Southwest Ranches Town Council
LOCAL PLANNING AGENCY MEETING
Agenda of November 19, 2026

Southwest Ranches Council Chambers
7:00 PM THURSDAY

13400 Griffin Road
Southwest Ranches, FL 33330

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

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

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Resolutions**

3.a A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2027-2031; PROVIDING FOR AN EFFECTIVE DATE.

3.b A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO ENFORCEMENT OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.

4. **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

Town of Southwest Ranches
(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitkreuz, *Chair*
Gary Jablonski, *Vice Chair*
Jim Allbritton, *Board Member*
David S Kuczenski Esq., *Board Member*
George Morris, *Board Member*

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

COUNCIL MEMORANDUM

TO: Chair Breitkreuz and Board Members

VIA: Russell C. Muniz, Town Administrator

FROM: Jeff Katims

DATE: 11/19/26

SUBJECT: A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2027-2031; PROVIDING FOR AN EFFECTIVE DATE.

Recomendation
Motion to recommend approval of the Five -Year Schedule of Capital Improvements for Fiscal Years 2027-2031.

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Infrastructure Improvements (Capital Projects)

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

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

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

Fiscal Impact/Analysis

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

Funding for capital improvement project items generally comes from surplus revenues from other governmental funds (particularly the general governmental operating fund – also known as the “General Fund”). Additional revenue maybe derived from the Fire Assessment, debt service proceeds, grants, other permissible interfund transfers or from Fund Balance. Wherever possible, the various projects included in the 5-Year Capital Improvement Plan have identified funding sources for each fiscal year of appropriation

Staff Contact

Jeff Katims

ATTACHMENTS:

LPA_Reso_CIE-Update_FY_2027 RJD Edits TA APP USE THIS.docx
FY 27 CIE DIA Update.pdf

LPA RESOLUTION NO. 2027-___

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2027-2031; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Town Council of the Town of Southwest Ranches, sitting as the Local Planning Agency, held an advertised public hearing to consider the updated schedule on November 19, 2026 and recommends its approval.

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

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

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

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

(Signatures on the Following Page)

PASSED AND ADOPTED by the Local Planning Agency of the Town of Southwest Ranches, Florida, this _____ day of _____ 2026 on a motion by

_____ and seconded by _____.

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

_____

Steve Breitkreuz, Mayor

Attest:

_____

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

_____

Keith Poliakoff, Town Attorney
1001.2026.107

EXHIBIT "A"

UPDATED FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

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Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2026 - FY2030

	FY2026		FY2027		FY2028		FY2029		FY2030		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	FY2026	-	FY2027	-	FY2028	-	FY2029	-	FY2030	-	-
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Town Hall Multi-Purpose Storage Building	200,000	GF	-	NF	-	NF	-	NF	-	NF	200,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities	2,141,463	ARPA, GF Tfr, G	-	NF	-	NF	-	NF	-	NF	2,141,463
-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrain Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	-	NF	-	NF	168,750
Parks, Recreation and Open Space (PROS) Entranceway Signage	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
Town Hall Entranceway Modification - Bulletproof Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
LED Monument Signs	131,440	GF Tfr	-	NF	-	NF	-	NF	-	NF	131,440
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
Drainage Improvement Projects: Non-Surtax	290,260	GF Tfr	290,260	NF	290,260	NF	290,260	NF	290,260	NF	1,451,300
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax*	500,000	STx	-	NF	-	NF	-	NF	-	NF	500,000
Dykes Road Turn Lane *	541,320	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	541,320
Southwest Meadows Sanctuary Water Quality and Drainage Project *	750,000	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	750,000
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax*	1,504,160	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	3,304,160
*Projects listed within single CIP template	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	**$7,284,893**		**$866,510**		**$866,510**		**$810,260**		**$810,260**		**$10,638,433**
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 thru FY2030 Not Funded CIPs	**$571,000**		**$901,725**		**$1,125,150**		**$1,282,075**		**$1,322,925**		**$5,202,875**

Funding Source Code	Funding Source Name
ARPA	American Rescue Plan Act

~~FA~~	~~Fire Assessment~~
~~G~~	~~Grant Funding~~
~~GF Tfr~~	~~General Fund Transfer from Operating Revenues~~
~~NF~~	~~Not Funded~~
~~TFB~~	~~Transportation Fund Fund Balance~~
~~STx~~	~~Surtax~~

~~The following documents are hereby incorporated by reference:~~
~~*Broward County Capital Improvement Program for FY 2026-2030~~
~~* Broward County Transportation Improvement Program for FY 2026-2030~~
~~* Broward County MPO Metropolitan Transportation Plan 2050~~
~~*FDOT Adopted Work Program FY 2026 – 2030~~
~~* City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on July 14, 2020, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.~~
~~* Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.~~
~~*District Educational Facilities Plan adopted by the Broward County School Board on September 3, 2025~~

Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2027 - FY2031

	FY2027		FY2028		FY2029		FY2030		FY2031		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	FY2027	-	FY2028	-	FY2029	-	FY2030	-	FY2031	-	-
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrian Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	0	GF Tfr	-	NF	-	NF	112,500
Southwest Meadows Sanctuary Park - Flag Pole & Planting	85,059	GF Tfr	-	NF	-	NF	-	NF	-	NF	85,059
Town Hall Protective Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	-
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
Drainage Improvement Projects: Non-Surtax *	443,825	GF Tfr	1,322,268	NF	1,322,268	NF	2,504,964	NF	1,400,000	NF	6,993,325
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax **	142,000	STx	150,000	STx	150,000	STx	150,000	STx	150,000	STx	742,000
Dykes Road Turn Lane *	1,108,128	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	1,108,128
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax **	3,452,160	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	8,852,160
* Projects listed within single CIP template; ** Projects combined into a CIP	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	$6,357,422		$2,948,518		$2,892,268		$4,074,964		$2,970,000		$19,243,172
	-	-	-	-	-	-	-	-	-	-	-
FY2027 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
	-	-	-	-	-	-	-	-	-	-	-
FY2027 thru FY2031 Not Funded CIPs	$571,000		$901,725		$1,125,150		$1,282,075		$1,322,925		$5,202,875

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

The following documents are hereby incorporated by reference:

- Broward County Capital Improvement Program for FY 2027-2031 adopted by Resolution No. 2026-598 on September 16, 2026
- Broward County Transportation Improvement Program for FY 2027 – 2031 adopted on July 9, 2026
- Broward County MPO Metropolitan Transportation Plan 2050, adopted December 12, 2024
- FDOT Adopted Work Program FY 2027 – 2031, adopted on July 9, 2026
- City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on February 24, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.
- Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the limited number of properties that are or will be served by the City of Cooper City.
- City of Pembroke Pines 10-Year Water Supply Facilities Work Plan adopted on October 21, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Pembroke Pines.
- District Educational Facilities Plan FY 2026-2027 through 2030-2031, adopted by Broward County School Board on September 1, 2026.

CAPITAL IMPROVEMENTS ELEMENT

Part III-G: Support Documents

Town of Southwest Ranches

CAPITAL IMPROVEMENTS ELEMENT

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

Public Facility Needs

Transportation including Mass Transit

As identified in the adopted comprehensive plan, there are two arterial roadway facilities that are projected to operate below the adopted LOS standard over the five-year capital improvement planning time frame (~~2026~~2027-~~2030~~2031): Sheridan Street and Griffin Road. Both roadways are owned and maintained by Broward County, and as discussed in the comprehensive plan, Broward County MPO has developed a strategy to improve each of these facilities. The Town of Southwest Ranches has no capital responsibility for either roadway.

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

The following documents are hereby incorporated by reference:

* Broward County Capital Improvement Program for FY 2027-2031 adopted by Resolution No. 2026-598 on September 16, 2026 (Solid Waste Disposal)
* Broward County Transportation Improvement Program for FY ~~2026~~ 2027 – ~~2030~~2031 adopted on July 9, 2026
* Broward County MPO Metropolitan Transportation Plan 2050, adopted December 12, 2024
* FDOT Adopted Work Program FY ~~2026~~2027 – ~~2030~~2031, adopted on July 9, 2026
* City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on February 24, 2026, and the capital projects described therein for the purposes of ensuring

adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.

* Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the limited number of properties that are or will be served by the City of Cooper City.
* City of Pembroke Pines 10-Year Water Supply Facilities Work Plan adopted on October 21, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Pembroke Pines.
* District Educational Facilities Plan FY 2026-2027 through 2030-2031, adopted by Broward County School Board on September 1, 2026.

Sanitary Sewer

The 60-acre Coquina Commercial Center at the Town's southern boundary and the New Testament Church at the Town's northern boundary are served by the City of Sunrise sanitary sewer system, as are pockets of residential areas. ~~The City of Sunrise Utilities Department maintains a retail service agreement with these two locations~~. ~~The only other properties served by centralized sanitary sewer are within the~~ Cooper City has a small service area~~, which~~that ~~covers~~ includes frontage properties on Flamingo Road at the Town's eastern boundary, ~~and~~ the Stone Creek at Sunshine Ranches neighborhood (eight single-family homes), and several individual residential properties. Included in this service area are St. Mark's Church and Archbishop McCarthy High School. Pembroke Pines provides service to a handful of residential properties and has agreed to provide service to the industrially zoned parcel known as the "CCA Property" and the business-zoned properties on the east side of US Highway 27. All other properties in the Town utilize private septic tank systems. The Town is not involved in any manner with sanitary sewer service and thus, has no capital expenditure related to sanitary sewer service.

Potable Water

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

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

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

Solid Waste

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

~~The Broward County Capital Improvements Program FY 2026-2030 is hereby incorporated by reference.~~

Drainage

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

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

The Town may undertake targeted improvements from time to time when funds are available, in order to complement drainage district canal improvements and to improve the drainage from storm events that exceed the design storm events for which the

adopted LOS Standards are based. There are no existing or projected drainage LOS deficiencies identified in the comprehensive plan over the next five years.

Parks and Recreation

The adopted parks and recreation level of service standard of the Town of Southwest Ranches is to provide six acres of local and community park land per 1,000 residents. Currently, the Town owns a total of 153.54 acres of park land. According to the adopted comprehensive plan, the demand for local and community parks and recreation facilities in the year ~~2045~~2050, the long-term planning horizon, will be ~~52.41~~51.17 acres[1]. The Town of Southwest Ranches far exceeds the adopted level of service standard. Therefore, no funding is included or needed in order to satisfy the adopted LOS Standard. Capital expenditures for parks and open space will be designated for ongoing improvements to existing parkland, including trials, picnic areas, boat ramps, and play areas.

Schools

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

> School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).
>
> School Type B is a bounded elementary, middle or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

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

~~The District Educational Facilities Plan adopted by the Broward County School Board on September 3, 2024, for FY 2026-2030 is hereby incorporated by reference.~~

Public Education and Public Health Systems

Public Education Facilities

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

[1] Based upon a ~~2045~~ 2050 population projection of ~~8,735~~ 8,529 persons using the Town's 2025 proportionate share of county population per Florida EDR, applied to projected countywide population growth from BEBR (~~2022~~2026).

Public Health Facilities

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

Existing Revenue Sources and Funding Mechanisms

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

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

General Fund

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

Transportation Fund

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

Debt Service Fund

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

Capital Fund

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

ANALYSIS

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

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

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

Fiscal implication of existing deficiencies

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

Impacts of public education and public health systems on infrastructure

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

Timing of Capital Improvements

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

Ability to Fund Capital Improvements

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

Summary and Conclusions

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

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

Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2026 - FY2030

	FY2026		FY2027		FY2028		FY2029		FY2030		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	FY2026	-	FY2027	-	FY2028	-	FY2029	-	FY2030	-	-
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Town Hall Multi-Purpose Storage Building	200,000	GF	-	NF	-	NF	-	NF	-	NF	200,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities	2,141,463	ARPA, GF Tfr, G	-	NF	-	NF	-	NF	-	NF	2,141,463
-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrain Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	-	NF	-	NF	168,750
Parks, Recreation and Open Space (PROS) Entranceway Signage	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
Town Hall Entranceway Modification - Bulletproof Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
LED Monument Signs	131,440	GF Tfr	-	NF	-	NF	-	NF	-	NF	131,440
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
Drainage Improvement Projects: Non-Surtax	290,260	GF Tfr	290,260	NF	290,260	NF	290,260	NF	290,260	NF	1,451,300
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax*	500,000	STx	-	NF	-	NF	-	NF	-	NF	500,000
Dykes Road Turn Lane *	541,320	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	541,320
Southwest Meadows Sanctuary Water Quality and Drainage Project *	750,000	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	750,000
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax*	1,504,160	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	3,304,160
*Projects listed within single CIP template	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	**$7,284,893**		**$866,510**		**$866,510**		**$810,260**		**$810,260**		**$10,638,433**
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 thru FY2030 Not Funded CIPs	**$571,000**		**$901,725**		**$1,125,150**		**$1,282,075**		**$1,322,925**		**$5,202,875**

Funding Source Code	Funding Source Name
ARPA	American Rescue Plan Act

~~FA~~	~~Fire Assessment~~
~~G~~	~~Grant Funding~~
~~GF Tfr~~	~~General Fund Transfer from Operating Revenues~~
~~NF~~	~~Not Funded~~
~~TFB~~	~~Transportation Fund Fund Balance~~
~~STx~~	~~Surtax~~

~~The following documents are hereby incorporated by reference:~~
~~*Broward County Capital Improvement Program for FY 2026-2030~~
~~* Broward County Transportation Improvement Program for FY 2026-2030~~
~~* Broward County MPO Metropolitan Transportation Plan 2050~~
~~*FDOT Adopted Work Program FY 2026 – 2030~~
~~* City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on July 14, 2020, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.~~
~~* Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.~~
~~*District Educational Facilities Plan adopted by the Broward County School Board on September 3, 2025~~

Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2027 - FY2031

	FY2027		FY2028		FY2029		FY2030		FY2031		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	**FY2027**	-	**FY2028**	-	**FY2029**	-	**FY2030**	-	**FY2031**	-	-
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrian Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	0	GF Tfr	-	NF	-	NF	112,500
Southwest Meadows Sanctuary Park - Flag Pole & Planting	85,059	GF Tfr	-	NF	-	NF	-	NF	-	NF	85,059
Town Hall Protective Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	-
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
Drainage Improvement Projects: Non-Surtax *	443,825	GF Tfr	1,322,268	NF	1,322,268	NF	2,504,964	NF	1,400,000	NF	6,993,325
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax **	142,000	STx	150,000	STx	150,000	STx	150,000	STx	150,000	STx	742,000
Dykes Road Turn Lane *	1,108,128	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	1,108,128
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax **	3,452,160	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	8,852,160
* Projects listed within single CIP template; ** Projects combined into a CIP	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	**$6,357,422**		**$2,948,518**		**$2,892,268**		**$4,074,964**		**$2,970,000**		**$19,243,172**
-	-	-	-	-	-	-	-	-	-	-	-
FY2027 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
-	-	-	-	-	-	-	-	-	-	-	-
FY2027 thru FY2031 Not Funded CIPs	**$571,000**		**$901,725**		**$1,125,150**		**$1,282,075**		**$1,322,925**		**$5,202,875**

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

The following documents are hereby incorporated by reference:

- Broward County Capital Improvement Program for FY 2027-2031 adopted by Resolution No. 2026-598 on September 16, 2026
- Broward County Transportation Improvement Program for FY 2027 – 2031 adopted on July 9, 2026
- Broward County MPO Metropolitan Transportation Plan 2050, adopted December 12, 2024
- FDOT Adopted Work Program FY 2027 – 2031, adopted on July 9, 2026
- City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on February 24, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.
- Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the limited number of properties that are or will be served by the City of Cooper City.
- City of Pembroke Pines 10-Year Water Supply Facilities Work Plan adopted on October 21, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Pembroke Pines.
- District Educational Facilities Plan FY 2026-2027 through 2030-2031, adopted by Broward County School Board on September 1, 2026.

Town of Southwest Ranches

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitkreuz, *Chair*
Gary Jablonski, *Vice Chair*
Jim Allbritton, *Board Member*
David S Kuczenski Esq., *Board Member*
George Morris, *Board Member*

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

COUNCIL MEMORANDUM

TO: Chair Breitkreuz and Board Members

VIA: Russell C. Muniz, Town Administrator

FROM: Debra Ruesga

DATE: 11/19/26

SUBJECT: A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO ENFORCEMENT OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.

Recomendation
Local Planning Agency consideration of a motion to approve the resolution.

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Infrastructure Improvements (Capital Projects)

Background
The Town of Southwest Ranches has been made aware of several properties that have not adhered to drainage district standards after approval has been applied for or issued. The drainage districts do not have a mechanism to ensure compliance in such cases. The resolution is intended to provide a mechanism whereby The Town, through its Code

Compliance Department can help ascertain the status of these properties and if necessary use the code compliance process to ensure compliance and thereby protecting neighboring residents.

Fiscal Impact/Analysis
Any potential fiscal impact will be by way of imposed fines upon non-compliant properties.

Staff Contact
Russell Muniz, Town Administrator Julio Medina, Code Compliance Director

ATTACHMENTS:
Reso_-_Drainage_District_Enforcement_-_TA_APP With George Morris USE THIS.docx

LPA RESOLUTION NO. 2027-

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO ENFORCEMENT OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, stormwater within the Town is managed by the Town's Public Works Department, the South Broward Drainage District and the Central Broward Water Control District; and

WHEREAS, all three entities work in parallel to protect real property and streets from flooding; and

WHEREAS, the drainage districts have limited ability to police and enforce their regulations and permit conditions once inspections are completed and permits are closed; and

WHEREAS, the Town has a dedicated code compliance department that regularly enforces Town regulations governing filling, grading and paving; and

WHEREAS, authorizing the Town's code compliance department to enforce all drainage requirements effective within the Town relating to development activities would increase compliance with such requirements, thereby benefiting all Town property owners and residents; and

WHEREAS, the Town Council has proposed an Ordinance authorizing such enforcement; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, finds the proposed Ordinance consistent with the Comprehensive Plan and recommends that the Town Council adopt the amendment.

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

SECTION 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

SECTION 2. Recommendation. That the Local Planning Agency recommends

that the Town Council amend ULDC Article 85, "Site Development Standards," to create Section 085-080 to read substantially as follows:

Sec. 085-080. – ~~Reserved.~~ Drainage district regulations.

The Stormwater Management Regulations, Standards, Procedures and Design Criteria of both the South Broward Drainage District and Central Broward Water Control District ("Drainage Districts"), as may be amended, are hereby incorporated within this Article by reference, and the regulations and standards shall be enforceable by the Town as if set forth fully within this Article. The Town may initiate enforcement actions upon finding that such regulations and standards have been violated by way of improper fill, grading, obstructions, alteration of an approved surface water management area, and paving upon private property and within drainage easements, reservations and rights-of-way maintained by the Drainage Districts.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED this ___ day of _____, 2026 on a motion made by _____ and seconded by _____.

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

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith Poliakoff, Town Attorney
1001.2026.102