

AMENDED



Southwest Ranches Town Council

REGULAR MEETING
Agenda of May 28, 2026

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

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/Roll Call**
- 2. Pledge of Allegiance**

Presentations

- 3. Presentation - E2W Consulting Services** ***Added***
- 4. Public Comment**

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

- 5. Board Reports**
- 6. Council Member Comments**
- 7. Legal Comments**
- 8. Administration Comments**

Ordinance - 2nd Reading

- 9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE DISTRICT TO US HIGHWAY 27 PLANNED BUSINESS DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23)**

Amended

{Approved on first reading on October 24, 2024}

10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8) {Approved on first reading on October 23, 2025.)

Resolutions

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF PEMBROKE PINES PROVIDING WATER AND SEWER SERVICES TO FOLIO NUMBERS 503934-01-0420; 503934-01-0430; 503934-01-0431; 503934-01-0570; 503934-01-0340; 503927-02-0160; 503927-02-0210; 503927-02-0220; 503934-01-0020; 503934-01-0100; 503934-01-0170; 503934-01-0280 ALONG US 27, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF PEMBROKE PINES; AND PROVIDING AN EFFECTIVE DATE.
12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR JOINT PARTICIPATION IN THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. Amended
13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELEASING THE RESTRICTIVE COVENANT ON THE NORTHERN APPROXIMATELY 20.59-GROSS-ACRES OF LAND GENERALLY LOCATED OFF OF SHERIDAN STREET BETWEEN SW 185TH WAY AND SW 190TH AVENUE THAT RESTRICTS THE PARCEL TO PUBLIC SCHOOL/EDUCATIONAL FACILITY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE RELEASE AND OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE. Amended

14. 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
Gary Allbritton, Vice Mayor
Jim Allbritton, Council Member
Bob Hartmann, Council Member
David S. Kuczenski, Esq., Council Member

Russell C. Muniz, 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, Town Planner
DATE: 5/28/2026
SUBJECT: Bergeron - US 27 Rezoning - RZ-24-23

Recommendation

Town Council consideration of passage and adoption of the ordinance on second reading.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC request to rezone 58.7 gross acres from A-1 Agricultural Estate to US Highway 27 Planned Business. This application accompanies land use map amendment Application No. PA-20-8. A combined staff report for the two applications is provided.

Council approved the application on first reading, subject to the following conditions, all of which have been satisfied:

1. Continue to work with staff to refine the architectural design guidelines.
2. Continue to work with staff to refine the landscape elements of the conceptual plan.
3. Obtain an agreement with the City of Pembroke Pines to provide potable water and sanitary sewer service to the amendment site.

4. Obtain a new FDOT pre-application approval with proposed development intensity per the Applications. The existing approval expired in May 2024 and reflects a slightly lower development intensity.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims, Town Planner

ATTACHMENTS:

Description	Upload Date	Type
Business Impact Statement	5/22/2026	Backup Material
Ordinance Second Reading - TA Approved	5/22/2026	Ordinance
Staff Report	5/20/2026	Executive Summary
** Master Plan Exhibits to Ordinance - Amended	5/27/2026	Exhibit
Architectural Standards Exhibit to Ordinance	5/20/2026	Exhibit
Property Survey	10/18/2024	Exhibit
Petitioner's Justification Letter	10/18/2024	Backup Material
Mail Notice Radius Map	10/18/2024	Backup Material
Mail Notice List	5/20/2026	Backup Material

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, REZONING APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE DISTRICT TO US HIGHWAY 27 PLANNED BUSINESS DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23) {Approved on first reading October 24, 2024}

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).

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.

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

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

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

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

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE DISTRICT TO US HIGHWAY 27 PLANNED BUSINESS DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23)

WHEREAS, Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC ("Petitioner") own 58.7 gross acres along the east side of US Highway 27 within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

WHEREAS, Petitioner filed Application No. RZ-24-23 ("Application") to rezone the Property from A-1 Agricultural Estate District to US Highway 27 Planned Business ("US 27 Zoning") District; and

WHEREAS, Petitioner filed concurrent Application No. PA-20-8 to change the Property's land use plan designation from Agricultural to US Highway 27 Business ("US 27 Land Use"); and

WHEREAS, the US 27 Zoning District was created specifically to implement the US 27 Land Use Classification; and

WHEREAS, Section 051-010 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires that US 27 Zoning only be applied to property designated US 27 Land Use on the future land use map; and

WHEREAS, Section 051-050 of the ULDC requires applications for US 27 Zoning to demonstrate unified control; and

WHEREAS, Section 051-050 requires submission of a master development plan with at least the information described in Section 051-050 as Tier I Information; and

WHEREAS, prior to site plan approval for any portion of a master development plan lacking complete Tier II information as described in ULDC Section 051-050, the master plan must be amended with the Tier II information through the rezoning process; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 24, 2024 and recommended that the Town Council approve the Application; and

WHEREAS, the Town Council finds that Application complies with the requirements for rezoning in Article 51, US Highway 21 Planned Business District and Article 130, Zoning Map Amendments.

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

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

Section 2: Map Amendment. The A-1 Agricultural Estate zoning designation of the Property, legally described in Exhibit "A" attached hereto and made a part hereof, is hereby amended and rezoned to the US Highway 27 Planned Business District.

Section 3: Master Development Plan. The master development plan in Exhibit "B" attached hereto is made a part hereof. No development shall occur that is inconsistent with the master development plan, or which is not shown on the master development plan at the requisite Tier II level of information detail described in ULDC Section 051-050. Since the master development plan submitted with Application No. RZ-23-24 does not contain the requisite Tier II information, the master development plan will need to be amended prior to site plan approval for any development upon the Property.

Section 4: Conflict. 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 5: Effective Date. This Ordinance shall take effect on the effective date of the Future Land Use Map amendment changing the designation of the Property from Agricultural to US Highway 27 Business

PASSED ON FIRST READING this 24th day of October, 2024 on a motion made by Council Member Jablonski and seconded by Vice Mayor Kuczenski.

PASSED AND ADOPTED ON SECOND READING this ____day of ____, 2026, on a motion made by _____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.088.2024

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PORTION OF TRACTS 61 AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH 00°12'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FOR 565.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°28'43" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 02°21'48", FOR AN ARC DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; 2) NORTH 00°50'31" WEST 150.00 FEET; 3) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WEST BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH 00°12'20" EAST ALONG SAID WEST BOUNDARY LINE 305.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,754.27 FEET; THENCE SOUTH 00°12'20" EAST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY LINE 339.38 FEET; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHWEST CORNER OF SECTION "B" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SAID SECTION 34; THENCE SOUTH 89°49'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 2106.07 FEET TO A POINT ON THE WEST LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 00°11'26" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" WEST, ALONG THE SOUTH LINE OF TRACTS 57 AND 58, 284.27 FEET; THENCE NORTH 00°50'31" WEST 1300.56 FEET; THENCE NORTH 89°47'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 39 AND 40, FOR 299.06 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 1300.59 FEET TO THE POINT OF BEGINNING.

PARCEL 5

PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 1977.86 FEET; THENCE SOUTH 00°11'00" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71 AND THE POINT OF BEGINNING; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 71 AND 90 FOR 1300.68 FEET; THENCE SOUTH 89°50'34" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 AND 90, 397.30 FEET TO A POINT ON A LINE 278.00 FEET EAST OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE NORTH 00°50'31" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25, FOR 1300.61 FEET; THENCE NORTH 89°49'12" EAST ALONG THE NORTH LINE OF SAID TRACTS 71 AND 72, FOR 412.25 FEET TO THE POINT OF BEGINNING.

PARCEL 6

PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1980.10 FEET; THENCE NORTH 00°11'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 1206.27 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 104; THENCE NORTH 89°50'51" EAST ALONG THE NORTH LINE OF SAID TRACTS 103 AND 104 FOR 397.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 103; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 103 AND 122 FOR 1300.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430,932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.

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EXHIBIT "B"

MASTER DEVELOPMENT PLAN

- Exhibit B-1 Master land use plan**
- Exhibit B-2 Master circulation and access plan**
- Exhibit B-3 Mater utilities plan**
- Exhibit B-4 Master landscape plan** (thematic street landscaping and typical buffers)
- Exhibit B-5 Architectural style standards**

TOWN OF SOUTHWEST RANCHES TOWN COUNCIL AGENDA REPORT

DATE: October 24, 2024
Updated May 20, 2026

SUBJECT: Land Use Plan Amendment Application No. PA-20-8
Rezoning Application No. RZ-24-23

LOCATION: Generally located on the east side of US Highway 27 between the C-11 Canal to the north and Stirling Road to the south.

**OWNER/
PETITIONER:** Bergeron US 27, LLC
Bergeron SW Ranches US 27, LLC

AGENT: Keiser Legal, PLLC; Heather Jo Allen, Esq., AICP

REQUESTS: 1) Amend the Future Land Use Map designation of approximately 58.7 acres from Agricultural to US Highway 27 Business.
2) Rezone approximately 58.7 acres from A-1, Agricultural Estate to US Highway 27 Planned Business District.

PUBLIC NOTICE: Newspaper advertisement, sign posting and mail notices to Town property owners within 1,500 feet of the subject property

EXHIBITS: *Exhibits to this staff report:*
Location Map
Existing Future Land Use Map
Existing Zoning Map

Exhibit to the Rezoning Ordinance:
Master development plan, including architectural style standards

Backup materials to the rezoning application:
Property survey
Petitioner's justification
Mail notice radius map
Mailing list

BACKGROUND AND PROCESS

The Town created the US Highway 27 Business land use category in January 2017 via Ordinance No. 2017-02. The category applies exclusively to land that abuts the US 27 corridor. The Town amended the category in February 2021 via Ordinance No. 2021-006. Ordinance No. 2021-007 adopted the companion zoning regulations.

An applicant seeking a land use plan amendment to US Highway 27 Business must file a concurrent application for rezoning to US Highway 27 Planned Business District, which requires an applicant to submit a conceptual master plan and architectural design guidelines.

A Broward County Land Use Plan amendment is also required before the Town can change the land use and zoning. Should the Council approve the applications, the Broward County land use plan amendment process will into mid-2025. The Town can expect to adopt the land use plan and rezoning ordinances on second reading at the conclusion of the Broward County amendment process.

RELATED APPLICATIONS

Plat. The amendment site must be platted prior to issuance of any building permit. The applicant submitted a plat for review.

Master development plan amendments. Since the Petitioner did not provide level of detail and specificity required prior to approval of a site development plan, one or more amendments to the master development plan will be required.

Site plans. Full site plans are required prior to construction, and subject to Council approval. The applicant will submit site plans for individual parcels as they are ready to be developed.

Development agreement. The applicant submitted an application for development agreement that seeks to guarantee the ability to develop the amendment site under the existing comprehensive plan policies and zoning regulation. The development agreement is under review.

APPLICATION HIGHLIGHTS

- Net site area: 56.55 acres
- Proposed retail/commercial: 116,000 square feet on 14.70 acres
- Proposed light industrial: 600,00 square feet on 38.19 acres
- Wetland mitigation: 3.66 acres
- Layout: Commercial nodes at Stirling, Griffin roads
(see master development exhibit)
- Access: US 27 (1 driveway)
Griffin Road (4 driveways)
Stirling Road (2 driveways)
(see master circulation and access exhibit)

MASTER DEVELOPMENT PLAN

A land use plan amendment to US Highway 27 Business is required to be accompanied by an application for rezoning. The US 27 Zoning regulations require submittal of a master development plan. The Petitioner's master development plan includes the following components:

- Master land use plan:

Provides for up to 116,000 square feet of retail/commercial use on 14.70 acres (2.0 acres at Stirling Road and 12.7 at Griffin Road (both side), and 600,00 square feet light industrial use on 38.19 acres. The maximum amount of light industrial use would be slightly less than twice the amount proposed for the BBX site. The maximum amount of retail/commercial would be commensurate with the developed floor area of Coquina Plaza within the Town south of the main east-west access road (i.e. excludes Lowes, OPH, self-storage, etc.).

The US 27 District is a planned development district, meaning that the applicant has the flexibility to propose certain development standards based upon locational contexts and the unique impacts of different land uses. As such, the master development plan proposes 25-foot setbacks from all streets (including the US 27 frontage road), 25-foot setbacks from rear property lines, and no internal side setback requirement. Building height would be as provided in the district regulations.

- Master circulation and access plan:

Provides for one driveway onto US 27 via a frontage road that would run parallel to US 27 from Stirling road to Griffin Road and provide circulation between and access to individual development parcels or sites. A second access drive onto Stirling and Griffin is shown for the commercial parcels. The 9.23 acres of commercial located north of Griffin Road would obtain its access from driveways onto Griffin Road. The access points onto Stirling Road and Griffin Road will be further evaluated at the time of platting, noting that FDOT has restricted the frontage road driveway onto Stirling Road to right in, right-out.

- Master utilities plan:

Provides for schematic drainage and extension of Pembroke Pines water and sanitary sewer lines north along US 27.

- Master landscape plan:

Provides for the location and minimum depth of perimeter landscape buffers and thematic landscaping information for the perimeter buffers and property frontage treatment on US 27, Stirling and Griffin roads. Specifically, the plan provides for:

- 25-foot landscape area and swale along US 27 with typical plant materials
- 25-foot landscape area and swale along the east (rear) boundary of the development parcels with typical plant materials.

- Architectural style standards:

Provides for an adaptation of Florida Vernacular architecture to industrial buildings. This architecture has routinely been applied to retail and low-rise office development, but not industrial buildings. The standards include a combination of requirements and guidance

to best apply this architectural style to industrial buildings and to allow for creativity in specific building design.

IMPACTS TO PUBLIC FACILITIES

Roads

Projected 2045 traffic without the amendment is projected to be near capacity on Sheridan Street east of SW 172nd Avenue and on Griffin Road east of Dykes Road. The amendment would cause this portion of Sheridan Street to exceed capacity, while the levels of service on Griffin Road east of Bonaventure Boulevard will be near capacity. Levels of service (LOS) are provided below. The design capacity of the various roadways is represented by a LOS of D. A driver will experience a LOS D as relatively congested. A LOS of E or F represents traffic volumes that exceed design capacity. Broward County Planning Council will perform its own traffic impact analysis and may require mitigation measures where impacts are significant and where the amendment would cause the LOS to fail.

Generalized PM Peak Hour Levels of Service

Road	2023	2045	2045 with LUPA Traffic
US 27	B	B	C
Sheridan St. E. 196 Ave.	D	D	E
Griffin Rd. W. 172 Ave.	C	C	C
Griffin Rd. E. 172 Ave.	D	D	D
Griffin Rd. 160 Ave. to I-75	D	D	D
Stirling Road W. of 192 Ave.	B	D	D

Potable water and sanitary sewer

The applicant provided a letter from the City of Pembroke Pines indicating a capability and capacity to serve the property. The Town Council recently adopted an amendment to the comprehensive plan authorizing municipal water and sanitary sewer service from providers other than Sunrise. The applicant will need to obtain a service agreement from Pembroke Pines.

Parks

The amendment does not increase demand for parks.

Schools

The amendment does not increase demand for schools.

Drainage

The applicant has provided a drainage analysis as part of the application backup. The analysis provides for perimeter stormwater retention swales to collect and distribute stormwater to three proposed outfalls. The proposed onsite wetland mitigation area will also provide stormwater attenuation. During site planning for development, secondary stormwater conveyance systems will be designed and permitted for direct connection to the perimeter swale and berm system.

The onsite wetland mitigation area is currently 3.66 acres to be under conservation easement. Offsite mitigation is provided through purchase of 10 credits from the Hole in the Donut Mitigation Bank

Solid waste

The applicant has provided a letter from Waste Management confirming its ability to serve the amendment.

ANALYSIS

The following Comprehensive Plan policies and ULDC requirements provide specific direction for land use along US 27 under the US Highway 27 Business designation.

FLUE POLICY 1.8-a: The Town Council shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.

FLUE POLICY 1.8-b: A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.

Staff finding: the Applications cite the tax revenue that will be generated by development of the amendment site and the unsuitability of the amendment site for rural residential use. Both justifications are consistent with the reasons for the Town's establishment of the requested land use category.

FLUE POLICY 1.8-c: No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.

Staff finding: none of the parcels within the Applications border a parcel with a rural land use plan designation.

FLUE POLICY 1.8-d: There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction

Staff finding: this Policy shall govern the proposed locations of buildings proposed via amendment to the master development plan.

FLUE POLICY 1.8-e: Access to development shall be from US 27, Stirling Road, or Griffin Road only.

Staff finding: the master development plan provides for access only from US 27, Stirling Road and Griffin Road.

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business until a conceptual master access management plan ("access plan") shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.

Staff finding: the Petitioner obtained a pre-application approval from FDOT for its single driveway opening onto US Highway 27 utilizing a frontage road concept within the FDOT right-of-way. The approval will need to be renewed, as it expired in May, 2024.

- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.

Staff finding: the Petitioner will be required to coordinate the access plan with Broward County HCED as it pertains to driveways accessing Griffin Road. The Petitioner is the only property owner on the east side of the US 27 corridor within the Town.

- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.

Staff finding: the master development plan, inclusive of access and circulation, is consistent with the FDOT conceptual access approval and will control access to all parcels within the amendment site.

- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.

Staff finding: the Town will enforce this Policy prior to plat approval.

FLUE POLICY 1.8-f: Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element.

Staff finding: the master development plan limits the F.A.R. to less than 0.32 based upon the developable area of the amendment site, excluding wetland mitigation and rights-of-way.

FLUE POLICY 1.8.g: Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation.

Staff finding: the master development plan reflects this requirement.

FLUE POLICY 1.8-h: Every development shall provide at least twenty-five percent (25%) pervious area.

Staff finding: the master development plan requires 25 percent pervious area.

FLUE POLICY 1.8.i: Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement.

Staff finding: the amendment site does not border any property with a rural land use plan designation. The master development plan does include perimeter landscape buffers. The master development plan includes architectural design standards consistent with the Florida Vernacular architecture of Caribbean style.

FLUE POLICY 1.8-j: Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.

Staff finding: this Policy shall be enforced during the site planning process.

FLUE POLICY 1.8-k: Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.

Staff finding: this Policy shall be enforced during the site planning process.

FLUE POLICY 1.8-l: Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.

Staff finding: the design standards in the master development plan address this requirement.

FLUE POLICY 1.8-n: Applications for land use plan amendment to establish a US Highway 27 Business designation shall be filed concurrently with a complete application for rezoning to the applicable planned development zoning district.

Staff finding: rezoning Application No. RZ-24-23 was filed for concurrent consideration with land use plan amendment Application No. PA-20-8.

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

Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.

Additional requirements under the US Highway 27 Business permitted uses section:

- The Town shall carefully consider potential environmental, traffic and quality of life impacts before changing the land use plan map designation of any parcel to US Highway 27 Business.

Staff finding: the list of permitted uses in the US 27 Zoning District was developed with environmental considerations, including noise, at the forefront. Specific proposed uses will be further evaluated for environmental impact in accordance with the US 27 Zoning District regulations. The amendment can be expected to cause Sheridan Street to have a failing level of service east of SW 196th Avenue by 2045. This portion of Sheridan Street is forecast to approach maximum capacity by 2045 without the amendment. Staff required the Petitioner to analyze the traffic impact to Griffin Road with the assumption that it would be favored for east-west travel over Sheridan Street. The analysis concludes that the amendment will degrade the level of service on most segments of Griffin Road but will not cause any of them to have failing level of service, noting that Griffin Road between Dykes Road and I-75 would closely approach capacity.

- An application for land use plan amendment to designate a property as US Highway 27 Business must affirmatively demonstrate that the amendment is consistent with all of the performance standards established herein. Every such application for plan amendment shall be submitted concurrently with a rezoning application to an implementing zoning district.
 1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.

Staff finding: the permitted uses in the US 27 Zoning District were selected based upon their potential compatibility with residential land uses east of the amendment site. Those uses that may require individual review to ensure their compatibility are designated special exception uses or subject to additional regulations to control potentially incompatible characteristics.

2. Municipal sanitary sewer and potable facilities must be in place, or the provision of municipal sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.

3. Development shall not involve use of any chemicals, substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. The land development regulations may permit fuel storage tanks for emergency generators and for the purpose of servicing vehicles or equipment used in the regular course of business, provided that any such tanks may be required to exceed the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances, as may be amended from time to time.

Staff finding: the US 27 Zoning District regulations implement this Policy.

4. Any use – the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation - shall be prohibited.

Staff finding: the US 27 Zoning District regulations implement this requirement.

5. All development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.

Staff finding: the master development plan complies with this requirement.

Rezoning criteria

ULDC Section 051-050(B) requires that all land included in an application for rezoning to US 27 District shall be owned by or be under the complete control of the applicant, whether the applicant be an individual, partnership, corporation, other entity, group, or agency.

Staff finding: the land included in Application No. RZ-24-23 is owned by the Bergeron family of companies.

ULDC Section 130-030 requires that the Town Council evaluate the following criteria in determining whether to grant a rezoning. These include consideration of materials provided by the petitioner, the public and the staff report, as well as the following criteria enumerated in the ULDC. Staff findings are shown in *italics*, below.

(A) That the request does NOT meet any of the following criteria whereby the request would be considered contract, or spot zoning:

(1) The proposed rezoning would give privileges not generally extended to similarly situated property in the area.

Staff finding: the rezoning affords land uses and development intensities that are available to other properties with frontage on US Highway 27, in accordance with the Comprehensive Plan.

(2) The proposal is not in the public's best interest and it only benefits the property owner.

Staff finding: the Town established the US 27 Zoning District because of the tax revenue benefits to its residents.

(3) The proposed zoning request violates the Town's Comprehensive Plan.

Staff finding: the zoning request is consistent with the Comprehensive Plan.

(4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts.

Staff finding: the Comprehensive Plan and ULDC specifically provide for the requested zoning at the proposed location due to its unique siting characteristics. Therefore, the proposed change will not result in an isolated district unrelated to adjacent or nearby districts.

If the Town Council finds that the rezoning request does not constitute spot zoning, then the Council must next evaluate the request in conjunction with the four criteria contained immediately below. In evaluating the four criteria contained in (B) below, the Council shall consider the three criteria contained in (C) below.

(B) A zoning modification may be approved if the applicant can demonstrate by competent substantial evidence that the request is consistent with one of the following four criteria:

(1) That there exists an error or ambiguity that must be corrected.

Staff finding: the request is not the result of an error or ambiguity.

(2) That there exists changed or changing conditions that make approval of the request appropriate.

Staff finding: the requested zoning designation was established with specific applicability to lands fronting the US Highway 27 corridor.

- (3) That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

Staff finding: while the Property can be used for agricultural purposes in accordance with the existing zoning, the Town has planned for more intensive uses that are most suitable for its limited-access highway frontage with the strategic purpose of diversifying the Town's tax base.

- (4) That the request would advance a public purpose, including but not limited to, protecting, conserving, or preserving environmentally critical areas and natural resources.

Staff finding: the request will advance the Town's objective of diversifying its tax base.

Staff finds that the application satisfies three of the above criteria, and warrants further consideration under "(C)", below.

- (C) When determining if one of the four (4) criteria delineated in (B), above, has been satisfied, the following considerations shall be made:

- (1) That the request is compatible with surrounding zoning districts and land uses.

Staff finding: the US 27 zoning and land use categories were designed to allow only those uses the Town deemed compatible with surrounding zoning districts and land uses, and provides procedures and development standards to further their compatibility.

- (2) That the request is consistent with, or furthers the goals, objectives, policies, and the intent of the Town's Comprehensive Plan and the Town's Future Land Use Map.

Staff finding: the request is consistent with, and furthers, Objective 1.8 and the policies thereunder, and is generally consistent with the overall goals, objectives, policies, and intent of the Comprehensive Plan as articulated throughout the Future Land Use Element.

- (3) That the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets.

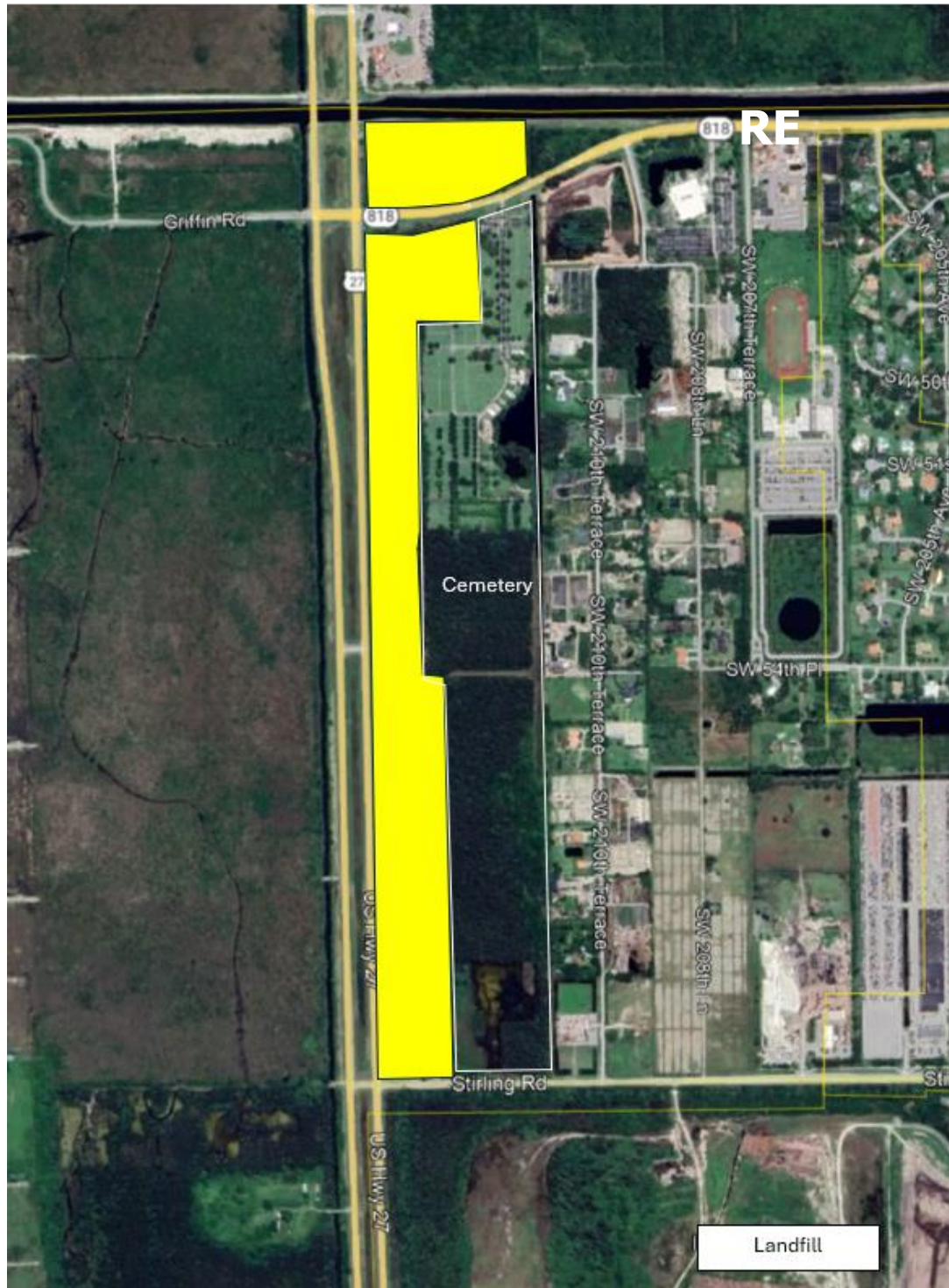
Staff finding: the proposed rezoning will not increase demand for schools or parks, can be served by City of Pembroke Pines potable water and sanitary sewer systems, and is within the capability of the Town's police and fire departments to provide service. Solid waste collection and disposal capacity is available to serve the development that would be authorized by the rezoning, and the developer will be responsible for providing adequate on and/or offsite stormwater drainage. The rezoning will increase traffic on Griffin Road, with the segment between 172nd Avenue and I-75 forecast to closely approach maximum capacity but is not forecast to cause a failing level of service. The rezoning is forecast to cause failing level of service for most of Sheridan Street at the Town's boundary. The Broward County Planning Council will perform its own traffic impact analysis and may require mitigation for those impacts it considers significant and those that it forecasts to cause a failing level of service.

STAFF RECOMMENDATION

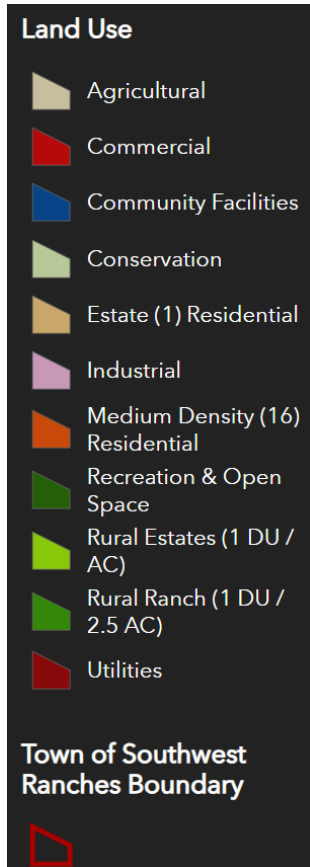
Staff recommends that the Town Council approve Application Nos. PA-20-8 and RZ-24-23 on second reading, noting that the Petitioner has complied with all conditions recommended at the time of first reading.

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Location Map



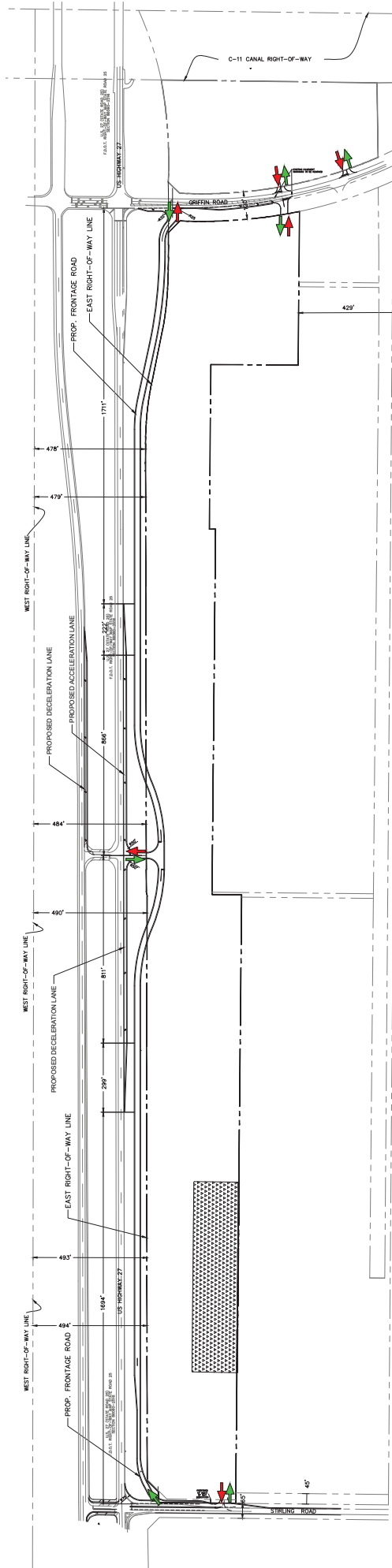
Existing Future Land Use Map



Existing Zoning Map

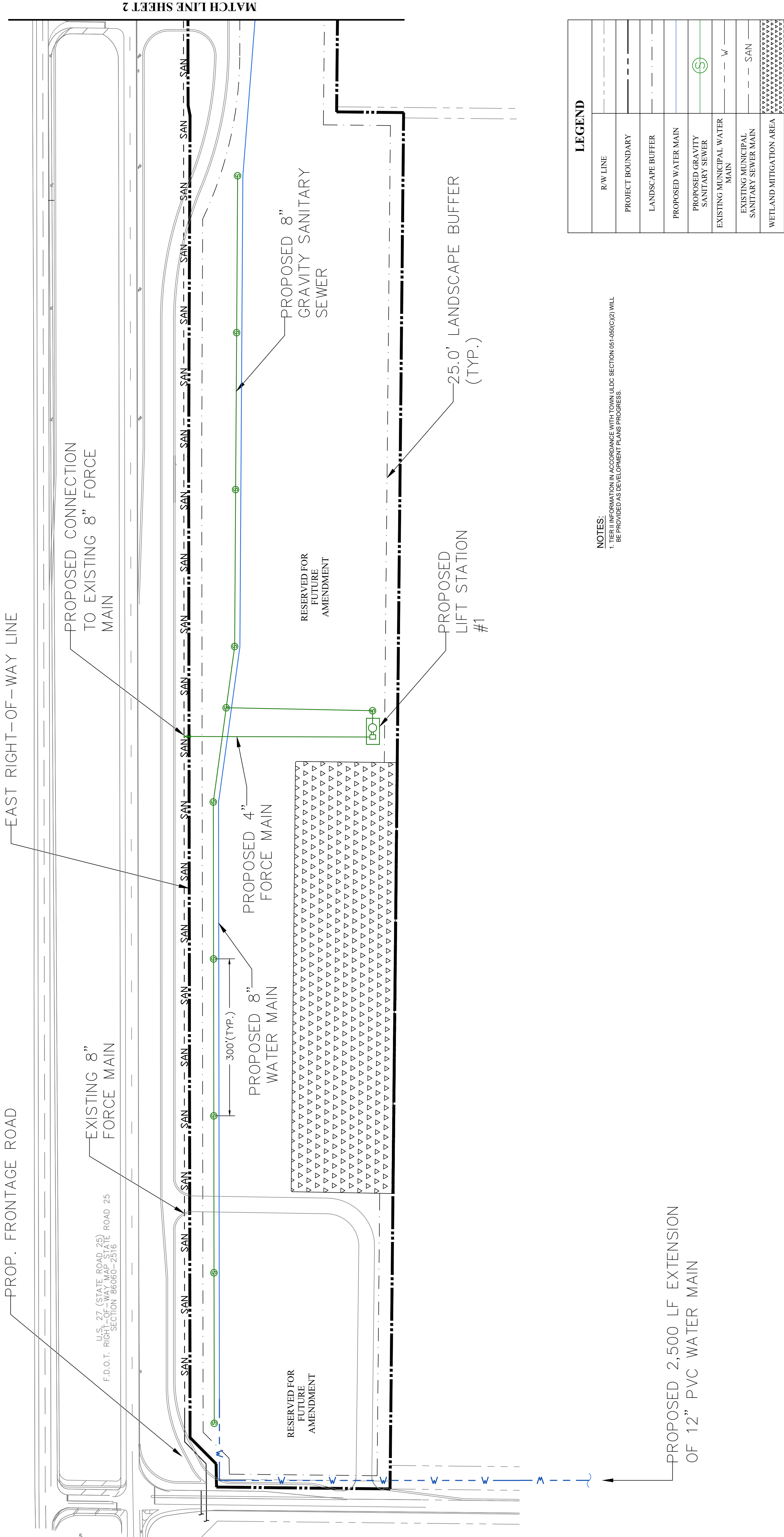
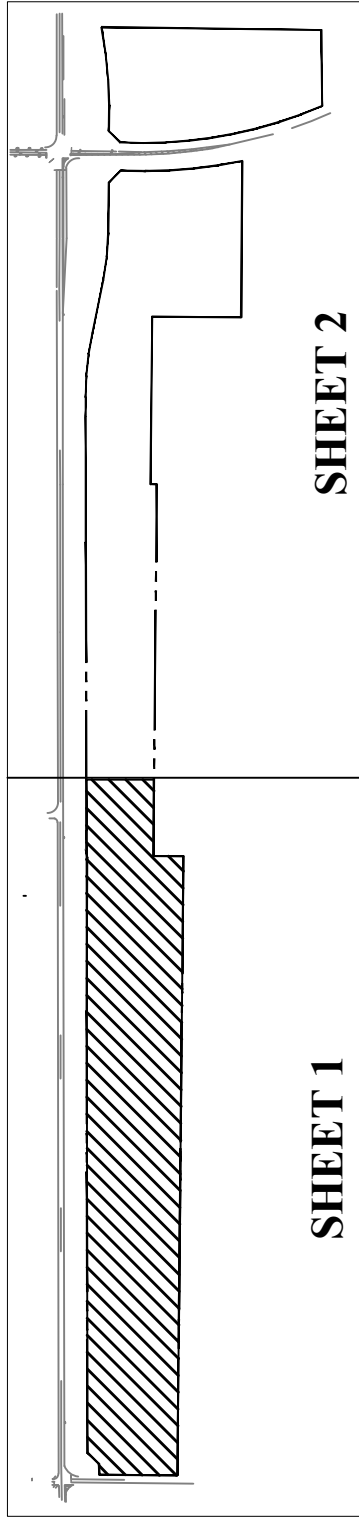


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NOTES:
1. ADDITIONAL FRONTAGE ROAD DRIVEWAY ACCESS POINTS TO BE CONFIRMED UPON REVIEW AND ACCEPTANCE OF PROPOSED SITE PLAN.

LEGEND	
	WETLAND MITIGATION AREA
	R/W LINE
	PROJECT BOUNDARY
	PROPOSED INGRESS
	PROPOSED EGRESS



LEGEND	
R/W LINE	---
PROJECT BOUNDARY	---
LANDSCAPE BUFFER	---
PROPOSED WATER MAIN	---
PROPOSED GRAVITY SANITARY SEWER	---
EXISTING MUNICIPAL WATER MAIN	---
EXISTING MUNICIPAL SANITARY SEWER MAIN	---
WETLAND MITIGATION AREA	---

NOTES:
1. TIER II INFORMATION IN ACCORDANCE WITH TOWN ULDC SECTION 061-050(C)(2) WILL BE PROVIDED AS DEVELOPMENT PLANS PROGRESS.



LEGEND	
R/W LINE	
PROJECT BOUNDARY	
LANDSCAPE BUFFER	
PROPOSED WATER MAIN	
PROPOSED GRAVITY SANITARY SEWER	
EXISTING MUNICIPAL WATER MAIN	
EXISTING MUNICIPAL SANITARY SEWER MAIN	
WETLAND MITIGATION AREA	

NOTES:

1. TIER II INFORMATION IN ACCORDANCE WITH TOWN ULDC SECTION 051-050(C)(2) WILL BE PROVIDED AS DEVELOPMENT PLANS PROGRESS.

PREPARED FOR

Bergeron Family
of Companies

19612 S.W. 69th Place
Fort Lauderdale, FL 33332

PROJECT

US-27 Business
Center

Griffin Road & US 27
Southwest Ranches,
FL 33332

DECEMBER 7, 2023

REVISIONS

No	Date	Issue
1	03/13/2026	Revision 1- Updates

CHECKED BY
ACF/ACE

DRAWN BY
KNT

SHEET TITLE

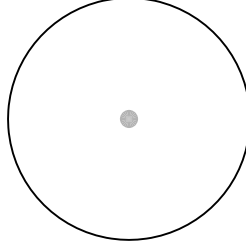
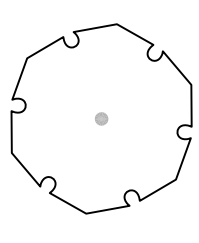
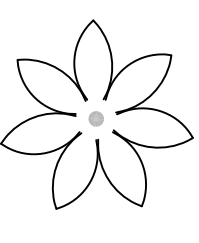
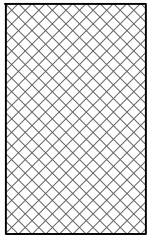
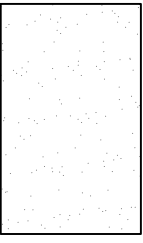
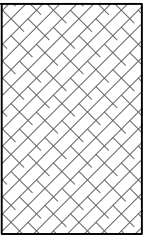
Overall
Planting Plan

SHEET NUMBER

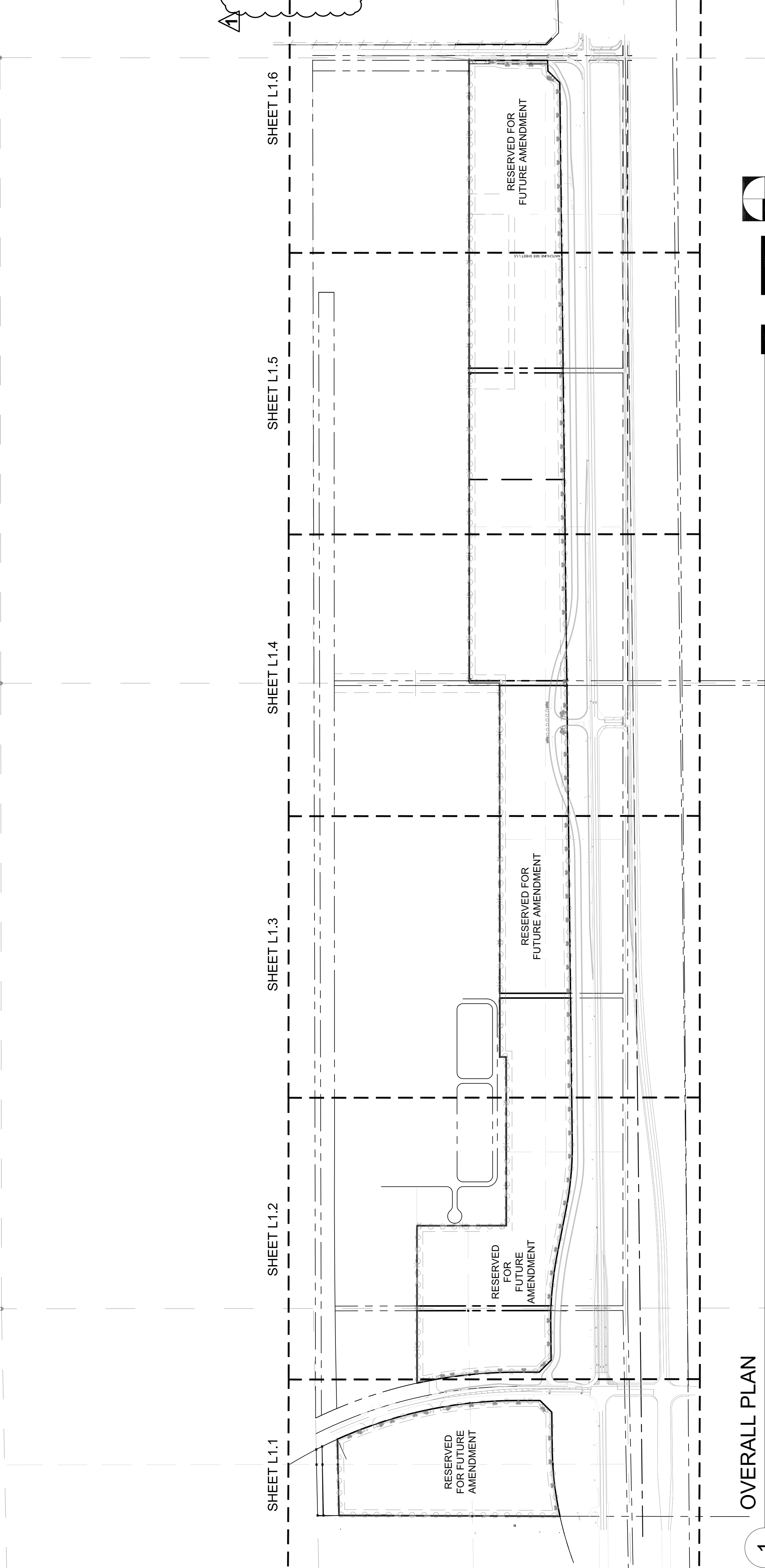
L1.0

c2026 Hitchcock Design Group

LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

NOTE: FUTURE AMENDMENT /
VACANT OPEN SPACE AREAS WILL
BE SEEDED OR HYDROSEEDED
WITH AN APPROPRIATE TURF OR
GROUND COVER MIX SUITABLE TO
THE 'TEMPORARY' USE OF EACH
PARCEL AND ACHIEVE "GREEN
COVERAGE".

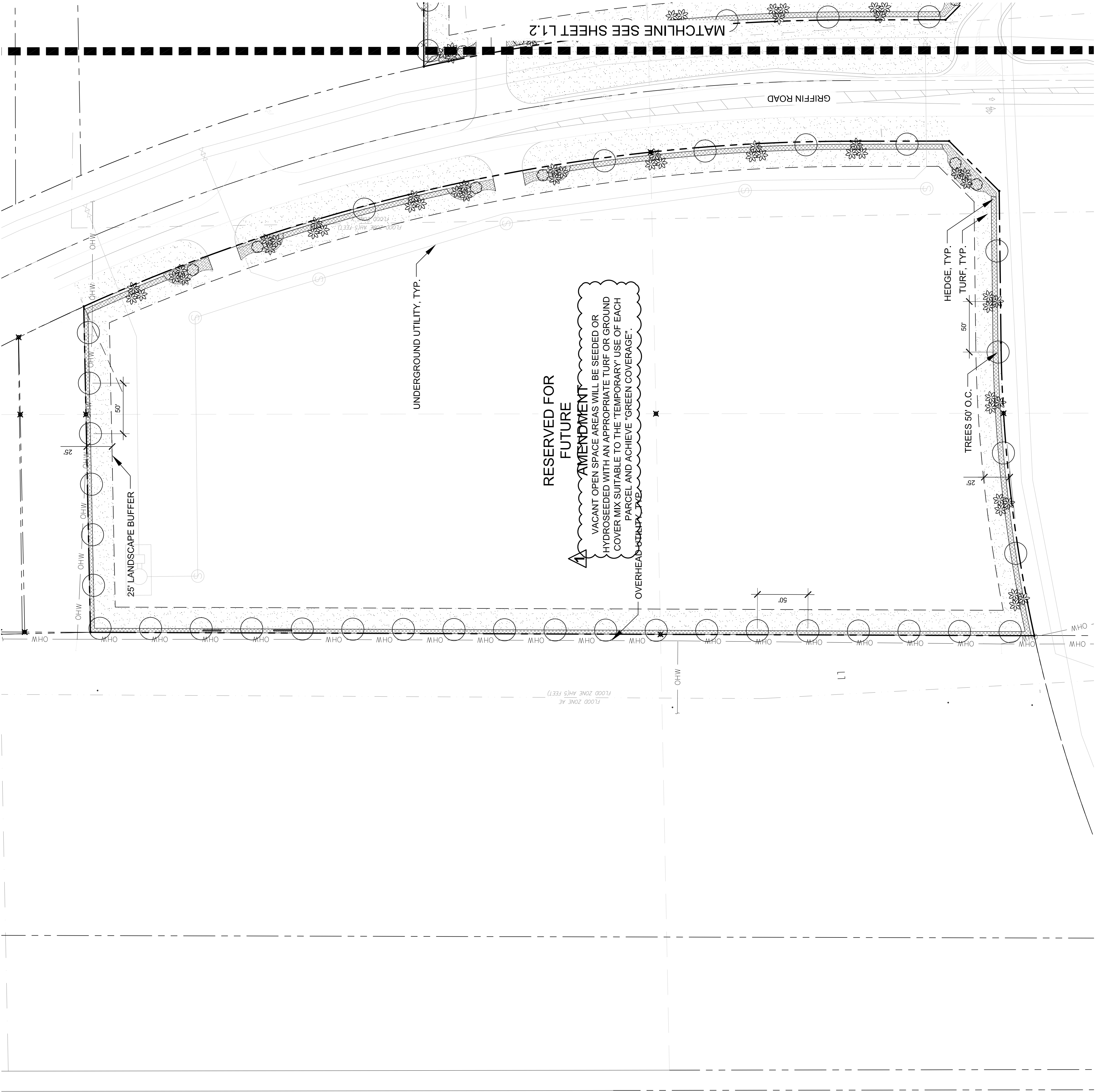


OVERALL PLAN

Scale: 1" = 250' - 0"

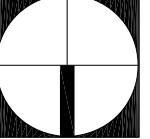
SEE ATTACHED DRC COMMENTS RESPONSES
FOR PHASED LANDSCAPING COMMITMENT

NOTE: Tier II information in accordance
with Town ULDC Section
051-050(C)(2) will be provided as
development plans progress.



PLANTING PLAN

Scale: 1" = 50' - 0"



0' 25' 50' 100'

LEGEND

- Proposed Canopy Tree
- Proposed Ornamental Tree
- Proposed Palm
- Proposed Shrub Areas
- Proposed Turf Areas
- Specialty/Feature Shrubs

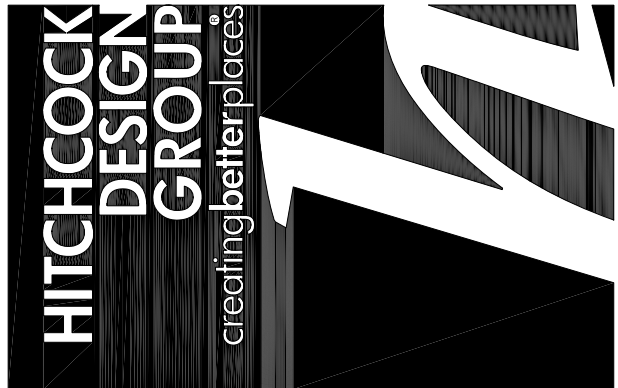
PLANTING NOTES

- CANOPY TREES
- *MIN. 40% PALMS
 - *MIN. 2 SPECIES
 - *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL
- SPECIES
- 4.1. GUMBO LIMBO- *Bursera simaruba* (NATIVE)
 - 4.2. GREEN BUTTONWOOD- *Conocarpus erectus* (NATIVE)
 - 4.3. LIVE OAK- *Quercus virginiana* (NATIVE)
 - 4.4. MAHOGANY- *Sweetenia mahogany* (NATIVE)
 - 4.5. DAHOON HOLLY- *Ilex cassine* (NATIVE)
 - 4.6. PIGEON PLUM- *Clusia diversifolia* (NATIVE)
- SHRUBS
- *MIN. 2 SPECIES
 - *MAINTAINED AT 3' HT. MIN.
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL
- SPECIES
- 3.1. BEAUTYBERRY- *Callicarpa americana* (NATIVE)
 - 3.2. RED TIP COCOPLUM- *Chrysobalanus icaco 'Red Tip'* (NATIVE)
 - 3.3. SILVER BUTTONWOOD- *Conocarpus erectus var. sericeus* (NATIVE)
 - 3.4. FLORIDA PRIVET- *Forsytia segregate* (NATIVE)
 - 3.5. DWARF YAUJON HOLLY- *Ilex vaimitoria 'Nana'* (NATIVE)
 - 3.6. SAW PALMETTO- *Serenoa repens* (NATIVE)
 - 3.7. WAX MYRTLE- *Myrica cerifera* (NATIVE)
 - 3.8. FIREBUSH- *Hamelia patens* (NATIVE)
 - 3.9. OAKLEAF HYDRANGEA- *Hydrangea quercifolia* (NATIVE)
- FEATURE PLANTING AREAS TYP.
- *PALMS/ORNAMENTAL TREES
 - *PALMS TO BE 8 HT CLEAR TRUNK MIN.
 - *TREES TO BE 2" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL
- SPECIES
- 3.1. SABAL PALM- *Sabal Palmetto* (NATIVE)
 - 3.2. SPANISH STOPPER- *Eugenia foetida* (NATIVE)
 - 3.3. FLORIDA GAMA GRASS- *Tripsacum floridanum* (NATIVE)
 - 3.4. FIREBUSH- *Hamelia patens* (NATIVE)
 - 3.5. BLUE FLAG IRIS- *Iris hexagona* (NATIVE)
 - 3.6. MUHLY GRASS- *Muhlenbergia capillaris* (NATIVE)

LANDSCAPE REQUIREMENTS PER ARTICLE 75 OF THE SOUTHWEST RANCHES CODE OF ORDINANCES

- SECTION 075-070 - NONRESIDENTIAL PERIMETER AND VEHICULAR USE AREA LANDSCAPE REQUIREMENTS
- LANDSCAPE STRIP OF 15' IS REQUIRED ALONG STREET LINES AND PROPERTY LINES
 - 1 TREE PER 30' OF STREET LINE FRONTAGE
 - HEDGE, BERM, WALL OR OTHER OPAQUE DURABLE LANDSCAPE BARRIER AT A HEIGHT OF 3' ABOVE THE REMAINDER OF THE LANDSCAPE AREA SHALL BE ESCAPED WITH TURFGRASS, GROUND COVER, OR OTHER LANDSCAPE TREATMENT
 - AREA BETWEEN THE EDGE OF PAVEMENT AND THE LANDSCAPE BUFFER SHALL BE SOODED
 - IF THE BUFFER IS ADJACENT TO RURAL, AGRICULTURAL AND OPEN SPACE ZONING AND USE, THE DURABLE, OPAUE BARRIER SHALL BE INCREASED TO 6' IN HEIGHT
 - BUFFER STREETLINE PLANTING REQUIREMENTS CAN NOT BE COUNTED TOWARD INTERIOR REQUIREMENTS

NOTE: Tier II information in accordance with Town ULDC Section 051-050(C)(2) will be provided as development plans progress.



1999 N. University Drive
Suite 202
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T 754.277.4254
hitchcockdesigngroup.com

PREPARED FOR
**Bergeron Family
of Companies**

19612 S.W. 69th Place
Fort Lauderdale, FL 33332

PROJECT
**US-27 Business
Center**
Griffin Road & US 27
Southwest Ranches,
FL 33332

DECEMBER 7, 2023

REVISIONS

No	Date	Issue
1	03/13/2026	Revision 1- Updates

CHECKED BY
AC/FACE

DRAWN BY
KNT

SHEET TITLE

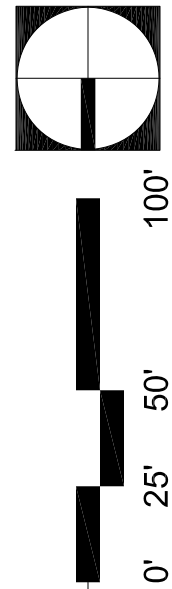
Planting Plan

SHEET NUMBER

L1.1

c2026 Hitchcock Design Group

Planting Plan



NOTE: Tier II information in accordance with Town ULDC Section 051-050(C)(2) will be provided as development plans progress.

LEGEND

Proposed Canopy Tree

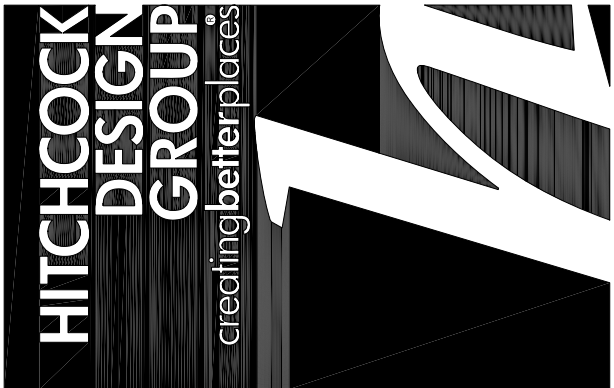
Proposed Ornamental Tree

Proposed Palm

Proposed Shrub Areas

Proposed Turf Areas

Specialty/Feature Shrubs



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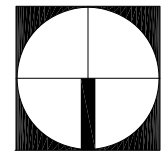
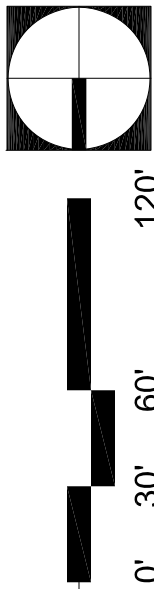
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DECEMBER 7, 2023		
REVISIONS		
No	Date	Issue
1	03/13/2026	Revision 1- Updates
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PLANTING PLAN

Scale: 1" = 60' - 0"

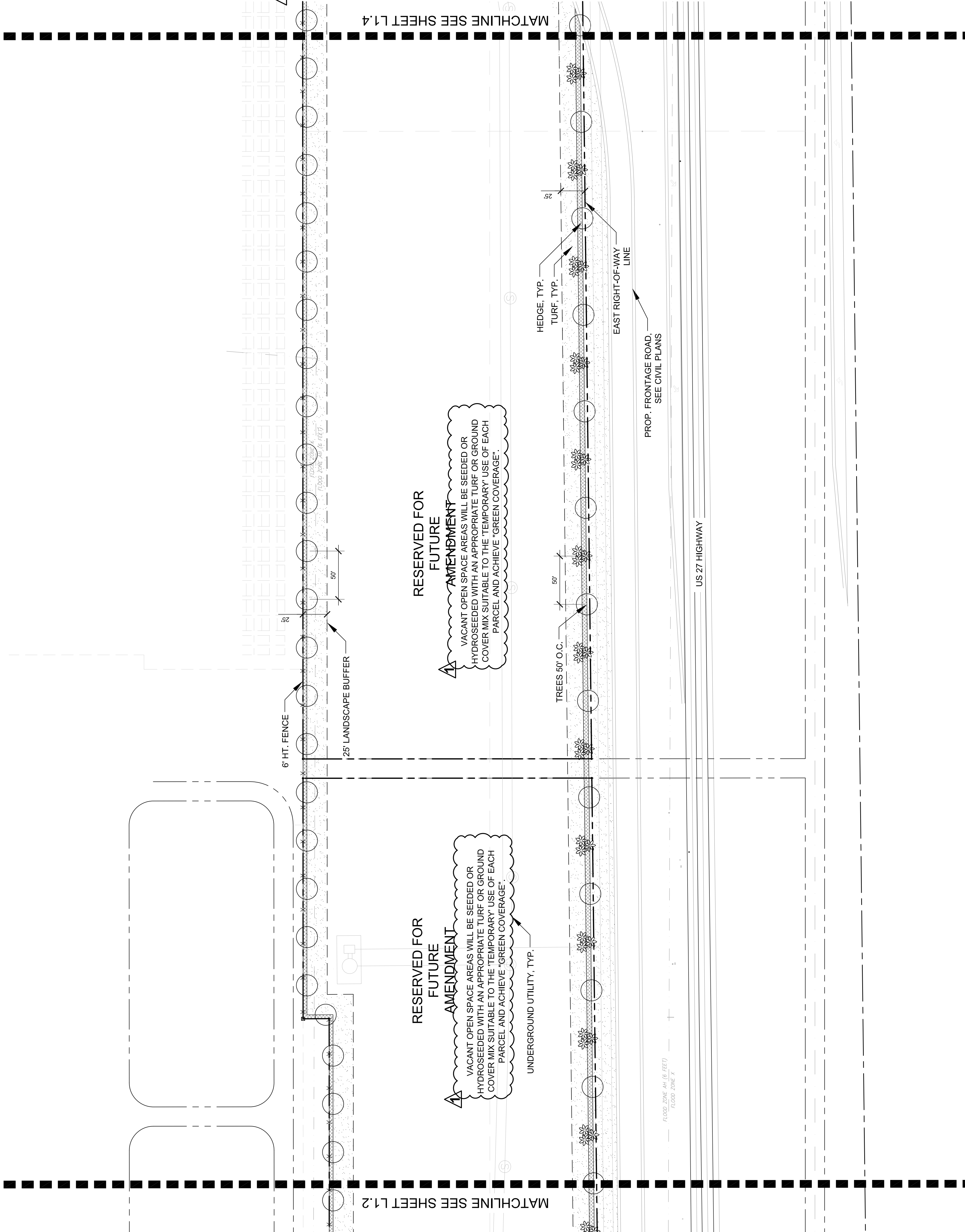


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SHEET NUMBER

L1.3

c2026 Hitchcock Design Group



PLANTING NOTES

- CANOPY TREES
 - *MIN. 40% PALMS
 - *MIN. 2 SPECIES
 - *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL
 - SPECIES
 - 4.1. GUMBO LIMBO- *Bursera simaruba* (NATIVE)
 - 4.2. GREEN BUTTONWOOD- *Conocarpus erectus* (NATIVE)
 - 4.3. LIVE OAK- *Quercus virginiana* (NATIVE)
 - 4.4. MAHOGANY- *Sweetenia mahoganii* (NATIVE)
 - 4.5. DAHOON HOLLY- *Ilex cassine* (NATIVE)
 - 4.6. PIGEON PLUM- *Clusia diversifolia* (NATIVE)
 - SHRUBS
 - *MIN. 2 SPECIES
 - *MAINTAINED AT 3' HT. MIN.
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL
 - SPECIES
 - 3.1. BEAUTYBERRY- *Callicarpa americana* (NATIVE)
 - 3.2. RED TIP COCOPLUM- *Chrysobalanus icaco 'Red Tip'* (NATIVE)
 - 3.3. SILVER BUTTONWOOD- *Conocarpus erectus var. sericeus* (NATIVE)
 - 3.4. FLORIDA PRIVET- *Forestiera segregata* (NATIVE)
 - 3.5. DWARF YAUPOIN HOLLY- *Ilex vaimitoria 'Nana'* (NATIVE)
 - 3.6. SAW PALMETTO- *Serenoa repens* (NATIVE)
 - 3.7. WAX MYRTLE- *Myrica cerifera* (NATIVE)
 - 3.8. FIREBUSH- *Hamelia patens* (NATIVE)
 - 3.9. OAKLEAF HYDRANGEA- *Hydrangea quercifolia* (NATIVE)
 - FEATURE PLANTING AREAS TYP.
 - *PALMS/ORNAMENTAL TREES
 - *PALMS TO BE 8 HT CLEAR TRUNK MIN.
 - *TREES TO BE 2" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL
 - SPECIES
 - 3.1. SABAL PALM- *Sabal Palmetto* (NATIVE)
 - 3.2. SPANISH STOPPER- *Eugenia foetida* (NATIVE)
 - 3.3. FLORIDA GAMA GRASS- *Tripsacum floridanum* (NATIVE)
 - 3.4. FIREBUSH- *Hamelia patens* (NATIVE)
 - 3.5. BLUE FLAG IRIS- *Iris hexagona* (NATIVE)
 - 3.6. MUHLY GRASS- *Muhlenbergia capillaris* (NATIVE)

LANDSCAPE REQUIREMENTS PER ARTICLE 75 OF THE SOUTHWEST RANCHES CODE OF ORDINANCES

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 - 1 TREE PER 30' OF STREET LINE FRONTAGE
 - HEDGE, BERM, WALL OR OTHER OPAQUE DURABLE LANDSCAPE BARRIER AT A HEIGHT OF 3' ABOVE THE REMAINING OF THE LANDSCAPE AREA SHALL BE LANDSCAPED WITH TURFGRASS, GROUNDCOVER, OR OTHER LANDSCAPE TREATMENT
 - AREA BETWEEN THE EDGE OF PAVEMENT AND THE LANDSCAPE BUFFER SHALL BE SOODED
 - IF THE BUFFER IS ADJACENT TO RURAL, AGRICULTURAL AND OPEN SPACE ZONING AND USE, THE DURABLE, OPAUE BARRIER SHALL BE INCREASED TO 6' IN HEIGHT
 - BUFFER STREETLINE PLANTING REQUIREMENTS CAN NOT BE COUNTED TOWARD INTERIOR REQUIREMENTS

DECEMBER 7, 2023	
REVISIONS	
No	Date Issue
1	03/13/2026 Revision 1- Updates
CHECKED BY AC/FACE	DRAWN BY KNT

SHEET TITLE

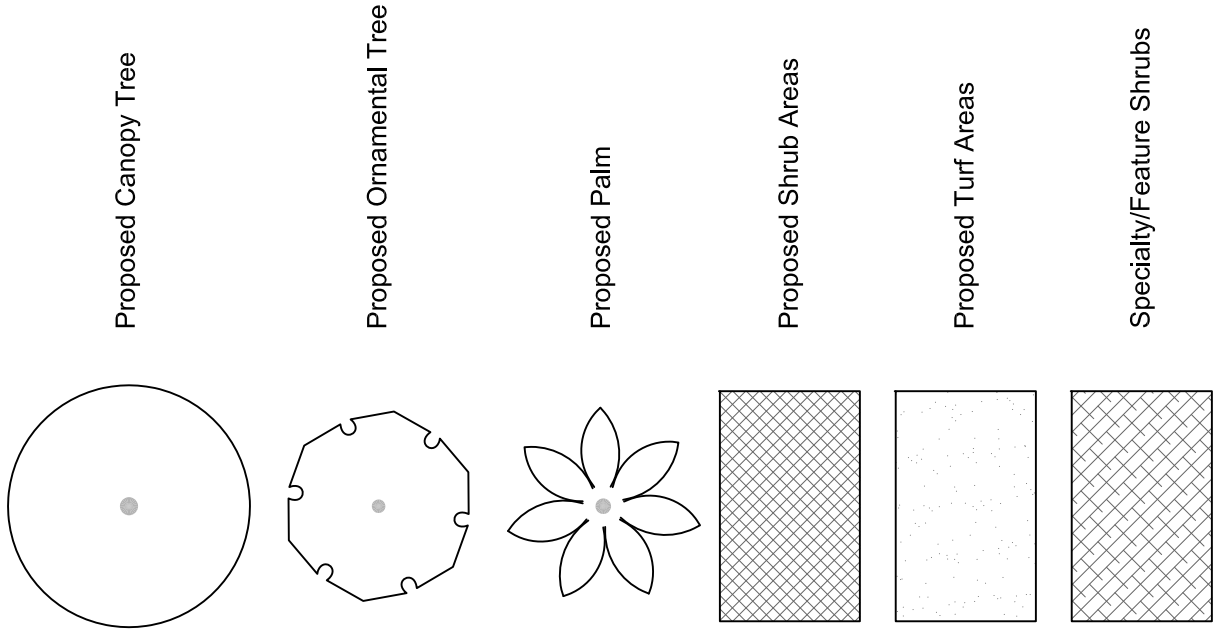
Planting Plan

SHEET NUMBER

L1.4

c2026 Hitchcock Design Group

LEGEND



PLANTING NOTES

- CANOPY TREES
1. *MIN. 40% PALMS

2. *MIN. 2 SPECIES

3. *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL

SPECIES

4.1. GUMBO LIMBO- *Bursera simaruba* (NATIVE)

4.2. GREEN BUTTONWOOD- *Conocarpus erectus* (NATIVE)

4.3. LIVE OAK- *Quercus virginiana* (NATIVE)

4.4. MAHOGANY- *Sweetenia mahogany* (NATIVE)

4.5. DAHOON HOLLY- *Ilex cassine* (NATIVE)

4.6. PIGEON PLUM- *Clusia diversifolia* (NATIVE)
- SHRUBS

1. *MIN. 2 SPECIES

2. *MAINTAINED AT 3' HT. MIN.

*TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL

SPECIES

3.1. BEAUTYBERRY- *Callicarpa americana* (NATIVE)

3.2. RED TIP COCCOPLUM- *Chrysobalanus icaco 'Red Tip'* (NATIVE)

3.3. SILVER BUTTONWOOD- *Conocarpus erectus var. sericeus* (NATIVE)

3.4. FLORIDA PRIVET- *Forsythia segregata* (NATIVE)

3.5. DWARF YAUPOIN HOLLY- *Ilex vaimatoria 'Nana'* (NATIVE)

3.6. SAW PALMETTO- *Serenoa repens* (NATIVE)

3.7. WAX MYRTLE- *Myrica cerifera* (NATIVE)

3.8. FIREBUSH- *Hamelia patens* (NATIVE)

3.9. OXLEAF HYDRANGEA- *Hydrangea quercifolia* (NATIVE)

FEATURE PLANTING AREAS TYP.

1. *PALMS/ORNAMENTAL TREES

2. *PALMS TO BE 8 HT CLEAR TRUNK MIN.

3. *TREES TO BE 2" CAL

*TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL

SPECIES

3.1. SABAL PALM- *Sabal Palmetto* (NATIVE)

3.2. SPANISH STOPPER- *Eugenia foetida* (NATIVE)

3.3. FLORIDA GAMA GRASS- *Tripsacum floridanum* (NATIVE)

3.4. FIREBUSH- *Hamelia patens* (NATIVE)

3.5. BLUE FLAG IRIS- *Iris hexagona* (NATIVE)

3.6. MUHLY GRASS- *Muhlenbergia capillaris* (NATIVE)

LANDSCAPE REQUIREMENTS PER ARTICLE 75
OF THE SOUTHWEST RANCHES CODE OF
ORDINANCES

SECTION 075-070 - NONRESIDENTIAL PERIMETER AND
VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

• LANDSCAPE STRIP OF 15' IS REQUIRED ALONG STREET
LINES AND PROPERTY LINES

• 1 TREE PER 30' OF STREET LINE FRONTAGE

• HEDGE, BERM, WALL OR OTHER OPAQUE DURABLE
LANDSCAPE BARRIER AT A HEIGHT OF 3' ABOVE THE
PAVED SURFACE

• THE REMAINDER OF THE LANDSCAPE AREA SHALL BE
LANDSCAPED WITH TURFGRASS, GROUNDCOVER, OR
OTHER LANDSCAPE TREATMENT

• AREA BETWEEN THE EDGE OF PAVEMENT AND THE
LANDSCAPE BUFFER SHALL BE SOODED

• IF THE BUFFER IS ADJACENT TO RURAL, AGRICULTURAL
AND OPEN SPACE ZONING AND USE, THE DURABLE, OPAQUE
BARRIER SHALL BE INCREASED TO 6' IN HEIGHT

• BUFFER STREETLINE PLANTING REQUIREMENTS CAN NOT
BE COUNTED TOWARD INTERIOR REQUIREMENTS

NOTE: Tier II information in accordance
with Town ULDC Section
051-050(C)(2) will be provided as
development plans progress.

The diagram illustrates a planting plan for a property located between Griffin Road and US 27 Highway. The plan shows a large rectangular area with a 6' HT. FENCE and a 25' LANDSCAPE BUFFER. The area is divided into sections, with some sections marked as 'RESERVED FOR FUTURE AMENDMENT'. The plan includes various plantings, including trees, shrubs, and turf areas. Annotations include 'VACANT OPEN SPACE AREAS WILL BE SEED OR HYDROSEEDED WITH AN APPROPRIATE TURF OR GROUND COVER MIX SUITABLE TO THE "TEMPORARY" USE OF EACH PARCEL AND ACHIEVE "GREEN COVERAGE".' and 'VACANT OPEN SPACE AREAS WILL BE SEED OR HYDROSEEDED WITH AN APPROPRIATE TURF OR GROUND COVER MIX SUITABLE TO THE "TEMPORARY" USE OF EACH PARCEL AND ACHIEVE "GREEN COVERAGE".'. The plan also shows 'UNDERGROUND UTILITY, TYP.' and 'TRES 50' O.C.'. The plan is oriented with Griffin Road at the top and US 27 Highway at the bottom. The plan is labeled 'MATCHLINE SEE SHEET L1.3' on the left and 'MATCHLINE SEE SHEET L1.5' on the right.

PLANTING PLAN

Scale: 1" = 50' - 0"

1

LEGEND

Proposed Canopy Tree

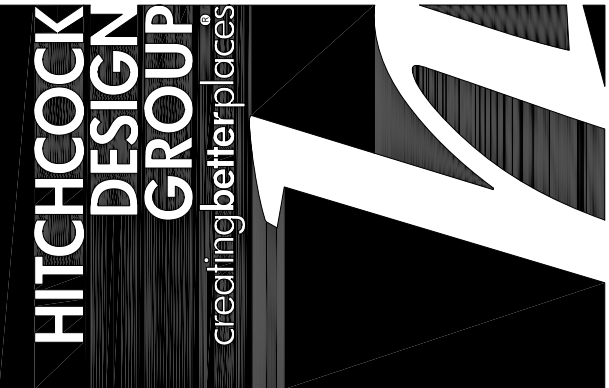
Proposed Ornamental Tree

Proposed Palm

Proposed Shrub Areas

Proposed Turf Areas

Specialty/Feature Shrubs



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PREPARED FOR
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19612 S.W. 69th Place
Fort Lauderdale, FL 33332

PLANTING NOTES

- CANOPY TREES**
- *MIN. 40% PALMS
 - *MIN. 2 SPECIES
 - *MIN. 2.5" CAL
- *TOWN OF SOUTHWEST RANCHES ULDC, 075-060-PLANT MATERIAL SPECIES**
- GUMBO LIMBO- *Bursera simaruba* (NATIVE)
 - GREEN BUTTONWOOD- *Conocarpus erectus* (NATIVE)
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 - MAHOGANY- *Sweetenia mahogani* (NATIVE)
 - DAHOON HOLLY- *Ilex cassine* (NATIVE)
 - PIGEON PLUM- *Clusia diversifolia* (NATIVE)
- SHRUBS**
- *MIN. 2 SPECIES
 - *MAINTAINED AT 3' HT. MIN.
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- FEATURE PLANTING AREAS TYP.**
- *PALMS/ORNAMENTAL TREES
 - *PALMS TO BE 8 HT CLEAR TRUNK MIN.
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 - MUHLV GRASS- *Muhlenbergia capillaris* (NATIVE)

LANDSCAPE REQUIREMENTS PER ARTICLE 75
OF THE SOUTHWEST RANCHES CODE OF
ORDINANCES

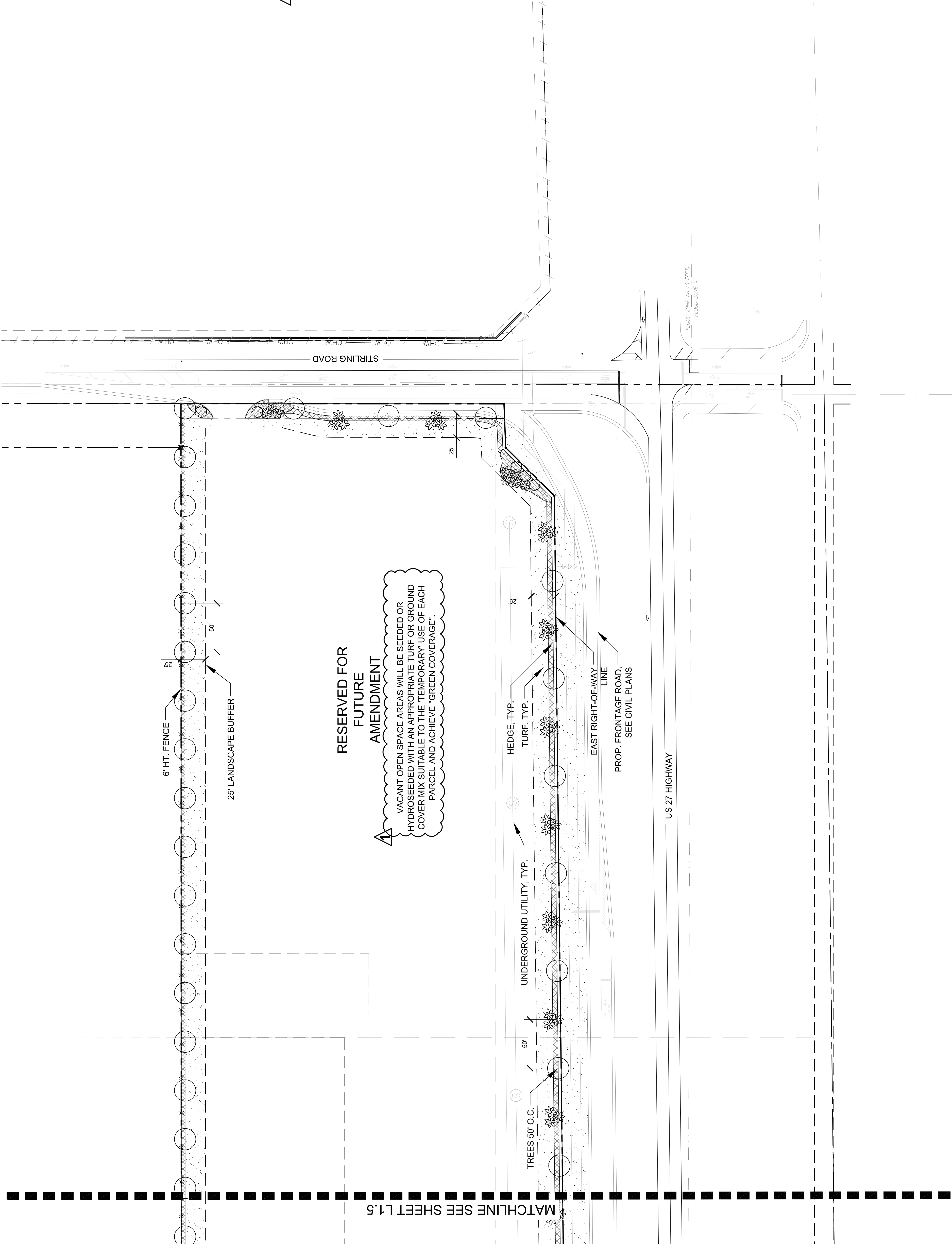
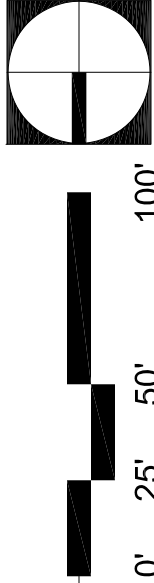
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CHECKED BY AC/FACE	DRAWN BY KNT
SHEET TITLE Planting Plan	

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PLANTING PLAN

Scale: 1" = 50' - 0"



RESERVED FOR
FUTURE
AMENDMENT

VACANT OPEN SPACE AREAS WILL BE SEEDED OR
HYDROSEEDED WITH AN APPROPRIATE TURF OR GROUND
COVER MIX SUITABLE TO THE "TEMPORARY" USE OF EACH
PARCEL AND ACHIEVE "GREEN COVERAGE".

TREES 50' O.C.

UNDERGROUND UTILITY, TYP.

HEDGE, TYP.

TURF, TYP.

EAST RIGHT-OF-WAY
LINE

PROP. FRONTAGE ROAD,
SEE CIVIL PLANS

US 27 HIGHWAY

FLOOD ZONE AH (6 FEET)

FLOOD ZONE X

- PLANTING NOTES**
- CANOPY TREES**
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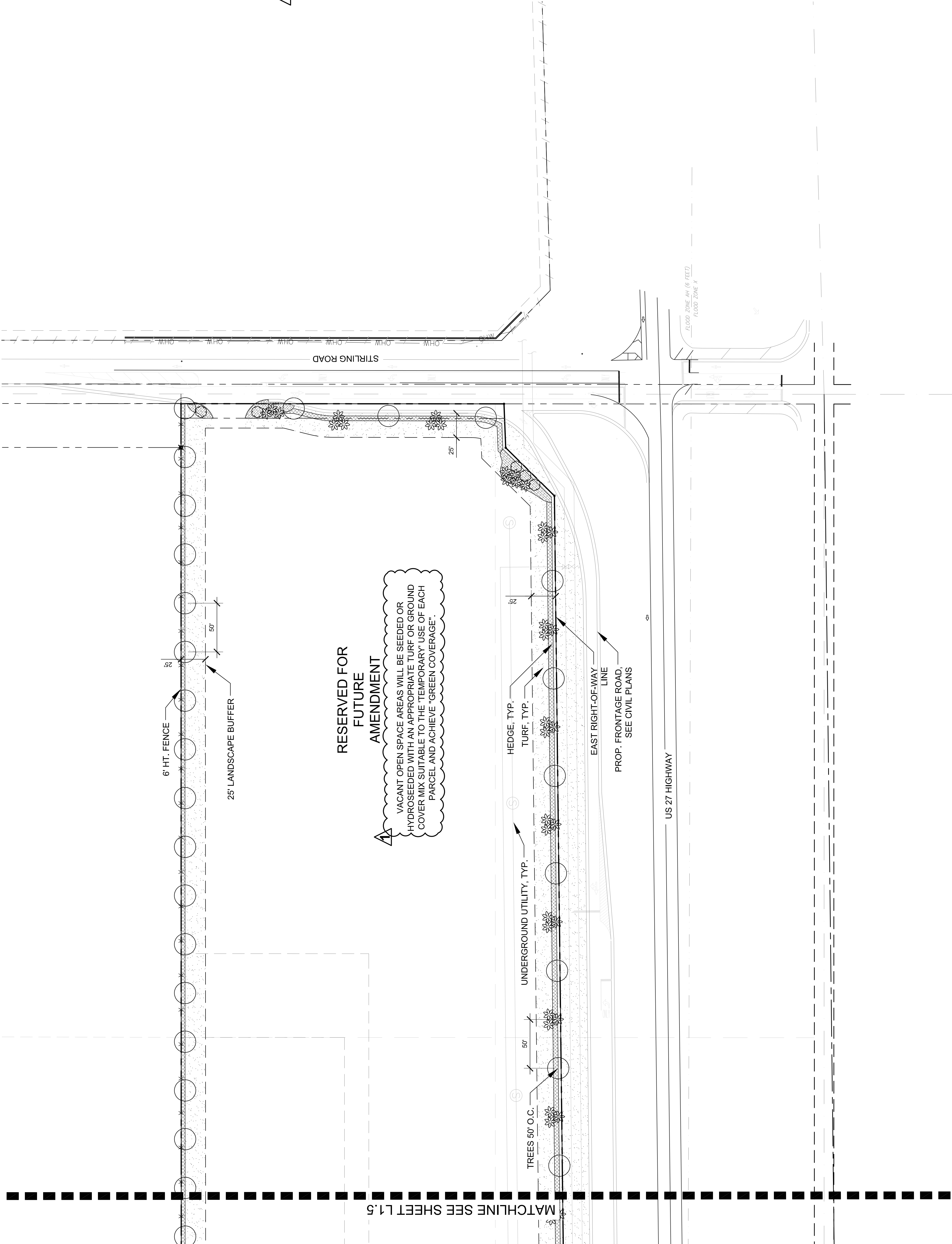
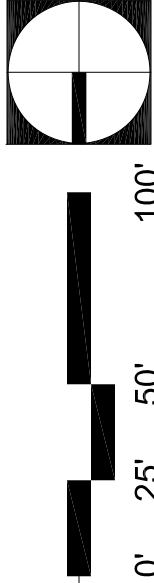
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SHEET TITLE Planting Plan	

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EAST RIGHT-OF-WAY
LINE

PROP. FRONTAGE ROAD,
SEE CIVIL PLANS

US 27 HIGHWAY

FLOOD ZONE AH (6 FEET)

FLOOD ZONE X

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- CANOPY TREES**
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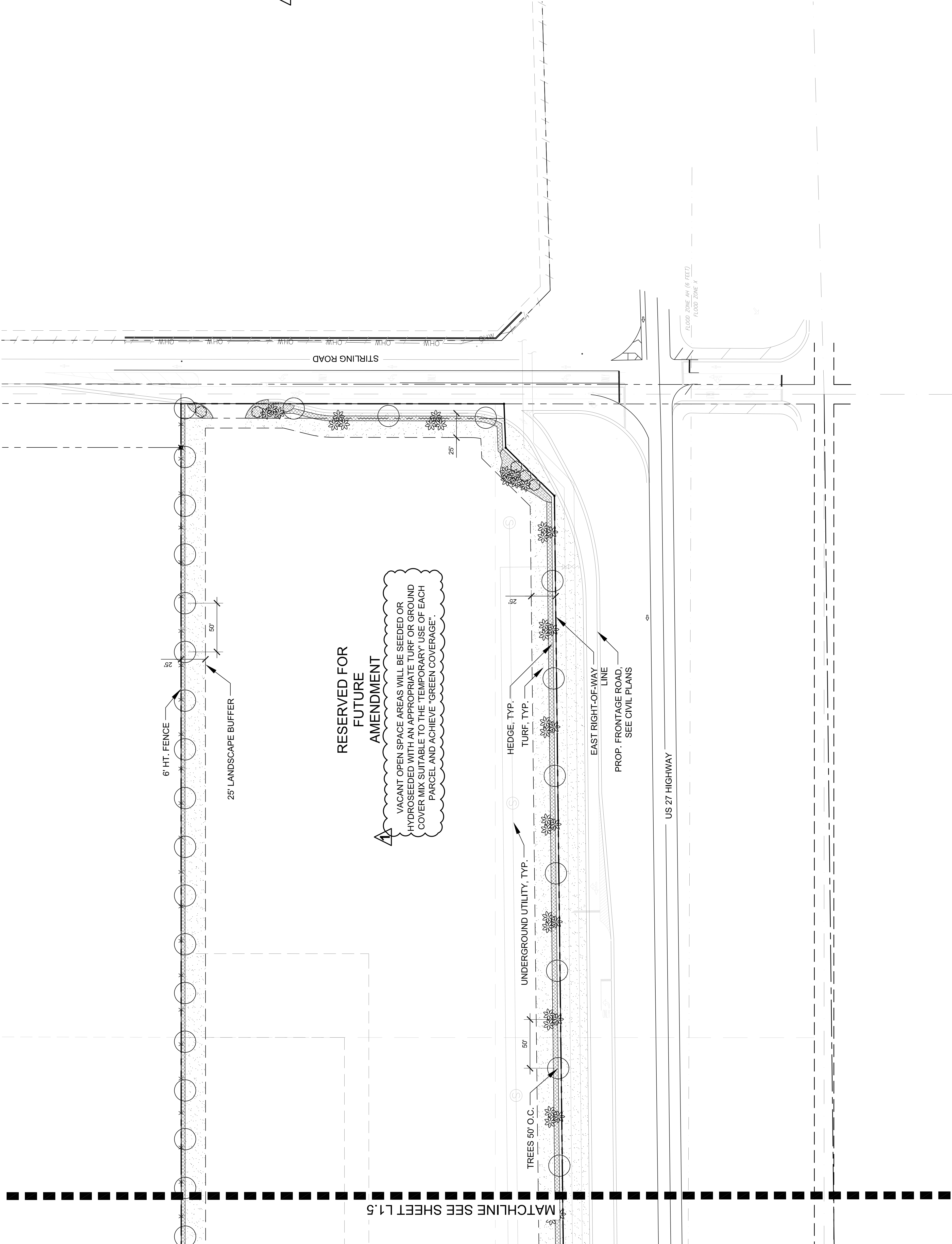
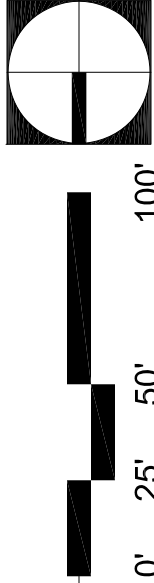
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HEDGE, TYP.

TURF, TYP.

EAST RIGHT-OF-WAY
LINE

PROP. FRONTAGE ROAD,
SEE CIVIL PLANS

US 27 HIGHWAY

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FLOOD ZONE X

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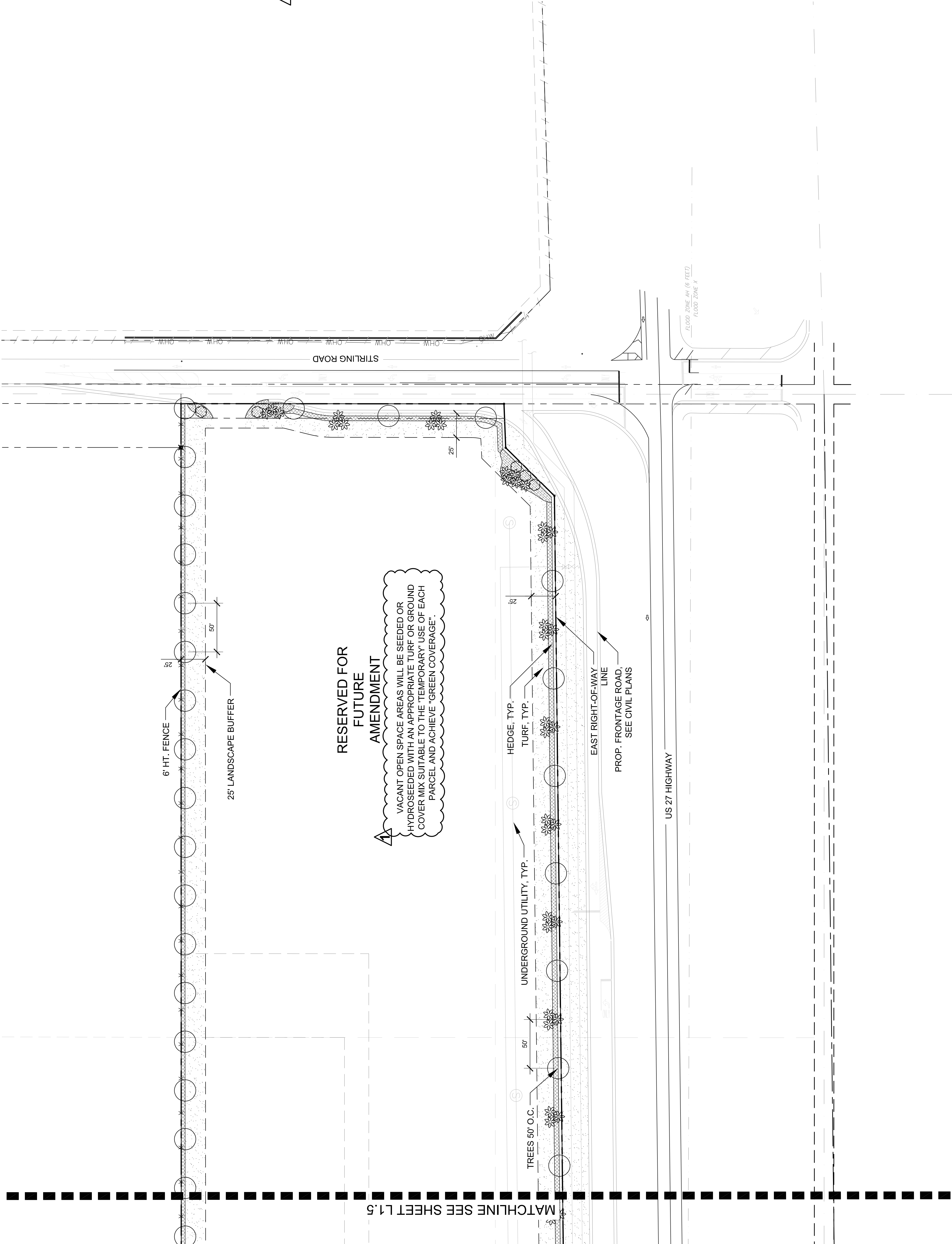
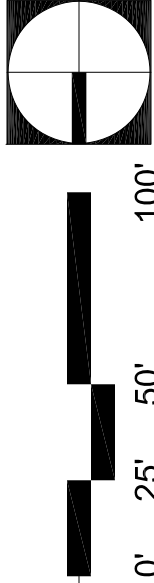
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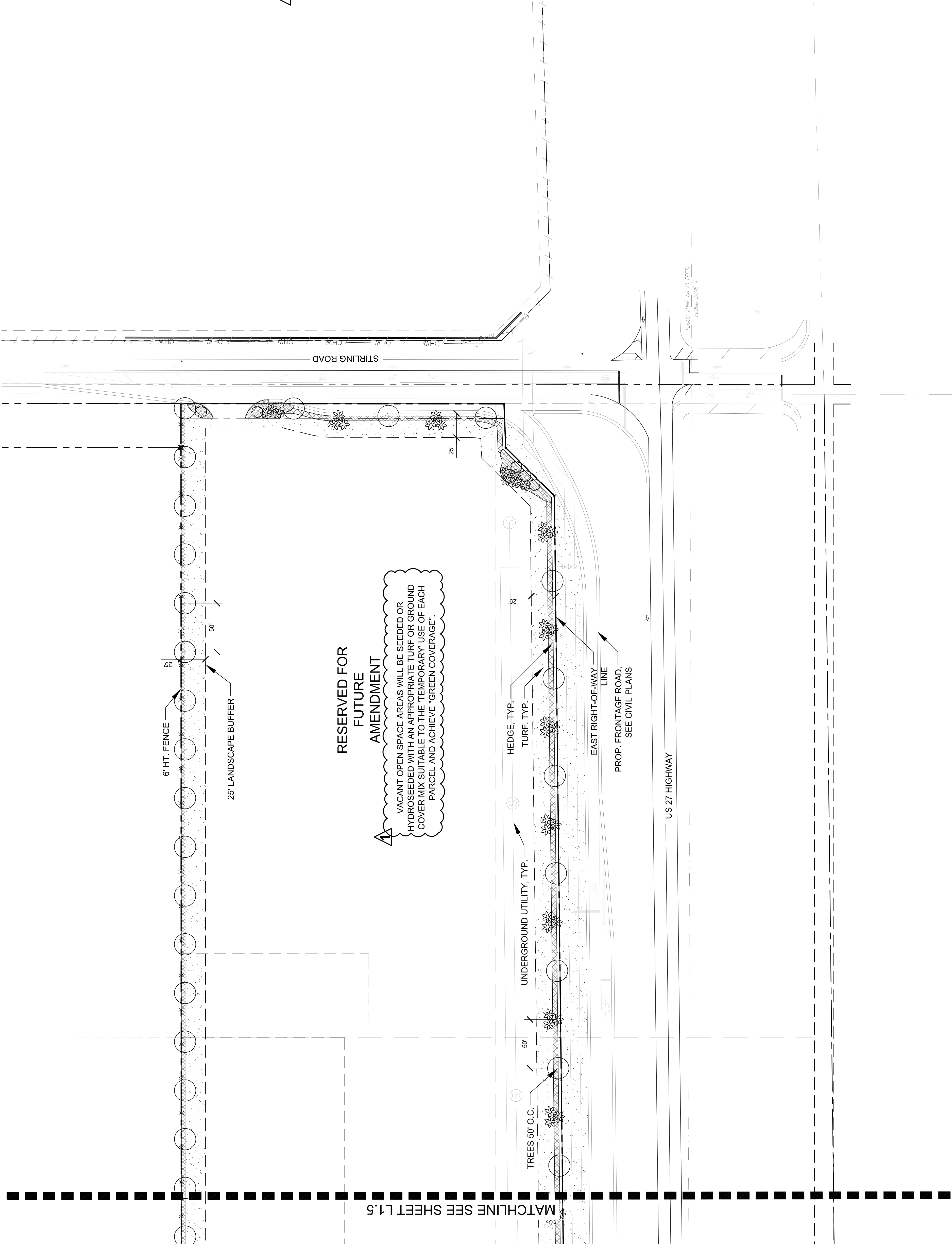
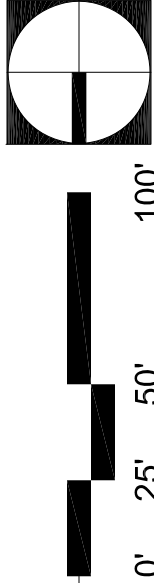
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To: Casey Lee, *Town Arborist*
Jeff Katims, *Town Planner*

From: Heather Jo Allen, Esq., AICP

Date: April 10, 2024

Re: US 27 Business Center RZ-24-23: Response to Landscape Comments

(1) Laurel Oaks should not be specified as the life expectancy is only 40 years.

Initial Response: The landscape plans provide six (6) tree species where four (4) species are required. Laurel Oaks are only one (1) of the six (6) species provided, and the Town ULDC requires any trees that die to be replaced. Any species will be replaced when/if they die, not only Laurel Oaks.

2026 Update: Laurel Oaks have been removed as a recommended species. The plans still provides five (5) tree species where only four (4) species are required by code giving a little flexibility. All trees presented are native and have been clearly labeled in the legend for clarity.

(2) Landscape code requires at least 4 different species of trees and 50% must be native, increase the plant pallet.

Initial Response: While the Town ULDC requires 50% native species, all six (6) tree species being recommended are native to Florida proving a 100% Native Palate.

2026 Update: The plans provide five (5) tree species where only four (4) species are required by code giving a little flexibility. All trees presented are native and have been clearly labeled in the legend for clarity.

(3) Code requires 50% native shrubs and groundcover.

Initial Response: While the Town ULDC requires 50% native species, all nine (9) shrub and groundcover species being recommended are native to Florida proving a 100% Native Palate.

2026 Update: All shrub species presented are native and have been clearly labeled in the legend for clarity.

- (4) Prior to first building permit, prepare fully detailed LS plan for entire perimeter. Prior to first C.O., landscape entirety of State Road 27 to prevent different sizes of material on the project.

Initial Response: This comment is contrary to the Town ULDC. Section 051-050(C), which provides the master plan requirements, states that thematic landscape treatment of the US 27 frontage is required at Tier I, and that site-specific landscape buffers are required at Tier II, when a specific development project within the master plan is proposed. The ULDC does not include a requirement that the entirety of the US 27 frontage be landscaped prior to the first CO. In fact, the ULDC contemplates that landscaping and buffering along US 27 may vary with specific development sites (specific development sites within the master plan may provide additional landscaping and buffering to compliment the US 27 edge treatment).

2026 Update: The response stands. The owner will provide linear landscape improvements along US 27, parcel by parcel (project by project) until 50% of the 58.7 total acreage (+29.35 acres) is exceeded. At that point, the owner will commit to permitting and installing the remainder of the property landscape buffer with landscape compliant with code requirements.

- (5) A tree survey must be provided indicating all trees on the entire site and sealed by a registered landscape architect.

Initial Response: Pursuant to Town ULDC Section 075-030(B)(2), a tree survey is required at the time of site plan submittal for a specific development within the master plan.

2026 Update: There are no trees remaining on site as these were cleared under Environmental Resource Permit #06-05580-P (SWR permit processing # SWT23-003).

- (6) All future development parcels shall have Bahia sod while vacant.

Response: We are unable to locate this requirement in the Town ULDC. Furthermore, the property owner is using the property for agricultural cattle grazing, which is permitted under both the existing and proposed land use and zoning designations. As such, it is not practicable to place Bahia sod on vacant future development parcels.

2026 Update: Bahia sod may not always be the appropriate ground cover, given the owners intended use, but the owners understand that the Town doesn't want to see dirt in the interim. So, a note has been added to the Landscape Plans on all relevant sheets that states "Vacant open space areas will be seeded or hydroseeded with an appropriate turf or ground cover mix suitable to the 'temporary' use of each parcel and achieve "green coverage".

BERGERON

US-27 BUSINESS CENTER

ARCHITECTURAL STYLE STANDARDS



May 2026

Prepared By:



1999 N. University Drive, Suite 202
Coral Springs, FL 33321
754.277.4254



55 SE 2nd Avenue
Delray Beach, FL 33444
954-801-0449

Table of Contents

Executive Summary	1
Section 1: Introduction	2
Section 1.1: Introduction and Intent of the Standards	2
Section 1.2: Introduction to Florida Vernacular Architectural Style Standards	2
Section 1.3: Introduction to the US 27 Business Center Architectural Style Standards	4
Section 2: Conflicts	5
Section 3: Definitions and Abbreviations	5
Section 4: Development Standards	5
Section 5: Architectural Style Standards	5
1. Applicability	6
2. Definitions	6
3. Building Massing and Relief.....	7
4. Roofs and Walls	9
5. Porches: Porches/Colonnades, Railings and Trim	10
6. Doors and Windows	11
7. Signage	12
8. Fencing	13
9. Best Practices – Exterior Lighting	14
10. Inspirational Character Images and Conceptual Renderings	14
Section 6: Modifications	14
Section 7: References	15

List of Exhibits

- Exhibit “A” Property Map
- Exhibit “B” Inspirational Images and Conceptual Renderings

Executive Summary

The Town of Southwest Ranches ("Town") adopted amendments to its Comprehensive Plan and Unified Land Development Code to create the US Highway 27 Planned Business District in recognition that the United States Highway 27 ("US 27") corridor is unsuitable or marginal for rural residential use and is more suitable for light industrial and commercial development. The US Highway 27 Planned Business District allows carefully planned development that is designed to be compatible with adjacent rural residential uses and the Town's rural character and lifestyle. The Town Council indicated that an important component of this development is building design that utilizes Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof, on building facades that are visible from a public street and emphasized traditional components of Florida Vernacular including generous roof overhangs, colonnades, and sloped standing seam metal roofs.

The Florida Vernacular is a style of architecture native to the region that is more commonly displayed on a variety of residential buildings. These Architectural Style Standards are a creative application of traditional Florida Vernacular design principles to light industrial and commercial development along the US 27 corridor and represent a commitment to the aesthetics of this architectural style while allowing for functionality of larger scale industrial and commercial developments situated along this major transportation corridor.

Section 1: Introduction

1.1 Introduction and Intent of the Standards

The US 27 Business Center is a +/- 58.7 gross acre planned development that is generally located along the east side of US 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town of Southwest Ranches within Broward County, Florida. The property subject to these Architectural Style Standards is depicted on the location map attached hereto as Exhibit "A" and is the subject of the Town of Southwest Ranches Comprehensive Plan Amendment Application Number PA-20-8 and Rezoning Application Number RZ-24-23.

These standards are intended to provide a framework for the successful execution of quality commercial, flex, and industrial development of the Property defined within certain parameters of architectural style standards within the Town of Southwest Ranches and the US 27 Business Center. They address building composition, scale, and articulation to establish a measure of architectural consistency that accommodates diverse styles and uses of structures while adhering to a consistent Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof. The standards are also intended to facilitate the review process by making the architectural expectations of the community clear.

These Architectural Style Standards are intended to provide a guideline for architects, engineers, designers, and owner/developers to design their property and building elevations within the Town's framework but are not intended to limit innovative and creative adaptations of the Florida Vernacular Architectural Style elements typically exhibited on residential development for application to the commercial, flex, and industrial development proposed upon the property. These Architectural Style Standards illustrate design elements and the overall design intent without limiting the design possibilities.

1.2 Introduction to Florida Vernacular Architectural Style Standards

The Florida Vernacular is a style of architecture native to the region, historically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, Caribbean, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.

The Florida Vernacular Architectural Style is known for its practical details and construction that optimize functionality within the local region and climate. It is like a native language particular to a region or a specific place, and this traditional architectural language was most commonly displayed on a variety of residential buildings from the single-family room house to plantation, from farmhouse to townhouse. Defining characteristics of Traditional Florida Vernacular as well as general characteristics of Caribbean and Cracker style are included here to inspire application of the Architectural Style Standards provided in Section 5 below to the US 27 Business Center. These Architectural Style Standards are a creative interpretation of traditional Florida Vernacular architecture to the light industrial and commercial uses permitted for development upon the property. In keeping with the spirit of Florida Vernacular design principles, the Architectural Style Standards allow for functionality of larger scale industrial and commercial developments situated along a major transportation corridor while maintaining the aesthetic qualities of traditional Florida design.

i. Defining Characteristics of “Traditional” Florida Vernacular

The traditional Florida Vernacular Architectural Style historically exhibited on residential developments is defined by the following characteristics:

- Roofs of the primary structure are typically gabled or hipped with slopes between 6:12 and 12:12.
- Roofing materials consist of standing seam or “V” crimp metal, asphalt shingles or wooden shakes.
- Roof overhangs are typically deep, between two and four feet, and have exposed rafter tails. Fascias on the gabled ends are deeper than those exposed along the eaves.
- When attic spaces exist, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall under the eaves.
- Exterior finishes are usually horizontal wood lap-siding, vertical board and batten, or wood shingles.
- Siding typically exposes 4”-6” to the weather, which is terminated with corner boards at building edges. Stucco finishes are also appropriate, though less common. Modern day building materials also include fiber cement siding.
- Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally proportioned openings are made of a grouping of vertical windows. Windows are always operable and historically double-hung, though casements and single-hung are also appropriate. The style uses a small palette of window and door sizes.
- Porches are integral to the style and prominent on the front facades. Porches extend along a large percentage of the ground floor elevations, often wrapping the corners to continue at some length alongside facades. Porch roofs are supported by posts positioned to create vertical or square openings between them. Porches are typically quite deep (at least 8 feet), creating outdoor rooms. The porch roof may have a different slope than that of the primary building, however, detailing and overhang depths should be consistent.
- The Florida Wood Vernacular building frequently has a raised, continuous base. Historically, the raised base protected the building from potential flooding, provided a measure of privacy for residences, and concealed a crawl space that allowed for ventilation.

ii. General Characteristics of the Caribbean Style



Figure 1.2.i.1: Example of “Traditional” Florida Vernacular Architecture.



Figure 1.2.i.2: Example of “Traditional” Florida Vernacular Architecture.



Figure 1.2.ii.1: Example of Caribbean Style Architecture.

- Roofs of the Caribbean house are made of wood or asphalt shingles, metal, or slate. Roofs slopes are between 4:12 and 8:12 and are typically hip roofs.
- Roof overhangs are typically quite deep with exposed rafter tails and thin eaves. Often the overhang will kick out from the beam at a shallower roof slope to give the appearance of a canted roof. Brackets can be used at the overhang but are not used as extensively as is the case with the Florida Bungalow house.
- Exterior finishes are almost exclusively lower level stucco and upper level siding. Colors tend to be subtle with an emphasis on natural materials and earth tones. There is the extensive use of balconies supported by brackets, two story porches, louvered openings and shutters. Detailing and ornamentation is very simple and tectonic in its usage.

- Windows and doors are of vertical and/or square proportions. Openings for doors and windows are deep and cast deep shadows as well as give the impressions of thickness and solidity. Windows can have divided lights, single lights, and may borrow light configuration from the Florida Bungalow or Craftsman languages. Windows are most commonly double-hung or casement. Window and door surrounds, when they exist, are made of stucco, stone, or wood.
- The front porch is a common element and typically supports a second story balcony and is thereby under the primary roof. Loggias, like in the Mediterranean Revival, can be found on either the first or second story. Porches are augmented by bracketed second floor balconies.
- Columns, posts, wooden and masonry balustrades, and brackets are all very common elements within this language. Columns are either smooth and round, or can be detailed as squared masonry piers. The most prominent feature of the Caribbean house is the clear distinction between the first and second floors; between the massive and the delicate, between masonry and wood.

iii. General Characteristics of the Florida Cracker Style

- Roofs of the Florida Cracker can be gabled or hipped with varying slopes. Slopes on the main body of the house are generally greater than those covering porches. This can be accomplished in the framing of a single roof, or in separate roofs.
- Roofing materials are typically wooden shakes or shingles, however, later examples of cracker homes feature metal, standing seam, or even barrel tile.
- Styles can differ, but two key elements help define Cracker architecture: ventilation and shade. Large openings and shallow building depths allow for cross ventilation, while the central stair often doubles



Figure 1.2.iii.1: Example of Florida Cracker Style Architecture.



Figure 1.2.iii.2: Example of Florida Cracker Style Architecture.

as a ventilation shaft leading to a cupola to release warm air. Long roof overhangs and deep porches provide ample shade and also help to move water away from the foundations of the house during fierce downpours of rain.

- The porch helps to reduce solar heat gain, most of the Cracker style homes provide a large overhang or porch on the east/west sides of the house or a porch that wraps around three sides, leaving just the north side unprotected. This helps to reduce the severity of the morning and afternoon Florida sun.
- Floors of Cracker style homes are typically raised above-grade on pilings to provide air circulation under the house and to keep building materials dry.
- Windows are vertically proportioned and shuttered. Louvers can be incorporated into the shutters to allow for ventilation while still offering rain protection.
- The Florida Cracker home is typically wood framed. Cypress is a good siding material to resist termite infiltration.
- The Cracker home is rustic in nature. It typically incorporates simplified details and pure geometries. Houses are usually composed of a single mass, with the occasional wing.

1.3 Introduction to the US 27 Business Center Architectural Style Standards

The Florida Vernacular style is generally more appropriate for smaller scale, free-standing residential buildings constructed of wood that are no more than three stories high. The Architectural Style Standards herein adapt the defining characteristics of the Florida Vernacular architecture, and particularly Caribbean and/or Cracker style, for application to the industrial and commercial structures permitted for development within the US 27 Business Center. To optimize functionality of large industrial and commercial uses, the use of modern construction practices and materials are acceptable. These can include aluminum windows, steel framing, vinyl/PVC/Composite siding materials, engineered/faux wood, etc.

Section 2: Conflicts

Florida Codes

In the event of a conflict between these Architectural Style Standards and the Florida Building Code and/or the Florida Fire Prevention Code, the aforementioned Florida Codes shall prevail.

Section 3: Definitions and Abbreviations

Refer to the following sections of Town of Southwest Ranches Unified Land Development Code: Section 010-30 "Terms Defined," Section 070-020 "Definitions" applicable to signs, Section 075-020 "Definitions" applicable to landscaping, and Section 095-020 "Definitions" applicable to outdoor lighting standards; the Definitions and Abbreviations in Section 3 of these Architectural Style Standards; and the Definitions in Section 5.2, "Definitions".

- **Architectural Style Standards:** The Standards specified in Section 5 of these Style Standards.
- **County:** Broward County.
- **Master Development Plan:** The approved master development plan for the US 27 Business Center and any subsequent amendments thereto.
- **Property:** The property subject to the Town of Southwest Ranches Comprehensive Plan Amendment Application Number PA-20-8 and Rezoning Application Number RZ-24-23 and depicted on the location map attached hereto as Exhibit "A."
- **Town:** Town of Southwest Ranches.
- **ULDC:** The Town of Southwest Ranches Unified Land Development Code.

Section 4: Development Standards

The development standards applicable to the Property shall be consistent with the provisions of ULDC Article 51 for the US Highway 27 Planned Business District. More specifically, the development standards applicable to the Property shall be consistent with:

- Town ULDC Section 051-040 as may be the subject of a development agreement and all references cited therein including, but not limited to, the applicable provisions of:
 - o ULDC Article 15 "General Provisions,"
 - o ULDC Article 40 "Telecommunication Towers and Antennas,"
 - o ULDC Article 70 "Sign Regulations,"
 - o ULDC Article 75 "Landscaping Requirements,"
 - o ULDC Article 80 "Off-Street Parking and Loading," and
 - o ULDC Article 95 "Outdoor Lighting;"
- The Architectural Style Standards specified in Section 5 below; and
- The Property's Master Development Plan, as may be amended.

Section 5: Architectural Style Standards

The Town has adopted certain architectural requirements for buildings within the US Highway 27 Planned Business District in order to enhance the Town's appearance along public corridors. Please see Town ULDC Section 51-040(J). The elements chosen for the Florida Vernacular Architectural Style of Caribbean and/or Cracker style were selected from the historic design features of the central and south Florida building tradition, such as roof overhangs, multi-pitched roof lines, and the use of pastel colors to enhance the elements originally developed in response to Florida's climate and that are consistent with the Town's rural character.

The following sub-sections provide style standards that will set the framework for guiding the design of commercial and light industrial applications within the Town. In general, the sub-sections cover "general" standards that apply in all scenarios. Where unique dimensional, structural, or architectural items pertain to a particular use, they will be identified at the end of each sub-section.

1. Applicability

The Architectural Style Standards shall be applied to building facades that are visible from a public street and shall be applied to all new construction in the US 27 Business Center, as well as additions or renovations to, or redevelopment of, an existing building or project. Notwithstanding the foregoing, all design elements, materials, and construction methods shall remain subject to, and shall not conflict with, the requirements of the Florida Building Code, as may be amended. In the event that strict application of any architectural style standard would be inconsistent with, restricted by, or otherwise precluded by applicable provisions of the Florida Building Code, compliance with the Florida Building Code shall take precedence, and the Architectural Style Standards shall be implemented only to the maximum extent permitted while maintaining full compliance with the Florida Building Code. Large-scale industrial buildings that require design features driven by operational, structural, or equipment-related needs may request modifications to the Architectural Style Standards where compliance would interfere with operational functionality. Compliance with the Architectural Style Standards shall be demonstrated by submittal of building elevations, color renderings, and color and material samples at the time of site plan review.

i. Accessory Structures:

The Architectural Style Standards shall be applied to accessory structures unless screened to completely obscure visibility from the public street.

ii. Exemptions:

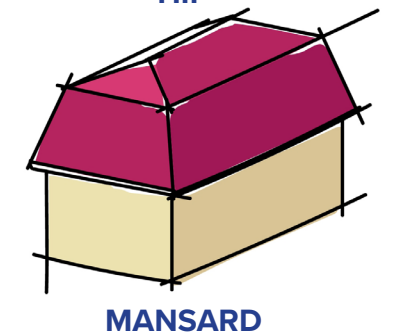
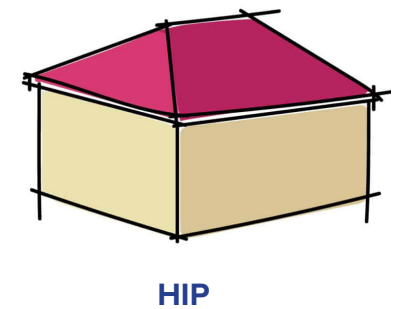
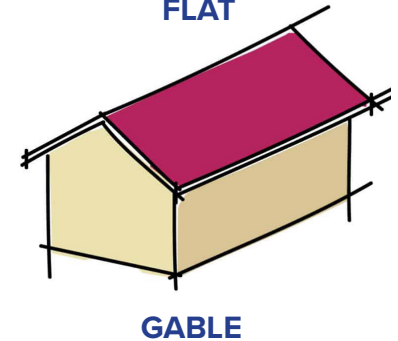
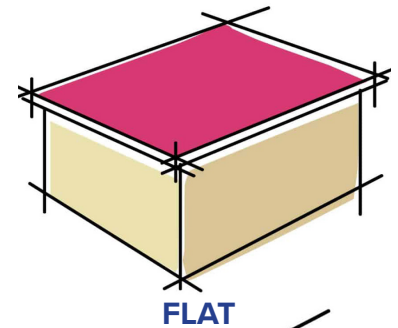
Mechanical equipment such as air and vacuum machines, drive-through menu boards and speaker stations, drive-through teller stations, ATMs, and similar appliances which require direct access by the public shall be exempt from the Architectural Style Standards.

Utility equipment is exempt from the Architectural Style Standards including public utility equipment and communication towers.

Portions of building facades facing public streets that are screened via landscaping, fencing, buffering, and/or adjacent buildings to completely obscure visibility from the public street are exempt from these Architectural Style Standards. The exempt portion of the building façade shall be designed to create a harmonious whole via the extension of primary building color and/or material. Qualification for this exemption will be demonstrated at the time of site plan review.

2. Definitions

- **Balustrade:** A type of railing.
- **Barrel Vault Tile:** A semi-circular roof material made of ceramic or metal, typically used on Mediterranean or Spanish style buildings.
- **Chroma:** The strength of a color; its saturation, brilliance or purity.
- **Color Value:** The lightness or darkness of a color against a white background.
- **Column:** A vertical support.
- **Colonnade:** An open structure created by a series of columns and/or arches.
- **Eaves:** The lower part of a roof projection beyond the face of the wall.
- **Earth Tones:** a palette of colors that are similar to natural materials and landscapes.



- **EIFS:** Exterior Insulated Finish System, an interlocking manufactured stucco panel.
- **Fascia:** A finish board or other material used to cover the ends of roof rafters.
- **Gable:** The triangular portion of a wall between the enclosing lines of a sloping roof.
- **Galvalume:** A tin-coated metal panel used in metal roof systems.
- **Gingerbread:** The ornamental wooden millwork common on many Victorian buildings.
- **Hip Roof:** A roof in which all sides are roofed from peak to eaves, with no gabled sides, usually rectangular and pyramidal, but may have more than four sides
- **Kynar:** A powder-coated metal finish available in many colors.
- **Lumen:** A quantifiable measure of light.
- **Mansard:** A false roof projecting over the front of a building; a sloping section of an exterior wall above the functional roof-line or deck of a building at an angle with the exterior wall from which it extends.
- **Parapet:** A vertical wall system used to conceal roof appliances.
- **Pastel Color:** Using the Munsell System for Color Notation, a color having a value of 7 or greater and a chroma of 8 or less.
- **Pilaster:** A column attached to a wall.
- **Porch:** An open, floored area covered by a roof, extending along a facade.
- **Soffit:** The covering panels under a roof overhang, on the eaves.
- **Slope:** A ratio of length divided by height (example: 3:1 = 3 feet run in length to 1 foot rise in height).
- **Surround:** Framing elements around a door or window.
- **Spandrel:** A decorative open panel spanning the space between two columns, below the fascia board.
- **Trim:** Non-structural mill-work used to adorn porches, columns, windows and doors.
- **Wood Shake:** A heavy, dimensional wood shingle.

3. Building Massing and Relief

i. Building Composition of Traditional Florida Vernacular

Key Massing Elements of Traditional Florida Vernacular architecture display one to three volumetric components and can be symmetrically or asymmetrically composed. If more than one building volume is used, different roof pitch orientation and façade recessions and extrusions distinguish among them. Massing utilizing three building volumes frequently establish a symmetrical composition. Traditionally constructed of wood, Traditional Florida Vernacular architecture is generally more appropriate for smaller scale, free-standing buildings no more than three stories high.

Traditional Florida Vernacular architecture is composed of a first story base, a one or two-story middle, with a pitched roof, typically occupiable, defining the top. The base typically incorporates a porch/ colonnade or arcade or provides shade from a projecting second story balcony or awning that are integral elements of the building.



Figure 3.i.1: A good baseline of Florida Vernacular Architectural Design Style in a commercial/retail setting.



Figure 3.i.2: Exterior variety of pastel shades and trim colors shall be white/light pastels.

Typically, building facades have a regular rhythmic pattern set by the intercolumniation of the porch/colonnade and continued by the vertically proportioned windows and doors. The façade is composed of repetitive bays and a limited palette of window and door sizes for consistency.

Distinguishing elements of Traditional Florida Vernacular architecture can also be found at the top. Elements such as feature windows, articulated roof lines, attic vents, and dormers generally populate the tops of structures.

ii. Best Practices – Massing and Relief within the US 27 Business Center

The application of Traditional Florida Vernacular architecture to the broad range of light industrial and commercial uses permitted within the ULDC Article 51 US Highway 27 Planned Business District regulations requires adaptation of this architectural style that has typically and historically been exhibited on residential applications. Basic principles of the Florida Vernacular Architectural Style are practical details and construction that optimize functionality within a specific place. The following standards for massing and relief provide a strategic approach to achieving the aesthetic of Traditional Florida Vernacular architecture while maintaining the constructability and functionality of buildings permitted for development upon the Property.

Building facades shall have elements to relieve the sense of a solid monolithic mass that create visual interest while optimizing functionality within the US 27 corridor. Building design shall help integrate the structure with its surroundings by breaking down the apparent mass and scale of the building and structures shall give the appearance of being varied in terms of height and bulk through the use of horizontal and vertical articulation as well as building undulation.

The appropriate scale and articulation of each building shall be finalized at the time of site plan review and shall be based upon the size of each individual building, the relationship to existing development within the Property, and visibility from the public street. The level of architectural refinement shall relate to the scale of the proposed building. The conceptual renderings attached hereto as Exhibit “B” and the following quantitative provisions are provided as illustrative examples for achieving the intent of these Architectural Style Standards unless written as prescriptive requirements:

- Segments of facades that are unadorned should not exceed the lesser of twenty-five (25) percent of the façade or fifty (50) linear feet. Any segment exceeding these values should have design elements to relieve the blank area including, but not limited to porches, pilasters, colonnades, material changes, planters, and spandrel glass windows.
- Structures four hundred (400) feet or less in length shall be designed such that no more than 100 linear feet appear as one building mass.



Figure 3.ii.1: The use of windows, roofs and roof lines, colors, and material changes using Florida Vernacular.



Figure 3.ii.2: There should be no facade that has more than 100' of run without a minimum 16" break in directional or material change.

- Structures more than four hundred (400) feet in length shall be designed such that no more than twenty-five percent (25%) of its length or two hundred linear (200) feet, whichever is less, appears as one building mass.
- At a minimum, changes in building mass should incorporate a minimum sixteen (16) inch directional break and/or a change in finish materials, use of architectural features such as pilasters, colonnades, or angle changes together with a change in roofline.

iii. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described within Section 5.3; Building Massing and Relief.

4. Roofs and Walls

i. Roofs

Although a parapet wall, where part of the exterior wall is exposed above the front porch roof line, is not a typical design element used in Florida Vernacular construction, parapet walls can be used to assist with achieving the Florida Vernacular style aesthetic set out in these Architectural Style Standards in light industrial and commercial buildings. Parapet walls shall include vertical articulation at a scale appropriate for the size of the building.

Suitable solutions for a parapet wall are a wall cap or a mansard roof. The cap or roof shall be complementary to the overall design intent of the building. To the extent feasible to maintain the functionality of structures, mansard or hipped roofs shall be preferred over parapet walls. Use of capped parapet walls shall be combined with colonnades, standing seam metal awning-style roofs [please see Figures 5.3.1, 5.3.4, 5.4.5, 5.4.6 and the inspirational character images attached hereto as Exhibit “B”] and

shall be alternated with mansard, hip or gable rooflines. Mansard roofs are typically used to provide some of the look of a hip roof when the roof would be too large for the practical application of a hipped or gable roof.

All mansard, hipped or gable roofs must have a minimum 4:12 pitch. Hipped or gable roofs shall not exceed a 12:12 pitch, and mansard roofs shall not exceed a 9:12 pitch. Multiple roof systems with matching roof slopes are permissible. Buildings with multiple sloped roofs shall be designed so that the upper slope(s) shall be greater than or equal to the lower slope(s). Porch roofs shall be a lower pitch than the main roof.

A minimum six (6) inch overhang is required for any sloped roof structure. Low slopes (“flat”) roof systems are permitted when screened by a mansard roof or parapet wall meeting these design standards. A standing seam metal roofing panel or metal shake roof is acceptable. Metal roof finishes shall have a Galvalume, Kynar 500 or equivalent finish. A 5-tab dimensional shingle roof or manufactured equivalent of a wood shake roof is acceptable. Unarticulated roof lines or Mediterranean-style tile roofs are not permissible.



Figure 4.i.1: Example of metal shake roof.



Figure 4.i.2: Example of 5-Tab shingle roof.



Figure 4.i.3: Example of 5-Tab shingle roof.



Figure 4.i.4: Example of Florida Vernacular Style “mansard” roof.



Figure 4.i.5: A variety of flat and pitched roofs are permitted.



Figure 4.i.6: Exterior and Trim colors shall be white, earth toned or light pastels.

Roof colors shall relate to or complement adjacent buildings within the Property. Roof colors shall be consistent with and reflective of the colors most representative of the Florida Vernacular architecture style. The Town Council may approve variations in roof color that are deemed consistent with the architectural style and/or the Town's rural character.

All roof mounted air-conditioning units, mechanical equipment, and the like shall be shielded, screened, and hidden so that they shall not be visible from a point six (6) feet above the ground from any abutting public street.

ii. Walls

- The predominant exterior color shall be pastel shades, beige, white, and earth tones.
- Materials that have the appearance of brick or coquina are acceptable. Semi-smooth stucco, applied stucco finish, board and batten, wood or vinyl siding, and stained hardwood panels are also considered acceptable finishes.
- Trim colors shall be white, earth toned or light pastels. ("Trim" shall be considered railings, door and window surrounds, soffits, shutters, gutters and downspouts, and other decorative elements).
- Structures clad with metal are permissible. Internal bracing must be certified to accept additional finishes or structures applied to the exterior metal panels. No external "X" bracing is to be visible on any facade (i.e. EIFS ready) unless exceptions are provided below. Finish panels must be able to accept a painted finish. All exterior wall finishes and colors must meet these Architectural Style Standards. All design requirements must be met for metal-clad structures as for any other new structure.
- The main exterior color shall be applied to all building sides meeting these Architectural Style Standards.
- Compliance with the requirements set forth in this subsection shall be demonstrated by submittal of building elevations, color renderings, and color and material samples at the time of site plan review.

iii. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described within Section 5.4; Roofs and Walls.



Figure 4.ii.1: Structures clad with metal are permissible so long as finishes/colors meet these Architectural Style Standards.

5. Porches: Porches/Colonnades, Railings and Trim

Porches/colonnades are required at main entrances with a minimum depth of sixty (60) inches, while the appropriate minimum width will be determined at the time of site plan application based on the final design of the proposed entrance(s). Porches/colonnades shall have wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood columns and railings. Other items such as spandrels and fretwork trim are also required as design elements for the porch structure. Vinyl, metal, and composite material elements are acceptable provided that these materials meet the design requirements outlined within this guideline. Colors for finishes shall be white, earth toned or shades of pastel. Exposed lookout beams shall also have suitable finishes compatible with the porch/colonnade and other building elements.

Railings and balustrades shall have the appearance of wood pickets or ornamental turned or sawn posts and be secured to vertical support columns made from suitable materials such as wood, metal or other

structural materials. The design and finish color of the railing shall be sympathetic to the overall design of the structure. All porch and balcony railings and balusters must meet all Florida building code requirements. Lattice as a railing element is not acceptable.

Any trim shall have the appearance of decorative wood elements, created from wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular material and shall be secured to the support beams and/or columns. Trim shall be constructed from wood, metal or other suitable materials. The design and finish color shall be sympathetic to the overall design of the structure. Decorative trim work shall be white, earth toned or light pastels in color that differs from the predominant exterior color of the structure.

Gingerbread trim and/or porch railings, columns or posts must be constructed of wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood construction.



Figure 5.1: Gingerbread trim and/or porch railings, columns or posts must be constructed of wood, aluminum or rustproof metals, composite materials, or other traditionally accepted Florida Vernacular materials to create the appearance of light framed wood construction



Figure 5.2: Florida Vernacular "Commercial" porch / colonnade.



Figure 6.iii.1: Variety of techniques of Florida Vernacular design and application for windows.

i. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described within Section 5.5; Porches.

6. Doors and Windows

i. Introduction and Applicability

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

ii. Materials

- (1) Storefront door and window frame colors shall be white or bronze and made from aluminum or other rustproof metal. Frameless glass doors and butt-jointed glazing are permitted.
- (2) Storefront windows shall not be tinted so as to obscure the display of merchandise to persons on the sidewalk.
- (3) Door hardware shall be white, bright brass (lacquered finish not recommended), brushed chrome, brushed aluminum, or stainless steel finish.
- (4) Shutters shall be made from a rot resistant wood (e.g., cedar, redwood and mahogany), composite, aluminum or other rustproof metal.

iii. Configuration & Techniques

- (1) Doors shall be full glass, panels, or glass and panels. Panels in rectangular doors shall be rectangular.
- (2) Panels shall be recessed or raised. A pair of French doors shall be no wider than 75% of their height. Flush doors are prohibited from building facades visible from a public street.

- (3) Garage doors shall be sectional overhead or panel overhead and made of aluminum or other rustproof metal. If an approved site plan authorizes overhead doors that face a public street, the doors should be finished with a color complimentary to the main building color.
- (4) Individual door, window and porch openings, when rectangular, shall be square or of vertical proportion not less than 1 to 1.5.
- (5) Window types shall be casement, awning, hopper, double-hung or triple-hung.
- (6) Buildings shall have adequate window openings on the front facade and other sides where the building is setback at least five feet from adjacent buildings. All air-conditioned spaces and rooms with an exterior wall shall have at least one window opening. Window openings shall be proportionally spaced.
- (7) Windows on the second floor and above shall vertically align with first floor windows.
- (8) Shutters, if used, shall be fixed open. Paired shutters shall be half the width of the sash they cover. A single shutter shall match the width of the sash it covers.
- (9) Three types of shutters are permitted: flat board shutters, paneled shutters (most common at the street level), and louvered shutters. Curved-top shutters may be either bow spring arched or full Roman arches according to the shape of the window and may be board, paneled or louvered.
- (10) Casing at doors and windows should be at least 3½". Head casing shall be equal to or wider than jamb casing and may have a drip cap and/or flashing.

i. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described here within Section 5.6; Doors and Windows..



Figure 7.1: Example of acceptable Florida Vernacular Signage.



Figure 7.2: Example of acceptable Florida Vernacular Signage.



Figure 7.3: Example of acceptable Florida Vernacular Signage.

7. Signage

All signage shall comply with the applicable Standards and requirements of Town ULDC Article 70, Sign Regulations. The design of signage shall complement the building architecture and site design. Background materials shall be white or shades of pastel. The frame shall match the exterior building color. Monolithic sign supports shall be similar in size, scale, mass and character of the exterior building elements.

- (1) Routed wood or composite signs are acceptable and should be similar to the building colors and materials.
- (2) The sign font shall be complimentary to the overall building design.
- (3) Gingerbread trim, metal ironwork and decorative finishes are acceptable design elements and are encouraged.
- (4) Lighting of signs shall be LED. Light boxes panels are not permitted unless with opaque surface except for routed or extruding copy. Neon, animated and strobe lighting are not acceptable. External lighting is preferred.
- (5) Landscaping is required around the base of all freestanding signs.
- (6) Handicap and safety/warning signs are exempt from these requirements.
- (7) Traffic and safety control-related signs are exempt from these requirements.

i. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described here within Section 5.7; Signage.

8. Fencing

Fencing shall comply with Section 051-040(O) of the Town ULDC, which states that fences and walls shall not exceed eight (8) feet in height unless specifically authorized on an approved site plan and states that the outside perimeter of fencing and walls visible from public rights-of-way shall be lined with a continuous hedge maintained at a height of at least the height of the fence and walls unless the Town Council waives the requirement upon finding that the fencing or wall is of architectural or decorative quality in keeping with the standards below.

Fences should provide closure by connecting with other fences, hedges, walls or buildings and by being equipped with gates wherever openings greater than 4' in width occur. Openings for driveways may include gates.

i. Materials and Fence Types

- (1) Fences shall be constructed of wood, composite materials, rustproof metals, or PVC. All fence posts are required to be set in concrete or gravel such that the concrete or gravel is buried and not visible after installation.
- (2) Wooden Picket consists of raw, sealed, stained or painted wood in either in pre-fabricated panels or site built. Pickets are vertical oriented and typically include decorative posts with under scalloped pickets.
- (3) Shadowboxes are privacy fences that are designed to allow for airflow. Shadowboxes alternate wood pickets to create openings that may or may not allow light to penetrate the pickets. The slats may be oriented vertically or horizontally.
- (4) Wooden Rail is a simple post and rail system that consists of milled or natural wood and has no pickets.
- (5) Wooden Panel is the most common fence and is typically fully opaque with butted or overlapped slats. The fence consists of three rails, posts and pickets. Pickets may be under or over scalloped but are typically flat.
- (6) Black Aluminum consists of 3 or more rails with evenly spaced pickets. The bottom pickets extend beyond the bottom rail and leave 1" or more of space from the ground place. The pickets may terminate into the top rail or come to a decorative point.
- (7) Chain link fencing shall be 8' maximum height. If visible from public rights-of-way, the outside perimeter shall be lined with a continuous hedge maintained at a height of the fence.
- (8) Masonry Knee Walls may consist of brick, block, split face block, precast masonry or poured in place. The knee wall is typically 2' to with a maximum of 4' in height. Columns may be 4' in height and no more than 2' wide.
- (9) Masonry & Masonry Combinations consist of masonry columns with a connecting masonry wall. Rear and side yard masonry walls may not exceed 8' in height. Front, rear and side yard masonry walls and columns are limited to 8' in height. Columns must be 2' wide or less. Masonry Combinations of metal and wood may be used to meet the maximum fence height.



Figure 8.i.1: Example of wooden rail fence.

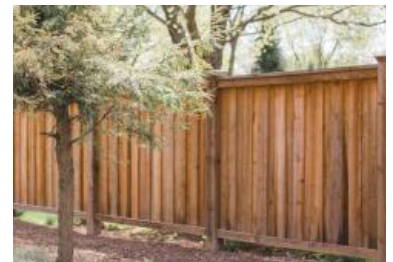


Figure 8.i.2: Example of wooden panel fence.

ii. Exceptions or Special Considerations

Chain link fence may be used forward of the building line so long as it is properly screened with a continuous hedge maintained at a height of the fence. There are no other exceptions or special considerations from what is described here within Section 5.8; Fencing.

9. Best Practices – Exterior Lighting

The Town recognizes the need for adequate lighting for safety, security, and informational purposes (signs). All outdoor lighting shall comply with Article 95 of the Town ULDC, Outdoor Lighting Standards. The lighting standards are intended to preserve the rural character of the Town.

The following practices shall be applicable to all new construction within the US 27 Business Center:

- (1) Parking lots shall be illuminated with sufficient lighting for security, and the lumens shall fall to zero (0) at the property line. Ambient outdoor lighting impacts shall be further mitigated by limiting the height of parking lot lighting fixtures to twenty-five (25) feet.
- (2) Exterior lighting shall be of glare-resistant lenses. Lighting should be recessed into a lighting case, cabinet or soffit wherever possible.
- (3) The use of MV (mercury vapor), HPS (high pressure sodium), LPS (low pressure sodium), or SOX (Sodium oxide) lighting is discouraged for parking lot and building illumination.
- (4) Neon and strip LCD lighting; prohibited for buildings or sign accents.
- (5) Strobing, UV (ultraviolet) or animated lights are prohibited.
- (6) Laser lighting or animation, and similar effects are prohibited.
- (7) Landscape lighting is permitted. All lights in this category should be shielded so as to not cause undue glare for adjacent vehicular or pedestrian traffic.
- (8) Light fixtures and cabinets shall complement building architecture.
- (9) Solar, QL (quartz light), white LED, and other energy efficient lighting systems are permitted.

ii. Exceptions or Special Considerations

There are no exceptions or special considerations from what is described here within Section 5.8; Exterior Lighting.

10. Inspirational Character Images and Conceptual Renderings

Please see the additional images and conceptual renderings attached hereto as Exhibit “B.” The additional images are included to portray existing applications of Florida Vernacular architecture to non-residential uses, and several examples serve to inspire future design within the Property.

The images are representative examples that, individually, highlight/exhibit components and aspects of the intent of the Architectural Style Standards. No one image is necessarily a holistic example of Traditional Florida vernacular architecture. These images are intended to provide supporting visuals to guide interpretation and application of Traditional Florida vernacular design styles, which were created for wood frame residential construction, to light industrial and commercial buildings and site uses.

The conceptual renderings are a baseline interpretation of application of these Architectural Style Standards to commercial, flex, and industrial buildings within the US 27 Business Center. The purpose of the conceptual renderings is to demonstrate application of Traditional Florida Vernacular architecture to the broad range of uses permitted within the ULDC Article 51 US Highway 27 Planned Business District regulations, while final architectural design will occur at the time of site plan review.

Section 6: Modification

These Architectural Style Standards may be modified pursuant to approval by the Town Council except that Town Administrator shall have jurisdiction to approve minor adjustments to the standards without reconsideration by the Town Council.

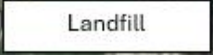
Section 7: References

The Florida Vernacular is a style of architecture native to the region that is more commonly displayed on a variety of residential buildings. These Architectural Style Standards are a creative application of traditional Florida Vernacular design principles to light industrial and commercial development along the US 27 corridor and represent a commitment to the aesthetics of this architectural style while allowing for functionality of larger scale industrial and commercial developments situated along this major transportation corridor.

These Architectural Style Standards were carefully curated to align with the goals of the Town, utilizing existing examples and references from other agencies and municipalities throughout Florida.

1. The City of Palm Bay
The Florida Vernacular Style Guide; January 2021
2. Englewood Community Redevelopment Area
Architectural Design Guidelines; July 2003
3. Sarasota County
Architectural and Design Standards; July 2025
4. Lauderdale-By-The-Sea
Architectural Design Standards; 2015
5. City of Groveland
Community Development Code, Florida Vernacular Requirements, February 2024
6. City of Fernandina Beach
Reconnaissance - Level Architectural Survey (Part II, Chapter 2), June 2011
7. City of Delray Beach
Central Business District - Architectural Design Guidelines, December 2015
8. Jensen Beach
Architectural Standards
9. Martin County
Community Redevelopment Code - Design Standards, January 2026

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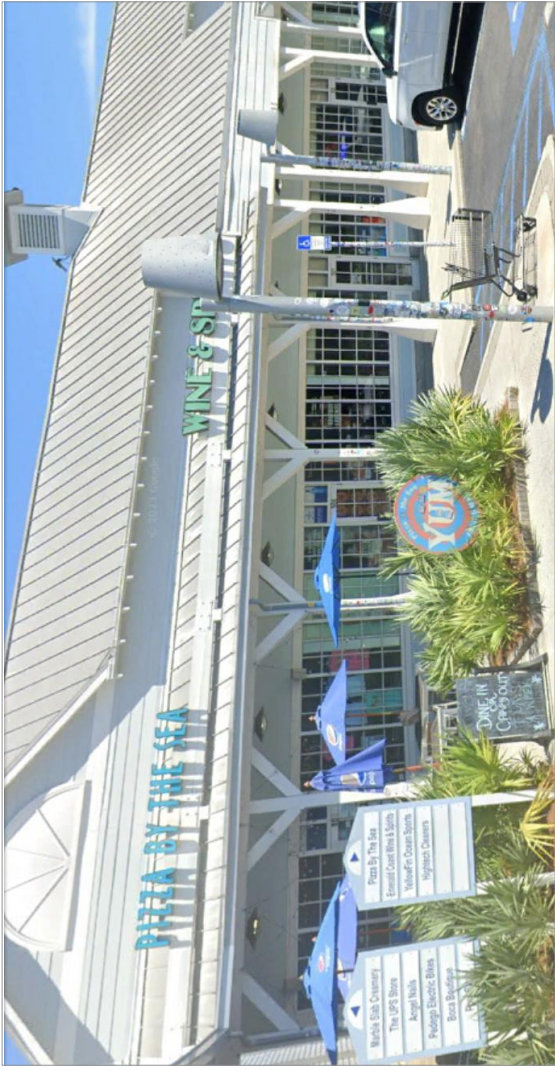
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US-27 BUSINESS CENTER

DESIGN EXHIBITS

PREPARED FOR BERGERON FAMILY OF COMPANIES | **AUGUST 2025**





Inspirational Character Images

US-27 Business Center

Southwest Ranches, Florida

















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A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH:

OF COMMENCING AT THE SOUTH-EAST CORNER OF SAID SECTION 3; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH 00°12'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK," AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FOR 585.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060+2516, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°28'43" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERNLY ALONG THE ARC OF SAID CURVE TO A POINT LOCATED 15.00 FEET WEST OF THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHWEST CORNER OF TANGENCY LINE; 2) NORTH 00°50'31" WEST 15.00 FEET; 3) NORTH 44°46'52" EAST 71.46 FEET TO THE SOUTHWEST CORNER OF TANGENCY LINE; 4) NORTHEAST ALONG SAID RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING TO A RADIUS OF 1989.86 FEET, A CENTRAL ANGLE OF 122°21'33", FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH 00°12'20" EAST ALONG SAID WEST BOUNDARY LINE 305.73 FEET TO THE POINT OF BEGINNING.

PARCEL 3
A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 IS A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 5,
PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF
SECTION 34, TOWNSHIP 30 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT
BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

PARCEL 6, PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430.932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.

VICINITY MAP
NOT TO SCALE

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A
2. FLORENCE LICENSED SURVEYOR AND MAPPER.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY
4. FLOOD ZONE: AH/A; BASE FLOOD ELEVATION: 5 FEET/6 FEET/NONE. PANEL #201C0520H;
5. COMMUNITY #120691. MAP DATE: 8/18/14.
6. THIS SITE LIES IN SECTIONS 27 AND 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, BROWARD
7. COUNTY, FLORIDA.
8. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH
9. OF PARCEL "A", BEING N89°42'48"W.
10. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF
11. UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS
INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY
COMPANIES FOR FIELD VERIFICATION.
THIS SURVEY WAS PREPARED BY: CARMAN PROCTOR & CROSS,
THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY
IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS
SURVEY IS ±0.1'.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
UNLESS PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
ALL DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS
OTHERWISE NOTED.
THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE
LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, **Digitally signed by John F.**

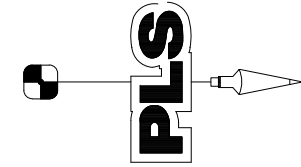
John F Police Police Date: 2023.09.15 11:07:51 04/100/

☐ JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
☐ STATE OF FLORIDA

SHEET 1 OF 5

5			
4			
3			
2			
1			
NO.		REVISIONS	BY

BOUNDARY AND TOPOGRAPHIC SURVEY



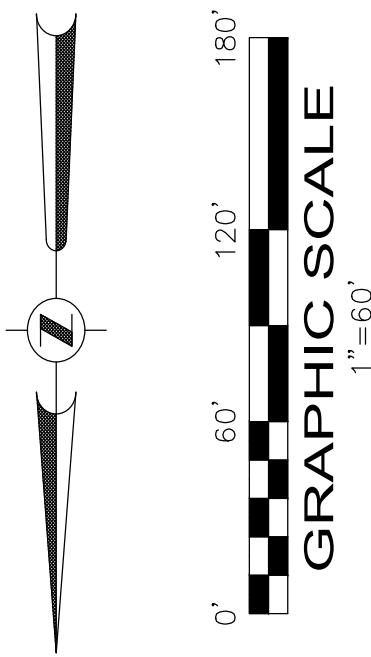
POLICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@policeandsurveyors.com
WEBSITE: www.policeandsurveyors.com
CERTIFICATE OF AUTHORIZATION: LB#3870

DRAWN BY: L.H.
CHECKED BY: J.F.P.



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- GRAVEL ROAD
- ELEVATION
- OVERHEAD WIRES
- CENTERLINE
- RADIUS
- CENTRAL ANGLE
- ARC LENGTH
- F.D.O.T.
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL
- FLORIDA POWER & LIGHT COMPANY
- LB
- LICENSED BUSINESS
- M.D.C.R.
- MIAMI-DADE COUNTY RECORDS
- O.R.B.
- OFFICIAL RECORDS BOOK
- PERMANENT REFERENCE MONUMENT
- (4" X 4" BRASS DISK IN CONCRETE MONUMENT)
- TRVERSE POINT (FOR FIELD INFORMATION ONLY)



SHEET 2 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

BERGERON US 27
GRIFFIN ROAD & US HIGHWAY NO. 27
SOUTH NEW RIVER CANAL SUBDIVISION
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

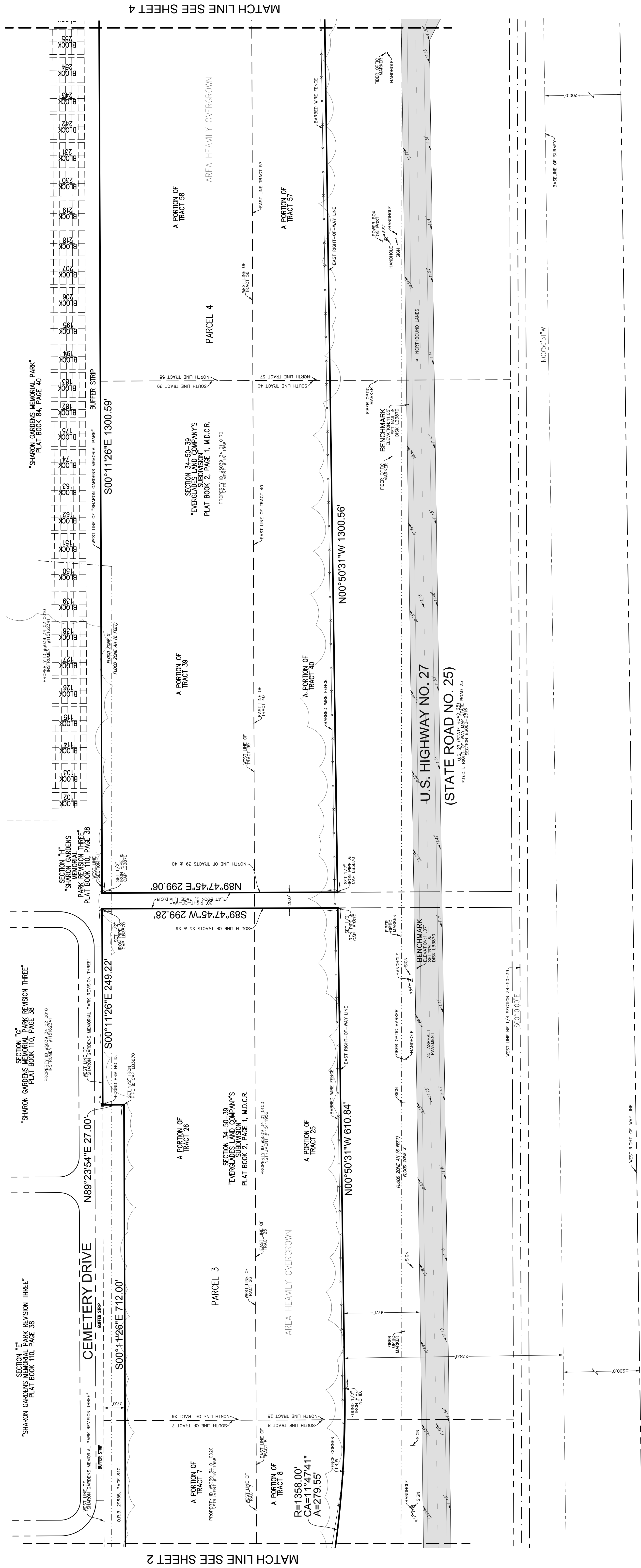
BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3570

DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 60'
SURVEY DATE: 10/07/22

CLIENT: CARNAHAN PROCTOR & CROSS
ORDER NO.: 70470



LEGEND

- | | |
|---|--|
|  | CONCRETE |
|  | ASPHALT PAVEMENT |
|  | GRAVEL ROAD |
|  | ELEVATION |
|  | OVERHEAD WIRES |
|  | CENTERLINE |
|  | RADIUS |
|  | R= |
|  | CA= |
|  | A= |
|  | F.D.O.T. |
|  | FLORIDA DEPARTMENT OF TRANSPORTATION
FLORIDA POWER & LIGHT COMPANY |
|  | LICENSED BUSINESS |
|  | MIAMI-DADE COUNTY RECORDS |
|  | OFFICIAL RECORDS BOOK |
|  | PERMANENT REFERENCE MONUMENT |
|  | (4" x 4" BRASS DISK IN CONCRETE MONUMENT)
TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |

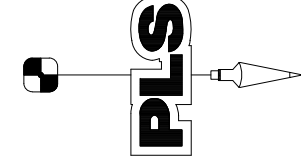
SHEET 3 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

BERGERON US 27

GRIFFIN ROAD & US 27
 SOUTHWEST RANCHES, FLORIDA 33332
 (TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

EPHONE: (954) 572-1777

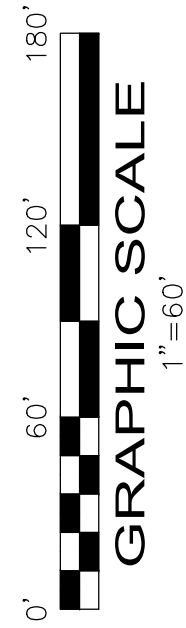
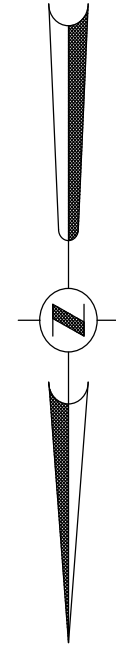
FAX: (954) 572-1778
E-MAIL: surveys@policeandsurveyors.com

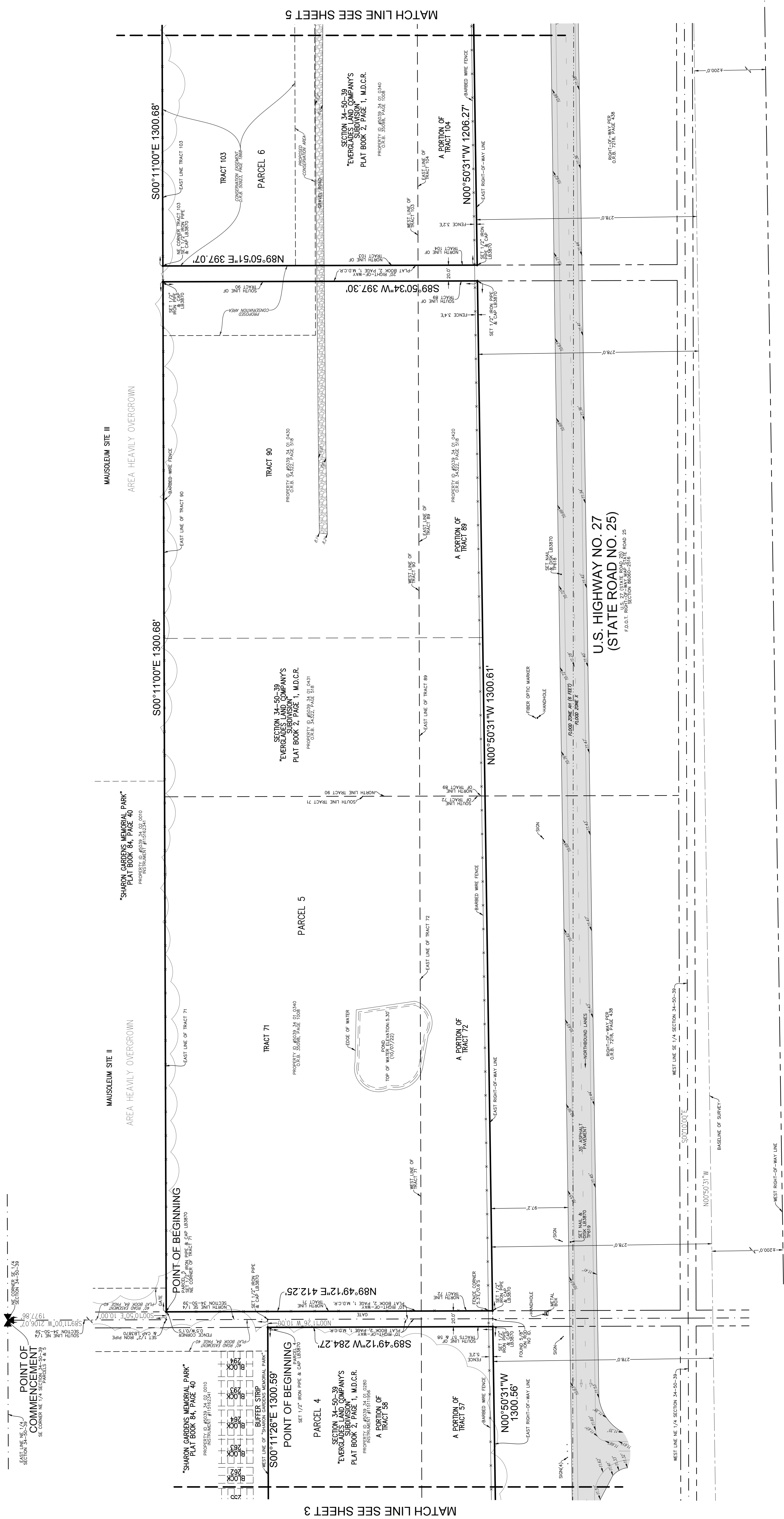
WEBSITE: www.pulicelandsurveyors.com

DRAWN BY: L.H.

SCALE: 1" = 60'

SURVEY DATE: 10/07/22





LEGEND

- | | |
|---|--|
|  | CONCRETE |
|  | ASPHALT PAVEMENT |
|  | GRAVEL ROAD |
|  | ELEVATION |
|  | OVERHEAD WIRES |
|  | CENTERLINE |
|  | RADIUS |
|  | CENTRAL ANGLE |
|  | ARC LENGTH |
|  | FLORIDA DEPARTMENT OF TRANSPORTATION |
|  | FLORIDA POWER & LIGHT COMPANY |
|  | LICENSED BUSINESS |
|  | MIAMI-DADE COUNTY RECORDS |
|  | OFFICIAL RECORDS BOOK |
|  | PERMANENT REFERENCE MONUMENT |
|  | (4" x 4" BRASS DISK IN CONCRETE MONUMENT)
TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |

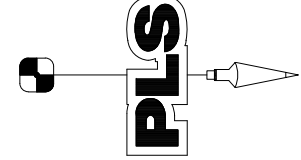
SHEET 4 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

BERGERON US 27

CR 1111 ROAD & CO. 27
SOUTHWEST RANCHES, FLORIDA 33332
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777
FAX: (954) 572-1778

E-MAIL: surveys@policelandsurveyors.com

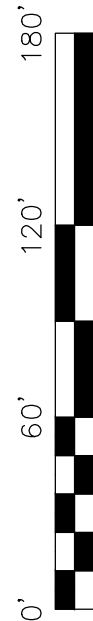
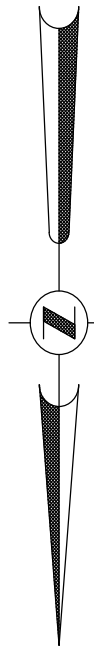
WEBSITE: www.pulicelandsurveyors.com

SCALE: 1" = 60'

CHECKED BY: J.F.P.

SURVEY DATE: 10/07

ORDER NO.: 70470



GRAPHIC SCALE

1"=60'

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US 27 Business Center
Rezoning, Master Development Plan and Design Guidelines
Statement of Use and Justification
Revised: September 21, 2023

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC (collectively referred to hereinafter as the “Applicant”) are the owners of the +/- 58.7 gross acre property generally located along the east side of United States Highway 27 (“US 27”) between Stirling Road to the south and the South New River (C-11) Canal to the north (“Property”) in the Town of Southwest Ranches (“Town”) within Broward County (“County”), Florida. The Property consists of twelve (12) parcels identified by the following folio numbers pursuant to the County Property Appraiser’s website: 5039-27-02-0160; 5039-27-02-0210; 5039-27-02-0220; 5039-34-01-0020; 5039-34-01-0100; 5039-34-01-0170; 5039-34-01-0280; 5039-34-01-0340; 5039-34-01-0431; 5039-34-01-0430; 5039-34-01-0420; and 5039-34-01-0570. The Property is technically designated Agricultural on both the Town’s and County’s Future Land Use (“FLU”) Maps and is within the A-1 Agricultural Estate (“A-1”) zoning district, though it is located within a specific corridor the Town Council has more recently identified as US Highway 27 Planned Business District through adoption of associated comprehensive plan and zoning measures discussed below. The Property is a portion of the Everglades Land Company Subdivision as recorded in Plat Book 2, Page 1 of the Public Records of Miami-Dade County. The Property is currently vacant and underutilized as agricultural cattle grazing. Adjacent land uses are summarized in the table below.

Adjacent Land Uses	
North	• South New River (C-11) Canal • Seminole Travel Center/Truck Stop (North of the Canal) ○ FLU: Commercial (City of Weston); Commerce (County) ○ Zoning: C-1, Commercial (City of Weston) • South Florida Water Management District (North of the Canal) ○ FLU: Agricultural (City of Weston); Agriculture (County) ○ Zoning: AE, Agricultural Estates (City of Weston)
South	• Stirling Road • Broward County Landfill (South of Stirling Road) ○ FLU: Community (County) ○ Zoning: A-6, Agricultural-Disposal (County)
East	• Menorah Gardens & Funeral Chapel ○ FLU: Community Facilities (Town); Community (County) ○ Zoning: CF, Community Facility District (Town)
West	• US 27 Highway • South Florida Water Management District ○ FLU: Conservation (Town); Agriculture (County) ○ Zoning: A-1, Agricultural Estate District (Town)

US Highway 27 Business Land Use and Zoning Categories

On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Comprehensive Plan (“Plan”) to establish a new land use designation entitled “US Highway 27 Business.” In adopting Ordinance No. 2017-02, the Town Council agreed with the Town Comprehensive Plan Advisory Board (“CPAB”) that the US 27 corridor is “unsuitable or marginal for rural residential use” and is more suitable for light industrial and business development that would diversify the Town’s tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would “form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation” as well as “evaluating companion petitions for rezoning and site plan” while also protecting the Town’s rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, along with regulations added to the Town Unified Land Development Code (“ULDC”) to create the necessary associated zoning classification entitled “US Highway 27 Planned Business District” and district regulations to implement the US Highway 27 Business Future Land Use category. The Town’s Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021.

US 27 Business Center

Because the Property is located entirely within the US Highway 27 Planned Business District, the Applicant is submitting companion applications to effectuate the Town’s land use policy for its commercial / industrial development. Specifically, the Applicant proposes a planned development, the US 27 Business Center, consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of industrial uses (“Project”). The companion

applications include: (1) a land use plan amendment (“LUPA”) to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete from the US Highway 27 Business Future Land Use Element (“FLUE”) Policy and Performance Standards unsustainable language that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of immediately adjacent systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (2) an aligning rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (3) an associated application to plat the Property; and (4) a development agreement to provide assurances that the development of the Property will be permitted in accordance with the regulations for the US Highway 27 Business land use designation and the US Highway 27 Planned Business District zoning as well as the US 27 Business Center Design Guidelines, the Property’s Master Development Plan, and any amendments thereafter regarding same.

This Statement of Use and Justification demonstrates that the rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, the master development plan, and the US 27 Design Guidelines comply with all applicable provisions of the Town Plan and the ULDC.

Rezoning from A-1 Agricultural Estate to US Highway 27 Planned Business District with Text Amendment

As noted above, the Applicant is respectfully requesting a rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure (“Rezoning”). The Applicant will demonstrate that the Rezoning meets the ULDC Section 130-30 considerations for zoning map amendments below.

(A) That the request does not meet any one (1) of the following criteria whereby the request would be considered contract or spot zoning:

(1) The proposed rezoning would give privileges not generally extended to similarly situated property in the area.

The proposed Rezoning does not give privileges not generally extended to similarly situated property in the area. ULDC Section 51-10 provides that the US Highway 27 Planned Business District proposed for the Property pursuant to the Rezoning may be applied to property designated US Highway 27 Business on the Future Land Use Map. FLUE Policy 1.8-a of the Plan states that: *parcels west of US Highway 27 and parcels fronting the east side of US 27 that are buffered from Rural Ranch land use designations by an intervening Open Space or Community Facilities land use designation are eligible for the US Highway 27 Business designation, including parcels that also front Griffin Road or Stirling Road.* As such, the Property is not the only property that may apply for rezoning to the US Highway 27 Planned Business District.

The Applicant is also requesting a simple clarification to the text of ULDC Section 051-040(L) to require connection to municipal water and sewer systems prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure. This request simply clarifies that municipal water and sewer systems be in place for a building that actually requires such services rather than for a roofed structure not requiring utilities.

For the foregoing reasons, the Rezoning does not give privileges not generally extended to similarly situated property in the area.

(2) The proposal is not in the public's best interest and it only benefits the property owner.

The proposed Rezoning is in the public's best interest and does not only benefit the property owners. As noted herein, the Town found that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base and provide an employment center while protecting the rural character and lifestyle that Town residents enjoy. The Applicant is simply seeking the Rezoning to implement the Town's vision for the US 27 corridor and to provide the Town with an attractive development opportunity that will transform vacant property into a substantial revenue producing development while remaining true and consistent with the Town's goals. The requested Rezoning is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

(3) The proposed zoning request violates the town's comprehensive plan.

As noted herein, the Applicant is also requesting the LUPA to amend the Property's land use designation from Agricultural to US Highway 27 Business. The proposed US Highway 27 Planned Business District is consistent and compatible with the proposed US Highway 27 Business land use designation.

(4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts.

As noted herein, the US Highway 27 Planned Business District may be applied to the entire US 27 corridor within the Town. Town Plan Policies for the US Highway 27 Business land use category and the ULDC regulations applicable to the US Highway 27 Planned Business District have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses. As such, the proposed Rezoning will not result in an isolated district unrelated to adjacent or nearby districts.

(B) The request shall be consistent with one (1) or more of the following four (4) criteria:

(1) That there exists an error or ambiguity which must be corrected.

Not applicable.

(2) That there exists changed or changing conditions which make approval of the request appropriate.

At the direction of the Town Council, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use category, which may be applied to the Property. The Town's findings regarding the appropriate uses of the Property and the subsequent adoption of Plan and ULDC amendments allowing for planned business development upon the Property are changed conditions that make approval of the Rezoning request appropriate.

(3) That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

As noted above, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use

category, which is applicable to the Property. In making the finding that the US 27 corridor is unsuitable for development with rural residential use as permitted under the Property's current A-1 Agricultural Estate zoning, the Town found that there are substantial reasons why the Property cannot be used in accordance with the existing zoning. With the Rezoning request, the Applicant is seeking to implement the Town's vision for the US 27 corridor.

- (4) That the request would advance a public purpose, including, but not limited to, protecting, conserving, or preserving environmentally critical areas and natural resources.*

The Rezoning request advances public purposes. As noted herein, the Town found that the US 27 corridor is most suitable for business uses that would diversify the Town's tax base while protecting the rural character and lifestyle that Town residents enjoy. The Applicant is simply seeking the Rezoning to implement the Town's vision for the US 27 corridor and to provide the Town with an attractive development opportunity that will transform vacant property into a substantial revenue producing development and employment center while remaining true and consistent with the Town's goals. The requested Rezoning is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

- (C) When determining if at least one (1) of the four (4) criteria delineated in subsection (B) has been satisfied, the reviewing agency shall consider the following:

- (1) That the request is compatible with surrounding zoning districts and land uses. A proposed zoning district that has a greater maximum permitted density than any contiguous residential zoning district is not deemed compatible and shall not be approved.*

The requested Rezoning is compatible with surrounding zoning districts and land uses. The Property is bounded by Stirling Road on the south, US 27 on the west, the South New River (C-11) Canal to the north, and the Menorah Gardens & Funeral Chapel property on the east. As such, the Property is substantially separated from properties to the south, west, and north by these major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Amendment Site and rural residential uses further east as the Menorah property has an average width of nearly 700 feet. Furthermore, Town Plan Policies for the US Highway 27 Business land use category and the ULDC regulations applicable to the US Highway 27 Planned Business District have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses. Finally, the Property is not adjacent to any residentially zoned properties.

- (2) That the request is consistent with or furthers the goals, objectives, policies, and the intent of the town's comprehensive plan and the town's future land use map.*

The Rezoning is consistent with and furthers the goals, objectives, policies and intent of the Town's Comprehensive plan and the Town's Future Land Use Map. Please refer to the LUPA Statement of Use and Justification.

- (3) That the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets.*

The Applicant has demonstrated herein and in the supporting documents that the Rezoning will not create an adverse impact upon public facilities such as schools and streets.

As such, the proposed Rezoning meets all three (3) criteria in ULDC Section 130-30(C).

(D) The reviewing agency shall also consider:

- (1) The recommendation of staff.*
- (2) The testimony of any applicants, their agents or representatives.*
- (3) The facts and opinions presented to the reviewing agency during public hearings.*

Master Development Plan: ULDC Section 51-50(C)

ULDC Section 51-50(C) requires a master development plan to be submitted in conjunction with the Rezoning and include the following information:

(1) Tier I information requirements, applicable to the entire master plan:

- (a) Dimensioned boundaries and legal description for the property to be rezoned, and dimensions of abutting rights-of-way.*

Please refer to the Master Development Plan included herein.

- (b) A master circulation and access plan showing the location and width of public and private streets and their rights-of-way, and the location of access points to the external and internal thoroughfare network.*

Please refer to the Master Development Plan included herein.

- (c) A master utilities plan, including conceptual stormwater drainage.*

Please refer to the Master Development Plan included herein.

- (d) *Architectural style standards for all buildings. The applicant shall be responsible for cost-recovery pertaining to the town's use of an architectural consultant to review the architectural standards and advise the town council.*

Please refer to the US 27 Business Center Design Guidelines included herein.

- (e) *Thematic landscape treatment of US 27 frontage, including a street tree and understory planting program. Specific development sites within the master plan may provide additional landscaping and buffering to compliment the US 27 edge treatment.*

Please refer to the US 27 Business Center Design Guidelines included herein.

- (f) *Typical buffer treatment along parcel lines that abut other zoning districts.*

Please refer to the US 27 Center Design Guidelines and the Master Development Plan included herein.

- (g) *Delineation and area of lots and parcels if the master development will be subdivided.*

The Master Development Plan consists of two parcels: one north of Griffin Road and one south of Griffin Road. No further subdivision is planned at this time. Please refer to the Master Development Plan and the Plat included herein.

- (h) *An analysis of the adequacy of police, fire, municipal water and municipal sewer facilities for serving the master plan area.*

Police services are provided to the master plan area pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Police Services recorded in Official Records Book 50374, Page 1520 of the Public Records of Broward County. Fire services are provided to the master plan area pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Delivery of Emergency Medical, Fire Protection, and Fire Prevention Services recorded in Official Records Book 50374, Page 1550 of the Public Records of Broward County. The Applicant contacted the Town of Davie Police and Fire Rescue Departments regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of police and fire services to the master plan area. The Applicant will continue to work with the Town of Davie Police and Fire Rescue Departments as development plans progress for the Property.

The City of Pembroke Pines has the availability and capacity to provide water and sewer services to the Property. Please see the City of Pembroke Pines Water and Sewer Availability letter dated April 11, 2023, attached hereto as Exhibit "A."

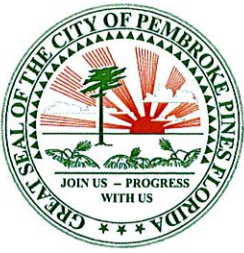
Conclusion

In its current condition as a vacant, privately owned property having no significant environmental features that would require protection, the Property provides minimal community value. The proposed Rezoning would provide employment opportunities during the construction phases and a long-term tax revenue stream to the Town. For these reasons, the Property would be better utilized as an industrial/commercial development and employment center. As discussed in detail above, the Plan and ULDC provisions applicable to the US Highway 27 Business Future Land Use category and the US Highway 27 Planned Business District result in a comprehensive set of polices, use restrictions, and zoning regulations that were carefully crafted to protect the Town's rural character and lifestyle, while enhancing the tax base. The Rezoning is consistent and compatible with existing and proposed uses in the area; and the Property is substantially separated from properties to the south, west and north by three (3) major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Property and rural residential uses further east. The Applicant is respectfully requesting Town Council approval of the rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, the master development plan, and the US 27 Business Center Design Guidelines.

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Exhibit “A”

City of Pembroke Pines Water and Sewer Availability Letter



PEMBROKE PINES
CITY COMMISSION

Frank C. Ortis
MAYOR
954-450-1020
fortis@ppines.com

Iris A. Siple
VICE MAYOR
DISTRICT 3
954-450-1030
isiple@ppines.com

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acastillo@ppines.com

Thomas Good, Jr.
COMMISSIONER
DISTRICT 1
954-450-1030
tgood@ppines.com

Charles F. Dodge
CITY MANAGER
954-450-1040
cdodge@ppines.com

April 11, 2023

Ron Bergeron
19612 SW 69th Place
Pembroke Pines, FL 33332

RE: Request for Letter of Service Availability for Bergeron US-27 Business Center located in the Town of Southwest Ranches, FL.

Dear Mr. Bergeron:

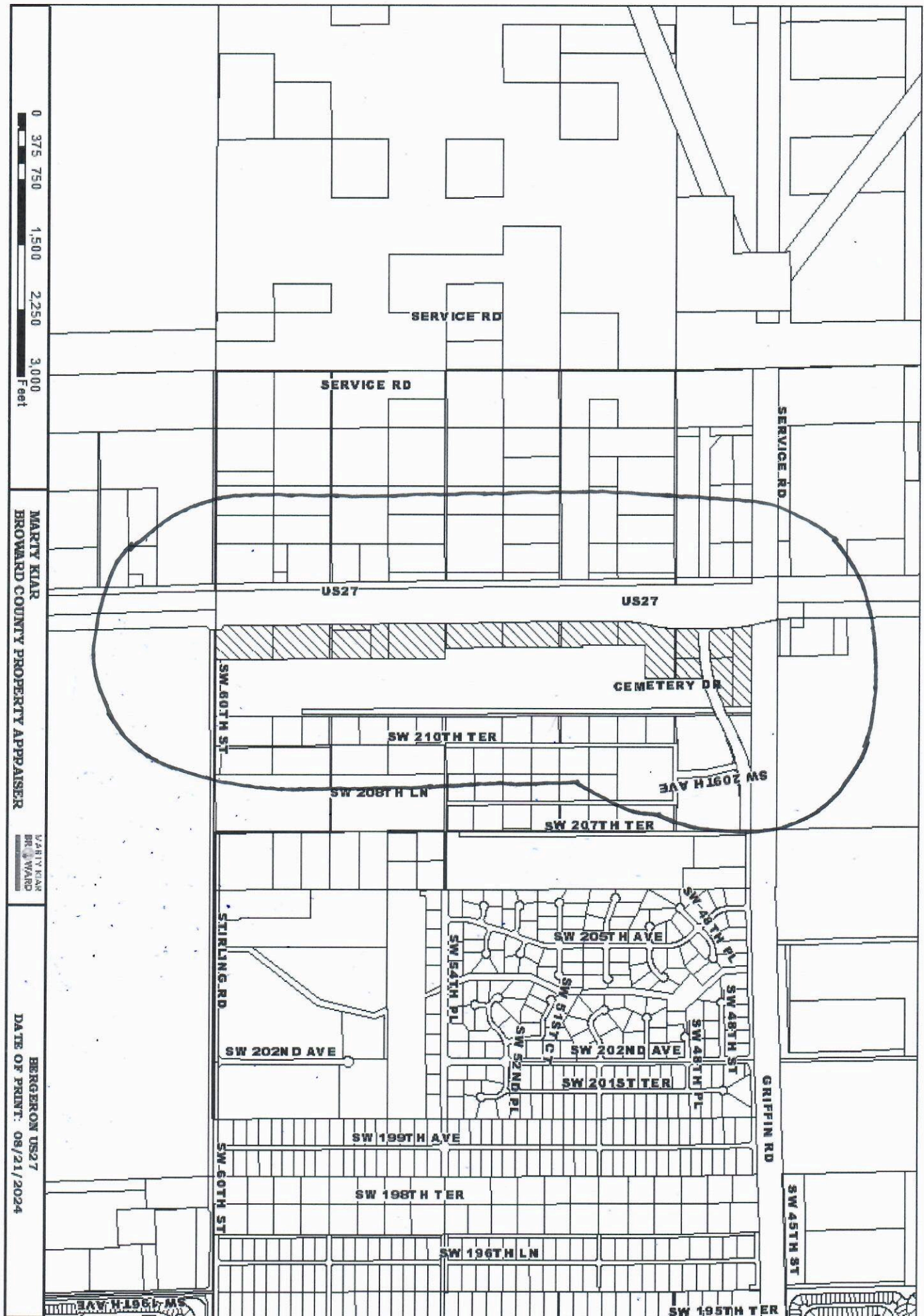
The City of Pembroke Pines has the capacity and capability of providing water and wastewater services to the Bergeron US-27 Business Center located east of US 27 between Stirling Road and the C-11 canal within the Town of Southwest Ranches.

Providing utility services to this site is subject to the Town of Southwest Ranches providing a letter of approval to the City of Pembroke Pines to serve this parcel. Upon receipt of the Town's approval, the Pembroke Pines Commission will consider this request.

Sincerely,


Charles F. Dodge
City Manager

CFD/md



FOLIO_NUMB	NAME	ADDRESS_LI
503925020130	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503926000015	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503926010150	AMKBJ PARTNERS LTD	7457 PARK LANE
503927010030	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927010090	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503927010260	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503927020041	DANIEL TRAVEL CENTERS INC	PO BOX 279007
503927020042	DANIEL TRAVEL CENTERS INC	PO BOX 279007
503927020050	SOUTH FLORIDA WATER MANAGEMENTDISTRICT DDCTD BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP
503927020060	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020071	DANIEL TRAVEL CENTERS INC	PO BOX 279007
503927020072	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD

503927020150	DANIEL TRAVEL CENTERS INC	PO BOX 279007
503927020151	DANIEL TRAVEL CENTERS INC	PO BOX 279007
503927020160	BERGERON US 27 LLC	19612 SW 69 PL
503927020170	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020171	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020172	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020173	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020190	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503927020210	BERGERON US 27 LLC	19612 SW 69 PL
503927020220	BERGERON US 27 LLC	19612 SW 69 PL
503927020230	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD

503927020231	D & G PALMS LLC	14501 W SUNRISE BLVD
503927020232	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503927020250	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503927020260	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503927030010	IGLESIA CRISTIANA SENALES DE VIDA INC	20850 GRIFFIN RD
503927030020	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503927040010	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503927040020	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010012	MODERN NATURE LLC	5001 SW 210 TER
503934010013	210 TERR LLC	13200 SW 28 CT
503934010014	IGLESIA C SENALES DE VIDA INC D/B/A SEGADORES DE VIDA	20850 GRIFFIN RD
503934010020	BERGERON US 27 LLC	19612 SW 69 PL
503934010021	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503934010030	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680
503934010040	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680

503934010050	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010060	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010070	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010080	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010090	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010100	BERGERON US 27 LLC	19612 SW 69 PL
503934010130	WARREN,AUDREY L	5131 SW 210 TER
503934010141	WEEKLEY BROS LEASING LTD	20701 STIRLING ROAD
503934010150	YABRA LLC	17544 NW 91 AVE
503934010160	DONKOR,CHARANDONKOR,SHANI	5215 SW 210 TER
503934010161	KHAN'S NURSERY INC	5425 SW 210 TER
503934010170	BERGERON US 27 LLC	19612 SW 69 PL
503934010180	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010190	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010200	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010201	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010250	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010260	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010270	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010280	BERGERON US 27 LLC	19612 SW 69 PL
503934010290	JUST PERFECT LANDSCAPING INC	5345 SW 210 TER
503934010300	CASTANEDA,GABRIEL	5320 SW 210 TER

503934010301	M & J INVESTMENT OF MIAMI INC	10601 NW 123 STREET ROAD
503934010310	ORAMAS,PEDRO	5385 SW 208 LN
503934010312	GUERRA,OSWALDO ALBERTO H/ELOAYZA,ADDYS ELOISA	5305 SW 208 LANE
503934010313	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503934010330	CITY OF PEMBROKE PINES	601 CITY CENTER WAY
503934010340	BERGERON US 27 LLC	19612 SW 69 PL
503934010350	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010360	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010370	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010390	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010400	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010410	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010420	BERGERON SW RANCHES US 27 LLC	19612 SW 69 PL
503934010430	BERGERON SW RANCHES US 27 LLC	19612 SW 69 PL
503934010431	BERGERON SW RANCHES US 27 LLC	19612 SW 69 PL
503934010460	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010470	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010480	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010490	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010500	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010540	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010541	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010550	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
503934010570	BERGERON US 27 LLC	19612 SW 69 PL
503934010571	LAWLER,PETER JAMES LEO	20950 SW 54 PL
503934010572	EMMAUS PROPERTY HOLDINGS LLC	4700 SW 186 AVE

503934010580	KHAN,HABEEB & MOONIAHKHAN FAM TR	5425 SW 210 TER
503934010590	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
503934010610	HERDE,ROGER M & LAURA AHERDE FAM REV LIV TR	5701 SW 210 TER
503934010611	SUN,RONGJIE	5601 SW 210 TER
503934010630	MARTINEZ,RONALD & ALEXANDRA	5803 SW 210 TER
503934010631	EDJAC LLC	15200 TATENSHALL TRL
503934010640	21051 STIRLING PROPERTY LLC	21051 STIRLING RD
503934010660	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
503934020010	SCI FUNERAL SERVICES OF FL LLC	1929 ALLEN PKWY
503934050010	CAMACHO,ISRAEL SR	20521 SW 54 PL
503934060010	TOMIS INVESTMENT LLC	3625 PEMBROKE RD STE C16
503934070010	CID,RIGOBERTO & AMPARO	19910 NW 8 ST
503934090011	GANDICA,GONZALO & NIURKADDCTD PBLC LAND %SOUTHWEST RNCHS	13400 GRIFFIN RD
503934100010	CID,RIGOBERTO & AMPARO	5130 SW 210 TER
503934110010	CID,RIGOBERTO & AMPARO	5130 SW 210 TER
503934110011	CID,RIGOBERTO & AMPARO / DDCTDPUBLIC LAND %SOUTHWEST RANCHES	13400 GRIFFIN RD
503934120010	AMSA BR MANAGEMENT LLC	601 SW 104 TER #208
503934130010	RARE FRUIT & VEGETABLE COUNCIL	5105 SW 208 LN
503934140010	SW 210 PROPERTY LLC	8740 NW 99 ST
503934150010	CORREAL,ANTONIO JR,LUZ D	1397 NW 92 TER
503934150020	ABRAMS LAND HOLDINGS LLC	3500 PARK CENTRAL BLVD
503935130020	PUBLIC LAND% CITY OF PEMBROKE PINES	601 CITY CENTER WAY
513903010020	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
513903010030	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680

513903010031	DC 27 LLC	5846 S FLAMINGO RD PMB 286
513903010032	DCF 27 LLC	5846 S FLAMINGO RD PMB 286
513903010033	DCF 27 LLC	5846 S FLAMINGO RD PMB 286
513903010040	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680
513903010150	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
513903010200	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
513903010220	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
513903010230	PUBLIC LAND% TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
513903010280	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
513903030010	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	1 N UNIVERSITY DR MAILBOX #102/
513903030020	PUBLIC LAND % BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	1 N UNIVERSITY DR MAILBOX #102/

CITY	STATE	ZIP	ZIP4	LEGAL
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/21-63 D 25-50-39 & 26-50-39 ALL THE PROPERTY KNOWN AS SOUTH NEW RIVER CANAL LYING WITHIN SAID SEC 25 & 26
WEST PALM BEACH	FL	33416	4680	26-50-39 W 1/2 OF ALL THAT PT OF W 1/2 OF SEC 26-50-39 LYING N OF N R/W/LOF SOUTH NEW RIVER CANAL (C-11),
LAKE WORTH	FL	33449	6702	EVERGLADES LAND CO SUB S1/226-50-39 2-1 D PORTIONS OF TRS 56 & 57 DESC ASN 603.83 LESS E 239.93 LESS W 60 THEREFROM LYING S OF SLY R/W/LOF GRIFFIN RD
WEST PALM BEACH	FL	33416	4680	FLA FRUIT LANDS CO SUB NO 1 N1/227-50-39 2-17 DALL THAT PT OF SEC 27 LYING E OF E R/W/L OF STATE RD 25 PER FDOT SEC 86060-2515 & LYING N OF NR/W/L OF SOUTH NEW RIVER CANAL (C-11), & LESS POR DESC IN OR40817/1550
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB NO 2-1 D PARCEL NO. 102 AS DESC IN OR7276/248 & AS SHOWN IN FDOT R/W MAP SECTION 86060-2515, LESS PT DESC IN INSTR# 117843650
FORT LAUDERDALE	FL	33309	3421	FLA FRUIT LANDS CO SUB NO 12-17 D 27-50-39 PORTION OF RIGHT OF WAY FOR US HWY 27 LYING WITHIN SAID SEC 27 AS PER R/W MAP 3-16, LESS THAT PART LYING WITHIN TOWN OF SOUTHWEST RANCHES
HOLLYWOOD	FL	33027		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT OF TR 45 DESC AS BEG SE COR TR 45, WLY 328.88, N 150.03, WLY 100.35, N 350.02, E 426.23, SLY 500.09 TO POB
HOLLYWOOD	FL	33027		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 45 LYING ELY OF E R/W/L OF US HWY 27 LESS & EXCEPTING THEREFROM THE S 500
FORT LAUDERDALE	FL	33301	1801	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 37 LESS ST RD R/W AKA: PARCEL 101-029
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACTS 38,39,42,43,44 LESS ST RD R/W
HOLLYWOOD	FL	33027		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 45 S 150 OF E 116.12 M/L OF W 330, LESS PT INC IN PAR 105 OF CA 77-10709
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT OF TR 52 LYING N OF N R/W/LS NEW RIVER CANAL & PT S 150 OF W 330 OF TR 45, WHICH PT LIES WOF LINE DESC AS FOL, COMM AT S1/4 COR SEC 27, W 62.63, N 582.36, E 378 TO P/C & POB OF DESC D/L, NLY ARC DIST 296.85, NW 200, NLY ARCDIST 279.55, N 200 TO END OF LINE W 278, N 3722.32, E 15.25 TO N1/4 COR OF SEC 27, LESS EXISTING STATE ROAD 25 AKA: PARCEL 105 OF CA 77-10709

HOLLYWOOD	FL	33027		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT TR 52 LYING 30 N OF A/L DESCIN OR 1658/616, SAID LINE ALSO BEING N/L OF CANAL, LESS SR 25, TOGETHER WITH THAT PT OF TR 52 LYING N OF N/L SFWMD CANAL 11 AS IN OR 8445/833 & ELY OF E/L OF US 27 & S OF FOL DESC LINE; COMM SE CORSEC 27, NLY 1165.68, WLY 1976.55 TO E/L TR 52 & POB CONT WLY 421.86 TO E/L US 27 & END OF DESC LINE
HOLLYWOOD	FL	33027		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPT TR 52 DESC AS BEG 85.42 E OF INTERSEC E/L ST RD 27 & N/L CANAL, E 524.28 TO E/L TR 52, N 187.17, W 593.88, S 76.28, SE 19.34 E 52.4, S 92.6 TO POB, LESS PT INCIN PAR 105 CA 77-10709 FOR ST RD 25 & LESS PT DESC IN 8445/833 & LESS A STRIP LYING N OF OR 8445/833 & DESC IN OR 9291/314
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 51 LESS PT DESC IN OR 5964/344, 52 LYING S OF CANAL R/W LESS PT INC IN PAR 112 OF CA 78-831 FOR ST RD 25
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 53 LESS CANAL R/W & LESS ST RD R/W & LESS PART LYING IN HWD REC DIST
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 53 LESS CANAL R/W & LESS ST RD R/W & LESS PART LYING N OF CANAL
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 54 LESS S NEW RIVER CANAL R/W & LESS PT OF TR 54 LYING S OF SLY R/W/L OF S NEW RIVER CANAL AKA: NORTH PART OF "BUFFER STRIP PARCEL 1"
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 54 LYING S OF SLY R/W/L OF S NEW RIVER CANAL AKA: SOUTH PART OF "BUFFER STRIP PARCEL 1"
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 54 LYING S OF SLY R/W/L OF S NEW RIVER CANAL AKA: SOUTH PART OF "BUFFER STRIP PARCEL 1"
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTRACT 54 LYING S OF SLY R/W/L OF S NEW RIVER CANAL AKA: SOUTH PART OF "BUFFER STRIP PARCEL 1"
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 61 LESS REVISED ST RD R/W & LESS RD DESC IN OR 5964/342
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DTR 62 LESS PT IN SHARON GARDENS MEMORIAL PARK 84-40 B & LESS RD DESC IN OR 5964/342 & LESS PT DESC IN OR 5964/344
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES LAND CO SUB S1/237-50-39 2-1 DTRACT 54 LYING S OF SLY R/W/L OF S NEW RIVER CANAL AKA: SOUTH PART OF "BUFFER STRIP PARCEL 1"

SUNRISE	FL	33323		EVERGLADES LAND CO SUB S1/227-50-39 2-1 DCOMM S/L SEC 27 WITH SLY EXT OFE/L TR 63,WLY 40.01,NLY 10 TOS/L OF TR 63 & POB,CONT NLY326.97,NWLY 314.01,NWLY 50.52 TOP/C,SWLY 200,SW 150 TO P/C,SWLY16.19,SW 120.57 TO P/C,SWLY58.54 TO W/L OF TR 63,SLY453.15,ELY 618.53 TO POBDESC IN OR 9901/337 & LESS S 200' E 344.07 THEREOF FOR RD R/W
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DPORTION TRACTS 63 & 64 AS DESCFOR SW 209TH AVE & SW 50TH ST,AS PREVIOUSLY DESC IN OR BK9703 PG 404 & IN ORD 45420/35LESS POR OF R/W DESC IN ORD OR45420/35
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DW 75 OF THE R/W OF ST RD 25LYING S OF S/L OF SOUTH NEWRIVER CANAL R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB S1/22-1 D 27-50-39ALL PROPERTY KNOWN AS SOUTH NEWRIVER CANAL LYING WITHIN SAIDSEC 27 LESS POR WITHIN ST RD 25(US 27)
SOUTHWEST RANCHES	FL	33332	2016	WEST BROWARD WORSHIP CENTER FORJEHOVAHS WITNESSES PLAT 118-3 BPARCEL A & TOGETHER WITH TRACT 1LESS W 25 FOR RD & TRACT 2 LESSE 25 & LESS N 15 & TRACT 3 LESSW 25 & LESS N 15 FOR RD OFEVERGLADES LAND CO 34-50-39OF 2-1 D
SOUTHWEST RANCHES	FL	33330	2628	WEST BROWARD WORSHIP CENTER FORJEHOVAHS WITNESSES PLAT 118-3 B20' R/W DEDICATION,LESS ORD ASDESC IN OR 45420/35
WEST PALM BEACH	FL	33416	4680	BIG CORNER FARMS 127-47 BLOT 1
WEST PALM BEACH	FL	33416	4680	BIG CORNER FARMS 127-47 BLOT 2
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 4 LESS S 330.23 & LESS E25 FOR RD R/W PER OR 45420/35
COOPER CITY	FL	33330		EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 4 S 330.23 LESS E 25 FORRD R/W PER OR 45420/35
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 32 N1/2,LESS POR OF R/W DESCIN OR 45420/35
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 6 & 7 LESS PT IN SHARONGARDENS MEMORIAL PARK 84-40 B,TR 8 LESS RD R/W & LESS PT INCIN PAR 112 OF CA 78-831 FOR R/WLESS PT OF A 27 FT STRIPDESC IN OR 16408/691
SOUTHWEST RANCHES	FL	33330	2628	34-50-39R/W & MAINTENANCE AREA FORSW 208 LN,SW 209 AVE,SW 210 TER& SW 50 AVE AS DESC IN OR45420/35
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 9 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 10

WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 11
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 12,13
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTR 14,19 N1/2,21 N1/2,22 N1/2 &24 N1/2 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DS1/2 OF TRACTS 19 TO 23,TR 24 S1/2 LESS ST RD R/WAKA:PROJECT:EBS
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRS 18 N1/2,20 N1/2,23 N1/2
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 25 LESS REVISED ST RD R/W,26LESS PT IN SHARON GARDENSMEMORIAL PARK 84-40 BLESS PT OF A 27 FT STRIPDESC IN OR 16408/691
SOUTHWEST RANCHES	FL	33332	1512	EVERGLADES LAND CO SUB34-50-39 2-1 DTR 29 LESS N 330 & LESS E 25FOR RD R/W PER OR 45420/35
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 34 S1/2 LESS E 25 FOR R/W
MIAMI	FL	33015		EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 35 N1/2 LESS E 25 FOR R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 36 N 1/2 LESS E 25 FOR R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB34-50-39 2-1 DTR 36 S 1/2 LESS E 25 FOR RD R/W
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 39 LESS PT IN SHARONGARDENS MEMORIAL PARK 84-40 B,TR 40 LESS REVISED ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 41 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 42
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 44
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 43
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 53,75
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1DTRACT 54,55
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 56 LESS ST RD R/W
PEMBROKE PINES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 57 LESS REVISED ST RD R/W,58 LESS PT IN SHARON GARDENSMEMORIAL PARK 84-40 B
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 61 LESS E 25 FOR RD R/W
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 62 N1/2 LESS W 25 FORRD R/W

MEDLEY	FL	33178		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 62 S1/2 LESS W 25 FOR RDR/W
SOUTHWEST RANCHES	FL	33332	1553	EVERGLADE LAND CO SUB2-1 D 34-50-39SOUTH 1/2 OF TRACT 63, LESS E 25FOR ROAD R/W & LESS S 15
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39NORTH 1/2 OF TRACT 63, LESS E 25FOR ROAD R/WAKA: LOT 2
SOUTHWEST RANCHES	FL	33330		EVERGLADE LAND CO SUB2-1 D 34-50-39SOUTH 15 OF TRACT 63, LESS E 25
PEMBROKE PINES	FL	33025		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACTS 65,66,95,96,97,98,127,128
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 71,72 LESS ST RD 25 R/W,103,104 LESS ST RD 25 R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 73 LESS ST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 74
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 76
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 85,86
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 87 S1/2,88 S1/2 LESSST RD R/W
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 87 N1/2,88 N1/2 LESSST RD R/WAKA:TRACT 12-101-067CA 02-10957CACE 02
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 89 LESS ST RD 25 R/W & LESSN 200
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 90 LESS N 200
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TR 89 N 200 LESS ST RD R/W,TR 90 N 200
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 105 S 160 LESS RD R/WNO 26
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB34-50-39 2-1 DTRACT 105 LESS S 160 AND LESSRD R/W,TRACT 106 LESS S 160
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 106 S 160
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 107
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 108
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TR 117
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TR 118
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 119,120 LESS RD R/WNO 26
FORT LAUDERDALE	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 121 LESS ST RD R/W& TRACT 122
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 67
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 94

SOUTHWEST RANCHES	FL	33332	1510	EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 68 S1/2
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB S1/227-50-39 2-1 DW 75 OF THE R/W OF ST RD 25THRU THE SECTION
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 93 S1/2
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 93 N1/2
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 100 LESS N1/2
SOUTHWEST RANCHES	FL	33331		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 100 N1/2
SOUTHWEST RANCHES	FL	33332		EVERGLADES LAND CO SUB2-1 D 34-50-39TRACT 125
				EVERGLADES LAND CO SUB 2-1 D34-50-3910' ROAD R/W LYING S OF AND ADJTO TRACTS 61-64 AND 10' RD R/WLYING N OF AND ADJ TO TRACTS65-68 AS PER PLAT AND PER R/WMAP 13-81 LESS P/P/A 145/19 BALEX PLAT
				SHARON GARDENS MEMORIAL PARK84-40 B, LESS NLY 120 FOR RD ASSHOWN ON THE PLAT, TOG W SHARONGARDENS MEML. PARK REV. NO ONE88-34 B, & SHARON GARDENS MEML.PARK REV. THREE 110-38 B, TOG WS1/2 OF TRS 101 & 102 & ALL TRS123 & 124, EVERGLADES LAND COSUB 2-1D 34-50-39,LESS POR LYINGS OF LINE 55 N & PARA WITH S/LSEC 34, TOG W PR TRS 7 & 26 DESCIN OR 16408/691, LESS SPACESSOLD, LESS CANAL DESC IN OR 5964/344 AKA: 81.29 GROSS AC PER GIS
HOUSTON	TX	77019		
FORT LAUDERDALE	FL	33332		A-CATOUVA 138-50 BTRACT "A"
HOLLYWOOD	FL	33321		ALEX PLAT 145-19 BTRACT "A"
PEMBROKE PINES	FL	33029		EL CID 145-22 BTRACT "A"
SOUTHWEST RANCHES	FL	33330	2628	NICKY'S PLAT 154-18 BE 25 FT RD FOR ROW DEDICATED BYTHIS PLAT
SOUTHWEST RANCHES	FL	33332	1511	LAKE PLAT 154-19 BTRACT A
SOUTHWEST RANCHES	FL	33332	1511	GARDEN PLAT 154-20 BTRACT A, TOG WITH TRACT A OFNICKY'S PLAT 154-18 B
SOUTHWEST RANCHES	FL	33330	2628	GARDEN PLAT 154-20 BE 25 FT RD FOR ROW DEDICATED BYTHIS PLAT
PEMBROKE PINES	FL	33025		R & J MC HUGH PLAT 155-6 BTRACT "A"
SOUTHWEST RANCHES	FL	33332	1555	RARE FRUIT 156-49 BTRACT A LESS E 25 FOR R/W
MEDLEY	FL	33178		EXCEL LINERS PLAT 157-30 B157-30 BTRACT A
CORAL SPRINGS	FL	33071		SOUTHWEST PINES 172-88 BLOT 1 LESS E 25' FOR R/W
POMPAÑO BEACH	FL	33064		SOUTHWEST PINES 172-88 BLOT 2 LESS E 25' FOR R/W
PEMBROKE PINES	FL	33024	4409	FRANKLIN ACADEMY 6-12 181-189 BRIGHT OF WAY DEDICATED TO THEPUBLIC PER THE PLAT
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB 2-1 D3-51-39TR 5 LESS ST RD,6 & 7 LESSTHAT POR OF SAID TRS LYINGWITHIN 30 OF N/L OF SEC,TR 10
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB 2-1 D3-51-39TR 11 S1/2,TR 12 S1/2LESS ST RD R/W

COOPER CITY	FL	33330		EVERGLADES LAND CO SUB 2-1 D3-51-39TR 12 N1/2 LESS PTDESC IN OR 5629/167 LESSST RD R/W
COOPER CITY	FL	33330		EVERGLADES LAND CO SUB 2-1 D3-51-39TR 12 E 264 OF S1/2 OF N1/2LYING W OF ST RD
COOPER CITY	FL	33330		EVERGLADES LAND CO SUB 2-1 D3-51-39TRACT 11 N1/2
WEST PALM BEACH	FL	33416	4680	EVERGLADES LAND CO SUB 2-1 D3-51-39TRACT 21 LESS ST RD R/WAKA:PARCEL 102-018
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB2-1 D 3-51-39W 75 OF THE R/W OF ST RD 25THRU SECTION
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB 2-1 D3-51-39THAT PT OF TRACTS 4,13,20,29,36,45 & 52 LYING WITHIN FOL BDY,COMM SE COR SEC 3,W 2639.42, N593.50 TO POB,CONT N 4730.39, N51.03,E 327.39, S 110.09,SW71.71, S 4142.66, SLY 279.55, SE200, W 347.55 TO POB LESSEXISTING R/WAKA: PARCEL 108
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES LAND CO SUB 2-1 D3-51-39THAT PT OF TRACTS 5,6 & 7 LYINGW OF W R/W/L US 27 AND WITHIN 30FT OF N/L OF NW1/4 OF SEC 3 LESSPREVIOUSLY DEEDED R/W
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES LAND CO SUB 2-1 D3-51-3920 FT ROAD R/W LYING W OF WR/W/L US 27 AND LYING BETWEENTRACTS 10,11,12 AND 21,22,23 ASDEDICATED PER PLAT
FORT LAUDERDALE	FL	33309	3421	EVERGLADES LAND CO SUB 2-1 D3-51-39ROAD RIGHT OF WAY FOR US 27LYING WITHIN SEC 3-51-39 AS PERR/W MAP 3-16
PLANTATION	FL	33324	2020	BROWARD COUNTY INTERIMCONTINGENCY SANITARY LANDFILL135-7 BTRACT "A"
PLANTATION	FL	33324	2020	BROWARD COUNTY INTERIMCONTINGENCY SANITARY LANDFILL135-7 BROAD RIGHTS OF WAY DEDICATED PERPLAT

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

Russell C. Muniz, 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 Breitreuz and Town Council
VIA: Russell Muñoz, Town Administrator
FROM: Jeff Katims, Town Planner
DATE: 5/28/2026
SUBJECT: Bergeron - US 27 Land Use Map Amendment - PA-20-8

Recommendation

Town Council consideration to pass and adopt the Ordinance on second reading.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC request to change the future land use map designation of 58.7 gross acres from Agricultural to US Highway 27 Business.

The Broward County Commission adopted the county companion amendment to the Broward County Land Use Plan, and the State Land Planning Agency has reviewed the amendment, declining to issue any comments.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims, Town Planner

ATTACHMENTS:

Description	Upload Date	Type
Business Impact Statement	5/22/2026	Backup Material
Ordinance Second Reading - TA Approved	5/18/2026	Ordinance
Staff report	5/20/2026	Executive Summary
Petitioner's Justification Letter	10/18/2024	Backup Material

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, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE.(APPLICATION NO. PA-20-8) {Approved on first reading October 23, 2025}

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).

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.

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

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

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

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

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8)

WHEREAS, Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC ("Petitioner") is the owner of 58.7 gross acres along the east side of US Highway 27 within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

WHEREAS, Petitioner has filed Application No. PA-20-8 to amend the land use plan map designation of the Property from Agricultural to US Highway 27 Business; and

WHEREAS, the Property is situated within the geographical area designated in Future Land Use Policy 1.8-a of the Town of Southwest Ranches Comprehensive Plan ("Comprehensive Plan") for the US Highway 27 Business land use plan category; and

WHEREAS, said Policy 1.8-a. requires that the Town of Southwest Ranches Town Council ("Town Council") consider the extent to which each application submitted for land use plan amendment furthers the intent and spirit of the policies under Future Land Use Objective 1.8 in determining whether to approve the application; and

WHEREAS, the Comprehensive Plan further requires that a land use plan amendment application for US Highway 27 Business affirmatively demonstrate that it is consistent with all of the performance standards established within Part 2. "Permitted Uses In Future Land Use Categories" of the Future Land Use Element; and

WHEREAS, every such application for plan amendment must be submitted concurrently with a rezoning application to the implementing zoning district; and

WHEREAS, Petitioner submitted a concurrent application for rezoning to the US Highway 27 Planned Business District, which implements the requested land use plan designation; and

WHEREAS, the Town of Southwest Ranches Comprehensive Plan Advisory Board reviewed the proposed amendment at its October 17, 2024 meeting and recommended approval; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 24, 2024 and recommended that the Town Council adopt the proposed amendment; and

WHEREAS, the Town Council finds that the amendment is internally consistent with the goals, objectives, policies, and performance standards of the adopted Comprehensive Plan.

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

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

Section 2: Map Amendment. The Agricultural land use plan map designation of the Property, legally described in Exhibit "A" attached hereto, and made a part hereof, is hereby amended to US Highway 27 Business.

Section 3: Broward County Planning Council Transmittal. That the Town hereby transmits the corresponding application for amendment to the Broward County Land Use Plan to the Broward County Planning Council with a recommendation of approval.

Section 4: F.S. Chapter 163 Transmittal. That the Town hereby transmits the amendment to the State Land Planning Agency under the expedited state review procedure and directs the Town Planner to transmit the adopted amendment to the State Land Planning Agency immediately following the final reading and adoption of this Ordinance.

Section 5: Recertification. That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Map subsequent to the effective date of this Ordinance.

Section 6: Effective Date. This Ordinance shall take effect 31 days after the State Land Planning Agency notifies the Town that the adopted plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED ON FIRST READING this 23rd day of October, 2025 on a motion made by Council Member Jablonski and seconded by Council Member Kuczenski.

PASSED AND ADOPTED ON SECOND READING this ____ day of ____, 2026, on a motion made by _____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.081.2025

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PORTION OF TRACTS 61 AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH 00°12'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FOR 565.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°28'43" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 02°21'48", FOR AN ARC DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; 2) NORTH 00°50'31" WEST 150.00 FEET; 3) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WEST BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH 00°12'20" EAST ALONG SAID WEST BOUNDARY LINE 305.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,754.27 FEET; THENCE SOUTH 00°12'20" EAST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY LINE 339.38 FEET; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHWEST CORNER OF SECTION "B" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SAID SECTION 34; THENCE SOUTH 89°49'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 2106.07 FEET TO A POINT ON THE WEST LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 00°11'26" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" WEST, ALONG THE SOUTH LINE OF TRACTS 57 AND 58, 284.27 FEET; THENCE NORTH 00°50'31" WEST 1300.56 FEET; THENCE NORTH 89°47'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 39 AND 40, FOR 299.06 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 1300.59 FEET TO THE POINT OF BEGINNING.

PARCEL 5

PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 1977.86 FEET; THENCE SOUTH 00°11'00" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71 AND THE POINT OF BEGINNING; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 71 AND 90 FOR 1300.68 FEET; THENCE SOUTH 89°50'34" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 AND 90, 397.30 FEET TO A POINT ON A LINE 278.00 FEET EAST OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE NORTH 00°50'31" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25, FOR 1300.61 FEET; THENCE NORTH 89°49'12" EAST ALONG THE NORTH LINE OF SAID TRACTS 71 AND 72, FOR 412.25 FEET TO THE POINT OF BEGINNING.

PARCEL 6

PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1980.10 FEET; THENCE NORTH 00°11'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 1206.27 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 104; THENCE NORTH 89°50'51" EAST ALONG THE NORTH LINE OF SAID TRACTS 103 AND 104 FOR 397.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 103; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 103 AND 122 FOR 1300.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430,932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.

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TOWN OF SOUTHWEST RANCHES TOWN COUNCIL AGENDA REPORT

DATE: October 24, 2024
Updated May 20, 2026

SUBJECT: Land Use Plan Amendment Application No. PA-20-8
Rezoning Application No. RZ-24-23

LOCATION: Generally located on the east side of US Highway 27 between the C-11 Canal to the north and Stirling Road to the south.

**OWNER/
PETITIONER:** Bergeron US 27, LLC
Bergeron SW Ranches US 27, LLC

AGENT: Keiser Legal, PLLC; Heather Jo Allen, Esq., AICP

REQUESTS: 1) Amend the Future Land Use Map designation of approximately 58.7 acres from Agricultural to US Highway 27 Business.
2) Rezone approximately 58.7 acres from A-1, Agricultural Estate to US Highway 27 Planned Business District.

PUBLIC NOTICE: Newspaper advertisement, sign posting and mail notices to Town property owners within 1,500 feet of the subject property

EXHIBITS: *Exhibits to this staff report:*
Location Map
Existing Future Land Use Map
Existing Zoning Map

Exhibit to the Rezoning Ordinance:
Master development plan, including architectural style standards

Backup materials to the rezoning application:
Property survey
Petitioner's justification
Mail notice radius map
Mailing list

BACKGROUND AND PROCESS

The Town created the US Highway 27 Business land use category in January 2017 via Ordinance No. 2017-02. The category applies exclusively to land that abuts the US 27 corridor. The Town amended the category in February 2021 via Ordinance No. 2021-006. Ordinance No. 2021-007 adopted the companion zoning regulations.

An applicant seeking a land use plan amendment to US Highway 27 Business must file a concurrent application for rezoning to US Highway 27 Planned Business District, which requires an applicant to submit a conceptual master plan and architectural design guidelines.

A Broward County Land Use Plan amendment is also required before the Town can change the land use and zoning. Should the Council approve the applications, the Broward County land use plan amendment process will into mid-2025. The Town can expect to adopt the land use plan and rezoning ordinances on second reading at the conclusion of the Broward County amendment process.

RELATED APPLICATIONS

Plat. The amendment site must be platted prior to issuance of any building permit. The applicant submitted a plat for review.

Master development plan amendments. Since the Petitioner did not provide level of detail and specificity required prior to approval of a site development plan, one or more amendments to the master development plan will be required.

Site plans. Full site plans are required prior to construction, and subject to Council approval. The applicant will submit site plans for individual parcels as they are ready to be developed.

Development agreement. The applicant submitted an application for development agreement that seeks to guarantee the ability to develop the amendment site under the existing comprehensive plan policies and zoning regulation. The development agreement is under review.

APPLICATION HIGHLIGHTS

- Net site area: 56.55 acres
- Proposed retail/commercial: 116,000 square feet on 14.70 acres
- Proposed light industrial: 600,00 square feet on 38.19 acres
- Wetland mitigation: 3.66 acres
- Layout: Commercial nodes at Stirling, Griffin roads
(see master development exhibit)
- Access: US 27 (1 driveway)
Griffin Road (4 driveways)
Stirling Road (2 driveways)
(see master circulation and access exhibit)

MASTER DEVELOPMENT PLAN

A land use plan amendment to US Highway 27 Business is required to be accompanied by an application for rezoning. The US 27 Zoning regulations require submittal of a master development plan. The Petitioner's master development plan includes the following components:

- Master land use plan:

Provides for up to 116,000 square feet of retail/commercial use on 14.70 acres (2.0 acres at Stirling Road and 12.7 at Griffin Road (both side), and 600,00 square feet light industrial use on 38.19 acres. The maximum amount of light industrial use would be slightly less than twice the amount proposed for the BBX site. The maximum amount of retail/commercial would be commensurate with the developed floor area of Coquina Plaza within the Town south of the main east-west access road (i.e. excludes Lowes, OPH, self-storage, etc.).

The US 27 District is a planned development district, meaning that the applicant has the flexibility to propose certain development standards based upon locational contexts and the unique impacts of different land uses. As such, the master development plan proposes 25-foot setbacks from all streets (including the US 27 frontage road), 25-foot setbacks from rear property lines, and no internal side setback requirement. Building height would be as provided in the district regulations.

- Master circulation and access plan:

Provides for one driveway onto US 27 via a frontage road that would run parallel to US 27 from Stirling road to Griffin Road and provide circulation between and access to individual development parcels or sites. A second access drive onto Stirling and Griffin is shown for the commercial parcels. The 9.23 acres of commercial located north of Griffin Road would obtain its access from driveways onto Griffin Road. The access points onto Stirling Road and Griffin Road will be further evaluated at the time of platting, noting that FDOT has restricted the frontage road driveway onto Stirling Road to right in, right-out.

- Master utilities plan:

Provides for schematic drainage and extension of Pembroke Pines water and sanitary sewer lines north along US 27.

- Master landscape plan:

Provides for the location and minimum depth of perimeter landscape buffers and thematic landscaping information for the perimeter buffers and property frontage treatment on US 27, Stirling and Griffin roads. Specifically, the plan provides for:

- 25-foot landscape area and swale along US 27 with typical plant materials
- 25-foot landscape area and swale along the east (rear) boundary of the development parcels with typical plant materials.

- Architectural style standards:

Provides for an adaptation of Florida Vernacular architecture to industrial buildings. This architecture has routinely been applied to retail and low-rise office development, but not industrial buildings. The standards include a combination of requirements and guidance

to best apply this architectural style to industrial buildings and to allow for creativity in specific building design.

IMPACTS TO PUBLIC FACILITIES

Roads

Projected 2045 traffic without the amendment is projected to be near capacity on Sheridan Street east of SW 172nd Avenue and on Griffin Road east of Dykes Road. The amendment would cause this portion of Sheridan Street to exceed capacity, while the levels of service on Griffin Road east of Bonaventure Boulevard will be near capacity. Levels of service (LOS) are provided below. The design capacity of the various roadways is represented by a LOS of D. A driver will experience a LOS D as relatively congested. A LOS of E or F represents traffic volumes that exceed design capacity. Broward County Planning Council will perform its own traffic impact analysis and may require mitigation measures where impacts are significant and where the amendment would cause the LOS to fail.

Generalized PM Peak Hour Levels of Service

Road	2023	2045	2045 with LUPA Traffic
US 27	B	B	C
Sheridan St. E. 196 Ave.	D	D	E
Griffin Rd. W. 172 Ave.	C	C	C
Griffin Rd. E. 172 Ave.	D	D	D
Griffin Rd. 160 Ave. to I-75	D	D	D
Stirling Road W. of 192 Ave.	B	D	D

Potable water and sanitary sewer

The applicant provided a letter from the City of Pembroke Pines indicating a capability and capacity to serve the property. The Town Council recently adopted an amendment to the comprehensive plan authorizing municipal water and sanitary sewer service from providers other than Sunrise. The applicant will need to obtain a service agreement from Pembroke Pines.

Parks

The amendment does not increase demand for parks.

Schools

The amendment does not increase demand for schools.

Drainage

The applicant has provided a drainage analysis as part of the application backup. The analysis provides for perimeter stormwater retention swales to collect and distribute stormwater to three proposed outfalls. The proposed onsite wetland mitigation area will also provide stormwater attenuation. During site planning for development, secondary stormwater conveyance systems will be designed and permitted for direct connection to the perimeter swale and berm system.

The onsite wetland mitigation area is currently 3.66 acres to be under conservation easement. Offsite mitigation is provided through purchase of 10 credits from the Hole in the Donut Mitigation Bank

Solid waste

The applicant has provided a letter from Waste Management confirming its ability to serve the amendment.

ANALYSIS

The following Comprehensive Plan policies and ULDC requirements provide specific direction for land use along US 27 under the US Highway 27 Business designation.

FLUE POLICY 1.8-a: The Town Council shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.

FLUE POLICY 1.8-b: A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.

Staff finding: the Applications cite the tax revenue that will be generated by development of the amendment site and the unsuitability of the amendment site for rural residential use. Both justifications are consistent with the reasons for the Town's establishment of the requested land use category.

FLUE POLICY 1.8-c: No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.

Staff finding: none of the parcels within the Applications border a parcel with a rural land use plan designation.

FLUE POLICY 1.8-d: There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction

Staff finding: this Policy shall govern the proposed locations of buildings proposed via amendment to the master development plan.

FLUE POLICY 1.8-e: Access to development shall be from US 27, Stirling Road, or Griffin Road only.

Staff finding: the master development plan provides for access only from US 27, Stirling Road and Griffin Road.

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business until a conceptual master access management plan ("access plan") shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.

Staff finding: the Petitioner obtained a pre-application approval from FDOT for its single driveway opening onto US Highway 27 utilizing a frontage road concept within the FDOT right-of-way. The approval will need to be renewed, as it expired in May, 2024.

- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.

Staff finding: the Petitioner will be required to coordinate the access plan with Broward County HCED as it pertains to driveways accessing Griffin Road. The Petitioner is the only property owner on the east side of the US 27 corridor within the Town.

- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.

Staff finding: the master development plan, inclusive of access and circulation, is consistent with the FDOT conceptual access approval and will control access to all parcels within the amendment site.

- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.

Staff finding: the Town will enforce this Policy prior to plat approval.

FLUE POLICY 1.8-f: Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element.

Staff finding: the master development plan limits the F.A.R. to less than 0.32 based upon the developable area of the amendment site, excluding wetland mitigation and rights-of-way.

FLUE POLICY 1.8.g: Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation.

Staff finding: the master development plan reflects this requirement.

FLUE POLICY 1.8-h: Every development shall provide at least twenty-five percent (25%) pervious area.

Staff finding: the master development plan requires 25 percent pervious area.

FLUE POLICY 1.8.i: Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement.

Staff finding: the amendment site does not border any property with a rural land use plan designation. The master development plan does include perimeter landscape buffers. The master development plan includes architectural design standards consistent with the Florida Vernacular architecture of Caribbean style.

FLUE POLICY 1.8-j: Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.

Staff finding: this Policy shall be enforced during the site planning process.

FLUE POLICY 1.8-k: Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.

Staff finding: this Policy shall be enforced during the site planning process.

FLUE POLICY 1.8-l: Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.

Staff finding: the design standards in the master development plan address this requirement.

FLUE POLICY 1.8-n: Applications for land use plan amendment to establish a US Highway 27 Business designation shall be filed concurrently with a complete application for rezoning to the applicable planned development zoning district.

Staff finding: rezoning Application No. RZ-24-23 was filed for concurrent consideration with land use plan amendment Application No. PA-20-8.

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

Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.

Additional requirements under the US Highway 27 Business permitted uses section:

- The Town shall carefully consider potential environmental, traffic and quality of life impacts before changing the land use plan map designation of any parcel to US Highway 27 Business.

Staff finding: the list of permitted uses in the US 27 Zoning District was developed with environmental considerations, including noise, at the forefront. Specific proposed uses will be further evaluated for environmental impact in accordance with the US 27 Zoning District regulations. The amendment can be expected to cause Sheridan Street to have a failing level of service east of SW 196th Avenue by 2045. This portion of Sheridan Street is forecast to approach maximum capacity by 2045 without the amendment. Staff required the Petitioner to analyze the traffic impact to Griffin Road with the assumption that it would be favored for east-west travel over Sheridan Street. The analysis concludes that the amendment will degrade the level of service on most segments of Griffin Road but will not cause any of them to have failing level of service, noting that Griffin Road between Dykes Road and I-75 would closely approach capacity.

- An application for land use plan amendment to designate a property as US Highway 27 Business must affirmatively demonstrate that the amendment is consistent with all of the performance standards established herein. Every such application for plan amendment shall be submitted concurrently with a rezoning application to an implementing zoning district.
 1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.

Staff finding: the permitted uses in the US 27 Zoning District were selected based upon their potential compatibility with residential land uses east of the amendment site. Those uses that may require individual review to ensure their compatibility are designated special exception uses or subject to additional regulations to control potentially incompatible characteristics.

2. Municipal sanitary sewer and potable facilities must be in place, or the provision of municipal sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

Staff finding: the staff report includes a recommended condition of approval that the Petitioner obtain a service agreement from Pembroke Pines prior to adoption of the amendment.

3. Development shall not involve use of any chemicals, substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. The land development regulations may permit fuel storage tanks for emergency generators and for the purpose of servicing vehicles or equipment used in the regular course of business, provided that any such tanks may be required to exceed the installation, containment, inspection and other requirements of Article 27, Chapter 10, "Storage Tanks" of the Broward County Code of Ordinances, as may be amended from time to time.

Staff finding: the US 27 Zoning District regulations implement this Policy.

4. Any use – the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation - shall be prohibited.

Staff finding: the US 27 Zoning District regulations implement this requirement.

5. All development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.

Staff finding: the master development plan complies with this requirement.

Rezoning criteria

ULDC Section 051-050(B) requires that all land included in an application for rezoning to US 27 District shall be owned by or be under the complete control of the applicant, whether the applicant be an individual, partnership, corporation, other entity, group, or agency.

Staff finding: the land included in Application No. RZ-24-23 is owned by the Bergeron family of companies.

ULDC Section 130-030 requires that the Town Council evaluate the following criteria in determining whether to grant a rezoning. These include consideration of materials provided by the petitioner, the public and the staff report, as well as the following criteria enumerated in the ULDC. Staff findings are shown in *italics*, below.

(A) That the request does NOT meet any of the following criteria whereby the request would be considered contract, or spot zoning:

(1) The proposed rezoning would give privileges not generally extended to similarly situated property in the area.

Staff finding: the rezoning affords land uses and development intensities that are available to other properties with frontage on US Highway 27, in accordance with the Comprehensive Plan.

(2) The proposal is not in the public's best interest and it only benefits the property owner.

Staff finding: the Town established the US 27 Zoning District because of the tax revenue benefits to its residents.

(3) The proposed zoning request violates the Town's Comprehensive Plan.

Staff finding: the zoning request is consistent with the Comprehensive Plan.

(4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts.

Staff finding: the Comprehensive Plan and ULDC specifically provide for the requested zoning at the proposed location due to its unique siting characteristics. Therefore, the proposed change will not result in an isolated district unrelated to adjacent or nearby districts.

If the Town Council finds that the rezoning request does not constitute spot zoning, then the Council must next evaluate the request in conjunction with the four criteria contained immediately below. In evaluating the four criteria contained in (B) below, the Council shall consider the three criteria contained in (C) below.

(B) A zoning modification may be approved if the applicant can demonstrate by competent substantial evidence that the request is consistent with one of the following four criteria:

(1) That there exists an error or ambiguity that must be corrected.

Staff finding: the request is not the result of an error or ambiguity.

(2) That there exists changed or changing conditions that make approval of the request appropriate.

Staff finding: the requested zoning designation was established with specific applicability to lands fronting the US Highway 27 corridor.

- (3) That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

Staff finding: while the Property can be used for agricultural purposes in accordance with the existing zoning, the Town has planned for more intensive uses that are most suitable for its limited-access highway frontage with the strategic purpose of diversifying the Town's tax base.

- (4) That the request would advance a public purpose, including but not limited to, protecting, conserving, or preserving environmentally critical areas and natural resources.

Staff finding: the request will advance the Town's objective of diversifying its tax base.

Staff finds that the application satisfies three of the above criteria, and warrants further consideration under "(C)", below.

- (C) When determining if one of the four (4) criteria delineated in (B), above, has been satisfied, the following considerations shall be made:

- (1) That the request is compatible with surrounding zoning districts and land uses.

Staff finding: the US 27 zoning and land use categories were designed to allow only those uses the Town deemed compatible with surrounding zoning districts and land uses, and provides procedures and development standards to further their compatibility.

- (2) That the request is consistent with, or furthers the goals, objectives, policies, and the intent of the Town's Comprehensive Plan and the Town's Future Land Use Map.

Staff finding: the request is consistent with, and furthers, Objective 1.8 and the policies thereunder, and is generally consistent with the overall goals, objectives, policies, and intent of the Comprehensive Plan as articulated throughout the Future Land Use Element.

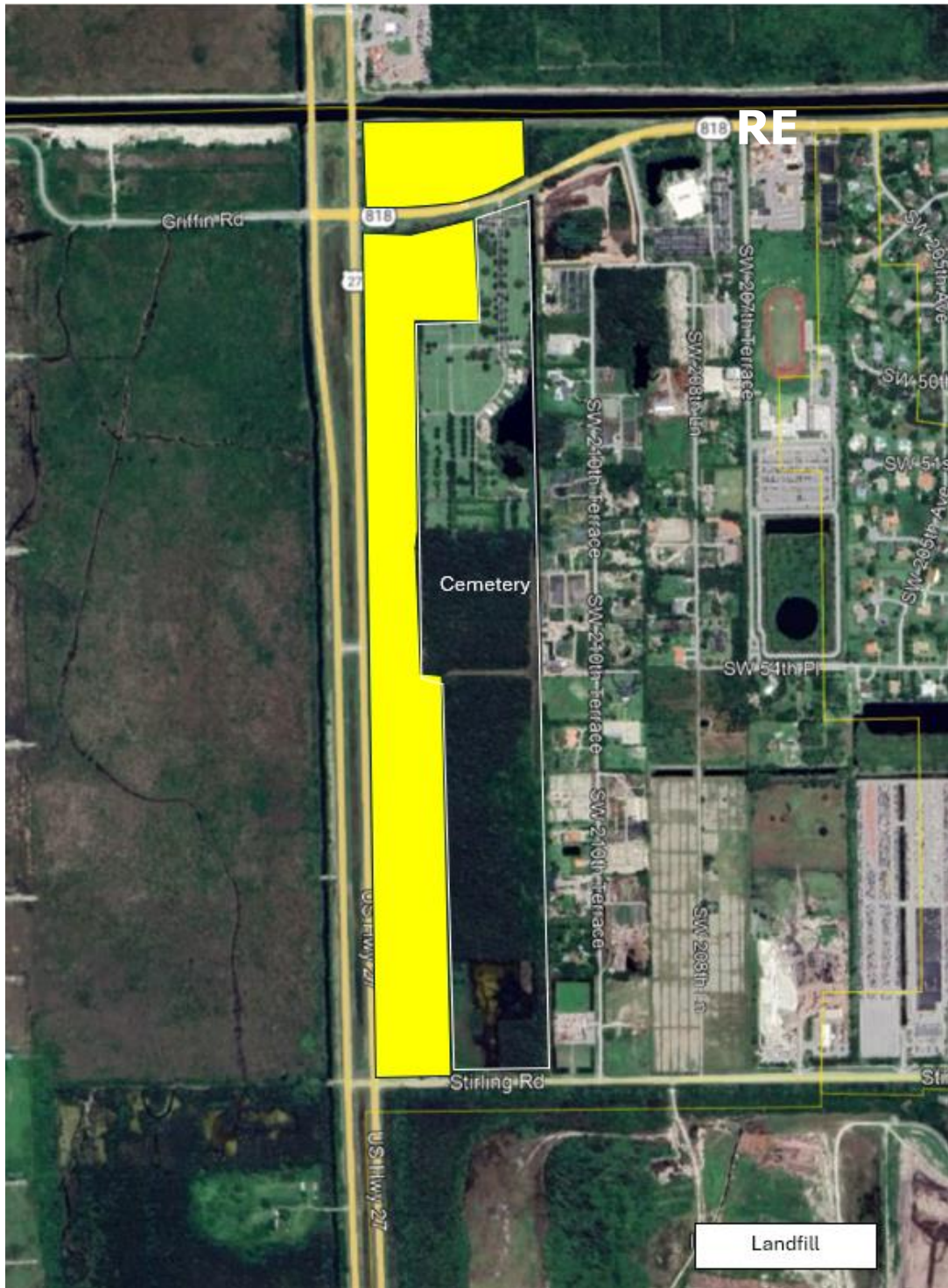
- (3) That the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets.

Staff finding: the proposed rezoning will not increase demand for schools or parks, can be served by City of Pembroke Pines potable water and sanitary sewer systems, and is within the capability of the Town's police and fire departments to provide service. Solid waste collection and disposal capacity is available to serve the development that would be authorized by the rezoning, and the developer will be responsible for providing adequate on and/or offsite stormwater drainage. The rezoning will increase traffic on Griffin Road, with the segment between 172nd Avenue and I-75 forecast to closely approach maximum capacity but is not forecast to cause a failing level of service. The rezoning is forecast to cause failing level of service for most of Sheridan Street at the Town's boundary. The Broward County Planning Council will perform its own traffic impact analysis and may require mitigation for those impacts it considers significant and those that it forecasts to cause a failing level of service.

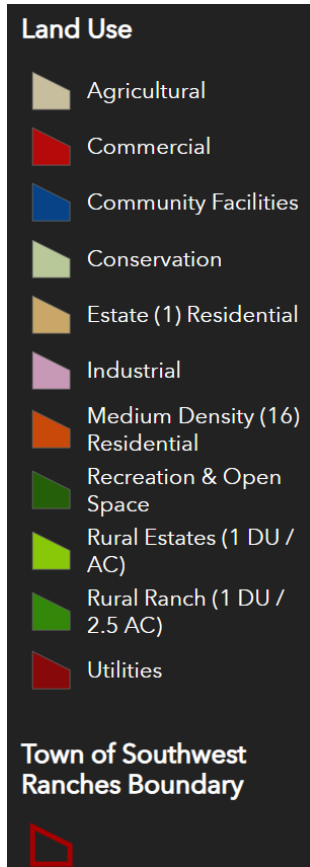
STAFF RECOMMENDATION

Staff recommends that the Town Council approve Application Nos. PA-20-8 and RZ-24-23 on second reading, noting that the Petitioner has complied with all conditions recommended at the time of first reading.

Location Map



Existing Future Land Use Map



Existing Zoning Map



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**US 27 Business Center
Land Use Plan Amendment
Statement of Use and Justification
Revised: September 21, 2023**

Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC (collectively referred to hereinafter as the “Applicant”) are the owners of the +/- 58.7 gross acre property generally located along the east side of United States Highway 27 (“US 27”) between Stirling Road to the south and the South New River (C-11) Canal to the north (“Property”) in the Town of Southwest Ranches (“Town”) within Broward County (“County”), Florida. The Property consists of twelve (12) parcels identified by the following folio numbers pursuant to the County Property Appraiser’s website: 5039-27-02-0160; 5039-27-02-0210; 5039-27-02-0220; 5039-34-01-0020; 5039-34-01-0100; 5039-34-01-0170; 5039-34-01-0280; 5039-34-01-0340; 5039-34-01-0431; 5039-34-01-0430; 5039-34-01-0420; and 5039-34-01-0570. The Property is technically designated Agricultural on both the Town’s and County’s Future Land Use (“FLU”) Maps and is within the A-1 Agricultural Estate (“A-1”) zoning district, though it is located within a specific corridor the Town Council has more recently identified as US Highway 27 Planned Business District through adoption of associated comprehensive plan and zoning measures discussed below. The Property is a portion of the Everglades Land Company Subdivision as recorded in Plat Book 2, Page 1 of the Public Records of Miami-Dade County. The Property is currently vacant and underutilized as agricultural cattle grazing. Adjacent land uses are summarized in the table below.

Adjacent Land Uses	
North	• South New River (C-11) Canal • Seminole Travel Center/Truck Stop (North of the Canal) ○ FLU: Commercial (City of Weston); Commerce (County) ○ Zoning: C-1, Commercial (City of Weston) • South Florida Water Management District (North of the Canal) ○ FLU: Agricultural (City of Weston); Agriculture (County) ○ Zoning: AE, Agricultural Estates (City of Weston)
South	• Stirling Road • Broward County Landfill (South of Stirling Road) ○ FLU: Community (County) ○ Zoning: A-6, Agricultural-Disposal (County)
East	• Menorah Gardens & Funeral Chapel ○ FLU: Community Facilities (Town); Community (County) ○ Zoning: CF, Community Facility District (Town)
West	• US 27 Highway • South Florida Water Management District ○ FLU: Conservation (Town); Agriculture (County) ○ Zoning: A-1, Agricultural Estate District (Town)

US Highway 27 Business Land Use and Zoning Categories

On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Comprehensive Plan (“Plan”) to establish a new land use designation entitled “US Highway 27 Business.” In adopting Ordinance No. 2017-02, the Town Council agreed with the Town Comprehensive Plan Advisory Board (“CPAB”) that the US 27 corridor is “unsuitable or marginal for rural residential use” and is more suitable for light industrial and business development that would diversify the Town’s tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would “form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation” as well as “evaluating companion petitions for rezoning and site plan” while also protecting the Town’s rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, along with regulations added to the Town Unified Land Development Code (“ULDC”) to create the necessary associated zoning classification entitled “US Highway 27 Planned Business District” and district regulations to implement the US Highway 27 Business Future Land Use category. The Town’s Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021.

US 27 Business Center

Because the Property is located entirely within the US Highway 27 Planned Business District, the Applicant is submitting companion applications to effectuate the Town’s land use policy for its commercial / industrial development. Specifically, the Applicant proposes a planned development, the US 27 Business Center, consisting of approximately 116,000 square feet of commercial uses and 600,000 square feet of industrial uses (“Project”). The companion

applications include: (1) a land use plan amendment (“LUPA”) to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete from the US Highway 27 Business Future Land Use Element (“FLUE”) Policy and Performance Standards unsustainable language that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of immediately adjacent systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (2) an aligning rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District with a text amendment to ULDC Section 051-040(L) to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure; (3) an associated application to plat the Property; and (4) a development agreement to provide assurances that the development of the Property will be permitted in accordance with the regulations for the US Highway 27 Business land use designation and the US Highway 27 Planned Business District zoning as well as the US 27 Business Center Design Guidelines, the Property’s Master Development Plan, and any amendments thereafter regarding same.

This Statement of Use and Justification demonstrates that the LUPA to accomplish the Town’s desired conversion from the Agricultural land use designation to the US Highway 27 Business designation intended for the Property with a text amendment to delete unsustainable language from the US Highway 27 Business FLUE Policy and Performance Standards that would require water and sewer connection for the proposed project to be exclusively to the distant City of Sunrise water and sewer systems instead of immediately adjacent systems with sufficient capacity and to clarify that connection to municipal water and sewer systems is required prior to the issuance of a permit for any building with occupiable space as defined by the Florida Building Code, rather than any building or roofed structure, complies with all applicable provisions of the Plan and the ULDC.

Land Use Plan Amendment

As noted above, the Applicant is respectfully requesting a LUPA to accomplish the Town’s contemplated conversion from the Agricultural designation to the US Highway 27 Business designation created by the Town for this area with a minor, but vital text, amendment to enable the viability of the Town’s Plan because the current wording of the Policy and Performance Standards requiring that the Applicant secure water and sewer service exclusively from the City of Sunrise is not economically (or legally) viable. Applicant respectfully submits that the proposed LUPA with the corresponding text amendment would render the future land use objective and policies for the US 27 Business designation adopted by the Town achievable. Specifically, prior to adopting the amendments to the Town Plan that created the US Highway 27 Business land use category, the Town specifically tasked its CPAB to identify potential locations for commercial and industrial development. Based on CPAB’s recommendations, the Town made findings that the US 27 corridor is most suitable for business uses that would diversify the Town’s tax base while

protecting the rural character and lifestyle that Town residents enjoy. The Town took special consideration of the existing surrounding uses in drafting and approving its US Highway 27 Business land use category. The companion applications described above seek to apply the framework provided by the Town within the Plan to implement the US Highway 27 Business land use category upon the Property in a reasonable manner. The proposed LUPA is aligned with the Town's vision and provides the Town with a development opportunity that will transform vacant property into a substantial revenue producing development and employment center while remaining consistent with the Town's goals; and this request is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond.

Text Amendment

The only barrier to achieving the Town's vision for the US Highway 27 Business land use category is the impracticable limitation that water and sewer service be provided exclusively by the City of Sunrise, which would require connections spanning four (4) miles from the Property. The Applicant respectfully submits that the following simple corresponding amendments would enable the viability of the Town's vision and fulfill all of its applicable objectives by allowing connection to any municipal provider:

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

Performance Standards A.2. Municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be in place, or the provision of municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality ~~the City of Sunrise~~ to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

The rationale for this requested deletion of the City of Sunrise limitation is multi-faceted. Any one of the following three reasons would justify approval of the requested text amendment. First, designating the City of Sunrise as the exclusive provider is akin to a monopolistic business regulation that has no place in a comprehensive land use plan. In this context, it is noteworthy that the language of FLUE Policy 1.8 and Performance Standard A.2 are inconsistent with the Town's Plan as a whole which properly avoids this type of business regulation and allows citizens to obtain services from any available municipal source. For example, Town Plan Utilities Element Policy

1.2-1 states that: “The Town shall coordinate with the City of Sunrise and Cooper City Utilities *and other adjacent municipalities* to ensure potable water facilities are provided to meet the Town’s short-term and long-term future needs.” Also, Town Plan FLUE Policy 1.7-f states that: *all land with a Commercial designation shall be connected to municipal water and sewer* and the development review requirements within the Future Land Use Implementation section of the Town Plan refers to public potable water and sanitary sewer public facilities. Furthermore, the requirement to connect to the facilities of the City of Sunrise for this Property conflicts with the Town Plan FLUE Policy 1.17-b, which states that: *It shall be the general policy of the Town not to finance or otherwise cause the extension of public potable water systems within its boundaries except as necessary to serve its governmental facilities*. Finally, it should also be noted that the proposed text amendments would also be more consistent with ULDC Section 051-040(L) of the US Highway 27 Planned Business District regulations, which states (including the requested clarification of the type of structure requiring connection):

Water and sewer. No permit for the construction of any building with occupiable space as defined by the Florida Building Code ~~or roofed structure~~ may be issued until the development is connected to, or the subject of a binding agreement for, connection to *municipal* water and sewer systems. No certificate of occupancy, temporary or otherwise, may be issued until the property is served by municipal water and sewer.

Second, the requirement is impracticable. The closest connection to water and sewer facilities is located directly adjacent to the southern portion of the Property within the US 27 Highway right-of-way and is serviced by the City of Pembroke Pines. Presently, there are existing residents in the Town whose water and sewer services are supplied by the City of Pembroke Pines, and the City of Pembroke Pines is also willing to provide water and sewer services to the Property. Please see the City of Pembroke Pines Water and Sewer Availability letter dated April 11, 2023, attached hereto as Exhibit “A.” The closest City of Sunrise water and sewer facilities suitable in size to serve the Property are located at the southeast corner of Griffin and Dykes Road, which is over four (4) miles from the Property. Please see the City of Sunrise Water and Sewer Availability letter dated October 18, 2022, attached hereto as Exhibit “B.” There is no assembled contiguous right of way for water and sewer lines over that four (4) mile span. The Griffin Road right-of-way in this area is owned by multiple entities including the South Florida Water Management District, Broward County, and the Town. Furthermore, a number of private property owners of parcels adjacent to Griffin Road have not dedicated the portions of their parcels necessary to meet the ultimate right-of-way width of Griffin Road shown on the County’s Trafficways map. The Applicant has no legal means to assemble such water and sewer pipeline corridor, and even if the Applicant had such legal means, the cost of assembling the corridor would be both astronomical and unrelated to the impacts of the Applicant’s proposed development since there is water and sewer connection already available at the Property. In addition, construction of watermain and sewer main extension infrastructure spanning over four (4) miles in order to connect to City of Sunrise facilities is in itself cost-prohibitive, which cost is in excess of ten (10) million dollars. Please see the engineer’s cost estimate attached hereto as Exhibit “C.” (Notably, his cost estimate

does not include the additional cost of lift stations or chlorination repump stations that may be necessary to address public safety concerns with respect to the substantial length of the lines that would necessitate these additional improvements to maintain water pressure and water quality levels over the more than four (4) miles needed to connect to City of Sunrise water facilities.) The time required to construct this infrastructure would add crippling delay for the proposed project, another form of unsustainable cost.

Third, application of the City of Sunrise limitation in FLUE Policy 1.8 and Performance Standard A.2 would be legally unsustainable for various reasons including that it would require imposition of permitting conditions that would clearly be illegal under Florida law (that is a “prohibited exaction” under §70.45 Fla. Stat.) as well as unconstitutional under both state and federal law. Specifically, conditioning approval of the proposed planned development upon the Applicant’s extension of water and sewer infrastructure over the four (4) mile span described above lacks any rational nexus to the impacts of the Applicant’s proposed project. The water and sewer infrastructure needs of the Applicant’s proposed development can be met by connection to the municipal water and sewer facilities existing immediately adjacent to the Property. There is no rational nexus between creating over four (4) miles of infrastructure and the infrastructure needs of the proposed US 27 Business Center (or any development of the Property). Likewise, the cost of creating the infrastructure discussed above far exceeds what would be roughly proportional to the water and sewer infrastructure impacts or service needs of the Applicant’s proposed planned development. Granting the Applicant’s requested text amendment would enable the viability of the Town’s adopted land use policy for the Property, fulfill all of its applicable objectives, and avoid entanglement in legal disputes.

Overall Plan Consistency

The Applicant will further demonstrate below that the LUPA is consistent with the Town Comprehensive Plan.

FLUE Goal 1: Ensure the preservation of the town’s rural lifestyle.

As noted above, the Town Council found that the US 27 corridor is most suitable for business uses that would diversify the Town’s tax base while protecting the rural character and lifestyle that Town residents enjoy. The Town Council adopted a comprehensive set of policies, use restrictions, and zoning regulations applicable to the proposed US 27 Business Center that would ensure the preservation of the Town’s rural lifestyle.

FLUE Objective 1.1. Protect all residential areas designated on the Town's Future Land Use Map in order to preserve the Town's existing rural character and lifestyle, while respecting those existing and constitutionally protected property rights of its individual landowners. {BCPC Objective 7.01.00}

As discussed above, the Applicant's proposed LUPA with text amendment deleting the City of Sunrise limitation in the US Highway 27 Business category FLUE Policy 1.8-p and Performance Standard A.2 would be consistent with the objective to respect constitutionally protected property rights of landowners within the Town. This is a policy also mandated by state law. (See §163.3161(10) Fla. Stat.). Unless deleted, this limitation on the municipal water and sewer source will require conditioning approval of the very development which the Town's adopted policy for this area seeks to promote in an unconstitutional manner by imposing permitting conditions that exact infrastructure and associated costs which are unrelated to the proposed development and/or disproportionate to its infrastructure service needs.

FLUE Policy 1.1-b: Land Use Plan amendments to more intensive categories shall be prohibited unless consistent with, and authorized by, FLUE Objective 1.3 and particularly policies 1.3-c, 1.3-d, and 1.3-e pertaining to evaluation of land use plan amendment requests; 1.8 (US Highway 27 Business Category); 1.12 (Community Facilities Category), or unless the Town Council determines that the more intensive use is consistent with, and furthers the overall goal to protect the Town's rural lifestyle. {BCPC Objective 7.01.03}

The Applicant is seeking to amend the Property's land use designation from Agricultural to US Highway 27 Business as specifically contemplated by the Town and permitted pursuant to this Policy.

FLUE Policy 1.1-f: The Town Council shall maintain a rural orientated lighting ordinance regulating all public and private properties.

It should be noted that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center requires mitigation of potential ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet. Thus, the proposed amendment will make the Property more consistent with this policy.

FLUE Objective 1.3: Encourage the elimination of incompatible or inconsistent land uses and prevent future suburban blight. Continue implementing land use programs to encourage the elimination of existing incompatible land uses and prevent future incompatible land uses from occurring. {BCPC OBJECTIVE 14.02.00. Measurement: criteria and standards utilized to evaluate all land use plan amendments to determine compatibility with the town's rural character and its adopted comprehensive plan.}

The Applicant is requesting the LUPA in order to develop the vacant and underutilized Property with a combination of compatible commercial and light industrial development as approved and

permitted by the Town in the Town Plan Policies for the US Highway 27 Business land use category and the ULDC regulations applicable to the US Highway 27 Planned Business District. The Town Plan Policies and ULDC regulations have been carefully designed to mitigate any impacts of the US Highway 27 Business Center upon adjacent land uses.

FLUE Policy 1.3-a: The Town's Land Development regulations shall protect whenever possible all existing and planned rural residential areas from disruptive land uses and nuisances and provide standards for achieving compatibility between different land uses. {BCPC Policy 1.04.04}

The US Highway 27 Business land use category policies and the US Highway 27 Planned Business District regulations create a framework for protecting rural residential areas, which are located to the east of the Menorah Gardens & Funeral Chapel property that provides a substantial buffer between the Property and the existing residential community further east ranging from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty (820) feet in width and averaging nearly seven hundred feet (700) in width. The Applicant's proposal is consistent with that framework.

FLUE Policy 1.3-c: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and the Southwest Ranches Land Use Plans. {BCPC Policy 14.02.01}

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor is most suitable for business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Plan policies and ULDC regulations to protect the Town's rural character and lifestyle. The Broward County Planning Council recertified the Town Plan, including the US Highway 27 Business land use category on June 24, 2021. At this time, the Applicant is simply seeking to amend the Property's land use designation in order to implement the Town's vision for the US 27 corridor.

FLUE Policy 1.3-d: New non-residential Land Use Plan designations shall be located on US-27 and designed in a manner that does not adversely impact existing and designated rural residential areas. {BCPC Policy 14.02.02}

The Property fronts US 27. The Town Council adopted a comprehensive set of Plan policies and ULDC regulations for evaluating the LUPA, rezoning, and master plan request in order to protect the Town's rural character and lifestyle. These policies and regulations are addressed in detail herein.

FLUE Policy 1.3-n: In order to preserve rural residential neighborhoods and protect the nighttime environment from the effects of excessive lighting and/or excessive glare, the Town shall maintain lighting standards that regulate the maximum intensities and disbursement of outdoor lighting and excessive glare from outdoor lighting within the Town.

It should be noted that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center requires mitigation of ambient outdoor lighting impacts by limiting the height of parking lot lighting fixtures to twenty-five (25) feet.

FLUE Objective 1.8: US Highway 27 Business land use category - Establish and maintain a US Highway 27 Business land use category exclusively for the US Highway 27 corridor, allowing only carefully planned development that is designed to be compatible with adjacent rural residential land uses as substantially buffered by the existing cemetery and open space, and which would be environmentally neutral. Measurement: designation of a US Highway 27 Business category.

In adopting the US Highway 27 Business land use category, the Town Council found that the US 27 corridor, and Applicant's Property in particular, is most suitable for commercial and light industrial business uses and ensured compatibility of existing and future land uses of the surrounding area by implementing a framework of Plan policies and ULDC regulations to protect the Town's rural character and lifestyle. At this time, the Applicant is simply seeking to amend the Property's land use designation in order to implement the Town's vision for its Property, which is located entirely within the US 27 corridor.

FLUE Policy 1.8-a: The Town has identified the US 27 Corridor as appropriate for business uses on the land use plan map. The Town created the US Highway 27 Business Category for this purpose. Only parcels west of US Highway 27 and parcels fronting the east side of US 27 that are buffered from Rural Ranch land use designations by an intervening Open Space or Community Facilities land use designation are eligible for this designation, including parcels that also front Griffin Road or Stirling Road. Parcels designated US Highway 27 Business on the land use plan map must only be developed and used in strict compliance with the following policies. The Town Council shall consider the extent to which each application submitted for land use plan amendment, rezoning and development furthers the intent and spirit of the policies hereunder in determining whether to approve the application.

The Property is entirely eligible and was specifically contemplated for the proposed land use designation. It is isolated from Rural Ranch land use designations in the Town by substantial buffering on the east by the existing Menorah Gardens & Funeral Chapel property, which ranges from approximately four hundred twenty (420) feet in width to approximately eight hundred twenty (820) feet in width and averages nearly seven hundred feet (700) in width, on the west by US 27, on the south by the Broward County landfill, and on the north by the South New River Canal.

FLUE Policy 1.8-b: A petitioner for the US Highway 27 Business designation shall demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.

At the direction of the Town Council, the Town CPAB identified the US 27 corridor as an area of the Town unsuitable for rural residential use but rather appropriate for nonresidential and nonagricultural uses without diminishing the Town's rural character or impinging upon the rural lifestyle enjoyed by the Town's residents. Based upon this finding, the Town amended its Plan to create the US Highway 27 Business land use category, which may be applied to the Property due to its location along the east side of US 27 in the Town. As such, the Town Council has determined that there is a Town need for light industrial and commercial uses, that development, such as the US 27 Planned Business Center, will substantially benefit the Town by providing a substantial tax base and employment center, and that it is not reasonable to expect the Property to be developed with a rural residential use.

FLUE Policy 1.8-c: No US Highway 27 Business designation may border any parcel with a rural land use plan designation. This shall not apply to any rural residential parcel under unified control with a property designated US Highway 27 Business.

The Property does not border any parcel with a Rural Land Use Plan designation.

FLUE Policy 1.8-d: There shall be no nonresidential, nonagricultural building, structure, parking, storage or use within two hundred (200) feet of an abutting local Town street other than Stirling Road, nor shall there be any such structure, parking, storage or use within two hundred (200) feet of any parcel with a rural land use plan designation, unless such parcel is under unified control with the parcel designated US Highway 27 Business. Open space use, including buffers and drainage retention for a US Highway 27 Business use is not subject to this restriction.

No nonresidential, nonagricultural building, structure, parking, storage or use will be placed within two hundred (200) feet of an abutting local Town street other than Stirling Road, and no such structure, parking, storage or use will be placed within two hundred (200) feet of any parcel with a rural land use plan designation.

FLUE Policy 1.8-e: Access to development shall be from US 27, Stirling Road, or Griffin Road only.

Access to the Property shall remain limited to access through US Highway 27, Stirling Road, and/or Griffin Road.

- (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an application to amend the Land Use Plan Map to US Highway 27 Business***

until a conceptual master access management plan (“access plan”) shall have been accepted by the Florida Department of Transportation (FDOT) for the entire US 27 corridor within the Town.

Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023 and attached hereto as Exhibit “D.”

- (ii) It shall be the responsibility of an applicant for such map amendment to prepare the access plan and coordinate its acceptance by FDOT and Broward County Highway Construction and Engineering Department, and to coordinate the plan with owners of all other properties with frontage on US 27.***

Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023.

- (iii) The access plan, as may be amended with the consent of FDOT, shall be binding upon all properties.***

The Applicant acknowledges this Policy.

- (iv) The Town will not approve a plat application for property fronting US 27 until the applicant has submitted the plat to FDOT for review and obtained approval.***

The Applicant acknowledges this Policy.

FLUE Policy 1.8-f: Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, per the US Highway 27 Business Category permitted uses subsection of this Element.

The Property will be developed in accordance with the land uses and floor area ratio permitted by the US Highway 27 Business land use category.

FLUE Policy 1.8.g: Buildings shall not exceed forty (40) feet in height, measured to the highest point on the building, including parapets and roof-mounted equipment, provided that the Town Council may authorize up to eight (8) additional feet of height after consideration of a line-of-site study demonstrating that the additional height will not adversely affect any property with a rural land use plan designation.

The Applicant acknowledges this Policy. The Property will be developed in accordance with the height restriction.

FLUE Policy 1.8-h: Every development shall provide at least twenty-five percent (25%) pervious area.

The Applicant acknowledges this Policy. At least twenty-five percent (25%) pervious area will be provided.

FLUE Policy 1.8.i: Development shall utilize extensive buffering in order to screen the development from properties with a rural land use plan designation, and shall utilize pleasing architecture and building placement to emphasize and showcase the building(s), while locating parking and outdoor storage areas behind the buildings or otherwise screening them from U.S. Highway 27, Stirling Road and Griffin Road. Developers shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with the architectural requirement.

The Applicant acknowledges this Policy. Please see the US 27 Business Center Design Guidelines for more information that demonstrates the proposed amendment is consistent with this policy.

FLUE Policy 1.8-j: Developments shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to rural residential uses, and providing on-site security.

The Applicant acknowledged this Policy and will consider it when selecting business and tenants for the Property.

FLUE Policy 1.8-k: Developments shall adhere to the Town's dark-sky outdoor lighting regulations and policies, and are strongly encouraged to take additional measures that mitigate the development's ambient lighting impact on the Town. By way of example, a development could reduce the height of parking lot lighting fixtures by spacing the lower fixtures closer together, using advanced cut-off designs, and limiting the hours during which the lighting is on.

The Applicant acknowledges this Policy and notes that ULDC Section 051-040(K)(1) applicable to the US 27 Planned Business Center at site plan approval for a specific development of all or any portion of the Property provides for, when possible, mitigation of potential ambient outdoor lighting impacts in addition to limiting the height of parking lot lighting fixtures to twenty-five (25) feet.

FLUE Policy 1.8-l: Developments shall design primary identification signage, and specifications for individual tenant signage, that compliment and coordinate with the architecture and landscaping of the development, and that enhance the built environment.

The Applicant acknowledges this Policy. At site plan approval for a specific development of all or any portion of the property, signage will be designed to complement and coordinate with the architecture and landscaping of the US 27 Business Center to enhance the built environment. Please see the US 27 Business Center Design Guidelines for more information that demonstrates the proposed amendment is consistent with this policy.

FLUE Policy 1.8-m: The land development regulations shall establish a zoning classification in the form of a planned development district, whereby the specific permitted uses, development standards and a conceptual development plan for the property are made part of the rezoning and will govern use and development of the property supplemental to regulations contained within the land development regulations. The land development regulations for the planned development district shall require that conceptual development plans incorporate all of the applicable elements of the US 27 conceptual master access management plan, which shall be adopted by reference.

The Applicant acknowledges this Policy. Please refer to the Rezoning Statement of Use and Justification for more information regarding the master development plan and compliance with applicable ULDC regulations.

FLUE Policy 1.8-n: Applications for land use plan amendment to establish a US Highway 27 Business designation shall be filed concurrently with a complete application for rezoning to the applicable planned development zoning district.

The Applicant acknowledges this Policy. A companion application for rezoning of the Property from the A-1 Agricultural District to the US Highway 27 Planned Business District has been filed concurrently with this LUPA.

FLUE Policy 1.8-o: The Town shall implement land development regulations to protect adjacent rural areas from potential negative impacts of business developments.

The Applicant acknowledges this Policy and has demonstrated compliance with ULDC regulations applicable to the US 27 Business Center in the Rezoning and Master Development Plan sections below.

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

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Plan and the proposed amendments to the text of the Plan ensure consistency between the Policies of the Plan and the ULDC regulations.

FLUE OBJECTIVE 1.15: Ensure that public facilities and services meet level of service standards adopted in the Town's comprehensive plan, and that the Town's development regulations make appropriate provision for power distribution infrastructure. {BCPC Obj 11.00.00} Measurement: Adoption of Concurrency Standards in the Town's Land Development Code consistent with State and County law.

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

FLUE POLICY 1.15-b: To maintain the level of service standards identified within the Town's Comprehensive Plan, the Town shall, prior to final action on amendment to the Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development. {BCPC Policy 11.01.03}

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

FLUE POLICY 1.15-c: Prior to plat approval, the Town shall ensure that the public facilities and services necessary to meet the level of service (LOS) standards established within the Town's Comprehensive Plan will be available consistent with Concurrency requirements in subsection 163.3202(g), Florida Statutes, and section 163.3180, Florida Statutes, as amended, and the Concurrency Management policies included within Goal 8.00.00 of the Broward County Land Use Plan. {BCPC Policy 11.01.04}

Please refer to the County LUPA Application package included herein which provides an analysis of public facilities and services and demonstrates that all level of service standards are met.

Section 2: Permitted Uses in Future Land Use Categories

US Highway 27 Business Category: Performance Standards

The intent of the US Highway 27 Business Category is to: *facilitate a limited range of "clean" light industrial and business uses along the US 27 corridor that are not a threat to the potable water quality of the Biscayne Aquifer or to the peaceful enjoyment of residential properties to the*

east. Before adopting an amendment, such as the proposed LUPA, to change the land use designation of any parcel to US Highway 27 Business, the Town shall carefully consider potential environmental, traffic and quality of life impacts and the Applicant must demonstrate that the proposed LUPA is consistent with all of the performance standards below. Additionally, every such application for a LUPA shall be submitted concurrently with a rezoning application to an implementing zoning district.

The Applicant will demonstrate below that the LUPA is consistent with the US Highway 27 Business Category Performance Standards below. The Applicant is also requesting a rezoning of the Property from the A-1 Agricultural Estate zoning district to the US Highway 27 Planned Business District, which is discussed in more detail in the Rezoning Statement of Use and Justification.

A. *Performance Standards.*

1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27 that can be detected from any property with a Agricultural. Rural Ranch or Rural Estate land use plan map designation.

The Applicant acknowledges this standard. As development plans for the Property progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate that the proposed development does not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that can be detected from residential land uses east of US 27. Development will also comply with all applicable provisions of the ULDC, in particular, Article 51 of the ULDC, which specifies development regulations for the US Highway 27 Planned Business District, and which were carefully crafted to protect existing residential communities to the east of US 27.

2. City of Sunrise sanitary sewer and potable facilities must be in place, or the provision of City of Sunrise sanitary sewer and potable facilities must be the subject of a binding agreement with the City of Sunrise to serve any parcel designated US Highway 27 Business, prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

As noted above, the Applicant is requesting that the Town Council adopt amendments to the text of the Plan, and the proposed amendments to the text of the Plan ensure consistency between the Policies of the Plan and the ULDC regulations.

3. Development shall not involve use of any chemicals, substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. The land development regulations may permit fuel storage tanks for emergency generators and for the purpose of servicing vehicles or equipment used in the

regular course of business, provided that any such tanks may be required to exceed the installation, containment, inspection and other requirements of Article 27, Chapter 10, “Storage Tanks” of the Broward County Code of Ordinances, as may be amended from time to time.

The Applicant acknowledges this standard. As development plans for the Property progress and site plan approval is requested for development of the US 27 Business Center, the Applicant will demonstrate compliance with the standard. Should fuel storage be proposed as an accessory use, the Applicant will comply with ULDC Section 51-30(D) regulating fuel storage and the installation, containment, inspection and other requirements of Article 27, Chapter 10, “Storage Tanks” of the Broward County Code of Ordinances.

4. Any use – the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation - shall be prohibited.

Uses proposed within the US 27 Business Center will be limited to those permitted pursuant to ULDC Section 51-20.

5. All development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and the Master Circulation and Access Plan showing the proposed frontage road that will provide for north-south access throughout the Property.

FUTURE LAND USE IMPLEMENTATION:

The Applicant will demonstrate below that the Development Review Requirements of the Implementation Section of the Town’s Future Land Use Element of the Comprehensive Plan are met:

- A. Traffic circulation, recreational, drainage and flood protection, public potable water where applicable, solid waste and sanitary sewer public facilities, septic tanks, where applicable, and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrency management policies included with the goal of the Town’s Land Use Plan.*

Please refer to the County LUPA application package included herein, which provides an analysis of public facilities and services.

- B. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic ways identified on the Broward County Traffic Ways Plan prior to occupancy.*

The Applicant acknowledges this standard. Please refer to the Pre-Application Letter provided by FDOT on May 1, 2023, and the Master Circulation and Access Plan, which includes a frontage road along US 27 and access to the Property from Griffin and Stirling Roads and US 27.

- C. Fire protection service will be adequate to protect people and property in the proposed development.*

Fire services are provided to the Property pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Delivery of Emergency Medical, Fire Protection, and Fire Prevention Services recorded in Official Records Book 50374, Page 1550 of the Public Records of Broward County. The Applicant contacted the Town of Davie Fire Rescue Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of fire protection services to the master plan area. The Applicant will continue to work with the Town of Davie Police and Fire Rescue Departments as development plans progress for the Property.

- D. Police protection service will be adequate to protect people and property in the proposed development.*

Police services are provided to the Property pursuant to the Interlocal Agreement between the Town of Davie and the Town of Southwest Ranches for Police Services recorded in Official Records Book 50374, Page 1520 of the Public Records of Broward County. The Applicant contacted the Town of Davie Police Department regarding the US 27 Business Center prior to submitting this development application package to the Town of Southwest Ranches. No concerns were raised regarding the adequacy of police protection services to the master plan area. The Applicant will continue to work with the Town of Davie Police Department as development plans progress for the Property.

- E. School sites and school buildings will be adequate to serve the proposed development.*

No residential uses are proposed. As such, this standard does not apply.

- F. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument right altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or*

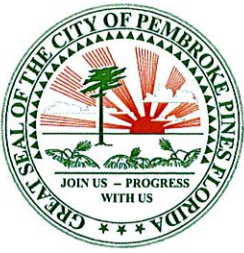
heliport or any planned or proposed airport as described in Federal Aviation Regulations (FAR) Part 77.21 (c)(2).

The Applicant acknowledges this standard.

Conclusion

In its current condition as a vacant, privately owned property having no significant environmental features that would require protection, the Property provides minimal community value. The proposed LUPA would provide employment opportunities during the construction phases and a long-term tax revenue stream to the Town. For these reasons, the Property would be better utilized as an industrial/commercial development and employment center. As discussed in detail above, the Plan and ULDC provisions applicable to the US Highway 27 Business Future Land Use category and the US Highway 27 Planned Business District result in a comprehensive set of policies, use restrictions, and zoning regulations that were carefully crafted to protect the Town's rural character and lifestyle, while enhancing the tax base. The LUPA is consistent and compatible with existing and proposed uses in the area; and the Property is substantially separated from properties to the south, west and north by three (3) major thoroughfares, while the Menorah Gardens & Funeral Chapel property provides a substantial buffer between the Property and rural residential uses further east. The Applicant is respectfully requesting Town Council approval of the LUPA to accomplish the Town's contemplated conversion from the Agricultural designation to the US Highway 27 Business designation created by the Town for this area with a minor, but vital text, amendment to enable the viability of the Town's Plan and to effectuate the Town's land use policy and vision for commercial and industrial development within the US27 corridor.

Exhibit “A”
City of Pembroke Pines
Water and Sewer Availability Letter



PEMBROKE PINES
CITY COMMISSION

Frank C. Ortis
MAYOR
954-450-1020
fortis@ppines.com

Iris A. Siple
VICE MAYOR
DISTRICT 3
954-450-1030
isiple@ppines.com

Jay D. Schwartz
COMMISSIONER
DISTRICT 2
954-450-1030
jschwartz@ppines.com

Angelo Castillo
COMMISSIONER
DISTRICT 4
954-450-1030
acastillo@ppines.com

Thomas Good, Jr.
COMMISSIONER
DISTRICT 1
954-450-1030
tgood@ppines.com

Charles F. Dodge
CITY MANAGER
954-450-1040
cdodge@ppines.com

April 11, 2023

Ron Bergeron
19612 SW 69th Place
Pembroke Pines, FL 33332

RE: Request for Letter of Service Availability for Bergeron US-27 Business Center located in the Town of Southwest Ranches, FL.

Dear Mr. Bergeron:

The City of Pembroke Pines has the capacity and capability of providing water and wastewater services to the Bergeron US-27 Business Center located east of US 27 between Stirling Road and the C-11 canal within the Town of Southwest Ranches.

Providing utility services to this site is subject to the Town of Southwest Ranches providing a letter of approval to the City of Pembroke Pines to serve this parcel. Upon receipt of the Town's approval, the Pembroke Pines Commission will consider this request.

Sincerely,


Charles F. Dodge
City Manager

CFD/md

Exhibit “B”
City of Sunrise
Water and Sewer Availability Letter



Community Development - Engineering Division
1601 NW 136 Ave., Bldg. A Sunrise, FL 33323 P: 954.746.3270 F: 954.746.3287

October 18, 2022

Bill Barbaro, P.E.
Carnahan Proctor & Cross
814 S. Military Trail
Deerfield Beach, FL 33442

Via Email: BBarbaro@cpc-eng.com

**Re: Water and Sewer Availability
Griffin Road, US HWY 27
Weston, FL 33332 (Folio #'s 503927020160, 503927020210, 503927020220,
503934010020, 503934010100, 503934010170, 503934010280, 503934010340,
503934010431, 503934010430, 503934010420 and 503934010570)**

Dear Mr. Barbaro:

The above referenced properties are located within the water and sewer utility service area of the City of Sunrise. Please be advised that there is a 12-inch watermain, as well as a 14-inch sewer force main on the South East corner of Griffin Rd and Dykes Rd approximately 4 miles from the properties. Both a watermain and sewermain extension would be required.

Please note that the information provided within this letter is an approximation based on the City's schematic water and sewer atlas, and the City recommends that this information be verified through field inspections and as-built information prior to any civil engineering design.

The City has reserved no water and sewer plant capacity for your project and makes no representation to any party that water and sewer plant capacity is available until a party executes a Utility Service Permit with the City and pays the Plant Connection Fees based upon proposed water consumption.

If you wish to reserve plant capacity for your project, please begin by completing the City of Sunrise Utility Service Permit Questionnaire and returning it to this department along with all required attachments. The Utility Service Permit Questionnaire and Fee Schedule are available at the document library on the City's website: <https://www.sunrisefl.gov/our-city/advanced-components/document-central/-folder-182>. Plant Connection Fees are governed by the City's Code of Ordinances, Section 15-119, which may be found at https://library.municode.com/fl/sunrise/codes/code_of_ordinances

If we may be of further assistance to you, please advise.

Sincerely,
CITY OF SUNRISE

Ravindra Ramgulam, P.E.
City Engineer

Exhibit “C”
Engineer’s Cost Estimate



Carnahan Proctor and Cross, Inc

814 South Military Trail, Deerfield Beach, FL 33442
PH. 954-972-3959 FAX. 954-972-4187

By: Bill Barbaro, P.E.

Engineer's Opinion of Probable Construction Cost (EOPCC)

Project:		US 27 Business Center - City of Sunrise Utility Extension			
Project Number:		210300	US 27 Business Center - Town of Southwest Ranches		Date: 11/09/2022
Item	Description	Unit	Quantity	Unit Price	Total
Water Main Extension					
1	16" PVC Water Main	LF	28,666	\$ 103.75	\$ 2,974,097.50
2	16"x16" Tapping Sleeve	EA	1	\$ 9,375.00	\$ 9,375.00
3	16" Cap & Blowoff	EA	1	\$ 2,812.50	\$ 2,812.50
4	16" Gate Valve	LS	1	\$ 156,250.00	\$ 156,250.00
5	16" Wet Tap	EA	1	\$ 8,750.00	\$ 8,750.00
6	Air Release Valve in Concrete Vault	EA	4	\$ 9,375.00	\$ 37,500.00
7	Sampling Points	EA	25	\$ 875.00	\$ 21,875.00
8	30" Steel Casing for Jack & Bore	LF	289	\$ 750.00	\$ 216,750.00
9	Fittings	LS	1	\$ 16,250.00	\$ 16,250.00
Water Main Extension Subtotal				\$	3,443,660.00
Force Main Extension					
9	10" PVC Force Main	LF	28,757	\$ 75.00	\$ 2,156,775.00
10	10"x10" Tapping Sleeve	EA	1	\$ 7,500.00	\$ 7,500.00
11	10" Cap & Blowoff	EA	1	\$ 2,250.00	\$ 2,250.00
12	10" Gate Valve	LS	1	\$ 131,250.00	\$ 131,250.00
13	Air release Valve in Concrete Vault	EA	6	\$ 8,750.00	\$ 52,500.00
14	10" Wet Tap	EA	1	\$ 8,750.00	\$ 8,750.00
15	24" Steel Casing for Jack & Bore	LF	490	\$ 687.50	\$ 336,875.00
16	Fittings	LS	1	\$ 25,000.00	\$ 25,000.00
Force Main Extension Subtotal				\$	2,720,900.00
Roadway / Site Restoration					
17	2" Asphalt Pavement	SY	445	\$ 20.00	\$ 8,900.00
18	8" Limerock Base	SY	445	\$ 18.75	\$ 8,343.75
19	12" Compacted Subgrade	SY	445	\$ 7.50	\$ 3,337.50
20	Sod	SY	63,633	\$ 3.75	\$ 238,624.99
21	Remove Asphalt Pavement	SY	445	\$ 26.25	\$ 11,681.25
22	Pavement Markings & Signage Restoration	LS	1	\$ 31,250.00	\$ 31,250.00
23	Remove & Reset Existing Guardrail	LF	500	\$ 56.25	\$ 28,125.00
Roadway / Site Restoration Subtotal				\$	330,262.49
Subtotal Construction Cost				\$	6,494,822.49
Soft Cost					
24	Engineering, Survey & Permitting (15% of Construction Costs)	LS	1	\$ 0.15	\$ 974,223.37
25	Mobilization (9% of Construction Costs)	LS	1	\$ 0.09	\$ 584,534.02
26	Maintenance of Traffic (7% of Construction Costs)	LS	1	\$ 0.07	\$ 454,637.57
27	Contingency (25% of Construction Costs)	LS	1	\$ 0.25	\$ 1,623,705.62
Soft Cost Subtotal				\$	3,637,100.59
TOTAL ESTIMATED CONSTRUCTION COST				\$	10,131,923.08

Exhibit “D”
Florida Department of Transportation
Pre-Application Letter



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
May 1, 2023

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 1, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

William Barbaro P.E.
Carnahan Proctor and Cross Inc.
814 S. Military Trail Deerfield Beach, FL 33076

Dear William Barbaro P.E.:

RE: Pre-application Review for **Category E Driveway**, Pre-application Meeting Date: **October 20, 2022**
Broward County - Town of Southwest Ranches; SR 25; Sec. # 86060000; MP: 6.5; Access Class - 2;
Posted Speed - 60; SIS - SIS Corridor; FDOT Ref. Project:

Request: Right-in/right-out driveway on US 27, located approximately 2,800 feet north of Stirling Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Bergeron US 27 Business Center – Lat: 26.05184 Lon: -80.43325**
Property Owner: **Bergeron US 27 LLC**; Parcel Size: **56 Acres**
Development Size: **165,500 SF Business Park, 543,800 SF General Light Industrial**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 140 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
 - If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.
 - A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.
 - Main Driveway: Provide a southbound acceleration lane along SR 25/US-27, south of the median opening. Provide queueing analysis at the proposed main driveway.
 - Stirling Road: Restrict Stirling Road access to a channelized right-in-only.
 - Griffin Road: Provide a widened inbound area to accommodate expected heavy vehicles, the turning path will have to be verified at the time of permit. AutoTURN analysis is required.
- Traffic Impact Study shall be submitted to the Department (Traffic Operations and Planning Office) at the time of permit, including all the above-mentioned conditions.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Carina Harvey
District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\Pre-application Letter Template.docx

www.dot.state.fl.us



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

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

Russell C. Muniz, 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 Breitreuz and Town Council
VIA: Russell Muñoz, Town Administrator
FROM: Emily Aceti, Community Services Manager
DATE: 5/28/2026
SUBJECT: Bergeron SW Ranches US 27 LLC and Bergeron US 27 LLC Water Agreement

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management
- D. Improved Infrastructure

Background

Bergeron SW Ranches US 27 LLC and Bergeron US 27 LLC ("Owner") are the owners of a property lying within the Town of Southwest Ranches on US 27 (Folio Numbers 503934-01-0420; 503934-01-0430; 503934-01-0431; 503934-01-0570; 503934-01-0340; 503927-02-0160; 503927-02-0210; 503927-02-0220; 503934-01-0020; 503934-01-0100; 503934-01-0170; 503934-01-0280). The Owner is desirous of obtaining water services for the property; however, water services are not available from the Town of Southwest Ranches. The City of Pembroke Pines, a neighboring municipality, has water services and is willing to provide said services to the Owner.

The proposed resolution states no objection to the City of Pembroke Pines providing water services to said properties, provided that no further expansion of service shall be permitted without the explicit written consent of the Town.

As a condition, and in consideration, of this resolution being adopted, the Owner agrees that they shall solely be responsible for all costs of connecting to the water facilities from the City of Pembroke Pines, including all ongoing costs of water and maintenance of the utility connections.

Fiscal Impact/Analysis

None.

Staff Contact:

Rod Ley, P.E., Public Works Director

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	5/22/2026	Resolution
Agreement	5/20/2026	Agreement
Exhibit "A"	5/22/2026	Exhibit
Map	5/20/2026	Exhibit

RESOLUTION NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF PEMBROKE PINES PROVIDING WATER AND SEWER SERVICES TO FOLIO NUMBERS 503934-01-0420; 503934-01-0430; 503934-01-0431; 503934-01-0570; 503934-01-0340; 503927-02-0160; 503927-02-0210; 503927-02-0220; 503934-01-0020; 503934-01-0100; 503934-01-0170; 503934-01-0280 ALONG US 27, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF PEMBROKE PINES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bergeron SW Ranches US 27 LLC and Bergeron US 27 LLC ("Owner"), has real property in the Town of Southwest Ranches, as described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, Owner is desirous of obtaining water and sewer services for the property, however, water and sewer services are not available from the Town of Southwest Ranches; and

WHEREAS, the City of Pembroke Pines, a neighboring municipality, has capacity to provide these properties with water and sewer services, and is willing to provide such services to the Owner; and

WHEREAS, the Owner is desirous of obtaining water and sewer services from the City of Pembroke Pines, and has requested the Town's consent for the connection; and

WHEREAS, the Town of Southwest Ranches consents to the connection provided that no further expansion of service occurs without the specific written consent of the Town; and

WHEREAS, Owner agrees that he shall solely be responsible for all costs of connecting to the water and sewer facilities from the City of Pembroke Pines, including all ongoing costs of water and maintenance of the utility connections.

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

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

Section 2: The Town of Southwest Ranches, Florida hereby consents to the City of Pembroke Pines providing water and sewer services to Folio Numbers 503934-01-0420; 503934-01-0430; 503934-01-0431; 503934-01-0570; 503934-01-0340; 503927-02-0160; 503927-02-0210; 503927-02-0220; 503934-01-0020; 503934-01-0100; 503934-01-0170; 503934-01-0280 along US 27, provided that no further expansion of service shall be permitted without the explicit written consent of the Town.

Section 3. A certified copy of this Resolution shall be provided to the City of Pembroke Pines.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this ___ day of ___, 2026 on a motion by

_____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.056.1001

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Prepared by and return to:

Heather Jo Allen, Esq.
Keiser Legal, PLLC
55 SE 2nd Avenue, Suite 102
Delray Beach, FL 33444
Phone: 561-349-6900

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WATER AND SEWER AGREEMENT

FOR: **BERGERON SW RANCHES US 27, LLC and BERGERON US 27, LLC**
(collectively, "BERGERON")

LOCATION: See Exhibit "A"

THIS AGREEMENT effective this ____ day of _____, 2026, made and entered into by and between:

The Town of Southwest Ranches, a municipal corporation of the State of Florida, hereinafter referred to as the "TOWN," and **BERGERON**, corporations with a business address of 19612 SW 69th Place, Fort Lauderdale, Florida 33332, hereinafter referred to as the "OWNER." TOWN and OWNER may hereinafter be collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, BERGERON owns certain real property in Broward County, Florida, as shown and described in Exhibit "A" attached hereto and made a part of hereof; and all references made in this Agreement to PROPERTY shall refer specifically to the property described in Exhibit "A" attached; and

WHEREAS, the PROPERTY is located in the TOWN; and

WHEREAS, BERGERON desires to procure water and sewer service from the City of Pembroke Pines for the PROPERTY; and

WHEREAS, Section 180.19, F.S., authorizes a municipality to provide water service outside of its corporate limits and in another municipality, subject to the terms and conditions as may be agreed upon between such municipalities and the owner of the property receiving such service; and

WHEREAS, the Parties desire to enter into an agreement setting forth the mutual understandings and undertaking regarding the furnishing of said water services for the PROPERTY; and

WHEREAS, the Town Council has approved this Agreement and has authorized the proper Town officials to execute this Agreement by motion passed at a regular Council meeting on _____, 2026.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of TOWN and BERGERON and other good and valuable considerations, these parties covenant and agree with each other as follows:

PART I – INTENTIONALLY OMITTED

PART II. - MUTUAL COVENANTS

B. TOWN NOT LIABLE FOR BERGERON’S OR CONSUMER’S PROPERTY

TOWN shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on the PROPERTY or water service lines within granted easements to utility provider pursuant to this Agreement. OWNER shall obtain the necessary permits to construct the connection from the responsible governmental entities, including the TOWN.

B. EFFECTIVE DATE

Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the Town Council Meeting at which it was approved.

C. SYSTEM ON CONSUMER’S PROPERTY TO BE KEPT IN GOOD WORKING CONDITION

Each consumer of water and sewer service within the PROPERTY shall keep all water and sewer pipes, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the interior lines of the portion of the PROPERTY occupied by the consumer, in good order and condition.

Service shall not commence on the PROPERTY without the explicit written consent of the TOWN.

Other than the infrastructure required to connect to Pembroke Pines, service shall not be extended beyond the boundaries of the PROPERTY without the explicit written consent of the TOWN.

D. SEVERABILITY

If a section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining hereof.

E. RECORDING OF AGREEMENT

The provisions of this Agreement shall run with the land and be binding upon and inure to the benefits of successors to title to the PROPERTY. This Agreement shall be recorded by BERGERON among the Public Records of Broward County, Florida, for the particular purpose of placing all owners or occupants within the PROPERTY connected to or to be connected to the water and sewer systems within the Property upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if BERGERON and occupants of portions of the PROPERTY had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real property within the PROPERTY connected to or to be connected to said water and sewer systems shall be deemed conclusive evidence of the fact that the said owners of all or portions of the PROPERTY or occupants of all or portions of the PROPERTY have consented to and accepted the Agreement herein contained and have become bound thereby.

The Parties agree that in the event that it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement, then, and in that event, the prevailing party shall be entitled to receive from the non-prevailing party reasonable attorney's fees and the costs of such litigation, including appellate proceedings.

PART III - NOTICE

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving of notice, which shall remain such until it shall have been changed by written notice to the Town in compliance with the provisions of this paragraph. For the request, the parties designate the following as the respective places for the giving of notice:

FOR BERGERON:

Bergeron SW Ranches US 27, LLC
19612 SW 69th Place
Fort Lauderdale, Florida 33332
Telephone No. (954) 680-0223
Facsimile No. (954) 680-0218

Bergeron US 27, LLC
19612 SW 69th Place
Fort Lauderdale, Florida 33332

Telephone No. (954) 680-0223
Facsimile No. (954) 680-0218

Copy To: Aleida Ors Waldman, Esq.
19612 SW 69th Place
Fort Lauderdale, Florida 33332
Telephone No. (954) 524-1100
Facsimile No. (888) 760-2991

Copy To: Andrea M. Keiser, Esq.
KEISER LEGAL, PLLC
55 SE 2nd Avenue, Suite 102
Delray Beach, Florida 33444
Telephone No. (561) 349-6990
Facsimile No. (561) 900-3344
andrea@keiserlegal.com

FOR THE TOWN OF SOUTHWEST RANCHES
Town Administrator
13400 Griffin Road
Southwest Ranches, FL 33330

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United States mail.

PART IV - ADDITIONAL PROVISIONS

A. EXHIBITS

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

EXHIBIT "A" – Legal Description of PROPERTY

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

(Continued on next page)

OWNER

BERGERON US 27, LLC, a Florida limited liability company

BY: _____

Ronald M. Bergeron, Sr.
Managing Member

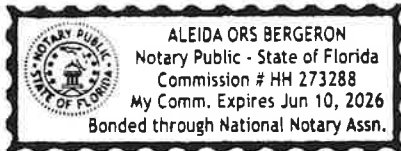
DATE: _____

May 19, 2026

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19 day of May, 2026, by Ronald M. Bergeron, Sr., Managing Member of **BERGERON US 27, LLC**, a Florida limited liability company, on behalf of the company. He/She personally known to me or has produced _____ as identification.

My commission expires:



NOTARY PUBLIC, State of Florida

OWNER

BERGERON SW RANCHES US 27, LLC, a Delaware limited liability company

BY: _____

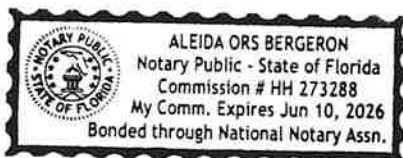
Ronald M. Bergeron, Sr.
Managing Member

DATE: _____

May 19, 2026

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19 day of May, 2026, by Ronald M. Bergeron, Sr., Managing Member of **BERGERON SW RANCHES US 27, LLC**, a Delaware limited liability company, on behalf of the company. He/She personally known to me or has produced _____ as identification.



My commission expires:

NOTARY PUBLIC, State of Florida

Signed, sealed and delivered
in the presence of:

THE TOWN OF SOUTHWEST RANCHES

ATTEST:

BY: _____
Steve Breitkreuz, Mayor

Debra Ruesga, Town Clerk

Approved as to legal form:

Keith Poliakoff, Town Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PORTION OF TRACTS 61 AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH 00°12'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY,

FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FOR 565.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°28'43" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 02°21'48", FOR AN ARC DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; 2) NORTH 00°50'31" WEST 150.00 FEET; 3) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WEST BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH 00°12'20" EAST ALONG SAID WEST BOUNDARY LINE 305.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,754.27 FEET; THENCE SOUTH 00°12'20" EAST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY LINE 339.38 FEET; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHWEST CORNER OF SECTION "B" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF

A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SAID SECTION 34; THENCE SOUTH 89°49'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 2106.07 FEET TO A POINT ON THE WEST LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 00°11'26" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" WEST, ALONG THE SOUTH LINE OF TRACTS 57 AND 58, 284.27 FEET; THENCE NORTH 00°50'31" WEST 1300.56 FEET; THENCE NORTH 89°47'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 39 AND 40, FOR 299.06 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 1300.59 FEET TO THE POINT OF BEGINNING.

PARCEL 5

PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 1977.86 FEET; THENCE SOUTH 00°11'00" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71 AND THE POINT OF BEGINNING; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 71 AND 90 FOR 1300.68 FEET; THENCE SOUTH 89°50'34" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 AND 90, 397.30 FEET TO A POINT ON A LINE 278.00 FEET EAST OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE NORTH 00°50'31" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25, FOR 1300.61 FEET; THENCE NORTH 89°49'12" EAST ALONG THE NORTH LINE OF SAID TRACTS 71 AND 72, FOR 412.25 FEET TO THE POINT OF BEGINNING.

PARCEL 6

PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1980.10 FEET; THENCE NORTH 00°11'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 1206.27 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 104; THENCE NORTH 89°50'51" EAST ALONG THE NORTH LINE OF SAID TRACTS 103 AND 104 FOR 397.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 103; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 103 AND 122 FOR 1300.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430,932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PORTION OF TRACTS 61 AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH $89^{\circ}46'19''$ WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1,754.27 FEET; THENCE NORTH $00^{\circ}12'20''$ WEST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}46'19''$ WEST ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 62 FOR 565.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516, BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH $88^{\circ}28'43''$ WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF $02^{\circ}21'48''$, FOR AN ARC DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; 2) NORTH $00^{\circ}50'31''$ WEST 150.00 FEET; 3) NORTH $44^{\circ}45'52''$ EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH $89^{\circ}46'15''$ EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF $12^{\circ}22'13''$, FOR AN ARC DISTANCE OF 425.30 FEET TO A POINT ON SAID WEST BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK"; THENCE SOUTH $00^{\circ}12'20''$ EAST ALONG SAID WEST BOUNDARY LINE 305.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF TRACTS 6, 7, 8, 25 AND 26, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 E, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,754.27 FEET; THENCE SOUTH 00°12'20" EAST ALONG THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY LINE 339.38 FEET; THENCE SOUTH 89°46'19" WEST ALONG THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 350.00 FEET TO THE NORTHWEST CORNER OF SECTION "B" OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 249.22 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°47'45" WEST ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26 FOR 299.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 00°50'31" WEST 610.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 3) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 08°38'10", FOR AN ARC DISTANCE OF 217.35 FEET; THENCE NORTH 89°46'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 6, 7 AND 8, FOR 566.16 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF TRACTS 39, 40, 57, AND 58, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SAID SECTION 34; THENCE SOUTH 89°49'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 2106.07 FEET TO A POINT ON THE WEST LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 00°11'26" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" WEST, ALONG THE SOUTH LINE OF TRACTS 57 AND 58, 284.27 FEET; THENCE NORTH 00°50'31" WEST 1300.56 FEET; THENCE NORTH 89°47'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 39 AND 40, FOR 299.06 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°11'26" EAST ALONG SAID WEST LINE 1300.59 FEET TO THE POINT OF BEGINNING.

PARCEL 5

PORTION OF TRACTS 72 AND 89, AND TRACTS 71 AND 90 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34 FOR 1977.86 FEET; THENCE SOUTH 00°11'00" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71 AND THE POINT OF BEGINNING; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 71 AND 90 FOR 1300.68 FEET; THENCE SOUTH 89°50'34" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 AND 90, 397.30 FEET TO A POINT ON A LINE 278.00 FEET EAST OF AND PARALLEL WITH THE BASELINE OF STATE

ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE NORTH 00°50'31" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25, FOR 1300.61 FEET; THENCE NORTH 89°49'12" EAST ALONG THE NORTH LINE OF SAID TRACTS 71 AND 72, FOR 412.25 FEET TO THE POINT OF BEGINNING.

PARCEL 6

PORTION OF TRACTS 104 AND 121, AND TRACTS 103 AND 122, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1980.10 FEET; THENCE NORTH 00°11'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 1206.27 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 104; THENCE NORTH 89°50'51" EAST ALONG THE NORTH LINE OF SAID TRACTS 103 AND 104 FOR 397.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 103; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINE OF SAID TRACTS 103 AND 122 FOR 1300.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 2,430,932 SQUARE FEET (55.8065 ACRES), MORE OR LESS.

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Legend

Yes

SWR Stormwater Structure

SWR Stormwater Gravity Mains

Pembroke Pines

Pembroke Pines - Lift Station

Pembroke Pines - Sewer Gravity Main

Pembroke Pines - Sewer Pressure Main

Pembroke Pines - Water Hydrants

Pembroke Pines - Water Mains

Sunrise

Sunrise - Lift Stations

Basemap Gallery

Layers

Info

Edit

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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 Breitreuz, Mayor
Gary Jablonski, Vice Mayor
Jim Allbritton, Council Member
Bob Hartmann, Council Member
David S. Kuczenski, Esq., Council Member

Russell C. Muniz, 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 Breitreuz and Town Council
VIA: Russell Muñoz, Town Administrator
FROM: Emily Aceti, Community Services Manager
DATE: 5/28/2026
SUBJECT: INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR SHARING
RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management

Background

The United States Environmental Protection Agency (EPA), under the Federal Water Pollution Control Act ("Clean Water Act") and its implementing regulations, requires municipalities to comply with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit Program. The EPA recommended that Broward County serve as the "lead permittee," with the participating municipalities acting as "co-permittees."

This Agreement is made and entered into by and among Broward County, Florida, and the municipalities of Southwest Ranches, Coconut Creek, Cooper City, Coral Springs, Dania Beach, Davie, Deerfield Beach, Hallandale Beach, Lauderdale-By-The-Sea, Lauderdale

Lakes, Lauderdale, Lighthouse Point, Margate, Miramar, North Lauderdale, Oakland Park, Parkland, Pembroke Park, Pembroke Pines, Plantation, Pompano Beach, Sunrise, Tamarac, Weston, West Park, and Wilton Manors.

The Town previously executed Interlocal Agreements in 2004 and 2013, both of which expired, to carry out the tasks required under the NPDES MS4 Permit. The Town executed an additional Interlocal Agreement on November 7, 2017 (“Current Agreement”), following the Florida Department of Environmental Protection’s (FDEP) issuance of NPDES MS4 Permit Number FLS000016-004 for the fourth five-year permit cycle. The Current Agreement will terminate upon FDEP’s issuance of the next iteration of the NPDES MS4 Permit.

The Town desires to continue utilizing Broward County’s services for coordinating the co-permittees pursuant to NPDES MS4 regulations and for managing and performing the technical activities necessary to ensure the Town’s continued compliance with the NPDES MS4 Permit.

Fiscal Impact/Analysis

The NPDES Permit fees are planned and budgeted in the Transportation Budget annually. Exhibit B to the Agreement sets forth the payments required, based on 2020 Census data, for 2026-2030 as follows:

FY 2026: \$2,869

FY 2027: \$2,941

FY 2028: \$3,014

FY 2029: \$3,090

FY 2030: \$3,167

Staff Contact:

Rod Ley, P.E., Public Works Director

Emily Aceti, Community Services Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	5/22/2026	Resolution
** Agreement	5/5/2026	Agreement

RESOLUTION 2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR JOINT PARTICIPATION IN THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Federal Government requires local agencies to develop an NPDES Program; and

WHEREAS, Broward County has coordinated and developed an NPDES Program to include a Municipal Separate Storm Sewer System (MS4) Permit Program; and

WHEREAS, pursuant to Resolution 2017-049, on July 13, 2017, the Town executed an Interlocal Agreement with Broward County after Florida Department of Environmental Protection (FDEP) issued NPDES MS4 Permit Number FLS000016-004 for the fourth five-year period, which will terminate upon FDEP's issuance of the next iteration of the NPDES MS4 Permit; and

WHEREAS, this Interlocal Agreement provides for the Town of Southwest Ranches to continue as a co-permittee along with other Broward County municipalities; and

WHEREAS, the Town Council has reviewed and has found the Interlocal Agreement for NPDES acceptable and desires to continue to be an active partner and co-permittee; and

WHEREAS, the Town Council believes this Interlocal Agreement is in the best interest of the health, safety, and welfare of its residents.

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

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

Section 2: The Town Council hereby approves the Interlocal Agreement for the joint participation in the National Pollutant Discharge Elimination System program, as attached hereto and incorporated herein by reference as Exhibit "A".

Section 3: The Town Council hereby authorizes the Mayor, Town Administrator, and Town Attorney to execute the attached Interlocal Agreement in substantially the same form as that attached hereto as Exhibit "A" and to make such modifications, additions, and/or deletions which they deem necessary to effectuate the intent of this Resolution.

Section 4: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this ___ day of ___, 2026 on a motion by

_____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.058.1001

Prepared by:

Jennifer D. Brown, Sr. Ass't County Attorney
115 S. Andrews Ave, Room 423
Ft. Lauderdale, FL 33301

**Return original or certified
recorded document to:**

Yvel Rocher, P.E.
Public Works and Environmental Services
Department, Environmental Permitting Div.
1 North University Drive, Mailbox 201
Plantation, FL 33324-2038

**INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF
COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH,
HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL,
LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK,
PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH,
SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS
FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND
AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE
NPDES MS4 PERMIT**

This is an Agreement ("Agreement"), made and entered into by and among Broward County, a political subdivision of the State of Florida ("County"), and the municipalities of Coconut Creek, Cooper City, Coral Springs, Dania Beach, Davie, Deerfield Beach, Hallandale Beach, Lauderdale-By-The-Sea, Lauderdale Lakes, Lauderdale Hill, Lighthouse Point, Margate, Miramar, North Lauderdale, Oakland Park, Parkland, Pembroke Park, Pembroke Pines, Plantation, Pompano Beach, Southwest Ranches, Sunrise, Tamarac, Weston, West Park, and Wilton Manors, municipal corporations existing under the laws of the State of Florida ("Municipalities"), (each a "Party" and collectively referred to as the "Parties").

RECITALS

A. This Agreement is entered into pursuant to Section 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969," and other Florida law.

B. The United States Environmental Protection Agency (EPA), under the Federal Water Pollution Control Act ("Clean Water Act") and related regulations, requires the Parties to comply with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit Program.

C. The EPA recommended that the County act as “lead permittee” and the Municipalities act as “co-permittees.”

D. The State of Florida, pursuant to Section 403.0885, Florida Statutes, is empowered to establish a state NPDES program in accordance with Section 402 of the Clean Water Act.

E. The EPA delegated the NPDES permitting program to the Florida Department of Environmental Protection (FDEP). FDEP implements the program through the rules adopted in Chapter 62-624, Florida Administrative Code (F.A.C.).

F. The County, through its Public Works and Environmental Services Department (PWESD), coordinates and conducts specific technical activities required by the NPDES MS4 Permits.

G. The County, through its PWESD, plans, designs, constructs, operates, and maintains County-owned drainage facilities and drainage facilities located within the unincorporated area of Broward County, as required of NPDES MS4 permittees.

H. The Parties executed previous Interlocal Agreements on December 3, 1996, October 20, 1998, June 29, 2004, and May 7, 2013, all of which expired, to carry out tasks required by the NPDES MS4 Permit.

I. The Parties executed an Interlocal Agreement on November 7, 2017 (“Current Agreement”), after FDEP issued NPDES MS4 Permit Number FLS000016-004 for the fourth five-year period. The Current Agreement will terminate upon FDEP’s issuance of the next iteration of the NPDES MS4 Permit.

J. The Municipalities wish to continue the County’s services of coordinating the co-permittees, pursuant to the NPDES MS4 regulations, and managing and performing technical tasks necessary to comply with the NPDES MS4 Permit.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

- 1.1 **Agreement Administrator.** The Director of the Environmental Permitting Division.
- 1.2 **Board.** The Board of County Commissioners of Broward County, Florida.
- 1.3 **County Administrator.** The administrative head of County appointed by the Board.
- 1.4 **County Attorney.** The chief legal counsel for County appointed by the Board.

1.5 **Services.** All work required by Parties under this Agreement, including without limitation all payments, deliverables, consulting, training, project management, or other services specified in Article 3 and Exhibit A.

ARTICLE 2. EXHIBITS

Exhibit A	Scope of Services
Exhibit B	Payment Schedule
Exhibit C	Parties' Records Custodians

ARTICLE 3. SCOPE OF SERVICES

The Parties shall perform all Services, including, without limitation, the work specified in Exhibit A (the "Scope of Services"). The Scope of Services is a description of Parties' obligations and responsibilities and is deemed to include preliminary considerations and prerequisites, and all labor, materials, equipment, and tasks that are such an inseparable part of the work described that exclusion would render performance by the Parties impractical, illogical, or unconscionable. The Parties shall meet or exceed all applicable federal, state, and local laws, ordinances, codes, rules, and regulations in performing the Services. The Parties will amend the Scope of Services, if needed, to comply with the NPDES MS4 Permit conditions imposed upon permit renewal.

ARTICLE 4. TERM AND TIME OF PERFORMANCE

4.1 The term of this Agreement shall begin on the date it is recorded pursuant to Section 11.25 ("Effective Date") and shall continue in force and effect for five (5) years, unless terminated earlier by any Party's written notice of termination provided pursuant to Article 9 ("Term").

4.2 **Funding.** The continuation of this Agreement beyond the end of any County fiscal year (October 1 through September 30) is subject to both the appropriation and the availability of funds pursuant to Chapter 129 and, if applicable, Chapter 212, Florida Statutes. If amounts to be paid by County under this Agreement are budgeted to be funded with transportation surtax proceeds pursuant to Section 212.055(1), Florida Statutes, and such proceeds are not appropriated or available for any reason, County shall have no obligation to use ad valorem funds or any other funding source to make any payment(s) required under this Agreement and County may terminate this Agreement for convenience pursuant to Article 9.

ARTICLE 5. COMPENSATION

Each Municipality will pay County in accordance with the schedule in Exhibit B. Payments shall be due on November 30, 2026, or the Effective Date of this Agreement, whichever is later, and on or before each November 30 thereafter during the duration of this Agreement. All payments shall be made to County at the address designated for Notices under Section 11.8. If Exhibit A must be modified to incorporate changes to the NPDES MS4 Permit conditions imposed upon

permit renewal, the Parties shall modify Exhibit B as needed to account for the change in cost to perform the Services.

ARTICLE 6. REPRESENTATIONS AND WARRANTIES

6.1. Representation of Authority. The Parties represent and warrant that execution of this Agreement is within their respective legal powers, and each individual executing this Agreement on behalf of each Party is duly authorized by all necessary and appropriate action to do so and does so with full legal authority.

6.2. Truth-In-Negotiation Representation. County's compensation under this Agreement is based upon the Municipalities' representations to County, and County certifies that the information supplied, including without limitation those made by County during the negotiation of this Agreement, are accurate, complete, and current as of the date Municipalities execute this Agreement.

6.3. Public Entity Crime Act. The Parties represent that each is familiar with the requirements and prohibitions under the Public Entity Crime Act, Section 287.133, Florida Statutes, and represent that its entry into this Agreement will not violate that statute. Each Party further represents that there has been no determination that it committed a "public entity crime" as defined by Section 287.133, Florida Statutes, and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether it has been placed on the convicted vendor list.

6.4. Discriminatory Vendor and Scrutinized Companies Lists; Countries of Concern. County represents that it has not been placed on the "discriminatory vendor list" as provided in Section 287.134, Florida Statutes, and that it has not been identified as an entity subject to scrutiny under Sections 215.473 or 215.4725, Florida Statutes. County represents and certifies that it is not, and throughout the Term will not be, ineligible to contract with Municipalities on any of the grounds stated in Section 287.135, Florida Statutes. County represents that it is, and throughout the Term will remain, in compliance with Section 286.101, Florida Statutes.

6.5. Warranty of Performance. County represents and warrants that it possesses the knowledge, skill, and experience required to perform and provide all Services and that each person and entity that will provide Services is duly qualified and, to the extent required, licensed and certified by all appropriate governmental authorities to perform such Services, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render Services. County represents and warrants that the Services shall be performed in a skillful and respectful manner, that it has or will obtain all necessary permits and approvals by applicable regulatory entities to perform the Services unless otherwise expressly stated herein, and that the quality of all Services shall equal or exceed prevailing industry standards for the provision of such Services.

6.6. Prohibited Telecommunications. County represents and certifies that it does not use, and throughout the Term will not provide or use, any equipment, system, or service that uses covered

telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, as such terms are used in 48 C.F.R. §§ 52.204-24 through 52.204-26.

ARTICLE 7. GOVERNMENTAL POWERS, FUNCTIONS, AND DUTIES NOT TRANSFERRED

The Parties acknowledge and agree that this Agreement does not effectuate the transfer of any municipal or County powers or functions. Each Party retains sole and ultimate responsibility for compliance within its respective jurisdiction with the NPDES MS4 Permit and all applicable laws and regulations. Notwithstanding any provision herein, all governmental powers, functions, and duties vested in the Municipalities pursuant to Florida law, or any applicable law, ordinance, or municipal charter provision, remain with the Municipalities, except to the extent that certain services are expressly performed by the County under this Agreement as an independent contractor. The performance of such services by the County shall not be construed as a delegation or transfer of authority.

ARTICLE 8. INSURANCE

The Parties are entities subject to Section 768.28, Florida Statutes, and, upon request, will provide the requesting Party with written verification of liability protection in accordance with state law.

ARTICLE 9. TERMINATION

9.1. Termination for Cause. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach. Unless otherwise stated in this Agreement, if this Agreement was approved by Board action, termination for cause by County must be by action of the Board or the County Administrator; in any other instance, termination for cause may be by the County Administrator, the County representative expressly authorized under this Agreement, or the County representative (including any successor) who executed the Agreement on behalf of County. If either Party erroneously, improperly, or unjustifiably terminates this Agreement for cause, such termination shall be deemed a termination for convenience pursuant to Section 9.2 effective thirty (30) days after such notice was provided.

9.2. Termination for Convenience; Other Termination. This Agreement may also be terminated for convenience by a Party with at least thirty (30) days' advance written notice to the other Parties. The Parties acknowledge having received good, valuable, and sufficient consideration for the right to terminate this Agreement for convenience including in the form of the obligation to provide advance written notice of such termination in accordance with this section. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate under the circumstances if the County Administrator determines that termination is necessary to protect the public health, safety, or welfare. If this Agreement is terminated by County pursuant to this section, County shall be paid for any Services properly performed through the termination date specified in the written notice

of termination.

9.3. No Cross-Termination. The termination of this Agreement by any one (1) Municipality shall apply solely to that terminating Municipality and shall not operate to terminate, alter, or impair the rights or obligations of the remaining Municipalities. This Agreement shall remain in full force and effect among all nonterminating Parties, and each such Party shall continue to be bound by, and entitled to enforce, the terms of this Agreement as if no termination had occurred. Any rights, remedies, or obligations accruing prior to the effective date of termination shall survive with respect to the terminating Party to the extent expressly provided herein.

9.4. Notice of termination shall be provided in accordance with the “Notices” section of this Agreement except that notice of termination by the County Administrator to protect the public health, safety, or welfare may be oral notice that shall be promptly confirmed in writing.

9.5. In addition to any termination rights stated in this Agreement, the Parties shall be entitled to seek any and all available contractual or other remedies available at law or in equity including recovery of costs incurred by a Party due to another Parties’ failure to comply with any term(s) of this Agreement.

ARTICLE 10. EEO COMPLIANCE

No Party to this Agreement may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

ARTICLE 11. MISCELLANEOUS

11.1. Agreement Administrator Authority. The Agreement Administrator is authorized to coordinate and communicate with Municipalities to manage and supervise the performance of this Agreement. Agreement Administrator has no authority to make changes that would increase, decrease, or otherwise materially modify the Scope of Services except as expressly set forth in this Agreement or, to the extent applicable, in the Broward County Procurement Code. Unless expressly stated otherwise in this Agreement or otherwise set forth in the Code or the Broward County Administrative Code, the Contract Administrator may exercise ministerial authority in connection with the day-to-day management of this Agreement. The Agreement Administrator may also approve in writing minor modifications to the Scope of Services that do not increase the total cost to County or waive any rights of County.

11.2. Rights in Documents and Work. Any and all reports, photographs, surveys, documents, materials, or other work created or provided in connection with performing Services, whether finished or unfinished (“Documents and Work”), are the joint property of the Parties, and if a copyright is claimed, County grants Municipalities a non-exclusive license to use the copyrighted item(s) indefinitely, to prepare derivative works, and to make and distribute copies to the public. If the Agreement is terminated, any reports, photographs, surveys, and other data and

documents prepared by County, whether finished or unfinished, shall be the joint property of County and the Municipalities.

11.3. Public Records. Notwithstanding any other provision in this Agreement, any action taken by County in compliance with, or in a good faith attempt to comply with, the requirements of Chapter 119, Florida Statutes, shall not constitute a breach of this Agreement. To the extent County is acting on behalf of the Parties as stated in Section 119.0701, Florida Statutes, County shall:

11.3.1. Keep and maintain public records required were the Municipalities performing the services under this Agreement;

11.3.2 Upon request from any Municipality, provide that Municipality with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

11.3.3. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law for the duration of the Agreement and following completion of the Agreement if the records are not transferred to the Municipalities; and

11.3.4. Upon completion of the Agreement, maintain at County, at no cost to the Municipalities, all public records in possession of County upon termination of this Agreement or keep and maintain public records required were the Municipalities performing the service. If County transfers the records to the Municipalities, County shall destroy any duplicate public records that are exempt or confidential and exempt. If the County keeps and maintains public records upon completion of the Agreement, County shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Municipalities upon request in a format that is compatible with the information technology systems of County.

A request for public records regarding this Agreement may be made directly to any Party, who will be responsible for responding to any such public records requests. The Parties will provide any requested records to each other to enable timely responses to public records requests.

IF THE PARTIES HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PARTY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PARTY'S PUBLIC RECORDS CUSTODIAN IDENTIFIED IN EXHIBIT C.

11.4. Independent Contractor. County is an independent contractor of Municipalities, and nothing in this Agreement shall constitute or create a partnership, joint venture, or any other relationship between the Parties. In providing Services, neither County nor its agents shall act as officers, employees, or agents of Municipalities. County shall not have the right to bind Municipalities to any obligation not expressly undertaken by Municipalities under this

Agreement.

11.5. Regulatory Capacity. Notwithstanding the fact that County is a political subdivision with certain regulatory authority, County's performance under this Agreement is as a Party to this Agreement and not in its regulatory capacity. If County exercises its regulatory authority, the exercise of such authority and the enforcement of applicable law shall have occurred pursuant to County's regulatory authority as a governmental body separate and apart from this Agreement, and shall not be attributable in any manner to County as a Party to this Agreement.

11.6. Governmental Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party nor shall anything included herein be construed as consent by any Party to be sued by a third party in any matter arising out of this Agreement. Each Party is a state agency or political subdivision as defined in Section 768.28, Florida Statutes, and shall be responsible for the acts and omissions of its agents or employees to the extent required by applicable law.

11.7. Third-Party Beneficiaries. No Party intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against any of them based upon this Agreement.

11.8. Notices. Unless otherwise stated herein, for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). A Party may change its notice address by giving notice of such change in accordance with this section.

IF TO COUNTY:

Public Works and Environmental Services Department
Director, Environmental Permitting Division
1 North University Drive, Mailbox 201
Plantation, Florida 33324-2038

IF TO MUNICIPALITIES:

Mayor, City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063
JWasserman@coconutcreek.gov

Mayor, City of Cooper City
9090 Southwest 50 Place
Cooper City, Florida 33328
JCurran@CooperCity.gov

Mayor, City of Coral Springs
City Hall, 9500 W Sample Road
Coral Springs, Florida 33065
sbrook@coralsprings.gov

Mayor, Town of Davie
8800 Southwest 36th Street, Bldg. C
Davie, Florida 33328
judy_paul@davie-fl.gov

Mayor, City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, Florida 33009
jcooper@hallandalebeachfl.gov

Mayor, City of Lauderdale Lakes
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319
veronicap@lauderdalelakes.org

Mayor, City of Lighthouse Point
2200 Northeast 38th Street
Lighthouse Point, Florida 33064
kvanbuskirk@lighthousepoint.com

Mayor, City of Miramar
2300 Civic Center Place
Miramar, Florida 33025
wmessam@miramarfl.gov

Mayor, City of Oakland Park
1100 Park Lane East
Oakland Park, Florida 33334
stevena@oaklandparkfl.gov

Mayor, Town of Pembroke Park
3150 Southwest 52nd Avenue
Pembroke Park, Florida 33023
gjacobs@tppfl.gov

Mayor, City of Plantation
400 Northwest 73rd Avenue
Plantation, Florida 33317
nsortal@plantation.org

Mayor, City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004
jdavis@daniabeachfl.gov

Mayor, City of Deerfield Beach
150 Northeast 2nd Avenue
Deerfield Beach, Florida 33441
tdrosky@deerfieldbeachfl.gov

Mayor, Town of Lauderdale-by-the Sea
4501 Ocean Drive
Lauderdale-by-the-Sea, Florida 33308
Edmundm@lauderdalebythesea-fl.gov

Mayor, City of Lauderhill
5581 West Oakland Park Blvd
Lauderhill, Florida 33313
dgrant@lauderhill-fl.gov

Mayor, City of Margate
5790 Margate Boulevard
Margate, Florida 33063
aarserio@margatefl.com

Mayor, City of North Lauderdale
701 Southwest 71st Avenue
North Lauderdale, Florida 33068
sborgelin@nlauderdale.org

Mayor, City of Parkland
6600 University Drive
Parkland, Florida 33067
rwalker@cityofparkland.org

Mayor, City of Pembroke Pines
601 City Center Way
Pembroke Pines, Florida 33025
ACastillo@ppines.com

Mayor, City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060
Rex.hardin@copbfl.com

Mayor, Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, Florida 33330
sbreitkreuz@southwesteranches.org

Mayor, City of Tamarac
7525 Northwest 88 Avenue
Tamarac, Florida 33321
Michelle.Gomez@tamarac.gov

Mayor, City of West Park
1965 South State Road 7
West Park, Florida 33023
Fbrunson@cityofwestpark.org

Mayor, City of Sunrise
10770 West Oakland Park Boulevard
Sunrise, Florida 33351
mryan@sunrisefl.gov

Mayor, City of Weston
17200 Royal Palm Boulevard
Weston, Florida 33326
mbrown@westonfl.org

Mayor, City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
snewton@wiltonmanors.com

11.9. Assignment. Neither this Agreement nor any right or interest in it may be assigned, transferred, subcontracted, or encumbered by any Party without the prior written consent of the Parties. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

11.10. Confidential Information; Generative Artificial Intelligence. Unless expressly authorized in this Agreement or in writing in advance by the Contract Administrator, the Parties are strictly prohibited from disclosing, uploading, or otherwise making available to third parties, directly or indirectly, including but not limited to through utilization of generative artificial intelligence tools, any exempt, confidential, sensitive security, or personal information of the Parties. The Parties must ensure that any use of generative artificial intelligence tools does not involve the disclosure of exempt, confidential, sensitive security, or personal information, including without limitation for large language model learning or training. The Parties must implement and maintain appropriate technological and operational safeguards to ensure compliance with the obligations of this section.

11.11. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

11.12. Compliance with Laws. The Parties must comply with all applicable law, including, without limitation, the Americans with Disabilities Act, 42 U.S.C. § 12101, Section 504 of the Rehabilitation Act of 1973, and the requirements of any applicable grant agreements, and all

deliverables provided for online utilization must meet or exceed the World Wide Web Consortium/Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standard or any higher standard as required by applicable law.

11.13. Severability. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction or contrary to applicable law, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

11.14 Joint Preparation. This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against any Party.

11.15. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as “herein” refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to “days” means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

11.16. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

11.17. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

11.18. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties. The County Administrator is authorized to amend Exhibits A and B to comply with the NPDES MS4 Permit conditions imposed by FDEP during the issuance of the MS4 Permit.

11.19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

11.20. Payable Interest.

11.20.1. Payment of Interest. Unless prohibited by applicable law, the Parties shall not be liable for interest to each other for any reason, whether as prejudgment interest or for any other purpose, and the Parties waive, reject, disclaim, and surrender any and all entitlement to interest in connection with a dispute or claim arising from, related to, or in connection with this Agreement.

11.20.2. Rate of Interest. If the preceding subsection is inapplicable or is determined to be invalid or unenforceable by a court of competent jurisdiction, the annual rate of interest payable by the Parties under this Agreement, whether as prejudgment interest or for any other purpose, shall be, to the full extent permissible under applicable law, one quarter of one percent (0.25%) simple interest (uncompounded).

11.21. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits are incorporated into and made a part of this Agreement.

11.22. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which shall be deemed to be an original, and all of which, taken together, shall constitute one (1) and the same agreement.

11.23. Use of Parties' Name or Logo. The Parties shall not use each other's name or logo in marketing or publicity materials without prior written consent from the applicable Party.

11.24. Anti-Human Trafficking. By execution of this Agreement by an authorized representative of County, County hereby attests under penalty of perjury that County does not use coercion for labor or services, as such terms are defined in Section 787.06, Florida Statutes. Under penalties of perjury, the undersigned authorized representative of County declares that they have read the foregoing statement and that the facts stated in it are true.

11.25. Recording. This Agreement shall be recorded in accordance with Section 163.01, Florida Statutes.

(Remainder of page intentionally blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 2026; and Municipalities, signing by and through their officials as reflected below, duly authorized to execute the same.

COUNTY

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor
____ day of _____, 2026

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By _____
Jennifer D. Brown (Date)
Senior Assistant County Attorney

By _____
Maite Azcoitia (Date)
Deputy County Attorney

JDB/gmb
NPDES MS4 5th Issuance ILA
02/25/26
#[Imanage file #]

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

TOWN OF SOUTHWEST RANCHES

ATTEST:

By: _____
TOWN MAYOR

CITY CLERK

Print Name

_____ day of _____, 20____

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

Town Attorney

EXHIBIT A
SCOPE OF SERVICES

The Permittees consist of the Broward County ("County"), by and through its Public Works and Environmental Services Department ("PWESD") and local governments within Broward County ("Municipalities"). The Permittees are responsible for completing the activities under Parts III, V, and VIII of the NPDES MS4 permit. County will perform specific technical activities under Parts III and V of the NPDES MS4 Permit on behalf of the Permittees.

The tables below identify interlocal responsibilities and reporting requirements for activities under Parts III, V, and VIII of the NPDES MS4 Permit.

PART III. SCHEDULES FOR IMPLEMENTATION AND COMPLIANCE

A. Implementation of Stormwater Management Programs.

STORMWATER MANAGEMENT PROGRAM: <i>1. Structural Controls and Stormwater Collection Systems Operation.</i>			
PERMITTEE(S)	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Maintain an up-to-date inventory of the structural controls and roadway stormwater collection structures operated by the Permittee, including, as applicable, all of the types of control structures listed in Table II.A.1.a of the Permit.	County & Municipalities	Report the current known inventory in each Annual Report.
	Provide an inventory of all known major outfalls covered by the Permit and a map depicting the location of the major outfalls (hard copy or electronic).	County & Municipalities	Provide the outfall inventory and map with the Year 1 Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
1. Structural Controls and Stormwater Collection Systems Operation.			
PERMITTEE(S)	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a structural control inspection and maintenance program to conduct inspections and maintenance of the structural controls and roadway stormwater collection systems operated by the permittee in accordance with Table II.A.1.a of the Permit to reduce pollutants, including floatables, in discharges from the MS4. The written Standard Operating Procedure (SOP) shall be reviewed annually. Maintain an internal record keeping system to schedule and document inspections and maintenance activities conducted on the structural controls and roadway stormwater collection structures operated by the Permittee. Retain copies of the contractual agreement that specifies the schedule and frequency of the inspection and maintenance activities to be conducted.	County & Municipalities	Report the number of inspection and maintenance activities conducted for each applicable type of structure included in Table II.A.1.a, and the percentage of the total inventory of each type of structure inspected and maintained in each Annual Report. If the minimum inspection frequencies set forth in Table II.A.1.a were not met, provide as an attachment an explanation of why they were not and a description of the actions that will be taken to ensure that they will be met in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 2. Areas of New Development and Significant Redevelopment.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Continue to adhere to the policies of the Permittee's current Comprehensive Plan (or similar document) and the requirements of local codes and regulations, as well as development review and permitting procedures, that incorporate stormwater quality considerations into land-use planning and development activities to reduce pollutants in stormwater discharges from areas of new development and significant redevelopment, and guide new development away from environmentally sensitive areas. The comprehensive planning process shall limit the increases in the discharge of pollutants in stormwater as a result of new development, and shall reduce the discharge of pollutants in stormwater from redeveloped areas, consistent with the requirements set forth in the ERP rules of the SFWMD. Maintain documentation of the new development and significant redevelopment project review activity.	Municipalities for their codes and County for Ch.27 and Vol.4 in area of ERP delegation	Report the number of significant development projects, including new and redevelopment projects reviewed and approved by the Permittee for post-development stormwater considerations in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 2. Areas of New Development and Significant Redevelopment.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Conduct an inter-departmental review of the Permittee's current local codes and land development regulations to identify potential changes to existing codes and regulations that will further reduce the stormwater impacts of new development and areas of significant redevelopment. In particular, focus on changes to the code that will promote low impact design, also termed green infrastructure: reductions in impervious surfaces, the use of swales or other retention BMPs, the incorporation of low impact development principles, reduction in flow and volume of stormwater, increase in natural hydrology, and adherence to the principles of the Florida Yards and Neighborhoods program in new landscaping. Develop a summary report of the review activity that includes the following information: all applicable local code and regulation citations reviewed (both current and draft); a description of the current and proposed techniques aimed at reducing the stormwater impacts of new development and areas of significant redevelopment that are included within the applicable codes and regulations; a description of innovative stormwater planning techniques, including those described above, recommended for possible future incorporation into the codes and regulations (beyond what may be currently in draft); and, a plan for implementing changes to codes and regulations. Develop a follow-up report that summarizes plan implementation to change the local codes and regulations and promote reducing stormwater impacts from new development and areas of significant redevelopment.	Municipalities for their codes and County for Ch. 27 and Vol. 4 in area of ERP delegation	Provide in the Year 2 Annual Report the summary report of the review activity. Provide in the Year 4 Annual Report the follow-up report on plan implementation.

STORMWATER MANAGEMENT PROGRAM:			
3. Roadways.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a litter control program for public streets, roads, and highways, including rights-of-way operated by the Permittee; and procedures to properly dispose of collected material. Implement the program on a monthly, or on an as needed, basis. The written SOP shall be reviewed annually. Maintain documentation of the litter control program activities.	County & Municipalities	Report on the litter control program, including the frequency of litter collection, an estimate of the total number of road miles cleaned or amount of area covered by the activities, and an estimate of the quantity of litter collected in each Annual Report.
ALL	In addition to the litter collection program, consider promoting and coordinating an "Adopt-A-Road" (or similar) program where volunteers collect litter along roadways within the Permittee's jurisdictional area. This activity may be accomplished through cooperative efforts with other Permittees, public agencies, or private entities. Maintain documentation of the Adopt-A-Road (or similar program) activities.	County & Municipalities	If an Adopt-A-Road or similar program is implemented, report the total number of road miles cleaned and an estimate of the quantity of litter collected in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
3. Roadways.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a street sweeping program for highways and streets, including rights-of-way, with curbs and gutters operated by the permittee. The SOP shall include the criteria for determining which roadways will be swept and the frequency of sweeping, proper disposal of collected material, and the method for quantifying and tracking the amount of material removed by the street sweepers. The written SOP shall be reviewed annually. The Permittees shall use the results of the Florida Stormwater Association MS4 Project to calculate the total nitrogen (TN) and total phosphorus (TP) load reductions. This report and the associated spreadsheet to calculate the nutrient loadings are available online at: http://www.dep.state.fl.us/water/stormwater/npdes/MS4_1.htm. A Permittee may use results from a similar study if it is approved by the FDEP. Maintain documentation of the street sweeping program activities.	County & Municipalities	Report on the street sweeping program, including the frequency of the sweeping, total miles swept, an estimate of the quantity of the sweepings collected, and the estimated pounds of TN and TP that were removed by the collection of sweepings, in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
3. Roadways.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a roadway maintenance program to reduce the pollutants in stormwater runoff from areas associated with road repair and maintenance, and from permittee-owned or operated equipment yards and maintenance shops that support road maintenance activities. The pollution prevention practices during road repair shall include limiting the amount of soil disturbance to the immediate area under repair and using appropriate stormwater, erosion, and sedimentation control BMPs from the <i>Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual</i> (FDEP, most current version) and from the <i>State of Florida Erosion and Sediment Control Design and Review Manual</i>, (Prepared for FDOT & FDEP, by the State Erosion and Sediment Control Task Force, 2013) until disturbed areas are stabilized. The Permittee shall identify the equipment yards and maintenance shops that support road maintenance activities and determine the necessary control measures and procedures to be employed at each facility through annual site inspections. The written SOP shall be reviewed annually. Maintain documentation of the inspections that demonstrate the stormwater concerns reviewed and the appropriate control measures and procedures implemented or needing to be implemented.	County & Municipalities	Report the number of applicable facilities and the number of inspections conducted for each facility in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
4. Flood Control Projects.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Stormwater treatment shall be provided for all flood management projects undertaken by the permittee as required by the ERP rules of the SFWMD. Continue to maintain a list of stormwater capital improvement projects proposed by the Stormwater Management Master Plan or Basin Master Planning studies (or a similar document). Include in the project list any retrofits of existing structural flood control devices to provide additional pollutant removal from stormwater. Existing structural flood control devices shall be evaluated to determine if retrofitting the device to provide additional pollutant removal from stormwater is needed or feasible. A "stormwater retrofit project" is primarily to provide stormwater treatment for areas currently without treatment or requiring additional stormwater treatment.	County & Municipalities	Report the total number of flood control projects that were constructed by the Permittee during the reporting period and the number of those projects that did not include stormwater treatment in each Annual Report. The Permittee shall provide a list of the projects where stormwater treatment was not included with an explanation for each of why it was not. Report on any stormwater retrofit planning activities and the associated implementation of retrofitting projects to reduce stormwater pollutant loads from existing drainage systems.

STORMWATER MANAGEMENT PROGRAM:			
5. Municipal Waste Treatment, Storage, or Disposal Facilities Not Covered by an NPDES Stormwater Permit.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a Municipal Waste Treatment, Storage, or Disposal (TSD) facility program for inspections and implementation of measures to control discharges from the following facilities that are not otherwise covered by an NPDES stormwater permit: • Operating municipal landfills; • Municipal waste transfer stations; • Municipal waste fleet maintenance facilities; and • Other municipal waste treatment, waste storage, and waste disposal facilities. The Permittee shall identify the applicable facilities and shall determine the necessary control measures and procedures to be employed at each facility through annual site inspections. Site specific monitoring may be required as detailed in Part III.A.8.b. The written SOP shall be reviewed annually. Maintain documentation of the inspections that demonstrates the stormwater concerns reviewed, and the appropriate pollution control measures and procedures implemented or needing to be implemented.	PWESD for County facilities Municipalities for their own facilities	Report the number of applicable facilities and the number of inspections conducted for each facility in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Continue to require proper certification and licensing by the Florida Department of Agriculture and Consumer Services (FDACS) for all applicators contracted to apply pesticides or herbicides (commercial applicator) on Permittee-owned property, as well as any Permittee personnel (public applicator) employed in the application of these products. Maintain a list of the public applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified/licensed.	County & Municipalities	Report the number of public applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified/licensed in each Annual Report.
ALL	All Permittee personnel applying fertilizer shall be trained through the Green Industry BMP Program. A Permittee who contracts the application of fertilizer shall use only commercial applicators of fertilizer who have obtained a limited certification for urban landscape commercial fertilizer application under Section 482.1562, F.S. Maintain a list of the Permittee personnel who have been trained through the Green Industry BMP Program and the contracted commercial applicators of fertilizer who are FDACS certified/licensed.	County & Municipalities	Report the number of Permittee personnel who have been trained through the Green Industry BMP Program and the number of contracted commercial applicators of fertilizer who are FDACS licensed in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Pursuant to Section 403.9337, F.S., all local governments are encouraged to adopt a Florida-Friendly Landscaping Ordinance similar to the one set forth in the Florida-Friendly Guidance Models for Ordinances, Covenants and Restrictions. This model ordinance incorporates Florida-Friendly landscaping and irrigation design requirements, Florida-Friendly fertilizer requirements, and training and certification requirements. If the broader Florida-Friendly Landscaping ordinance described above is not adopted, then all local governments within the watershed of a nutrient-impaired water body shall adopt the Department's Model Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes pursuant to Section 403.9337, F.S., or an ordinance that includes all of the elements set forth in the Model Ordinance. The requirements in this section apply to impaired waterbodies established as of the effective date of this permit. The ordinance shall be adopted within 24 months of the date of permit issuance.	County & Municipalities	Provide a copy of the adopted ordinance with the Year 2 Annual Report.
ALL	Implement a public education and outreach program to encourage citizens to reduce their use of pesticides, herbicides, and fertilizers. The program shall include the distribution of public education materials describing the need to minimize the application of fertilizers, pesticides and herbicides, and promote actions such as incorporating Florida-Friendly landscaping concepts into new landscaping projects.	County	

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	The written SOP for implementation of the program shall include the following and be reviewed annually: • The goals and objectives; • The topics to be addressed; • A description of the target audience(s); • A description of the activities and materials (including which topics are to be addressed by each) for each target audience and why those activities/ materials were chosen; • The methods for distribution; • The annual schedule for the activities/ distribution; • The method for documenting the outreach activities; • Identification of the staff / department(s) / entities responsible for performing the outreach activities; and • A description of the resources allocated to implement the program. A single SOP may address all three of the required public education and outreach topics as per Parts III.A.6, III.A.7.e and III.A.7.f of the Permit. Maintain documentation of the type and number of public education and outreach activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).	(continued)	Report on the public education and outreach activities that are performed or sponsored by the Permittee within the Permittee's jurisdiction to encourage citizens to reduce their use of pesticides, herbicides and fertilizers, including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable) in each Annual Report .

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	Compliance with this element may be achieved through participating in the Florida Yards and Neighborhoods (FYN) program administered by the UF/IFAS County Extension.	(continued)	
ALL	Implement a pesticide, herbicide and fertilizer application program to minimize the use of pesticides, herbicides, and fertilizers on public property and to properly apply, store, and mix these products. The written SOP for the program shall be reviewed annually and include items such as: • Incorporating Florida-Friendly landscaping and fertilization on all landscape projects; • Maintaining an inventory of pesticides, herbicides, and fertilizers; • Properly storing products; • Eliminating spraying programs with minimal effectiveness; • Using non-toxic pesticides where practical; • Timing applications for maximum effectiveness by considering growth cycles; and • Using efficient chemical management practices such as drift-retardants and applying during appropriate weather conditions.	County & Municipalities	As Needed

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	If the Permittee operates one or more golf courses, the courses shall be operated in a manner that is consistent with the <i>Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses</i> manual (Florida DEP, 2007, or most current version). Maintain documentation of the procedures.	(continued)	

STORMWATER MANAGEMENT PROGRAM: 7. a.) <i>Illicit Discharges and Improper Disposal - Inspections, Ordinances, and Enforcement Measures.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Where applicable, strengthen the legal authority to conduct inspections, conduct monitoring, control illicit discharges, illicit connections, illegal dumping and spills into the MS4 and to require compliance with conditions in ordinances, permits, contracts, and orders. This includes the legal authority to take legal action to eliminate illicit discharges or connections. Continue, as necessary, an assessment of the non-stormwater discharges listed under Part II.A.7.a of the Permit, as well as any other non-stormwater discharges, which will be allowed to be discharged to the MS4.	County & Municipalities	Report amendments, as needed, in the Year 4 Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
7. b.) <i>Illicit Discharges and Improper Disposal - Dry Weather Field Screening.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	***RESERVED*** Florida's hydrologic and water table conditions make dry weather field screening impossible in many areas. Instead, FDEP concluded that more environmental benefits can be achieved through the implementation of a proactive illicit discharge detection program, which is set forth in the remaining sections of Part III.A.7 of the Permit.	N/A	As Needed

STORMWATER MANAGEMENT PROGRAM: 7. c.) <i>Illicit Discharges and Improper Disposal - Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a proactive inspection program to inspect the MS4 and identify and eliminate sources of illicit discharges, illicit connections, illegal dumping, or other sources of non-stormwater to the MS4 (excluding those non-stormwater discharges listed in Part II.7.a). The written SOP for the program shall include the following and be reviewed annually: • A list of priority areas/facilities; • An annual schedule for inspections; • Procedures for conducting MS4/facility inspections; • Procedures for confirming whether a facility has coverage under FDEP's <i>NPDES Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity</i> (MSGP, Rule 62-621.300(5), F.A.C.), and notifying FDEP's NPDES Stormwater Program if the permittee suspects the facility does not have coverage, if applicable); • Procedures for tracing the source of an illicit discharge/connection; • Procedures for eliminating the discharge/connection; • Procedures for documenting inspections and enforcement activities (including use of a standard form/report with the date and findings of inspection, type of illicit discharge found, type of enforcement taken, date of verification of elimination, and non-permitted MSGP facility referrals); • Procedures for enforcement actions or referrals to the appropriate jurisdictional authority (e.g. applicable MS4 operator, FDEP, DOH or SFWMD); • Identification of the staff/department(s)/entities responsible for performing inspections and enforcement activities; and	County	Report on the proactive inspection program, including the number of inspections conducted, the number of illicit activities found, and the number and type of enforcement actions taken or the number of referrals completed in each Annual Report.

	• A description of the resources allocated to implement the plan.		
STORMWATER MANAGEMENT PROGRAM:			
7. c.) Illicit Discharges and Improper Disposal - Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	Priority areas shall include the following as applicable to the Permittee's jurisdiction: • Watersheds with bacteria TMDLs; • Areas with older infrastructure; • Industrial, commercial, or mixed use areas; • Facilities inspected in conjunction with other programs (e.g., industrial pretreatment inspections, health inspections, fire inspections, etc.); • Areas with a history of past illicit discharge and/or illegal dumping; • Areas with on-site sewage disposal systems; and • Areas upstream of sensitive or impaired water bodies. The plan must include annual inspections in each Permittee's jurisdiction.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM:			
7. c.) Illicit Discharges and Improper Disposal- Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a reactive investigation program to conduct reactive investigations to identify and eliminate the source(s) of illicit discharges, illicit connections or illegal dumping to the MS4 based on reports received from permittee personnel, contractors, citizens, or other entities regarding suspected illicit activity. Based upon the reports received, investigate the suspected illicit activity. Through additional sampling or investigation and systematically tracing the source upstream from the point of initial detection, identify the source of the problem. If an illicit discharge or connection is found, the Permittee shall take appropriate action(s) under its illicit discharge program (ordinance or other regulatory mechanism), including enforcement actions where necessary, to correct or eliminate the discharge or connection. If the Permittee determines or suspects that an industrial facility does not have coverage as required under the Department's MSGP, it shall notify FDEP's NPDES Stormwater Program and provide the name and address of the facility. The written SOP shall be reviewed annually.	PWESD	Report on the reactive investigation program as it relates to responding to reports of suspected illicit discharges, including the number of reports received, the number of investigations conducted, the number of illicit activities found, and the number and type of enforcement actions taken in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
7. c.) <i>Illicit Discharges and Improper Disposal</i> ☐ <i>Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	Maintain documentation (standard form/report) of the reactive investigations performed, including the date of the initial complaint or observation (from Permittee personnel, contractors, citizens, or other entities), source and type of illicit discharge, date of the investigation, findings of the investigation, type of enforcement action(s) taken, date of verification of elimination, and any non-permitted MSGP facility referrals completed.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM:			
7. c.) Illicit Discharges and Improper Disposal - Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a training program for the training of all appropriate Permittee personnel and contractors employed by or under contract with the Permittee (including field crews, fleet maintenance staff, and inspectors) to identify and report conditions in the stormwater system that may indicate the presence of illicit discharges/connections/dumping to the MS4. Instruct personnel and appropriate contractors to be alert for illicit connections and suspicious flows during routine maintenance activities (particularly in areas with high risk facilities). The training shall include an overview of the NPDES stormwater permitting requirements under FDEP's MSGP, and the types of facilities covered. The written SOP for the program shall be reviewed annually and include the following: • A description of the topics; • A description of the personnel and contractors targeted; • The methods and materials to be used; • Identification of staff/department(s)/entities to perform training; • The method for documenting (in-house and outside) training activities; and • The annual training schedule for new and current personnel.	PWESD to provide training based on the staff sent by County & Municipalities	Report the type of training activities, and the number of permittee personnel and contractors trained in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 7. c.) <i>Illicit Discharges and Improper Disposal - Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	A single SOP may address all the training required as per Parts III.A.7.c, III.A.7.d and III.A.9.c of the Permit. Maintain documentation of the training activities, including the date of the training, the type of training, the topic(s) covered, and the names and affiliations of the participants.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 7. d.) <i>Illicit Discharges and Improper Disposal - Spill Prevention and Response.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a spill prevention/spill response program with procedures to prevent, contain, and respond to spills that discharge into the MS4. Ensure that spills, regardless of whether they are hazardous, are properly addressed. The written SOP shall be reviewed annually identify the applicable staff/ entities to be notified of spills, control measures and procedures to minimize or prevent spills, and the method for documenting program activities. Maintain documentation of the spill prevention and response activities.	County & Municipalities	Report on the spill prevention and response activities, including the number of spills responded to in each Annual Report.
ALL	Implement a training program for the training of all appropriate Permittee personnel and contractors employed by or under contract with the permittee (including field crews, firefighters, fleet maintenance staff and inspectors) on proper spill prevention, containment, and response techniques and procedures. The training shall include how to prevent a spill, recognize and quickly assess the nature of a spill, contain a spill, and promptly report hazardous material and chemical spills to the appropriate authority.	PWESD to provide training based on the staff sent by County & Municipalities	Report the type of training activities, and the number of Permittee personnel and contractors trained in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 7. d.) <i>Illicit Discharges and Improper Disposal - Spill Prevention and Response.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	The written SOP for the program shall include the following and be reviewed annually: • A description of the topics; • A description of the personnel and contractors targeted; • The methods and materials to be used; • Identification of the staff / department(s) / outside entities who will perform the training; • The method for documenting (in-house and outside) training activities; and • The annual schedule of training for new and current personnel. A single SOP may address all the training required as per Parts III.A.7.c, III.A.7.d and III.A.9.c of the Permit. Maintain documentation of the training activities, including the date of the training, the type of training, the topic(s) covered, and the names and affiliations of the participants.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 7. e.) <i>Illicit Discharges and Improper Disposal - Public Reporting.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a public education and outreach program to promote, publicize, and facilitate public reporting of the presence of illicit discharges and improper disposal into the MS4. The Permittee shall maintain and publicize a phone line for public reporting of suspected illicit discharges and improper disposal. The Permittee shall also disseminate information on the problems associated with illicit discharges, illicit connections and improper disposal, how to identify them, and how to report incidents discovered. The written SOP for the program shall include the following and be reviewed annually: • The goals and objectives; • The topics to be addressed; • A description of the target audience(s); • A description of the activities and materials (including which topics are to be addressed by each) for each target audience and why those activities/materials were chosen; • The methods for distribution; • The annual schedule for the activities/distribution; • The method for documenting activities; • Identification of the staff / department(s) / entities responsible for performing the outreach activities; and • A description of the resources allocated to implement the program.	PWESD	Report on the public education and outreach activities that are performed or sponsored by the Permittee within the Permittee's jurisdiction to encourage the public reporting of suspected illicit discharges and improper disposal of materials, including the type and number of activities conducted, the type and number of materials distributed, and the number of website visits (if applicable) in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 7. e.) <i>Illicit Discharges and Improper Disposal - Public Reporting.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	A single SOP may address all three of the required public education and outreach topics as per Parts III.A.6, III.A.7.e and III.A.7.f of the Permit. Maintain documentation of the type and number of public education and outreach activities conducted, the type and number of materials distributed, and the number of website visits (if applicable).	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 7. f.) <i>Illicit Discharges and Improper Disposal- Oils, Toxics, and Household Hazardous Waste Control.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a public education and outreach program to encourage the proper use and disposal of used motor vehicle fluids, leftover hazardous household waste (HHW), and lead acid batteries. Routinely inform the public of the locations of collection facilities, a description of the types of materials accepted and the hours of operation. The program may include an activity such as the stenciling/marketing of municipally-owned storm sewer inlets, and providing information through the Internet, utility bill inserts, brochures, flyers, PSAs, presentations, etc. The written SOP for the program shall also include the following and be reviewed annually: • The goals and objectives; • The topics to be addressed; • A description of the target audience(s); • A description of the activities and materials (including which topics are to be addressed by each) for each target audience and why those activities/materials were chosen; • The methods for distribution; • The annual schedule for the activities/distribution; • The method for documenting the activities; • Identification of the staff/department(s)/entities responsible for performing the outreach activities; and • A description of the resources allocated to implement the program.	County & Municipalities	Report on the public education and outreach activities that are performed or sponsored by the Permittee within the Permittee's jurisdiction to encourage the proper use and disposal of oils, toxics, and household hazardous waste, including the type and number of activities conducted, the type and number of materials distributed, the amount of waste collected/recycled/properly disposed, and the number of website visits (if applicable) in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 7. f.) <i>Illicit Discharges and Improper Disposal</i> ☐ <i>Oils, Toxics, and Household Hazardous Waste Control.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	A single SOP may address all three of the required public education and outreach topics as per Parts III.A.6, III.A.7.e and III.A.7.f of the Permit. Maintain documentation of the type and number of public education and outreach activities conducted, type and number of materials distributed, amount of waste collected/recycled/properly disposed, and number of website visits (if applicable).	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 7. g.) <i>Illicit Discharges and Improper Disposal - Limitation of Sanitary Sewer Seepage.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a wastewater contamination program to reduce or eliminate sanitary wastewater contamination into the MS4, including discharges to the MS4 from sanitary sewer overflows (SSOs) and from inflow/infiltration from collection/transmission systems and/or septic tank systems. Example activities to reduce sanitary wastewater contamination include: repair/lining of sanitary sewer; septic systems removed emergency generator added. The Permittee should contact the appropriate authorities for accurate reporting information, such as the sanitary sewer system operator who is responsible for investigating and eliminating SSOs and the local health department who is responsible for permitting/overseeing septic tank systems. Advise the appropriate utility owner of a possible violation if constituents common to wastewater contamination are discovered in the Permittee's MS4. The written SOP shall be reviewed annually. Maintain documentation of the SSOs and inflow /infiltration incidents addressed.	County & Municipalities	Report on the type and number of activities undertaken to reduce or eliminate SSOs and inflow/infiltration, the number of SSOs or inflow/infiltration incidents found and the number resolved, and the name of the owner of the sanitary sewer system within the permittee's jurisdiction in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
8. a.) Industrial and High Risk Runoff - Identification of Priorities and Procedures for Inspections.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Maintain an up-to-date inventory of all existing high-risk facilities discharging into the Permittee's MS4. The inventory shall identify the facility outfall to the MS4, the MS4 outfall and receiving surface water body. For the purposes of the Permit, high risk facilities include: • Operating municipal landfills; • Hazardous waste treatment, storage, disposal and recovery facilities; • Facilities that are subject to EPCRA Title III, Section 313 (Toxics Release Inventory (TRI) maintained by the U.S. EPA); and • Any other industrial or commercial discharge that the permittee determines is contributing a substantial pollutant loading to the Permittee's MS4. This may include facilities identified through the proactive inspection program as per Part III.A.7.c of the Permit, or an MSGP as the Permittee deems necessary.	PWESD	Report on the high risk facilities inventory, including the type and total number of high risk facilities and the number of newly added facilities each year in each Annual Report.
ALL	Implement a high-risk facility program for conducting inspections of high-risk facilities to determine compliance with all appropriate aspects of the stormwater program (e.g., no illicit discharges/connections/dumping, compliance with local stormwater regulation requirements, and confirm coverage under FDEP's MSGP, if applicable).	PWESD	(see next page)

STORMWATER MANAGEMENT PROGRAM:			
8. a.) <i>Industrial and High Risk Runoff - Identification of Priorities and Procedures for Inspections.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	The written SOP for the program shall include the following and be reviewed annually: • Procedures for prioritizing the inventoried facilities for inspection; • An inspection schedule (that includes inspecting each facility at least once during the permit cycle); • Procedures for conducting the site inspections (including confirming whether a facility has coverage under the MSGP, if applicable); • Procedures for addressing illicit discharges to the MS4; • Procedures for documenting the inspections and any enforcement activities (including use of a standard form/report); • Identification of the staff/department(s)/outside entities responsible for performing the inspections and the enforcement activities; • A schedule for training inspectors as per Part III.A.7.c of the Permit; and • A description of the resources allocated to implement the plan.	(continued)	Report on the high-risk facilities inspection program, including the number of inspections conducted, and the number and type of enforcement actions taken, in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 8. a.) <i>Industrial and High Risk Runoff - Identification of Priorities and Procedures for Inspections.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	If the inspection identifies conditions or activities that are in violation of local codes and ordinances, the Permittee shall implement the necessary enforcement to prevent the discharge of pollutants to the MS4. If the Permittee determines or suspects that an industrial facility does not have coverage as required under FDEP's MSGP, it shall notify FDEP's NPDES Stormwater Program and provide the name and address of the facility. Maintain documentation of the high-risk inspections performed, including the date of the inspection, findings of the inspection, type of illicit discharge(s) found, type of enforcement action(s) taken, date of verification of elimination, and any non-permitted MSGP facility referrals completed.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM:			
8. b.) Industrial and High Risk Runoff - Monitoring for High Risk Industries.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Sampling of the discharge to the stormwater system may be required on an as-needed basis if inspections of high-risk facilities disclose suspected illicit discharges to the MS4. New high-risk industrial facilities as defined in 40 C.F.R. 122.26(d)(2)(iv)(C) must be evaluated to determine if the new discharge is contributing a substantial pollutant load to the MS4. The evaluation may include site-specific sampling. Maintain documentation of the sampling activities.	PWESD	Report the number of high-risk facilities sampled in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
9. a.) Construction Site Runoff - Site Planning and Non-Structural & Structural Best Management Practices.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a pre-construction site plan review program. The written SOP for the program shall include the following and be reviewed annually: • Implement the local codes or land development regulations that require the use and maintenance of appropriate structural and non-structural erosion, sedimentation and waste controls during construction to reduce the discharge of pollutants to the MS4. Consider innovative structural and non-structural BMPs and new technologies as they evolve for use on Permittee projects. • Notify permit applicants of the need to obtain all required stormwater permits including but not limited to, the ERP from the SFWMD or FDEP Southeast District Office, and the FDEP's NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities (CGP; Rule 62-621.300(4), F.A.C.), as applicable. • Confirm that ERP and CGP coverage was obtained, as applicable, prior to commencement of any land grading, excavation, or clearing (local approvals are not contingent upon obtaining these permits). Maintain documentation of the pre-construction site plan review activity, including notification and confirmation of ERP and CGP coverage.	Municipalities for local ordinances. County for County regulations	Report the number of Permittee and private pre-construction site plans reviewed and approved for stormwater erosion, sedimentation and waste controls, the number of permit applicants notified of ERP and CGP, and confirmations of coverage in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 9. b.) <i>Construction Site Runoff - Inspection and Enforcement.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a construction site inspection program for stormwater, erosion and sedimentation inspections of construction sites discharging stormwater to the MS4. The plan shall apply to both Permittee-operated and privately-operated construction projects discharging into the Permittee's MS4, unless the Permittee does not have the ability to obtain the legal authority to inspect privately-operated sites. For FDOT District Four & Florida's Turnpike Enterprise, privately-operated sites are those sites within FDOT's right-of-way that were issued a Drainage Connection Permit (DCP); construction inspections are outfall inspections. The written SOP for the program shall include the following and be reviewed annually: • Prioritization and frequency schedule for construction site inspections. The schedule must identify the priorities for selecting sites to be inspected and the site inspection frequencies deemed by the Permittee to be appropriate to provide protection from pollutant discharges to the MS4 and surface waters to the MEP.	County for unincorporated areas. Municipalities in their jurisdiction	Report on the inspection program for privately-operated and Permittee-operated construction sites, including the number of active construction sites during the reporting year, the number of inspections of active construction sites, the percentage of active construction sites inspected, and the number and type of enforcement actions / referrals taken, in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
9. b.) <i>Construction Site Runoff - Inspection and Enforcement.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	• Inspections shall occur at multiple phases of construction, at all phases determined as necessary and appropriate. At a minimum, inspections shall occur at least once prior to land disturbance to ensure that BMPs have been properly installed, at least once during active construction, and at the conclusion of active construction, unless otherwise justified by the Permittee within the written SOP and approved by FDEP. • The priority order and inspection frequencies shall be based on the following criteria: 1. Construction site size. Larger sites (as determined by the Permittee) shall be inspected more frequently. 2. Water body status. Sites that discharge to impaired waters or sensitive waters shall be inspected more frequently. 3. Significance of adverse water quality impacts. Sites that have been determined by the Permittee to be a significant threat to water quality shall be inspected more frequently. An evaluation of the site's threat to water quality shall include consideration of factors such as the site's proximity to receiving waters and adjacent wetlands, its slopes, its soil characteristics, its need to be dewatered, history of non-compliance by site operators, and public complaints. This evaluation shall be performed during the pre-construction site plan review as per Part III.A.9.a of the Permit. 4. Seasonality and rainfall. Sites with construction occurring during the wet season or sites where rains greater than one inch occur shall be inspected more frequently. 5. Historical inspection considerations. The Permittee may use knowledge gained from past implementation of the construction site inspection program to further establish priorities and inspection frequencies.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM:			
9. b.) <i>Construction Site Runoff - Inspection and Enforcement.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	6. Other criteria as determined by the Permittee. • The procedures for conducting site inspections (including a construction site inspection checklist), including appropriate stormwater management and water quality inspection items; and confirmation of ERP and CGP coverage. • Procedures for tracking inspections (including use of a summary log) to demonstrate the history of the activities for each site for each reporting year and to verify that the sites are inspected at no less than the minimum frequency as described in the Permittee's SOP. - o Site name and location, - o Site operator, - o Date of inspection, - o Name of inspector, - o Summary of the inspection findings, and - o Any enforcement actions or referrals.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 9. b.) <i>Construction Site Runoff- Inspection and Enforcement.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	Procedures for enforcement (e.g., Stop Work Orders, Notices of Violation, citations, fines) used to ensure compliance with the Permittee's regulatory requirements for construction sites. This shall include procedures to assure that corrective actions are taken where approved erosion and sedimentation control BMPs and permit conditions are not being met; the method used for tracking the date and type of all follow-up enforcement actions taken based on inspection findings; and procedures for referrals to the appropriate jurisdictional authorities (e.g. applicable MS4 operator, FDEP, or SFWMD).	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM:			
9. c.) Construction Site Runoff - Site Operator Training.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Implement a training program for stormwater training/outreach for permittee personnel (and contractors employed by or under contract with the Permittee) involved in the site plan review, site operation or inspection of construction site stormwater management, erosion, and sedimentation controls. All Permittee inspectors and site operators (and contractors employed by or under contract with the Permittee) of construction sites shall be certified through the Florida Stormwater, Erosion and Sedimentation Control Inspector Training program, or an equivalent program approved by FDEP. The written SOP shall include the following and be reviewed annually: • A description of the topics; • A description of the personnel and contractors targeted; • The methods and materials to be used; • Identification of the staff / department(s) / entities to perform the training; • Method for documenting (in-house and outside) training activities; and • Annual schedule of training for new and current personnel.	PWESD to provide training based on the staff sent by County & Municipalities	Report the type of training activities, the number of inspectors, site plan reviewers and site operators trained, and the number of private construction site operators trained by the permittee in each Annual Report.

STORMWATER MANAGEMENT PROGRAM:			
9. c.) <i>Construction Site Runoff - Site Operator Training.</i>			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
(continued)	A single SOP may address all the training required as per Parts III.A.7.c, III.A.7.d and III.A.9.c of the Permit. Maintain documentation of the training activities, including the date, type, topic(s) covered, and the names and affiliations of the participants.	(continued)	(continued)

PART V. MONITORING REQUIREMENTS

A. Annual Loadings and Event Mean Concentrations.

PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Each Permittee shall provide estimates of the average annual pollutant loading for the constituents listed in Table V.A.1 for each "major outfall" or "major watershed" within their MS4. The average annual pollutant loading for each major outfall or major watershed shall be estimated using local event mean concentration (EMCs) derived from storm event monitoring or the State's EMCs listed in FDEP's <i>NPDES Phase I MS4 Permitting Resource Manual</i> (most current version), and shall take into consideration land uses within the drainage areas associated with the outfall or watershed.	PWESD will calculate loading based on the outfall data provided by Municipalities & County	Report Annually
	Each Permittee shall provide a table of average annual pollutant loadings and EMCs. Each Permittee shall compare the current cycle's average annual pollutant loadings with those from the	PWESD will calculate loading based on the outfall	Year 3 Annual Report

ALL	previous cycle's Year 3 ANNUAL REPORT. In addition, each Permittee shall specify the source of the data used (local storm event monitoring or state EMCs) and methods or models used for the calculations. The model or method must normalize the average annual pollutant loading estimates to reflect variations in annual rainfall. Based on this comparison of average annual pollutant loadings, the Permittees shall indicate whether pollutant loadings are increasing or decreasing for each major outfall or major watershed. Submit average annual pollutant loading information with the Year 3 Annual Report.	data provided by Municipalities & County	
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A. Annual Loadings and Event Mean Concentrations.

PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	If the total annual pollutant loadings for each parameter in Table V.A.1 have not decreased since the issuance of the previous MS4 permit, each Permittee shall re-evaluate its SWMP and identify and submit revisions to its SWMP, as appropriate, to reduce pollutant loadings, especially to impaired waters, in the Year 4 Annual Report.	County & Municipalities	Year 4 Annual Report

B. Assessment Program.

PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	<i>Assessment Program Objective:</i> The purpose of the assessment program is to provide information for the Permittee to determine the overall effectiveness of the SWMP in reducing stormwater pollutant loadings from the MS4. The following elements shall be used to develop the assessment program: a. A water quality monitoring plan intended to identify local sources where urban stormwater is adversely affecting surface water resources. b. Pollutant loadings. c. A description of how the data from a. and/or b. above will be used to: (1) evaluate trends in pollutant loadings from the MS4 and in water quality; and (2) identify portions of the MS4 which can be targeted for loading reduction /corrective action with additional pollutant reduction measures. Each Permittee, or Permittees operating under a collaborative assessment program, shall develop and submit an assessment program to FDEP for review and approval within 12 months of permit issuance. Prior to FDEP approval, the Permittee shall continue to implement their previously approved monitoring program. The program shall specify which Permittees are collaborating on which elements in 1.a. through c. above. The monitoring plan shall be prepared in accordance with FDEP's <i>Guidance for Preparing Stormwater Monitoring Plans as Required for Phase I Municipal Separate Storm Sewer System (MS4) Permits</i> (most current version).	County & Municipalities on basis of the monitoring data and loading calculation provided by PWESD	Submit an assessment program to the Department for review and approval within 12 months of permit issuance. Each Annual Report shall include the following: Status of water quality monitoring plan implementation. Status may include sampling frequency changes, monitoring location changes, or sampling waiver conditions. Brief discussion of the assessment program results to date which includes a summary of the water quality monitoring data and/or stormwater pollutant loading changes from the reporting year. An analysis of the data discussing changes in water quality and/or stormwater pollutant loading from previous reporting years. NOTE: Analysis must be specific to each Permittee's SWMP.

PART VIII. STORMWATER DISCHARGE COMPLIANCE AND WATER QUALITY STANDARDS

B. Requirement for Total Maximum Daily Load (TMDL)

2. For water bodies with a TMDL and without a BMAP.			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
All discharges to receiving waters with TMDLs and associated allocations	Each Permittee shall develop a list of TMDL water bodies into which its MS4 discharges. If the Permittee discharges into only one TMDL water body, the Permittee shall prioritize that water body. If the Permittee discharges into more than one TMDL water body, each Permittee shall develop a list of factors to rank these water bodies. Each Permittee shall prioritize the water body(ies) that will be addressed within the permit cycle and include a schedule for completing the remaining tasks set forth in Parts VIII.B.2.b through VIII.B.3.a for the prioritized water body(ies) within the current permit cycle. Each Permittee shall prepare a final report that includes the list of ranked water bodies that the MS4 discharges into and factors used, the prioritized TMDL water body(ies), and the associated schedule for completing the remaining tasks for those TMDL water body(ies) that will be addressed within the current permit cycle.	County & Municipalities	The plan shall be submitted to FDEP within six months of the effective date of the Permit.

3. Discharging into Waters with a Bacteria TMDL that does not have a BMAP			
PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
All discharges to receiving waters with Bacteria TMDLs	If the Permittee has prioritized a bacteria TMDL in Part VIII.B.2.a, the Permittee shall develop a Bacterial Pollution Control Plan (BPCP) to identify the sources and activities to reduce bacteria loadings from the MS4 to the Maximum Extent Practicable (MEP).	County & Municipalities	Submit the Bacteria Pollution Control Plan with the Year 3 Annual Report.
	Each Annual Report shall include a table summarizing the status of the TMDL process. The Annual Report also shall include a summary of the estimated load reductions that have occurred for the pollutant(s) of concern being discharged from the MS4 to the TMDL water body during the reporting period and cumulatively since the date the Supplemental SWMP was implemented.		Annually

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Exhibit B
Payment Amount and Due Date for Each Party by Period

Municipality	2020 Population	Period				
		Oct 1, 2026 - Sept 30, 2027 (12 months) ¹	Oct 1, 2027 - Sept 30, 2028 (12 months) ²	Oct 1, 2028 - Sept 30, 2029 (12 months) ²	Oct 1, 2029 - Sept 30, 2030 (12 months) ²	Oct 1, 2030 - Sept 30, 2031 (12 months) ²
		Payment Due by:				
		Nov 30, 2026	Nov 30, 2027	Nov 30, 2028	Nov 30, 2029	Nov 30, 2030
Coconut Creek	57,833	\$16,531	\$16,944	\$17,367	\$17,802	\$18,247
Cooper City	34,401	\$10,157	\$10,411	\$10,671	\$10,938	\$11,212
Coral Springs	134,394	\$37,355	\$38,289	\$39,246	\$40,227	\$41,233
Dania Beach	31,723	\$9,429	\$9,664	\$9,906	\$10,154	\$10,407
Davie	105,691	\$29,548	\$30,287	\$31,044	\$31,820	\$32,615
Deerfield Beach	86,859	\$24,426	\$25,036	\$25,662	\$26,304	\$26,961
Hallandale Beach	41,217	\$12,011	\$12,311	\$12,619	\$12,935	\$13,258
Lauderdale-by-the-Sea	6,198	\$2,486	\$2,548	\$2,612	\$2,677	\$2,744
Lauderdale Lakes	35,954	\$10,579	\$10,844	\$11,115	\$11,393	\$11,678
Lauderhill	74,482	\$21,059	\$21,586	\$22,125	\$22,678	\$23,245
Lighthouse Point	10,486	\$3,652	\$3,743	\$3,837	\$3,933	\$4,031
Margate	58,712	\$16,770	\$17,189	\$17,619	\$18,059	\$18,511
Miramar	134,721	\$37,444	\$38,380	\$39,340	\$40,323	\$41,331
North Lauderdale	44,794	\$12,984	\$13,309	\$13,641	\$13,982	\$14,332
Oakland Park	44,229	\$12,830	\$13,151	\$13,480	\$13,817	\$14,162
Parkland	34,670	\$10,230	\$10,486	\$10,748	\$11,017	\$11,292
Pembroke Park	6,260	\$2,503	\$2,565	\$2,629	\$2,695	\$2,763
Pembroke Pines	171,178	\$47,360	\$48,544	\$49,758	\$51,002	\$52,277
Plantation	91,750	\$25,756	\$26,400	\$27,060	\$27,736	\$28,430
Pompano Beach	112,046	\$31,277	\$32,058	\$32,860	\$33,681	\$34,523
Southwest Ranches	7,607	\$2,869	\$2,941	\$3,014	\$3,090	\$3,167
Sunrise	97,335	\$27,275	\$27,957	\$28,656	\$29,372	\$30,107
Tamarac	71,897	\$20,356	\$20,865	\$21,387	\$21,921	\$22,469
Weston	68,107	\$19,325	\$19,808	\$20,303	\$20,811	\$21,331
West Park	15,130	\$4,915	\$5,038	\$5,164	\$5,293	\$5,426
Wilton Manors	11,426	\$3,908	\$4,006	\$4,106	\$4,208	\$4,314
County	15,462	\$5,006	\$5,131	\$5,259	\$5,391	\$5,525
Total	1,604,562	\$458,041	\$469,491	\$481,228	\$493,259	\$505,591

1. Oct 1, 2026 – Sept 30, 2027, cost is based on a fee of \$800 per municipality plus \$0.272 per capita, based on 2020 Census.
2. Oct 1, 2027 – Sept 30, 2028, cost, and cost each year thereafter, is based on a 2.5% increase from the previous year.

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Exhibit C
Parties' Public Records Custodians

FOR COUNTY:

Public Works and Environmental Services Department
Yvel Rocher, P.E., MSCV, Environmental Program Manager
1 N University Drive, Mailbox 201
Plantation, Florida 33324-2038
yrocher@broward.org
954-519-1234

FOR MUNICIPALITIES:

City of Coconut Creek
Joseph Kavanagh, City Clerk
4800 West Copans Road
Coconut Creek, Florida 33063
jkavanagh@coconutcreek.net
954-973-6774

City of Coral Springs
Georgia Elliot, City Clerk
9500 W Sample Road
Coral Springs, Florida 33065
gelliott@coralsprings.gov
954-344-1074

Town of Davie
Evelyn Roig, Town Clerk
8800 Southwest 36th Street, Bldg. C
Davie, Florida 33328
eroig@davie-fl.gov
954-797-1000

City of Hallandale Beach
Jenorgen Guillen, City Clerk
400 South Federal Highway
Hallandale Beach, Florida 33009
JGuillen@hallandalebeachfl.gov
954-457-1469

City of Lauderdale Lakes
Pavetri Benasrie-Watson, Deputy City Clerk
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319
pavitrib@lauderdalelakes.org
954-535-2708

City of Cooper City
Stanley Jacques
11791 Southwest 49 Street
Cooper City, Florida 33330
SJacques@coopercity.gov
954-434-5519, Ext. 109

City of Dania Beach
Elora Riera, MMC, City Clerk
100 West Dania Beach Boulevard
Dania Beach, Florida 33004
eriera@daniabeachfl.gov
954-924-6800, Ext. 3623

City of Deerfield Beach
Heather Montemayor, CMC, City Clerk
150 Northeast 2nd Avenue
Deerfield Beach, Florida 33441
HMontemayor@deerfieldbeachfl.gov
954-250-4151

Town of Lauderdale-by-the Sea
Melissa Vasami, Town Clerk
4501 North Ocean Drive
Lauderdale-by-the-Sea, Florida 33308
Townclerk@lbts-fl.gov
954-640-4201

City of Lauderhill
Andrea Anderson, MMC, City Clerk
5581 West Oakland Park Boulevard
Lauderhill, Florida 33313
aanderson@lauderhill-fl.gov
954-730-3010

City of Lighthouse Point
Nicole Davisson, City Clerk
2200 Northeast 38th Street
Lighthouse Point, Florida 33064
Ndavisson@lighthousepoint.com
954-784-3431

City of Miramar
Denise A. Gibbs, City Clerk
2300 Civic Center Place
Miramar, Florida 33025
dagibbs@miramarfl.gov
954-602-3014

City of Oakland Park
Renee Shrout, City Clerk, CMC
1100 Park Lane East
Oakland Park, Florida 33334
renees@oaklandparkfl.gov
954-630-4298

Town of Pembroke Park
Cynthia Garcia-Lima, CMC, JM, Town Clerk
3150 Southwest 52nd Avenue
Pembroke Park, Florida 33023
townclerk@tppfl.gov
954-966-4600, Ext. 235

City of Plantation
April L. Beggerow, MPA, MMC, City Clerk
400 Northwest 73rd Avenue
Plantation, Florida 33317
ABeggerow@plantation.org
954-797-2719

Town of Southwest Ranches
Debra M. Ruesga, CMC, Town Clerk
13400 Griffin Road
Southwest Ranches, Florida 33330
druesga@southwestranches.org
954-434-0008

City of Margate
Jennifer M. Johnson, City Clerk
5790 Margate Boulevard
Margate, Florida 33063
recordsmanagement@margatefl.com
954-935-5327

City of North Lauderdale
Susan Slattery, City Clerk
701 Southwest 71st Avenue
North Lauderdale, Florida 33068
sslattery@nlauderdale.org
954-597-4705

City of Parkland
Alyson Morales, MMC, City Clerk
6600 University Drive
Parkland, Florida 33067
Amorales@cityofparkland.org
954-757-4132

City of Pembroke Pines
Gabriel Fernandez, City Clerk
601 City Center Way
Pembroke Pines, Florida 33025
gfernandez@ppines.com
954-450-1040

City of Pompano Beach
Kervin Alfred, City Clerk
100 West Atlantic Boulevard, 2nd Floor
Pompano Beach, Florida 33060
kervin.alfred@copbfl.com
954-786-4611

City of Sunrise
Felicia M. Bravo, City Clerk
10770 West Oakland Park Boulevard
Sunrise, Florida 33351
CityClerk@sunrisefl.gov
954-746-3333

City of Tamarac
Kimberly Dillon, City Clerk
7525 Northwest 88th Avenue, Room 101
Tamarac, Florida 33321
Kimberly.Dillon@tamarac.gov
954-597-3505

City of West Park
Olalekan Akinduro, Interim City Clerk
1965 South State Road 7
West Park, Florida 33023
OAkinduro@cityofwestpark.org
954-989-2688, Ext. 220

City of Weston
Patricia A. Bates, MMC, City Clerk
17200 Royal Palm Boulevard
Weston, Florida 33326
PBates@westonfl.org
954-385-2000

City of Wilton Manors
Elizabeth Beckford, MMC, City Clerk
2020 Wilton Drive
Wilton Manors, Florida 33305
ebeckford@wiltonmanors.com
954-390-2123

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

Russell C. Muniz, 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 C. Muñiz, Town Administrator
FROM: Kathryn Sims, Deputy Town Administrator
DATE: 5/28/2026
SUBJECT: Release of Restrictive Covenant - Sheridan Street between SW 185th Way and SW 190th Avenue - Amended

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

Background

The Town of Southwest Ranches owned an approximately 28.84-gross-acre vacant parcel located off of Sheridan Street between SW 185th Way and SW 190th Avenue (the "Property"). On February 24, 2006, prior to selling the Property to the School Board of Broward County, the Town entered into a Restrictive Covenant Running With the Land ("Covenant") limiting the property for use as a public school/educational facility. The School Board of Broward County never utilized the Property for its intended purpose.

The Town entered into an agreement with the School Board where the southern portion of the property, approximately 8.25-gross-acres, would be utilized for the South Florida Wildlife Center, and the remaining 20.59-gross-acres to the north would be utilized for single family homes in accordance with the Town's land use and zoning regulations.

As a result of this agreement, the School Board entered into a long-term lease agreement with

the South Florida Wildlife Center for the southern property and the Town has agreed to remove the Covenant as it solely relates to the northern property so that it can eventually be developed with single family homes.

Fiscal Impact/Analysis

No fiscal impact

Staff Contact:

Russell Muniz, Town Administrator

Kathryn Sim, Deputy Town Administrator

ATTACHMENTS:

Description

Upload Date

Type

Resolution - TA Approved

5/22/2026

Resolution

Exhibit "A"

5/28/2026

Exhibit

** Exhibit

5/28/2026

Exhibit

RESOLUTION NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELEASING THE RESTRICTIVE COVENANT ON THE NORTHERN APPROXIMATELY 20.59-GROSS-ACRES OF LAND GENERALLY LOCATED OFF OF SHERIDAN STREET BETWEEN SW 185TH WAY AND SW 190TH AVENUE THAT RESTRICTS THE PARCEL TO PUBLIC SCHOOL/EDUCATIONAL FACILITY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE RELEASE AND OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches owned an approximately 28.84-gross-acre vacant parcel located off of Sheridan Street between SW 185th Way and SW 190th Avenue (the "Property"); and

WHEREAS, on February 24, 2006, prior to selling the Property to the School Board of Broward County, the Town entered into a Restrictive Covenant Running With the Land ("Covenant") limiting the property for use as a public school/educational facility; and

WHEREAS, the School Board of Broward County never utilized the Property for its intended purpose; and

WHEREAS, the Town entered into an agreement with the School Board where the southern portion of the property, approximately 8.25-gross-acres, would be utilized for the South Florida Wildlife Center, and the remaining 20.59-gross-acres to the north would be utilized for single family homes in accordance with the Town's land use and zoning regulations; and

WHEREAS, as a result of this agreement, the School Board entered into a long-term lease agreement with the South Florida Wildlife Center for the southern property; and

WHEREAS, as a result, the Town has agreed to remove the Covenant as it solely relates to the northern property so that it can eventually be developed with single family homes.

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

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

Section 2: The Town of Southwest Ranches hereby releases, cancels, and terminates in its entirety that certain Declaration of Covenants and Restrictions recorded in Official Records Book 41599, Page 333 of the Public Records of Broward County, Florida, as it relates solely to the northern approximately 20.59-gross-acres of property specifically delineated in Composite Exhibit "A".

Section 3. The Mayor, Town Administrator, and Town Attorney are hereby authorized to execute any and all documents reasonably necessary to effectuate the intent of this Resolution including, but not limited to, the Release of Restrictive Covenant Running with the Land, attached hereto as Composite Exhibit "A".

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

{Remainder of page intentionally left blank}

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this ___ day of ___, 2026 on a motion by

_____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.057.1001

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MATCH LINE - SEE SHEET 2 OF 2

DATE	REVISION	BY



ZEMAN
CONSULTING GROUP

3970 RCA BLVD, SUITE #7750 PALM BEACH GARDENS, FL 33410 - (561) 837-1000

FIELD BY	JB	PROJECT NO.	24019.01	SURVEYOR'S SEAL
FIELD BOOK(S)	24-8	SCALE	1" = 60'	
PAGE(S)	22	DATE OF LAST FIELDWORK	09/25/25	
DRAWN BY	SN	DATE OF MAP	09/25/25	
CHECKED BY	MR	MICHAEL ROSS, PSM STATE OF FLORIDA NO. 6622		

LEGAL DESCRIPTION:

BEING ALL OF TRACT 45, ALL OF TRACT 52, AND A PORTION OF TRACT 61, "EVERGLADES LAND COMPANY SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE SOUTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 39 EAST IN BROWARD COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 1, TOWNSHIP 51 SOUTH, RANGE 39 EAST, THENCE NORTH 01°46'16" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (1/4), A DISTANCE OF 65.03 FEET TO A POINT; THENCE NORTH 89°53'41" EAST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF SAID TRACT 61; AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 822 (SHENDAN STREET); THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 61, NORTH 01°46'16" WEST, A DISTANCE OF 553.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 61, NORTH 01°46'16" WEST, A DISTANCE OF 380.16 FEET TO THE NORTH LINE OF SAID TRACT 45, NORTH 01°46'16" WEST, A DISTANCE OF 16.00 FEET TO THE NORTH LINE OF SAID TRACT 45, A DISTANCE OF 650.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 45; THENCE SOUTH 01°46'23" EAST ALONG THE EAST LINE OF SAID TRACT 45, TRACT 52, AND TRACT 61, A DISTANCE OF 1,380.24 FEET; THENCE SOUTH 89°53'41" WEST, A DISTANCE OF 650.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 896,880 SQUARE FEET (20.59 ACRES MORE OR LESS).

SURVEY NOTES:

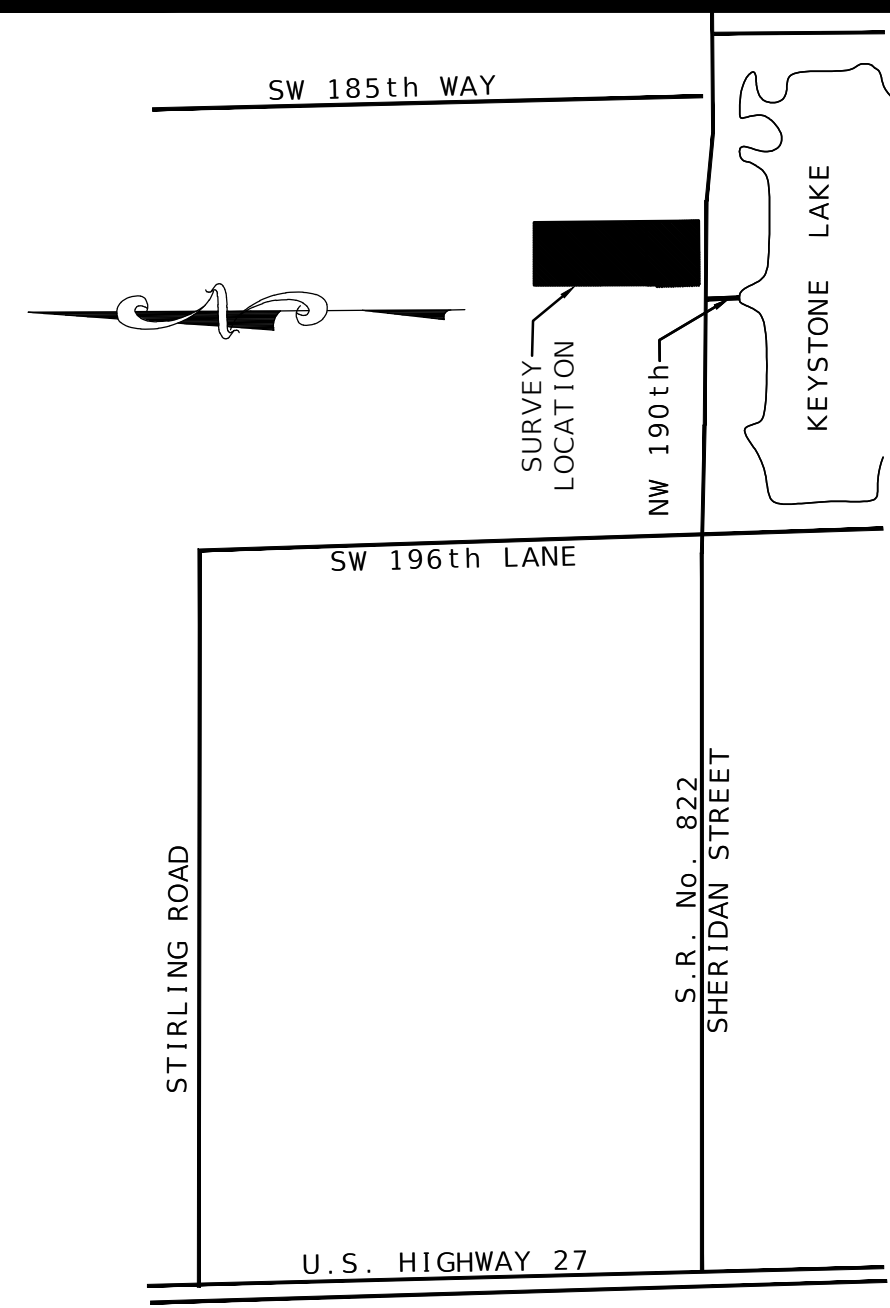
1. THIS IS A BOUNDARY SURVEY AS SUCH.
 2. BACKGROUND AERIAL IMAGERY IS FOR INFORMATIONAL PURPOSES ONLY.
 3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
 4. SURVEY DATA COLLECTED AND RESULTING CAD FILES WERE PERFORMED AND PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA STANDARDS OF PRACTICE, AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PER SECTION 47.2027, FLORIDA STATUTES.
 5. GRID COORDINATES AND BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83/11), ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) - REAL TIME KINEMATIC (RTK) METHODS UTILIZING THE FOOT PERMANENT REFERENCE NETWORK WITH A REFERENCE BEARING OF SOUTH 89°53'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST. COORDINATES SHOWN HEREON WERE LOCATED WITH REDUNDANT MEASUREMENTS.
 6. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES. THE EXPECTED HORIZONTAL ACCURACY OF THE SYMBOLS SHOWN ON THIS MAP IS $\pm 0.3'$ FROM THE CENTER OF THE SYMBOL, UNLESS OTHERWISE NOTED.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
 8. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE VERIFIED DIGITAL SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
- DATE OF LAST FIELD WORK = 09/25/2025

CERTIFICATION:

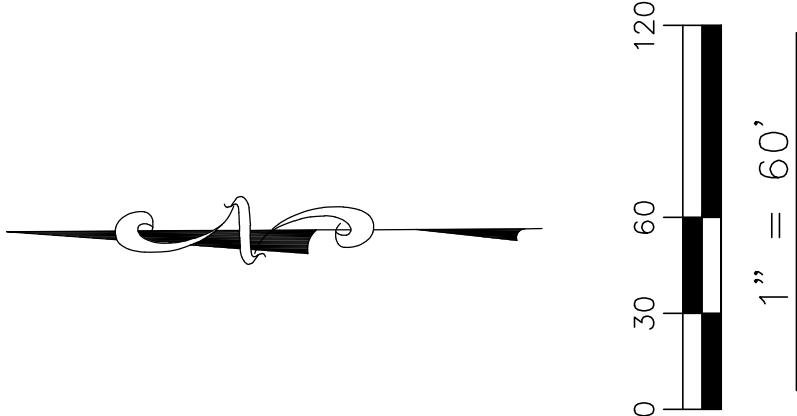
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREIN DESCRIBED LANDS IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY PERSONAL SUPERVISION, AND I AM NOT PROVIDING ANY UNREASONABLE CHARGE ON SEPTEMBER 25, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

Digitally signed by
Michael E Ross
Date: 2025.09.26
13:21:03-04'00'

MICHAEL ROSS
FLORIDA REGISTRATION No. LS 6622
DIGITALLY SIGNED & SEALED IN ACCORDANCE WITH
CHAPTER 472.025, FLORIDA STATUTES



VICINITY SKETCH
(NOT TO SCALE)



ABBREVIATIONS:

B.C.R.
BROWARD COUNTY RECORDS
C.N.C.
CONCRETE MONUMENT
FND.
FOUND
I.R.C.
IRON ROD & CAP
NO.
NUMBER
L.B.
LICENSED BUSINESS
M.D.C.R.
MIAMI-DADE COUNTY RECORDS
O/S
OFFICIAL
O.R.B.
OFFICIAL RECORDS BOOK
P.B.
PLAT BOOK
PAGE
P.G.
PAGE
R/W
RIGHT OF WAY
S.B.C.
SCHOOL BOARD OF BROWARD COUNTY

BOUNDARY SURVEY

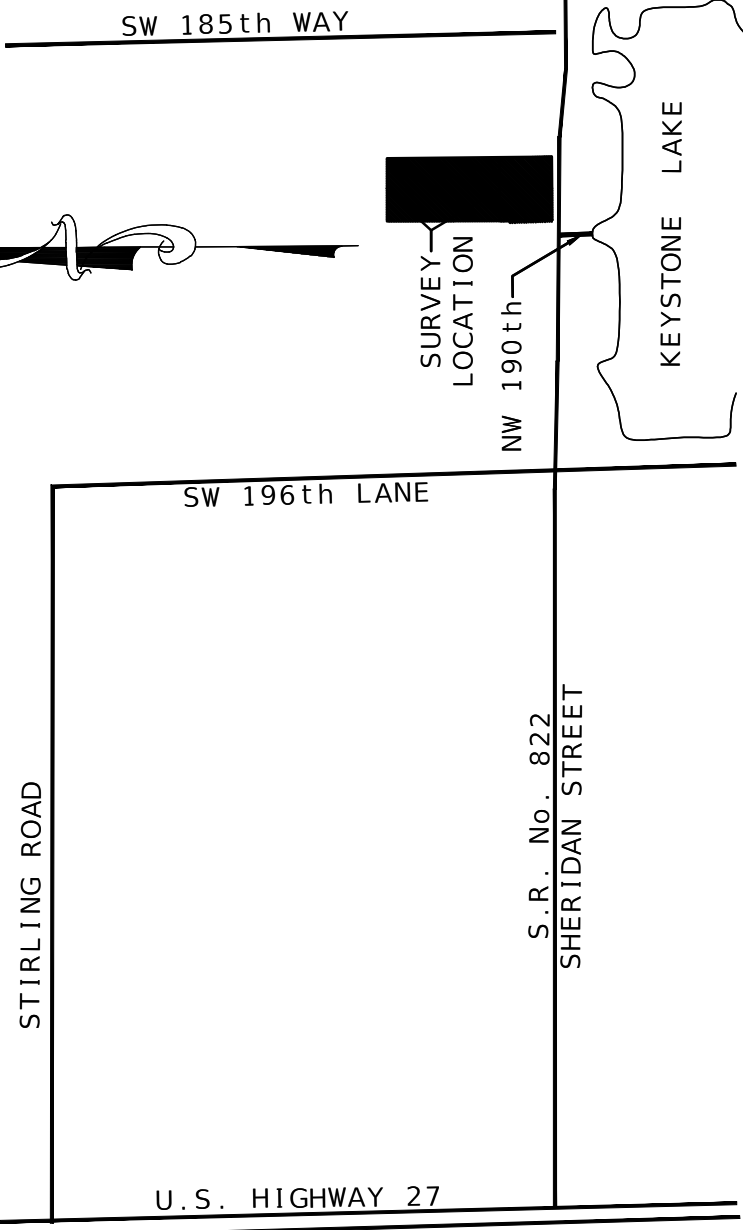
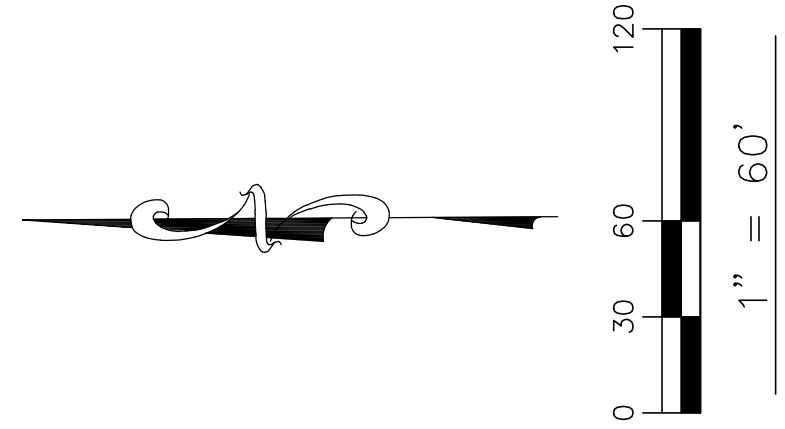
A PORTION OF PARCEL ID NO. 513901010058

Broward County

Florida

SHEET
1 OF 2

MATCH LINE - SEE SHEET 1 OF 2



VICINITY SKETCH
(NOT TO SCALE)

ABBREVIATIONS:

- B.C.R. BROWARD COUNTY RECORDS
- C.M. CONCRETE MONUMENT
- F.M.D. FURNACE MARK
- IRC IRON ROD & CAP
- NO NUMBER
- LB LICENSED BUSINESS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O/S OFFSET
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- SBBC SCHOOL BOARD OF BROWARD COUNTY

DATE	REVISION	BY

FIELD BY	JB	PROJECT NO.	24019.01	SURVEYOR'S SEAL	
FIELD BOOK(S)	24-8	SCALE	1" = 60'	MICHAEL ROSS, PSW STATE OF FLORIDA NO. 6622	
PAGE(S)	22	DATE OF LAST FIELDWORK	09/25/25		
DRAWN BY	SN	DATE OF MAP	09/25/25		
CHECKED BY	MR				

ZEMAN CONSULTING GROUP		BOUNDARY SURVEY		SHEET 2 OF 2	
3970 RCA BLVD, SUITE #7750 PALM BEACH GARDENS, FL 33410 - (LB 8431)		A PORTION OF PARCEL ID NO. 513901010058		Florida	
		Broward County		SHERIDAN STREET	

Document prepared by:
The School Board of Broward County, Florida
600 SE 3rd Avenue
Fort Lauderdale, FL 33301

Broward County Public Schools
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, FL 33301

Folio Nos: 513901010058

(Space Above for Recorder's Use Only)

RELEASE OF RESTRICTIVE COVENANT RUNNING WITH THE LAND

WHEREAS, on February 24, 2006, the Town of Southwest Ranches, a political subdivision of the State of Florida ("Town") the then owner of the real property described below ("Property") entered into a Restrictive Covenant Running With the Land ("Covenant") imposing restrictions on the use of said Property, which was recorded on March 9, 2006 in Official Records Book 41599, Page 333 of the Public Records of Broward County, Florida;

WHEREAS, the Covenant restricts the Property to use solely as an Educational Plant and limits improvements to Educational Facilities only; and

WHEREAS, The School Board of Broward County, Florida ("Owner") owns the Property, which is more particularly described and depicted on a boundary survey prepared by Michael Ross, P.S.M., Florida Registration No. 6622, dated September 25, 2025, attached hereto as Exhibit "A" and incorporated herein by reference;

WHEREAS, the Owner of the Property has requested that the Covenant be canceled and released; and

WHEREAS, the need for the Covenant is no longer in existence, and the Town is willing to cancel and release the Covenant; and

WHEREAS, the Town of Southwest Ranches adopted Resolution No. 2024-072 on September 26, 2024, supporting the removal of the deed restriction, which limited the Property use as a public school/educational facility, subject to the conditions set forth therein; and

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town of Southwest Ranches hereby agrees as follows:

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

2. Release. The Town of Southwest Ranches hereby releases, cancels, and terminates that certain Declaration of Covenants and Restrictions recorded in Official Records Book 41599, Page 333 of the Public Records of Broward County, Florida, solely as it applies to that portion of the Property more particularly described in Exhibit "A" attached hereto and incorporated herein ("Released Parcel").

The Declaration of Covenants and Restrictions shall remain in full force and effect as to all other lands originally subject thereto.

For avoidance of doubt, the Property subject to the original Declaration has been subdivided, and this Release is intended to affect only the Released Parcel and not any other portion of lands originally encumbered.

3. Counterparts/Electronic Signature. This Release may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument. The parties shall be entitled to sign and transmit an electronic signature of this instrument (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed instrument upon request.

4. Recording. This Release will be e-recorded by the Town of Southwest Ranches, at the Owner's expense, in the public records of Broward County, Florida upon full execution.

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[SIGNATURES PAGE TO FOLLOW]

TOWN OF SOUTHWEST RANCHES

IN WITNESS WHEREOF, The Town has executed this Release.

ATTEST:
a political subdivision of the State of Florida

TOWN OF SOUTHWEST RANCHES,

By: _____
Debra Ruesga, Town Clerk

By: _____
Russell Muniz, Town Administrator

SEAL

By: _____
Steve Breitkreuz, Mayor

Approved as to Form and Correctness

By: _____
Keith Poliakoff, Town Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Russell Muniz, as Town Administrator, and Steve Breitkreuz, as Town Mayor, and that they severally acknowledged executing the same under authority duly vested in them and that the seal affixed hereto is the true corporate seal of said Town.

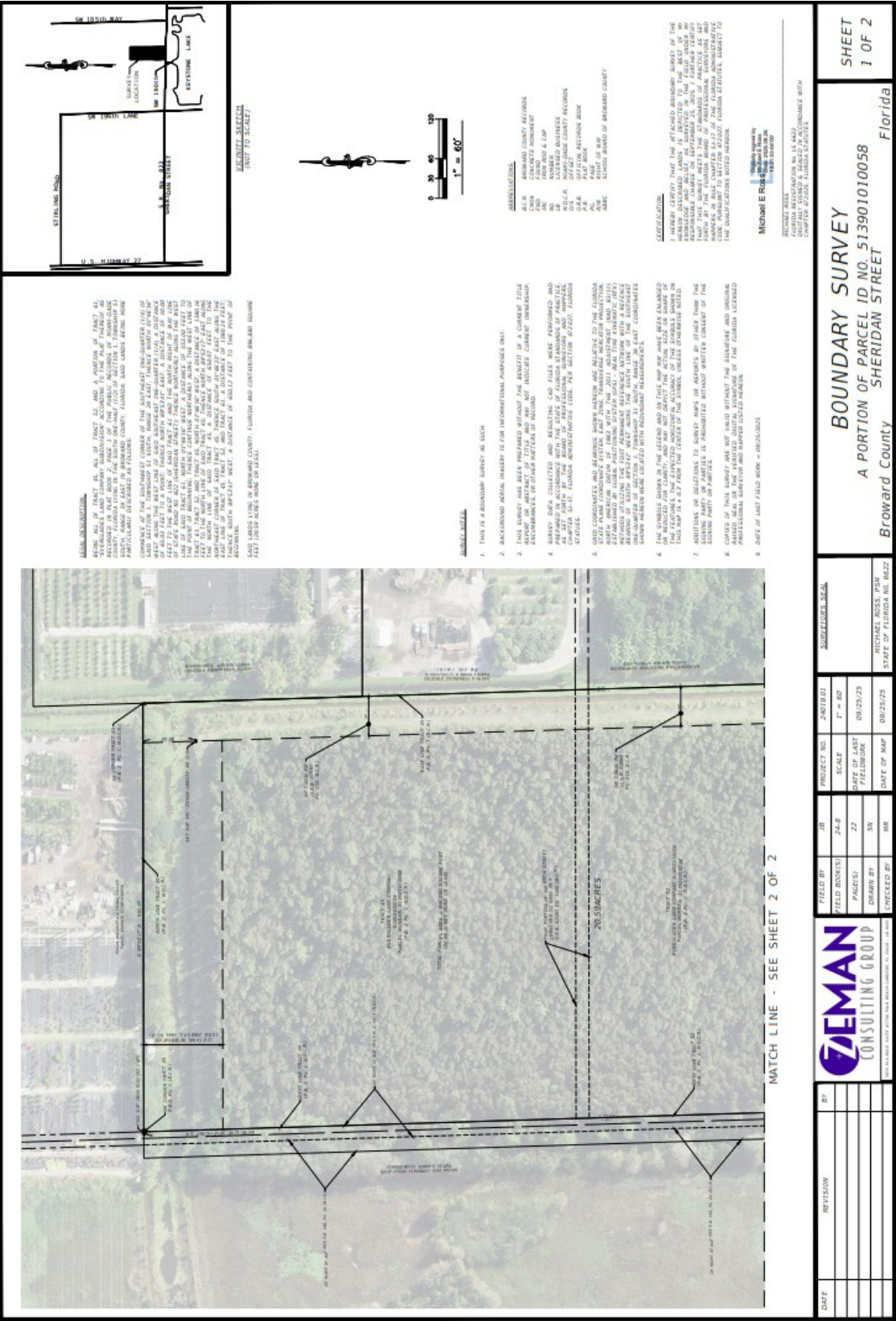
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2026.

My Commission Expires:

Notary Public

Printed Name of Notary

EXHIBIT "A"



BOUNDARY SURVEY
A PORTION OF PARCEL ID NO. 513901010058
SHERIDAN STREET
Broward County, Florida

PROJECT INFORMATION

DATE	REVISION	BY	FIELD BY	JOB	PROJECT NO.	SUBMITTER
			FIELD BOOK(S)	24-8	2401801	
			SCALE	1" = 60'		
			DATE OF LAST FIELDWORK	03/23/23		
			DRAWN BY	580		
			DATE OF MAP	03/23/23		
						MICHAEL BOSS, PLS

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