

RESOLUTION NO. 2026-049

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-89-26 BY ARCHBISHOP EDWARD A. MCCARTHY HIGH SCHOOL TO AMEND ITS SITE PLAN BY ADDING TEN PORTABLE CLASSROOMS, STABILIZED TURF OVERFLOW PARKING, AN EIGHT-FOOT-HIGH PRECAST WALL ON THE OUTSIDE OF THE NORTH AND WEST SIDES OF THE EXISTING BERM, AND BY INCREASING THE ENROLLMENT CAP; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Archdiocese of Miami, Edward A. McCarthy High School ("School") is the current owner of Broward Central Catholic High School Plat, as recorded in Plat Book 163 Page 32 of the Broward County, Florida Public Records ("Property"); and

WHEREAS, the School requests site plan approval for the following modifications to the approved site plan:

1. Erect 10 temporary portable classroom buildings totaling approximately 8,460 square feet.
2. Increase enrollment from 1,800 students to 2,200 students
3. Extend the stabilized grass parking between the baseball fields and add landscape islands within the existing stabilized grass parking area.
4. Erect an 8-foot precast wall on the north and west sides of the landscaped berm located west of the football field.

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed site plan amendment will comply with the requirements of the Town's Unified Land Development Code ("ULDC") upon implementation of the conditions set forth herein.

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

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

Section 2. That, upon reviewing the application, analysis of the Town Staff, testimony and the evidence submitted at a duly noticed public hearing held on June 25, 2026, the Town Council hereby approves Site Plan Modification Application No. SP-89-26, attached as Exhibit "A" hereto, in accordance with the following stipulated conditions:

1. Prior to issuance of the first building permit for any of the site plan improvements, the School, its successors or assigns ("Owner") shall:
 - a. Make minor corrections to dimensions, labeling and site data per DRC comments to be approved administratively.
 - b. The wall shall be set back from the west property line with a continuous row of shrubs planted at its base and sufficient space between the shrubs and west property line for Owner to maintain the landscaping and wall. If the wall is placed on the east side of the berm, the hedge is not required.
 - c. Provide landscape and irrigation plans for the landscape islands within the stabilized grass parking area, to be approved administratively. Provide a section plan, landscape plan and irrigation plan for and the landscaped area between the wall and west property line, to be approved administratively.
 - d. Install a minimum 5-foot-wide curb ramp with 5-foot-wide clear path through the central driveway median for equestrians to cross using the Flamingo Road trail. Owner shall coordinate with Town staff for additional specifications.
2. Prior to issuance of a building permit for the proposed portable classrooms and any increase in the 1,800-student enrollment cap, Owner shall:
 - a. Complete the approved parking lot expansion together with required landscaping, widen the south driveway to meet ULDC requirements for two-way traffic, and implement the operational recommendations in the Traffic Impact Study prepared by KBP Consulting, Inc. on December 2025 ("Traffic Study"), attached hereto as Exhibit "B." It is acknowledged that any changes to the traffic signal timings will require approval from Broward County Traffic Engineering Division, and that inability to modify the traffic signal timing may limit the student enrollment the school has requested.
 - b. Execute an amendment to the Declaration of Restrictive Covenants, recorded as instrument number 117571300, that reflects the increased student enrollment cap that is subject to the terms of the Agreement, in a form approved by the Town Attorney.
 - c. Provide an outdoor lighting plan with luminaire details.
 - d. Obtain final Davie Fire Department approval of the site plan.

Upon completion of these obligations, the enrollment cap for the applicable school year shall be increased to 1,940 students ("First Enrollment Increase"), and Owner may obtain building permits for the 10 proposed portable classrooms.

3. The Town shall cause periodic monitoring and evaluation of vehicle queues and traffic flow on Flamingo Road and its intersections with NW 53rd and 55th Streets and school driveways by a registered transportation engineer of its choosing.
 - a. Owner shall be responsible for the transportation engineer's fees on a cost-recovery basis. Operational recommendations for improving circulation and traffic flow may be made based upon observations, and Owner shall be required to implement them prior to any further enrollment increase.
 - b. Owner shall provide the Town with student attendance data for each day during which traffic conditions are monitored.
4. At such time as the Town may find that vehicle queues and traffic flow on Flamingo Road can support additional enrollment without exceeding the turn lane queues and traffic volumes modeled in the Traffic Study, the Town Council may, by Resolution, authorize an increase in the enrollment cap to not more than 2,200 students in one or more increments. No further increase in enrollment capacity shall be approved until the conclusion of the 2026-2027 school year, during which time the Town shall monitor traffic conditions as described in paragraph ii at Owner's cost.
5. Failure to abide by the conditions of this Development Order, including but not limited to any exceedance of the student enrollment cap and misrepresentation of enrollment, shall constitute a violation of the ULDC and shall be enforceable as such. Owner acknowledges that the Town may also enforce exceedance of the student enrollment cap by requiring the removal of some or all of the 10 portables authorized by this Development Order and by withholding issuance of any further development orders and permits. Owner recognizes that the failure to comply with the conditions of this Development Order shall cause irreparable harm to the Town and that the Town may seek injunctive relief.
6. The Town Council may require that Owner stagger school hours as a remedy to traffic congestion resulting from the First Enrollment Increase, or as a condition of authorizing any subsequent increase.
7. The Town shall be given a copy of the school's enrollment report on the first and last day of each semester. Failure to provide the Town with the school's enrollment report shall be deemed to be a breach of this approval.
8. All portable classrooms shall be removed from the property upon completion of the planned two-story permanent classroom addition.

Section 3. The Mayor, Town Administrator, and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

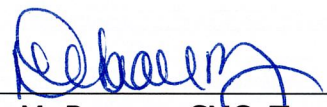
PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 25th day of June, 2026, on a motion by C/M KUCZENSKI and seconded by V/M JABLONSKI.

Breitkreuz	<u>YES</u>
Jablonski	<u>YES</u>
Allbritton	<u>YES</u>
Hartmann	<u>YES</u>
Kuczenski	<u>YES</u>

Ayes	<u>5</u>
Nays	<u>/</u>
Absent	<u>/</u>
Abstaining	<u>/</u>


Steve Breitkreuz, Mayor

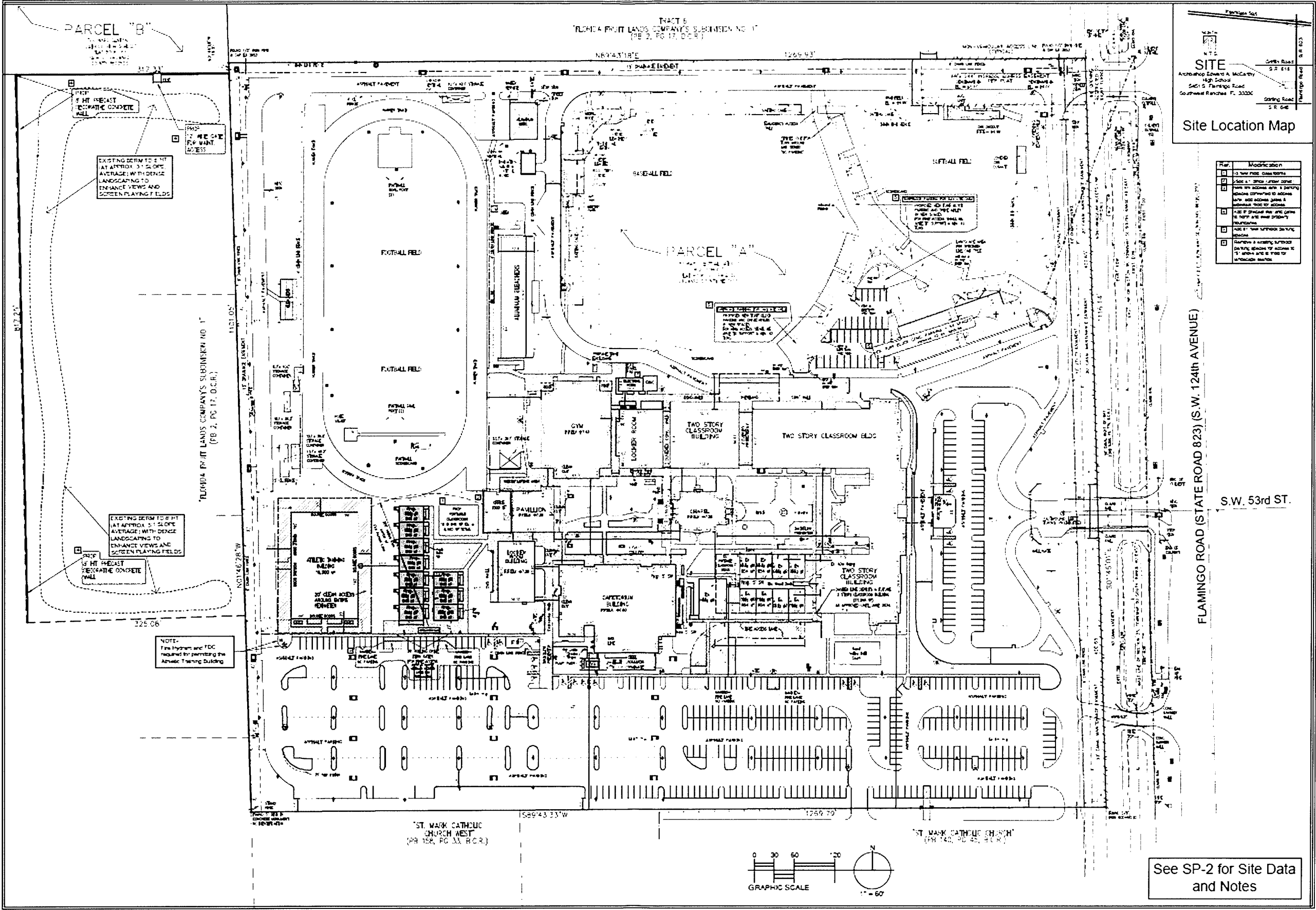
ATTEST:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:


Keith Poliakoff, Town Attorney
1001.2025.072

EXHIBIT “A”
PROPOSED SITE PLAN



FIRE DEPARTMENT NOTES

- Provide Separate FD sheets labeled. These drawings shall clearly illustrate compliance with all Florida Fire Prevention Code, 8th Edition requirements for the proposed project including details illustrating compliance with required Fire Department Access Into and Out of the site, fire department building access requirements and that there is a reliable and adequate water Supply available for firefighting operations.
- Identify the required 35 foot inside by 50 foot outside turning radius, a 12 foot wide "clear sweep zone" shall also be added to the outside radius to provide additional space for overhang of fire department apparatus must be provided through site for emergency vehicles to enter and exit the site. NFPA 1 18.2.3.4.3
- All Fire Department access roads and bridges shall be designed and maintained to support a minimum of 42 tons and shall be provided with a surface suitable for all-weather driving capabilities NFPA 1 (18.2.3.4.2).
- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2.
- A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1, 18.2.3.2.1.
- Fire Lane Signs and Fire Lane Roadway surface Markings
- Approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads and to prohibit the obstruction thereof. NFPA 1, 18.2.3.5.1
- Fire lane sign size shall be 12 inch by 18 inch, white background with red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. Stating "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." NFPA 1, 18.2.3.5.3
- Provide signed and sealed documentation from a professional engineer licensed in the state of Florida, that there is an approved water supply capable of supplying the required fire flow for project
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. NFPA 1, 18.3.1*
- The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with the Florida Fire Prevention Code, 8th Edition, NFPA 1 Section 18.4.
- Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2. (NFPA 1 18.4.5.2)
- Identify the number of and location of the required fire hydrants that are either existing or that will be installed to achieve the required fire flow determined above for this project.

TEMPORARY CLASSROOMS (RELOCATABLES) SHALL COMPLY WITH-
Florida Fire Prevention Code Eighth Edition, NFPA 101 LSC Chapter 14 New Educational Occupancies, Section 14.3.5.2.1 Relocatable Buildings, and the requirements of F.A.C. 69A-58.0082.

UNDERGROUND FIRE LINE NOTE

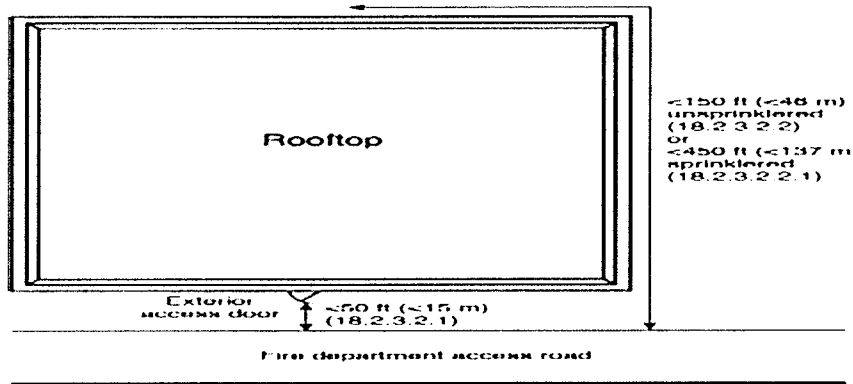
The Southwest Ranches Engineering Department does not permit, review, or approve Underground Fire Lines for fire sprinkler systems. The Underground Fire Line sub-contractor must submit for a separate Underground Fire Line Building Permit application to the Town of Southwest Ranches Building Department.

18.2.3.2 Access to Building.

18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Fire department access is essential to providing effective manual fire suppression operations. Remote sections of the building need to be limited in order to ensure that hose streams, aerial fire apparatus, and fire fighters can access most portions of the building. Exhibit 18.4 illustrates an acceptable arrangement for compliance with 18.2.3.

EXHIBIT 18.4 Acceptable fire department access configuration.



PARKING DATA

Required Parking

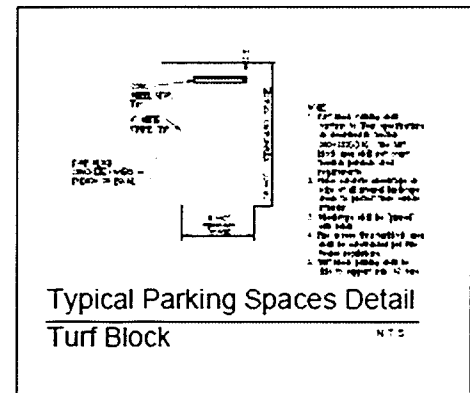
1 Space / Classroom - 71 Spaces (Incl. 9 ex. & 10 prop. portables)
1 Space / 5 Students (2,200/5) - 440 Spaces
1 Space / 400 sf -
Chapel & Assembly Area (3,162 sf) - 8 Spaces
Pavilion (3,992 sf) - 10 Spaces
Admin. & Library (13,000 sf) - 33 Spaces
Cafetorium Assembly Area (10,000 sf) - 25 Spaces
Gymnasium Assembly Area (11,937 sf) - 30 Spaces
Athletic Training Bldg. (16,000 sf) - 40 Spaces
(Note: Athletic Training Bldg. shall not be used after school hours)
Athletic Dept. Offices (2,500 sf) - 7 Spaces
TOTAL SCHOOL REQUIRED SPACES - 664 SPACES
Grandstand (2,257 Seating Capacity)
Bleachers (260 Seating Capacity)
TOTAL - 2,537 Seating Capacity = 836 SPACES*
*25% of 842 = 211 Max. Usable "OT Site" Spaces

Provided Parking

PARCEL A - ON SITE
9' x 18' Spaces - 604
10' x 18', 9' x 18' & 9' x 23' Spaces (Turf Block) - 135
12' x 18' Accessible Spaces - 17
TOTAL - 756 Spaces
ST. MARK CATHOLIC CHURCH PROPERTY (adjoining)
222 Spaces Available
211 Spaces Usable (25% of required Grandstand & Bleachers)
GRAND TOTAL - 967 Spaces provided

NOTES

1. Use of grandstand functions on non-concurrent basis with remainder of school functions, therefor parking provided on school paved area, plus adjacent St. Mark Church parking function in conjunction to comply with grandstand requirements.
2. The athletic training indoor facility will not be used after school hours.



SITE DATA STUDENT ENROLLMENT WILL NOT EXCEED 2,200 STUDENTS

Legal Description

PARCEL A & PARCEL B, BROWARD CENTRAL CATHOLIC HIGH SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 322, THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, CONTAINING 40.53 ACRES, MORE OR LESS, LYING IN SECTION 9, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

Site Address

Archbishop Edward A. McCarthy High School
5451 S. Flamingo Road
Southwest Ranches, FL 33330

Future Land Use & Zoning

FLU - Community Facilities
Zoning - CF - Community Facility

Use - Existing private high school with 2,200 student total capacity

Site Area Tabulations

Parcel A Area 1,416,818 sf = 32.53 ac
Parcel B Area 435,765 sf = 10.00 ac
TOTAL SITE AREA 1,852,583 sf = 42.53 ac

Parcel A - Area Tabulations

IMPERVIOUS AREA -
Lot Coverage - 145,620 sf = 3.34 ac
Paved Vehicular Use Area - 356,812 sf = 8.19 ac
Stabilized Fire Access - 18,895 sf = 0.43 ac
Turfblock Parking Area - 55,678 sf = 1.28 ac
55,678 sf (10%) = 5,568 sf Interior landscape area req'd
55,678 sf (10%) = 6,243 sf Interior landscape area provided (incl. in TOTAL LANDSCAPE AREA below)
Plaza, Sidewalks and other Paved - 57,273 sf = 1.30 ac
TOTAL IMPERVIOUS AREA - 634,278 sf = 14.55 ac = 44.77% of Lot Area
TOTAL LANDSCAPE AREA - 196,911 sf = 4.53 ac = 13.89% of Lot Area
TOTAL OUTDOOR RECREATION AREA - 585,629 sf = 13.45 ac = 41.34% of Lot Area
GRAND TOTAL - 1,416,818 sf = 32.53 ac = 100% of Parcel A Lot Area

Parcel B - Area Tabulations

Retention Pond 270,315 sf = 6.20 ac = 61.88 % of parcel area
Landscape Area 140,296 sf = 3.22 ac = 32.32% of parcel area
Residence 7,500 sf = 0.17 ac = 1.72% of parcel area
Storage Shed 3,000 sf = 0.08 ac = 0.77% of parcel area
Retention Pond 14,457 sf = 0.33 ac = 3.31% of parcel area
TOTAL 435,765 sf = 10.00 ac = 100% of parcel area

Parcel A - Improvement Details

EXISTING DEVELOPMENT
Classrooms (22) & Breezeway - 48,242 sf
Gymnasium/Locker Room / Breezeway - 21,559 sf
Classrooms (14-East Wing) - 18,970 sf
Chapel - 5,845 sf
Exercise Room / Pavilion - 3,992 sf
Administration / Media Center / Classrooms (15) - 39,755 sf
Playground Maintenance & Storage - 2,400 sf
Cafetorium & Breezeway - 24,230 sf
First Floor Enclosed Classroom - 841 sf
First Floor Storage Rooms - 236 sf
Second Floor Technology Classrooms (4) - 7,650 sf
One Story Locker Room Building - 4,912 sf
Existing Portable Classrooms #1 thru #9 - 9,309 sf
Athletic Training Building - 16,000 sf
Office - 2,500 sf
TOTAL EXISTING BUILDING AREA - 206,468 sf (1,800 student capacity)

PROPOSED BUILDING AREA
Portable Classrooms #1 thru #10 - 8,460 sf
TOTAL PROPOSED BUILDING AREA - 8,460 sf

TOTAL EXISTING & PROPOSED BUILDING AREA - 214,928 sf (2,200 student capacity)

FUTURE BUILDING AREA - 27,258 sf (2-story classroom wing)
Less existing Portable Classrooms (9,309 sf)
TOTAL NET FUTURE BUILDING AREA - 17,949 sf

GRAND TOTAL WITH PROPOSED & FUTURE BUILDING AREA - 232,877 sf

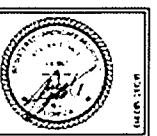
1	18.00.00	18.00.00
2	18.00.00	18.00.00
3	18.00.00	18.00.00
4	18.00.00	18.00.00
5	18.00.00	18.00.00
6	18.00.00	18.00.00
7	18.00.00	18.00.00
8	18.00.00	18.00.00
9	18.00.00	18.00.00
10	18.00.00	18.00.00
11	18.00.00	18.00.00
12	18.00.00	18.00.00
13	18.00.00	18.00.00
14	18.00.00	18.00.00
15	18.00.00	18.00.00
16	18.00.00	18.00.00
17	18.00.00	18.00.00
18	18.00.00	18.00.00
19	18.00.00	18.00.00
20	18.00.00	18.00.00
21	18.00.00	18.00.00
22	18.00.00	18.00.00
23	18.00.00	18.00.00
24	18.00.00	18.00.00
25	18.00.00	18.00.00
26	18.00.00	18.00.00
27	18.00.00	18.00.00
28	18.00.00	18.00.00
29	18.00.00	18.00.00
30	18.00.00	18.00.00
31	18.00.00	18.00.00
32	18.00.00	18.00.00
33	18.00.00	18.00.00
34	18.00.00	18.00.00
35	18.00.00	18.00.00
36	18.00.00	18.00.00
37	18.00.00	18.00.00
38	18.00.00	18.00.00
39	18.00.00	18.00.00
40	18.00.00	18.00.00
41	18.00.00	18.00.00
42	18.00.00	18.00.00
43	18.00.00	18.00.00
44	18.00.00	18.00.00
45	18.00.00	18.00.00
46	18.00.00	18.00.00
47	18.00.00	18.00.00
48	18.00.00	18.00.00
49	18.00.00	18.00.00
50	18.00.00	18.00.00
51	18.00.00	18.00.00
52	18.00.00	18.00.00
53	18.00.00	18.00.00
54	18.00.00	18.00.00
55	18.00.00	18.00.00
56	18.00.00	18.00.00
57	18.00.00	18.00.00
58	18.00.00	18.00.00
59	18.00.00	18.00.00
60	18.00.00	18.00.00
61	18.00.00	18.00.00
62	18.00.00	18.00.00
63	18.00.00	18.00.00
64	18.00.00	18.00.00
65	18.00.00	18.00.00
66	18.00.00	18.00.00
67	18.00.00	18.00.00
68	18.00.00	18.00.00
69	18.00.00	18.00.00
70	18.00.00	18.00.00
71	18.00.00	18.00.00
72	18.00.00	18.00.00
73	18.00.00	18.00.00
74	18.00.00	18.00.00
75	18.00.00	18.00.00
76	18.00.00	18.00.00
77	18.00.00	18.00.00
78	18.00.00	18.00.00
79	18.00.00	18.00.00
80	18.00.00	18.00.00
81	18.00.00	18.00.00
82	18.00.00	18.00.00
83	18.00.00	18.00.00
84	18.00.00	18.00.00
85	18.00.00	18.00.00
86	18.00.00	18.00.00
87	18.00.00	18.00.00
88	18.00.00	18.00.00
89	18.00.00	18.00.00
90	18.00.00	18.00.00
91	18.00.00	18.00.00
92	18.00.00	18.00.00
93	18.00.00	18.00.00
94	18.00.00	18.00.00
95	18.00.00	18.00.00
96	18.00.00	18.00.00
97	18.00.00	18.00.00
98	18.00.00	18.00.00
99	18.00.00	18.00.00
100	18.00.00	18.00.00

7000 West P. Armetto Park Road
Suite 100
Boca Raton, Florida 33438
561-910-0330
LA 00000007
1/1/2018 10:00 AM

Covelli
Design
Associates Inc.
Urban Planning • Landscape Architecture

SITE DATA
Archbishop Edward A. McCarthy
High School
Southwest Ranches
Florida

Date 09-22-2023
Scale As Noted
PN# 1306

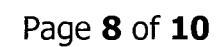


Drawing No.
SP-2
Of 2

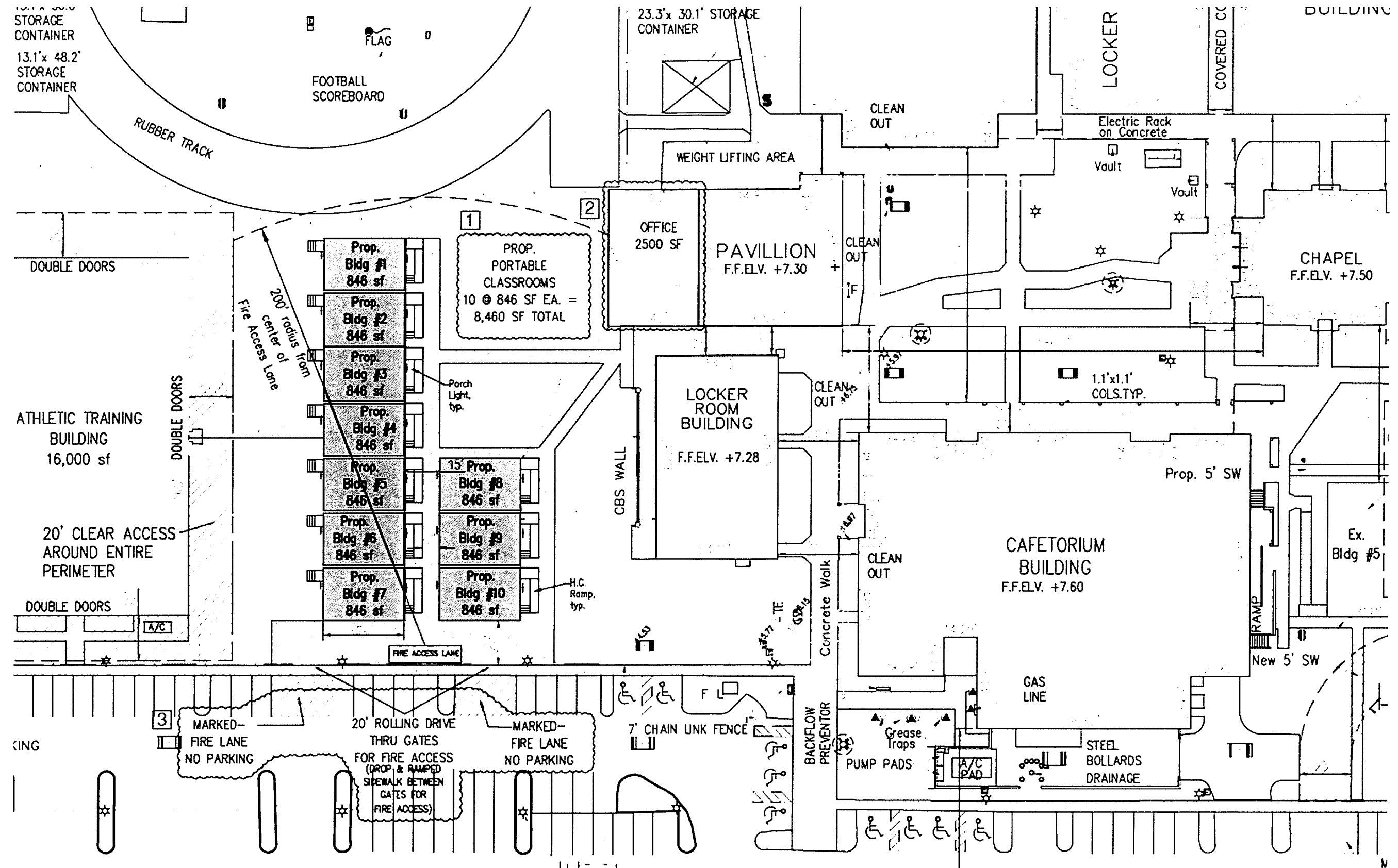
SIT
Archbishop Ed
High
5451 S. Fl
Southwest Rai

-C PER F.O.I. R/W MAP SECTION NO. 85190-2517

323) (S.W. 124th AVENUE)



ADDITIONAL PORTABLE CLASSROOMS CLOSEUP



PROPOSED PRE-CAST WALL CLOSEUP

