broward County MPO ~~Cost Feasible Long Range Metropolitan~~ Transportation Plan 20452050
- *FDOT Adopted Work Program FY 20256 – 202930

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 20256–203029 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 acres¹. 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 trials, 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

¹ 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. The LOS for School Type A shall be 100% gross capacity (including relocatables).

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

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

The District Educational Facilities Plan adopted by the Broward County School Board on September 43, 2024, for FY 20256-202930 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)

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Five Year Capital Improvement Plan

All Funds Project Expenditure Summary FY2026 - FY2030

		FY2026		FY2027		FY2028		FY2029		FY2030		Total	
		AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE		
General Fund Total		FY2026	-	FY2027	-	FY2028	-	FY2029	-	FY2030	-		
Fire Wells Replacement and Installation		70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000	
Town Hall Multi-Purpose Storage Building		200,000	GF	-	NF	-	NF	-	NF	-	NF	200,000	
Public Safety Facility\Emergency Operations Center (EOC)		900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000	
SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities		2,141,463	ARPA, GF Tfr, G	-	NF	-	NF	-	NF	-	NF	2,141,463	
Capital Projects Fund Total													
Sunshine Ranches Equestrian Park Playground Rehabilitation		56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	-	NF	-	168,750
Parks, Recreation and Open Space (PROS) Entranceway Signage		100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000	
Town Hall Entranceway Modification - Bulletproof Doors		100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000	
LED Monument Signs		131,440	GF Tfr	-	NF	-	NF	-	NF	-	NF	131,440	
Transportation Fund Total													
Drainage Improvement Projects: Non-Surtax		290,260	GF Tfr	290,260	NF	290,260	NF	290,260	NF	290,260	NF	1,451,300	
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax*		500,000	STx	-	NF	-	NF	-	NF	-	NF	500,000	
Dykes Road Turn Lane *		541,320	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	541,320	
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*		1,504,160	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	3,304,160	
*Projects listed within single CIP template													
PROJECT TOTALS													
		\$7,284,893		\$866,510		\$866,510		\$810,260		\$810,260		\$10,638,433	
FY2026 NOT FUNDED CIPS													
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	
FY2026 thru FY2030 Not Funded CIPs		\$571,000		\$901,725		\$1,125,150		\$1,282,075		\$1,322,925		\$5,202,875	

Funding Source Code	Funding Source Name
ARPA	American Rescue Plan Act
FA	Fire Assessment
G	Grant Funding
GF Tfr	General Fund Transfer from Operating Revenues
NF	Not Funded
TFB	Transportation Fund Fund Balance
STx	Surtax

The following documents are hereby incorporated by reference:

- * Broward County Capital Improvement Program for FY 2026-2030
- * Broward County Transportation Improvement Program for FY 2026-2030
- * Broward County MPO Metropolitan Transportation Plan 2050
- * FDOT Adopted Work Program FY 2026 – 2030
- * 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 3, 2025

LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

June 26, 2025

13400 Griffin Road

Present:

Chair Steve Breitkreuz
Vice Chair Bob Hartmann
Board Member Jim Allbritton
Board Member Gary Jablonski
Board Member David S. Kuczenski, Esq.

Russell Muñiz, Town Administrator
Debra M. Ruesga, Town Clerk
Emil Lopez, Town Financial Administrator
Keith Poliakoff, Town Attorney

Local Planning Agency of the Town of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Chair Breitkreuz at 7:03 PM. Attendance was noted by roll call and followed by the Pledge of Allegiance.

Resolutions

3. LPA Resolution for Outdoor Lighting Ordinance

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") RELATING TO OUTDOOR LIGHTING; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Kuczenski, seconded by Board Member Jablonski, and passed by a 5-0 roll call vote. The vote was as follows: Board Members Allbritton, Jablonski, Kuczenski, Vice Chair Hartmann, and Chair Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

4. LPA Resolution for Noncommercial Signs Ordinance

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO SECTION 070-110 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO NONCOMMERCIAL SIGNAGE; PROVIDING AN EFFECTIVE DATE.

The following motion was made by Board Member Jablonski, seconded by Vice Chair Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Board Members Allbritton, Jablonski, Kuczenski, Vice Chair Hartmann, and Chair Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

5. LPA Resolution for Outdoor Assembly

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO SECTION

035-080 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO INDOOR AND OUTDOOR ASSEMBLY IN RURAL AND AGRICULTURAL DISTRICTS, PROVIDING AN EFFECTIVE DATE.

The following motion was made by Board Member Jablonski, seconded by Board Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Board Members Allbritton, Jablonski, Kuczenski, Vice Chair Hartmann, and Chair Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

6. APPROVAL OF MINUTES

a. May 8, 2025 LPA Meeting Minutes

The following motion was made by Board Member Jablonski, seconded by Vice Chair Hartmann and passed by a 5-0 roll call vote. The vote was as follows: Board Members Allbritton, Jablonski, Kuczenski, Vice Chair Hartmann, and Chair Breitkreuz voting yes.

MOTION: TO APPROVE THE MAY 8, 2025 LPA MEETING MINUTES.

6. Adjournment - Meeting was adjourned at 7:09 PM.

Respectfully submitted:

Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Local Planning Agency on this 20th day of November, 2025.

Steve Breitkreuz, Chair

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL 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 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.