Town of Southwest Ranches
Comprehensive Plan Advisory Board
Meeting Agenda

November 4, 2026
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members
Joseph Altschul
Page Giacin
Andrew Green
Louis Gregory
Newell Hollingsworth
Robert Sirota

Council Liaison
Steve Breitkreuz

Staff Liaison
Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comp Plan but not on the agenda
5. Old Business
   A. Approval of minutes for September 2026
   B. Code Update and Reconciliation
6. New Business
   A. Capital Improvement Element Update
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Future Meeting Date
10. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

Town of Southwest Ranches
Comprehensive Plan Advisory Board
Meeting Minutes

September 17, 2026 — Town Hall
7:00 PM — 13400 Griffin Road

Call to Order

Roll Call

Joseph Altschul - Absent
Page Giacin – Present
Andrew Green – Present – Via Phone
Louis Gregory - Present
Newell Hollingsworth - Present
Robert Sirota - Present

Also present: **Town Council**: Mayor Steve Breitkreuz, Vice Mayor Gary Jablonski, Council Member Bob Hartmann, Council Member Jim Allbritton, Council Member David Kuczenski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone), Frank Saia, Heather Allen, Luke Casce, Frantz Clervil, Alejandro Borsch, Ariel Pared, Carlos Martinez, James Montes, Chris Brownlow, Mike Rodriguez, Stephen Grotty, Terry Duke, Dwayne Dickerson and Bernardo Duran

Pledge of Allegiance

Motion: To approve the August 2026 meeting minutes.

Result	1st	2nd	JA	PG	AG	LG	NH	RS
Passed	*LG*	*PG*	*Abs*	*Y*	*Y*	*Y*	*Y*	*Y*

Motion: To approve the Masters Academy Land Use Amendment with conditions of environmental concern, horse trail maintenance, and adequate drainage.

Result	1st	2nd	JA	PG	AG	LG	NH	RS
Passed	*LG*	*PG*	*Abs*	*Y*	*Y*	*Y*	*Y*	*Y*

Motion: To approve all changes to the Code Update / Reconciliation through Article 51.

Result	1st	2nd	JA	PG	AG	LG	NH	RS
Passed	*LG*	*AG*	*Abs*	*Y*	*Y*	*Y*	*Y*	*Y*

Items for the Next Meeting:

- Draft Code Update / Reconciliation
- **Adjournment**

Sec. 010-030. Terms defined.

Agricultural uses. The term "agricultural uses" means farms, the cultivation of crops, groves, commercial equestrian operations, thoroughbred and pleasure horse ranches~~,~~ including horse boarding, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.

~~*Dwelling, detached.* The term "detached dwelling" means a single dwelling unit physically detached from other buildings, dwelling units or structures.~~

Dwelling, single-family detached. The term "single-family detached dwelling" means a free-standing dwelling unit that does not ~~, sharing no~~ share walls with another dwelling unit, occupies its own lot of record, and has ~~having~~ all habitable areas within the building accessible from the interior of the building. Single-family dwellings ~~shall~~ do not include mobile homes, roominghouses or boardinghouses, or dormitories, fraternities and sororities.

Subpart 2 DISTRICT REGULATIONS (USE, YARD, BULK AND HEIGHT)

ARTICLE 45. AGRICULTURAL AND RURAL DISTRICTS

Sec. 045-030. General provisions.

(G) *Guest homes.*

(1) A guesthouse shall not be permitted on plots smaller than thirty-five thousand (35,000) net square feet in area.

(2) For privately owned plots of at least thirty-five thousand (35,000) net square feet and up to and including forty-three thousand, five hundred-sixty (43,560) square feet, guest homes shall not exceed six hundred (600) square feet of gross floor area under roof, whether or not fully enclosed.

(3) For privately owned plots greater than forty-three thousand, five hundred-sixty (43,560) net square feet, guest homes shall not exceed twelve hundred (1,200) square feet of gross floor area under roof, whether or not fully enclosed.

(4) Only one (1) guesthouse shall be permitted per plot, and it may not be rented, leased or sold separately from the overall property. A guesthouse shall not contain, nor be designed to contain, a stove or range, a dishwasher, or more than one (1) refrigerator.

(5) Portable cooking equipment such as a microwave and toaster oven are not considered to be a range or cookstove. In no event shall a guesthouse be considered a dwelling unit, as defined herein. A guesthouse shall not have a separate mailing address or electrical meter.

(6) Prior to issuance of a permit for a guest house, the town shall require recordation of a restrictive covenant prohibiting conversion into a dwelling unit.

(7) A Unity of Title Agreement shall be recorded whenever land is to be subdivided into parcels capable of being further subdivided in accordance with minimum lot area and dimensional requirements, and where a guest house will occupy a portion of a parcel that could be subdivided into its own lot.

(H) *Mobile homes and construction trailers.*

(1) One (1) mobile home may be placed on a plot for a period of time not to exceed one (1) year during active construction of a permanent dwelling to serve as temporary living quarters for the owners of the home under construction. One (1) mobile home, for a construction office, may also be placed on a plot within nonresidential development under construction, and within residential subdivisions under construction that are approved for two (2) or more dwellings until the final certificate of occupancy is issued for the development.

a. Placement of the mobile home shall be in compliance with all minimum yard requirements.

b. No mobile home shall be placed upon any such property until a building permit for construction of the dwelling or nonresidential structure has been issued. The permit shall be posted in such a manner that it can be observed from the exterior of the mobile home.

c. Actual construction of a principal building must commence within four (4) months after issuance of the building permit and be actively carried forward.

d. The mobile home must be removed from the property upon completion of the permanent dwelling or other principal buildings at the end of the one (1) year period, whichever occurs first. The town administrator may grant one (1) extension of a maximum six (6) months, upon petition from the property owner, provided the petition demonstrates unexpected hardship, and steady construction progress such that construction can reasonably be completed within the six-month extension period. A decision of the town administrator to deny the request for extension may be appealed to the town council subject to the requirements of article 135, "Appeals of Administrative Decisions."

(2) In the A-1 and A-2 districts, on ~~plots~~ farms ten (10) acres or more in net area~~, used solely for farm homesteads or livestock,~~ one (1) mobile home may be maintained for housing of the property owner or persons employed by the owner to care for crops or livestock on the property provided there is no other dwelling on the plot, or for farm office purposes. If used for dwelling purposes, ~~Such~~the mobile home must meet the minimum floor area required by this article. All mobile homes~~,~~ must be constructed with wooden or masonite siding or residential lapped siding that is nonmetallic in appearance and must be underskirted at the time of set-up. Roofs must be shingled with asphalt or fiberglass shingles.

(V) *Cemeteries.* A cemetery shall be permitted ~~only~~ on land with an agricultural future land use plan map designation~~, and which is contiguous to, or within two hundred fifty (250) feet of and separated only by a right-of-way from, another principal cemetery use with a community facilities future land use plan map designation~~.

(1) Cemeteries shall comply with the requirements in F.S. ch. 497, "Florida Funeral and Cemetery Services Act."

(2) Mausoleums are prohibited ~~within any cemetery with fewer than thirty (30) net acres of land area~~.

(3) An application for a cemetery shall be accompanied by an application fee and a site plan, and is subject to approval by the town council pursuant to the notice requirements in article 100, "Application Submittal and Notice Procedures" and site plan procedures of article 120, "Site Plan Procedures and Requirements."

(4) The town council may approve the application only upon finding that:

a. The proposed cemetery provides for safe and adequate vehicular and pedestrian movement in the area that will serve the use;

b. The proposed site plan provides adequate design, including yards and buffering, in order to beautify the adjacent street frontage, limit the view into the property from adjacent streets

within the town, and control any adverse effects of noise, light, dust and other potential nuisances;

c. The proposed site plan demonstrates that the cemetery site is adequate in land area and configuration for the proposed use.

(5) Prior to issuance of a certificate of use, ~~approval of any development order~~ for a cemetery, the applicant shall provide documentary proof from the county health department that the proposed cemetery will meet all state and county health standards.

Sec. 045-070. Minimum plot size and dimensions.

(A) *Agricultural districts.*

(1) Any plot in an agricultural district shall have a minimum width of one hundred twenty-five (125) ~~at least one (1) dimension of two hundred fifty (250)~~ feet.

Sec. 045-100. Required yards.

All plots in agricultural and rural districts shall maintain yards for all buildings, structures and accessory uses not less than the following, except as provided in section 015-100, "Yard encroachments". This section does not apply to nonresidential farm buildings.

(A) *Yard footage requirements for noncommercial farms.* Any building or roofed structure, pen or coop or fish breeding tank used for the shelter, housing or keeping of animals, birds, fowl, poultry or fish shall be subject to a fifty (50) foot yard requirement~~, including veterinary clinics, veterinary hospitals, and kennels~~. To the extent that a noncommercial farm applicant needs to decrease the yard, the noncommercial farm applicant must follow the review procedures set forth in article 155, "Noncommercial Farm Special Exceptions." The noncommercial farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice. If a noncommercial farm is granted a yard reduction, it shall have a buffer consisting of an opaque fence or wall, hedge or berm to a minimum height of six (6) feet.

ARTICLE 50. COMMERCIAL DISTRICTS

Sec. 050-030. General provisions.

(N) All development within the CB and MUS districts shall be connected to municipal water and sanitary sewer systems.

Sec. 050-080. Limitations of uses.

(A) *Accessory dwellings.* A single accessory dwelling shall be permitted only for caretaker or security quarters for the property where the dwelling is located, only where customary.~~, and subject to the availability and allocation of a flexibility or reserve unit by ordinance or resolution of the town council in accordance with the comprehensive plan.~~ An accessory dwelling unit shall be located within a principal commercial building and shall not exceed fifteen hundred (1,500) square feet in gross floor area or fifty (50) percent of the gross floor area of the building in which the unit is located, whichever is less. ~~Such dwelling unit shall be located within the building to which the dwelling is accessory, in a separate building, or in the MUS districts, in a mobile home.~~

ARTICLE 51. US HIGHWAY 27 PLANNED BUSINESS DISTRICT

Sec. 051-020. Permitted, prohibited and special exception uses.

* * *

(E) *Unlisted uses.* An unlisted use may be permitted if it is not a listed permitted, conditional, special exception, or prohibited use in any district, pursuant to the findings and procedures of this subsection.

(1) The town council may approve a use that it finds is similar to a listed special exception use in this district and consistent with the comprehensive plan upon consideration of an application for similar special exception use that shall follow the process for special exception uses in article 112.

(2) The town administrator may approve a use upon finding the use similar to a listed permitted use in this district and consistent with the comprehensive plan subject to the following requirements:

(a) Finding that the use possesses similar characteristics to a permitted use in this district, including but not limited to operating hours, emission of noise, odor, dust, smoke or other particulates, vibration, and glare. Approval of a similar use may be made subject to any master plan and site plan conditions that are applicable to the similar use, or as deemed appropriate by the town administrator to mitigate potential incompatibilities with residential uses.

(b) The use shall not involve chemicals, substances or byproducts that are combustible, carcinogenic, biohazardous, or that are otherwise toxic to humans or animals.

(c) The town administrator shall provide written notice to all town council members the intent to authorize the similar use. If no councilmember files a written objection with the town administrator within ten (10) business days, the town administrator may approve the use.

(d) If by the end of the ten (10)-day period any councilmember files an objection, the use may only be approved as a special exception use.

(F) *Schedule of uses.* The schedule in this subsection enumerates those uses that are permitted, prohibited and subject to special exception permit.

	Use	
* * *	* * *	* * *
94.	Offices, excluding call centers	P

Sec. 051-030. Limitations of uses.

(C) *Outdoor storage-screening.* Outdoor storage shall be screened on all open sides by an eight (8)-foot opaque enclosure unless otherwise approved by the town council. The outside perimeter of such enclosures facing, or visible from a bordering public street shall meet the requirements in subsection 051-040(O).

(E) *Watchman's quarters.* One (1) dwelling unit is permitted accessory to a principal light industrial use on the plot for exclusive occupancy by a guard or night watchman. The unit ~~may~~ must be constructed as part of a principal nonresidential building ~~or a separate building. Use of a mobile home for watchman's quarters is permitted by special exception permit only~~.

Sec. 051-040. Development standards.

(J) *Design.* Building facades that are visible from a public street shall utilize Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof, and to the greatest extent possible, shall be lined with office, retail, service, and other types of habitable space with fenestration~~, utilizing Florida Vernacular architecture of Caribbean or Cracker style, or a combination thereof~~. This architecture generally promotes

generous roof overhangs, colonnades and sloped standing seam metal roofs. Pleasing architecture and building placement shall emphasize and showcase the building(s). The town council may approve variations in architectural style 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 for building facades that are visible from a public street.

(O) *Fences, walls and hedges.* Fences and walls shall not exceed eight (8) feet in height unless specifically authorized on the approved site plan. 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 six (6) feet unless the town council waives the requirement upon finding that the fencing is of architectural or decorative quality, such as aluminum, iron or aesthetically commensurate material. Hedges are not limited in maximum height. The use of barbed wire and razor wire is prohibited on fences facing public rights-of-way.

ARTICLE 55. M, MANUFACTURING AND INDUSTRIAL DISTRICT

Sec. 055-010. Purpose and intent of district.

(A) The M, manufacturing and industrial district is intended for manufacturing and industrial uses, some of which involve the use, handling and storage of hazardous materials, or require a substantial amount of open air storage area. The M district shall not be located within ~~one~~ two thousand (~~1~~2,000) feet of ~~any~~ all~~existing agricultural or rural~~zoning districts that permit residential or community facility uses ~~zoning district and is not appropriate in proximity to existing commercial business districts or community facility districts~~. ~~Any property zone M district should be surrounded by other properties with existing industrial or utility zoning.~~

Sec. 055-040. Permitted and prohibited uses.

Permitted principal uses shall be limited to those uses specified as permitted or conditionally permitted uses in the master business list, and uses determined by the town administrator to be similar to a permitted use in terms of use type, intensity and compatibility with adjacent uses. All other uses shall be prohibited. All permitted uses shall be subject to applicable provisions of section 055-080, "Limitations of uses." Specific subsection references for section 055-080 are included in the master business list.

Master Business List

P=Permitted Use	C=Conditional Use	A=Accessory use only	NP=Not Permitted

Conditional use regulations are found in article 35, "Conditional Uses."

Use	
Accessory dwellings (caretaker or security quarters) (see section 055-080(A))	A
Acid and corrosives manufacturing or storage	P
Adult entertainment establishment (see chapter 20, article XVI, and ULDC article 25)	P
Airports, heliports and other transportation facilities	P
Ammunition reloading (handguns)	P
Assembly (pre-manufactured components)	P
Asphalt manufacturing from raw materials	P
Automobile, truck and equipment auctions	P
Automobile detailing or cleaning (other than carwashes)	P
Automobile repair garage (mechanical, paint or body repairs) (see section 055-080(B))	P

Automobile storage or transport facility (operable vehicles)	P
Automobile, truck and recreational vehicle salvage or wrecking yards (see section 055-080(C))	P
Aviation related uses (sales of planes, parts, ground support equipment, repairs and maintenance)	P
Boarding or breeding kennel	P
Boat sales	P
Boat building, repair and storage	P
Breweries and bottling facilities	P
Building and construction materials manufacturing and storage	P
Cabinet shops, woodworking shops	P
Cannabis-related use	NP
Catering or food delivery service	P
Chemical and acid manufacturing or storage and distribution	P
Clothing manufacturing	P
Concrete batching or mixing	P
Concrete products manufacturing	P
Contractors shops and storage yards	P
Cosmetics and pharmaceuticals manufacturing	P
Courier service	P
Crematory for human or animal remains (no medical wastes)	P
Dry cleaning and laundry plant	P
Electronics manufacturing and repair	P
Employment agency, day labor	P
Equipment rental and sales, commercial and contractor's	P
Essential services (utilities and accessory structures)	P
Fabrics (canvas, textiles and vinyl) manufacturing	P
Fertilizer compounding, and composting or mulching operations, including storage and distribution of fertilizer, compost and/or mulch	P
Food processing, packaging and distribution including meat	
Packing (no slaughtering)	P
Furniture manufacturing	P
Glass and mirror shop	P
Hazardous materials storage, handling or manufacture not otherwise listed	P
Laboratory (medial, dental, research and development)	P
Machine shop	P
Medical waste transfer station	P
Medical waste incineration or sterilization	P
Metal manufacturing (from raw materials)	P
Mobile collection center (see section 055-080(D))	P
Mobile food unit (see section 055-080(E))	C
Motor freight terminal or moving and storage company	P
Offices and showrooms (see section 055-080(F))	A
Outdoor events (see section 035-040, "Outdoor event permits.")	C
Packaging and delivery service	P
Paint, sealant, coating or adhesive manufacturing	P

Paper and cardboard products manufacturing from pre-manufactured paper or cardboard)	P
Paper, cardboard and plastic manufacturing (from raw materials)	P
Parts store, vehicles or boats (see section 055-080(G))	P
~~Penal institutions and detention centers (see section 055-080(H))~~	~~P~~
Pest control service	P
Petroleum product manufacturing (from pre-manufactured plastic or vinyl)	P
Plastic and vinyl product manufacturing (from pre-manufactured plastic or vinyl)	P
Printing and engraving, bookbinding	P
Recording or broadcasting studio (music, radio, televisions, film)	P
Recycling facility (see section 055-080(I))	P
Repair shop, household and personal items	P
Restaurant (see section 055-080(J))	A
Sanitation companies and waste haulers (see section 055-080(I))	P
School, trade or vocational	P
Septic tank service	P
Sign manufacturing and painting	P
Swimming pool chemicals (see section 055-080(L))	P
Synthetic materials (not otherwise listed) manufacturing from raw material	P
Tool rental (small tools and equipment)	P
Transportation facilities (airports, heliports, shipping ports, etc.)	P
Trash, garbage and debris processing; transfer station (see section 055-080(I))	P
Upholstery shop	P
Vehicle sales, rental or leasing (autos, trucks, recreational)	P
Veterinary clinic	P
Veterinary hospital	P
Warehouse, self-storage (see section 055-080(M))	P
Warehouse, distribution	P
Welding and sheet metal shops, machine shops	P
Wholesale stores	P
Wireless communication facilities (see article 40, "Telecommunication Towers and Antennas.")	P

Sec. 055-080. Limitations of uses.

(B) *Auto repair garages.* Any outside areas used for repairs shall be considered additional work bays which shall be delineated on the approved site plan and which shall require the appropriate amount of off-street parking.

(C) *Automobile, truck and recreational vehicle salvage or wrecking yards.* Required off-street parking shall be maintained on the perimeter of any area used for salvage operations, display or storage of parts or vehicles, and shall comply with all requirements of article 80, "Off-Street Parking and Loading." No salvaged vehicles or parts, or any other scrap or salvaged materials shall be stored in such a manner that exceeds the height of the enclosing wall required in section 075-070, "Nonresidential perimeter and vehicular use area landscape requirements."

(D) *Mobile collection centers.*

(1) No mobile collection center shall be closer than fifty (50) feet from any street.

(2) The minimum length of any trailer shall be twenty (20) feet and no trailer shall exceed forty (40) feet in length.

(3) Only one (1) trailer shall be located on a single plot.

(4) Only one (1) sign shall be permitted, mounted on the outside of the trailer. The sign may state the name of the business, address, telephone number and hours of operation.

(5) All mobile collection centers, with the exception of mechanical depositories, shall be staffed by at least one (1) employee during hours of operation.

(6) There shall be a one thousand-foot separation between mobile collection centers measured pursuant to section 005-190, "Separations and other measurements."

~~(H) *Penal institutions and correctional facilities.*~~

~~(1) The minimum distance separation is two thousand five hundred (2,500) feet from any plot in an agricultural or rural district.~~

~~(2) The minimum plot size is twenty (20) acres.~~

(I) *Recycling facility; trash, garbage and debris processing; transfer station; sanitation companies and waste haulers.*

(1) Includes, but is not limited to, collection, processing (but not disposal or incineration), and transfer of trash, garbage, construction debris, and demolition debris. All materials stored, handled or repackaged on the premises shall either be in containers or stored within a building.

ARTICLE 60. CF, COMMUNITY FACILITY DISTRICT

Sec. 060-010. Purpose and intent of district.

The CF, community facility district is intended to accommodate land uses providing governmentally owned or operated services and facilities, and a limited range of privately owned and operated services and facilities necessary to serve the town or meet the needs of a particular neighborhood. The CF district shall apply only to properties with frontage on, and access to, Griffin Road, Sheridan Street, U.S. Highway 27 and Flamingo Road.~~, provided the council may waive the access requirement if the state department of transportation or county engineering department, as applicable, denies access to one of the listed roadways, and further provided that a nontrafficway street allows for alternative access that the council determines will not negatively impact an adjacent residential area accessing the same street.~~ The CF district is not intended for application to interior residential areas, except as necessary to accommodate town uses and facilities.

Sec. 060-050. Distance separation.

All uses within the CF district except for public parks, public safety facilities and town facilities and uses shall be permitted only on properties located a minimum distance of one thousand (1,000) feet from any other property with CF zoning and any property with a nonresidential, nonagricultural land use or land use plan designation, measured pursuant to section 005-190, "Separations and other measurements." Public parks, public safety facilities and town facilities and uses shall not be subject to a minimum distance separation. Any person or entity seeking to rezone property to the CF district for a use regulated under this section shall furnish, to the town, a

special purpose survey sealed by a land surveyor certified to the state, indicating the distance between the property proposed for rezoning to the CF district and any property with existing CF district zoning.

Sec. 060-060. Plot size and frontage.

(A) The minimum plot size shall be one (1) net acre with one hundred twenty-five (125) feet of property frontage on a roadway designated in section 060-010 for community facilities, except as follows:

(1) A lift station may be located on a plot seven thousand five hundred (7,500) square feet or more in area and seventy-five (75) feet or more wide.

(2) An electrical transformer substation and switching station may be located on a plot not less than two (2) net acres in area.

(3) Public parks and wireless communication facilities shall be exempt from minimum plot size requirements.

(B) The maximum plot size shall be five (5) gross acres for all uses except for cemeteries, town facilities and uses including parks, and primary and secondary public schools, which shall not be subject to a maximum plot size requirement.

Sec. 060-070. Plot coverage, floor area ratio and pervious area.

(A) *Maximum plot coverage.* Properties that have a community facilities land use plan designation and had a zoning designation of I-1 prior to May 9, 2002, shall have a maximum plot coverage of thirty-five (35%) percent. All other properties shall be limited to the plot coverage allowed in the most restrictive of the abutting zoning districts.

(1) The plot coverage limitation shall not apply to nonresidential farm buildings. To the extent that a noncommercial farm applicant needs to exceed the maximum plot coverage, the noncommercial farm applicant must follow the review procedures set forth in article 155, "Noncommercial Farm Special Exceptions." The noncommercial farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice.

(B) *Maximum floor area ratio.* Properties that have a community facilities land use plan designation and had a zoning designation of I-1 prior to May 9, 2002, shall have a maximum floor area ratio of ~~thirty-five one hundredths (0.35). All other properties shall be limited to a floor area ratio of~~ one-quarter (0.25) except for farms, which are not subject to the requirements of this subsection. The maximum F.A.R. for any parcel that exceeded the five (5) acre size limitation at the time of the Town's incorporation, and which does not front and access a State Principal Arterial road pursuant to the June, 2011 Broward Functional Highway Classifications Map produced by the Broward County Metropolitan Planning Organization, shall be a blended F.A.R. of 0.25 for the first five (5) acres and 0.075 for the remaining parcel area.

Sec. 060-090. Limitations of uses.

(A) Reserved. ~~*Accessory dwellings.* One (1) accessory dwelling per property is permitted for a caretaker or security quarters for cemeteries and properties with a principal agricultural use, and a rectory is permitted accessory to a place of worship, subject to the rules and regulations for flexibility and reserve units in the town's comprehensive plan, when applicable. Each dwelling unit shall not exceed one thousand five hundred (1,500) square feet in gross floor area or fifty (50) percent of the gross floor area of the building in which the unit is located (if applicable), whichever is less, and shall not be less than four hundred (400) square feet in gross floor area.~~

(B) *Cemeteries.*

* * *

(4) Prior to ~~approval~~ issuance of a~~ny development order~~ certificate of use for a cemetery, the applicant shall provide documentary proof from the county health department that the proposed cemetery will meet all state and county health standards.

* * *

(E) ~~[~~*Temporary containers and trailers~~storage.~~]* The temporary storage of shipping containers or tractor trailers is permitted as an accessory use to a developed plot within the CF district, having loading dock facilities designed for semitrailer deliveries, which facility is collecting goods for the distribution to the needy or for individuals recovering from a natural disaster. Notwithstanding the aforesaid, the number of containers or trailers, in aggregate, shall not exceed five (5) at any given time. Said containers and/or trailers shall not exceed twenty-seven hundred (2,700) cubic feet capacity and nine and one-half (9½) feet in height.

~~(F) *Temporary containers and trailers.* Temporary storage of shipping containers or tractor trailers is permitted as an accessory use to a development plot within the CF district having loading dock facilities designed for semitrailer deliveries, which facility is actively collecting goods for the distribution to the needy or for individuals recovering from a natural disaster. The number of containers or trailers, in aggregate shall not exceed five (5) at any given time. Said containers and/or trailers shall not exceed two thousand seven hundred (2,700) cubic feet capacity and nine and one-half (9 ½) feet in height~~.

Subpart 3 DEVELOPMENT STANDARDS

ARTICLE 75. LANDSCAPING REQUIREMENTS

Sec. 075-010. Purpose and intent.

The general purposes of this article are as follows:

(A) To promote the establishment of a functional landscape in the town;

(B) To protect and enhance the aesthetic rural character of the town;

(C) To provide the physical benefits of using plant material as a functional and integral part of the town's development;

(D) To provide minimum standards for landscaping ~~new developments or for redevelopment~~; and

(E) To promote water conservation and vegetation protection objectives by providing for:

(1) The preservation of existing plant communities pursuant to the requirements of the town's tree preservation and abuse regulations;

(2) The reestablishment of native plant communities;

(3) The use of site-specific plant materials; and

(4) The implementation of xeriscape principles as identified in South Florida Water Management District's Xeriscape Plant Guide II, as amended, and as provided by law.

The provisions of this article shall be a minimum standard.

Sec. 075-070. Nonresidential perimeter and vehicular use area landscape requirements.

(A) *Applicability.* All vehicular use areas (VUAs) serving nonresidential and nonagricultural uses and zoning districts, and the perimeters of all nonresidential and nonagricultural uses and plots shall conform to the minimum landscaping requirements hereinafter provided.

(B) *VUAs abutting a street line.* On the site of a building or open lot providing a VUA where such area will not be entirely screened visually by an intervening building or structure from any abutting street and property lines, ~~including dedicated alleys,~~ a landscape strip of land at least fifteen (15) feet in depth measured inward from the abutting street line towards the VUA shall be provided, ~~providing the town may require increased buffer depth as provided in subsection (J) of this section~~. This buffer shall not be counted toward meeting the interior VUA landscape requirements.

(1) The landscape strip shall contain one (1) tree for each thirty (30) lineal feet of street line frontage or fraction thereof.

(2) A hedge, berm, wall or other opaque, durable landscape barrier, as determined by the town, shall be placed along the inside perimeter of such landscape strip, and shall be maintained at a height of three (3) feet above the VUA pavement surface to meet CPTED principles. If such durable barrier is of nonliving material, for each ten (10) feet thereof, one (1) shrub or vine shall be planted along the street side of such barrier.

(3) The remainder of the required landscape area shall be landscaped with turfgrass, groundcover or other landscape treatment, excluding paving.

(4) The pervious area between the edge of the pavement and the required landscape buffer shall be sodded.

(C) *VUAs abutting an interior nonresidential plot line.* On the site of a building or open lot providing a VUA where such area will not be entirely screened visually by an intervening building or structure from any abutting streets and property lines, ~~including dedicated alleys,~~ a landscape strip of land, at least ten (10) feet in depth shall be provided, measured inward from the plot lines towards the VUA~~, shall be landscaped, providing the town may require increased buffer depth as provided in subsection (J) of this section~~. This buffer shall not be counted toward meeting the interior VUA landscape requirements.

(1) The landscape strip shall contain one (1) tree for each thirty (30) lineal feet or fraction thereof.

(2) The tree planting requirement will be waived in whole or in part if the adjoining plot has already planted trees along the interior plot line, based upon a determination of whether the adjoining trees have limited or eliminated the feasibility of planting additional trees on the other side of the same plot line.

(3) A hedge, berm, wall or other durable and opaque landscape barrier, as determined by the town, shall be placed within the landscape strip and shall be maintained at a maximum height of three (3) feet from the established grade to meet CPTED principles.

(4) The remainder of the required landscape area shall be landscaped with turfgrass, groundcover or other landscape treatment, excluding paving. This buffer may not be counted toward meeting the interior landscape requirements.

(D) *Perimeter buffer adjacent ~~rural, agricultural~~ residential and open space zoning and use.* Any nonresidential, nonagricultural use that is contiguous to, or separated only by an FPL primary transmission easement or right-of-way, or canal right-of-way from a ~~rural, agricultural~~residential or recreation and open space zoning district or use, ~~or residential, agricultural or open space plot line~~, shall provide the landscape buffer described in subsection (B)~~(2)~~ of this section, which shall extend along the entirety of the common plot line.

(1) The durable and opaque barrier shall be increased to six (6) feet in height unless a contiguous residential or recreation and open space plot already contains an equivalent barrier that would make the six (6) foot requirement redundant for purposes of screening and buffering the nonresidential plot from the residential or recreation and open space plot.

(2) The town council shall require a barrier eight (8) feet in height if the additional height would more effectively screen the nonresidential buildings and improvements from adjacent residential or recreation and open space plots. In making this determination, the town council shall consider the height and setbacks of buildings and resulting site lines of adjacent residential uses, potential noise impact from the nonresidential use, the type and effectiveness of the barrier proposed, and other such relevant factors the council deems appropriate for determining the appropriate height of the barrier.

(3) The council may modify the proposed placement of required elements within the landscape strip based upon the nature of any screening on adjacent plots and the presence of any intervening right-of-way or easement that would allow for maintenance of the required landscaping improvements. Where a required landscape strip would abut an existing fence, wall or hedge on adjoining property, it shall be desirable to avoid the creation of a nonaccessible, unmaintained and ineffective strip of land running between parallel fences and walls.

(E) *Industrial uses or plots to provide buffer.* Industrial uses or plots shall provide a landscape buffer as required in subsection (D) of this section, along plot and street lines. For open air storage in the M and commercial districts, and all outdoor industrial operations and activities, the opaque wall requirement shall be increased to eight (8) feet with openings only for ingress and egress of pedestrians and vehicles. Such openings shall be equipped with opaque gates the same height as the wall. Storage of materials shall not exceed the height of the enclosing wall.

(F) *Accessways.* Necessary accessways from a street through all such landscaping buffers and barriers shall be permitted to service the vehicular use areas, and such accessways may be subtracted from the lineal dimension used to determine the number of trees required. Otherwise, the required landscape buffers and materials required therein shall be continuous and unpierced.

(G) *Chain link fences.* A chain link fence shall not be used as a required opaque barrier within a buffer unless it is accompanied by a hedge that will reach the required height of the fence and render the barrier opaque within one (1) year after planting.

(H) *Wall requirements.* All walls required and permitted herein shall be constructed of poured concrete, prefabricated concrete panels or masonry construction, finished on both sides with two (2) coats of cement stucco and painted on both sides to complement or match the color of adjacent structures. Dark colors shall be prohibited.

(I) Reserved. ~~*Landscape buffers.* The landscape buffers required in this section are minimum buffer widths and may need to be increased in width to comply with the light trespass limitations of article 95, "Outdoor Lighting Standards."~~

(J) *Parking area interior landscaping.* An area, or a combination of areas, equal to ten (10) percent of the total VUA, exclusive of perimeter landscape buffers required under this subsection, shall be devoted to interior landscaping.

(1) Any perimeter landscaping provided in excess of that required by this section shall be counted as part of the interior landscaping requirements, as long as such landscaping is contiguous to the VUA and fulfills the objective of this subsection.

(2) All parking areas shall be so arranged so that if there are ten (10) or more contiguous parking stalls along the same parking aisle, the eleventh (11th) space shall be a landscaped peninsula a minimum of five (5) feet in width. Other suitable solutions or innovative designs may be substituted when approved by the town.

(3) There shall be a minimum of one (1) tree planted for every landscaped area, and in no instance shall there be less than one (1) tree and three (3) shrubs for each two hundred (200) square feet, or fraction thereof, of required interior landscaped area.

(4) All approved grass parking areas shall meet the same landscaping requirements as paved parking, and will not count as pervious space.

Sec. 075-130. ~~Nonconforming~~ Noncompliant properties.

(A) All developed properties within the Town are required to have and maintain landscaping as required in this article. Noncompliance with this article may be enforced at any time.

(B~~A~~) No ~~All developed residential plots shall be required to comply with this article prior to issuance of a~~ certificate of occupancy may be issued for any new construction on a developed residential plot exceeding the lowest of either twenty-five (25) percent of the square footage of the existing dwelling, or one thousand (1,000) square feet unless the plot is in full compliance with this article.

(C~~B~~) No ~~All developed nonresidential plots shall be required to achieve maximum possible compliance with this article prior to issuance of a~~ certificate of occupancy or certificate of completion, as applicable, may be issued for any improvement requiring site plan modification or a new site plan unless the plot is in full compliance with this article. If dimensional constraints, nonconforming site features, easements or other impediments prevent a nonresidential plot from fully complying with this article, the property shall achieve maximum possible compliance with this article. Maximum compliance shall not be construed to require a variance or a creation or exacerbation of a nonconformity.

ARTICLE 80. OFF-STREET PARKING AND LOADING

Sec. 080-220. Construction standards.

(F) *Storage lots for vehicles, boats and equipment.* All open-air storage lots for vehicles, boats or trucks located in a commercial zoning district shall be surfaced with asphalt or concrete. All open air storage lots for commercial vehicles, heavy equipment or other motor-driven equipment in an industrial zoning district may be on a nonpaved surface, provided the same is compacted, stabilized and dust-free.

ARTICLE 85. SITE DEVELOPMENT STANDARDS

Sec. 085-010. Pervious areas and ecological communities.

* * *

(C) In the case of the use of an impervious material that does not cover the entire surface to which it is applied, credit towards the computation of the pervious area shall be given according to the percentage of pervious area that is retained.

(1) In cases where the ULDC allows some required parking stalls to be grassed, no credit towards the computation of pervious area shall be granted for such areas.

(2) Upon demonstration by the applicant that special conditions peculiar to the location or physical characteristics of a particular site are present, or special conditions resulting from the design of existing facilities or surrounding land uses are present, the town administrator may permit variation from the impervious area standards, subject to the following limitations:

a. Variation from the stated requirements shall be proportional to mitigating design improvements provided in excess of the minimum required engineering and landscaping standards. The minimum required pervious area of a plot shall not be reduced by more than ten (10) percent of plot area, except for property zoned US Highway 27 Business District, for which the comprehensive plan establishes the minimum pervious area, and the M district, for which required pervious area is based upon stormwater drainage considerations as provided in section 055-060, "Pervious area, floor area ratio and plot coverage."

* * *

(E) Where one (1) or more of the nine (9) ecological communities listed in ~~appendix 17-1~~ section 8 of the implementation regulations and procedures section of the county land use plan are present within a proposed development, (except in jurisdictional wetlands as determined by the county department of planning and environmental protection), a minimum of fifty (50) percent of the pervious area required by this subsection shall consist of these ecological communities in preservation areas.

Sec. 085-030. Si~~te~~ght distance triangle.

* * *

ARTICLE 90. SUBDIVISION DESIGN AND ACCESS STANDARDS[1]

Sec. 090-010. Arrangement of streets.

(A) No subdivision may occur unless every lot or parcel created or altered through the subdivision of land has access to a street, and such access complies with the standards of this article.

(B) Reserved.

(C) Streets shall be arranged and limited in extent so as to prevent or discourage their use by through traffic. Residential streets shall not connect with industrial areas except in cases where it is unavoidable.

(D) New through-streets, and connections between streets that facilitate through traffic, are prohibited. This provision does not apply to established trafficway corridors.

(E) Where development borders on or contains a right-of-way for a railroad, U.S. Highway 27, drainage canal or waterway, a street may be required approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land and in compliance with all provisions of this section.

(F) Reserve strips controlling access to streets shall be prohibited.

(G) New half or partial streets shall not be permitted unless the half or partial street constitutes adequate public access to the development as determined by the town engineer. Whenever a tract borders on an existing half or partial street, the other part of the street shall be dedicated within such tract unless the town council determines that the additional right-of-way is no longer necessary.

(H) New streets, and extensions of existing streets, that provide additional means of ingress and egress from arterial and collector roads on the town's perimeter are prohibited, unless the town council finds that such street is necessary to provide access to property that has no other means of access that complies with the requirements of this article.

(I) Local street connections with SW 184th Avenue shall not be permitted from the east. Access to the Rolling Oaks community shall continue to be exclusively from Griffin Road via SW 178th Avenue, without exception.

Sec. 090-050. ~~Alleys~~Reserved.

~~(A) Alleys may be provided to serve residential, business, commercial and industrial areas and shall be a minimum of thirty (30) feet in width.~~

~~(B) Changes in direction of the alignment of an alley shall be made on a centerline radius of not less than fifty (50) feet.~~

~~(C) Dead-end alleys shall be prohibited where possible, but if unavoidable, shall be provided with adequate turnaround and facilities for service trucks at the dead-end, with a minimum external diameter of one hundred (100) feet of right-of-way, or consistent with an alternate design shown in figure 90-1, as determined to be adequate by the town engineer and the fire marshal for the specific circumstances.~~

~~(D) At intersections with streets or other alleys, a corner chord right-of-way based on not less than a twenty-foot radius shall be provided by dedication or, if acceptable to the town engineer, by grant of easement.~~

~~(Ord. No. 2005-005, § 4(090-050), 4-14-2005)~~

[1]State law reference(s)—Platting, F.S. § 177.011 et seq.

Sec. 090-080. Access to development.

* * *

(C) *Exceptions to street access.* Every plot shall front on and access a publicly dedicated street, except as follows:

(1) A developer may retain as private a local street nontrafficway street if the following conditions are met:

a. The public right-of-way is not required in order to serve adjacent development that is existing or projected on the town future land use plan map;

b. A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semipublic utilities;

c. A reciprocal easement for ingress and egress is granted all residents of the development; and

d. Private local streets shall comply with all applicable construction standards contained in the "Minimum Construction Standards Applicable to Public Rights-of-Way Under Broward County Jurisdiction," adopted by Resolution No. 85-3606, set out in the county administrative code. Existing private local streets are subject to the construction standards of subsection (C)(3)a of this section. Curbing of private streets in residential zoning districts is prohibited. ~~unless determined necessary by the town engineer in specific instances to protect the public safety, where other, less objectionable methods consistent with Policy II-A1.5 of the town's land use plan are not available. Policy II-A1.5 seeks to maintain the town's semi-rural lifestyle.~~

e. Gating of a private street serving a subdivision with 40 or fewer lots is prohibited. Gating of a private street serving a subdivision with more than 40 lots may be permitted only upon a unanimous vote of the full Town Council.

(2) A plot without direct frontage on a public or private street may be created if the following conditions are met:

a. *Individual access to a landlocked parcel.* One (1) landlocked lot or parcel may be served by an ingress/egress easement at least twenty-five (25) feet wide, with a ten (10) foot-wide travel surface connecting the landlocked lot or parcel to a public or private street through an intervening lot or parcel. The easement shall provide for access by emergency vehicles and government officials, employees or contractual service providers during the course of their official duties. Geometry shall be approved by the town engineer, fire department and other applicable service providers; or

b. *Shared access to multiple landlocked parcels.* Up to four (4) lots or parcels may be served by an ingress/egress easement at least thirty-five (35) feet wide, providing access for emergency vehicles and government officials, employees or contractual service providers during the course of their official duties, and providing a travel surface, pull-off shoulders and traffic markings as depicted by figure 90-2.

c. An access drive as provided in paragraphs a. and b. above may be gated. Guardhouses are not permissible.

Sec. 090-100. Roadway capacity, construction and design standards.

* * *

(D) *Curbing of roadways with ~~rural, agricultural~~ residentia districts prohibited.* Notwithstanding subsections (A) through (C) of this section, curbing of roadways within residential zoning districts is prohibited ~~unless determined necessary by the town engineer and unanimously by the full town council in specific instances to~~

~~protect the public safety, where other, less objectionable methods consistent with policy II-A1.5 of the town's land use plan are not available. Policy II-A1.5 seeks to maintain the town's semi-rural lifestyle.~~

(F) *Local street requirements.* Local streets are required when connections of driveways or private streets to a collector would be otherwise closer than two hundred fifty (250) feet.

(1) *Minimum distance between intersecting streets.* There shall be a minimum distance of two hundred fifty (250) feet between the intersection of any two (2) local streets with a single collector, except that there may be a minimum distance of one hundred twenty-five (125) feet between T intersections.

(2) *Streets shall be patterned to prohibit continuous traffic between collectors.* Local streets shall be patterned in such a way that continuous traffic from one (1) collector to another collector, or from a collector to an arterial, is not possible.

(3) *Dead end streets.*

a. Dead end streets shall be designed and constructed with a turnaround at the closed end pursuant to the requirements of the building code, and providing a minimum fifty-foot radius, accommodating at least WB-40 geometric design vehicles.

b. The turnaround shall be paved except for unpaved streets permitted pursuant to section 90-80(C)(1), "Access to development for private streets." Adequate easement or right-of-way area shall be provided for construction of the paved surface, roadway drainage, and ~~sidewalks~~multi-use trails, if required, adjacent to the turnaround.

c. Where existing right-of-way or ingress/egress easement width is inadequate to accommodate the required turnaround, and additional right-of-way or easement area cannot practically be obtained, an alternate turnaround consistent with figure 90-1 may be provided subject to approval by the fire marshal and town engineer.

Sec. 090-130. Sidewalks.

Sidewalks are not permitted within the ~~rural, agricultural~~residential, open space and community facility zoning districts along rural, non-transit roadways, consistent with FLUE policy~~y~~ies ~~II-A1.5~~ 1.1.-e and 1.1-h of the town's ~~land use~~ comprehensive plan, which seeks to maintain the town's semi-rural character by promoting stabilized greenway trails in lieu of sidewalks in the above contexts. Commercial and industrial zoning districts are subject to the following requirements:

Sec. 095-030. Regulations.

* * *

(G) The following luminaires are prohibited:

(1) Spotlights.

(2) Street-lights within residential zoning districts, except as may be determined necessary by a unanimous vote of the full town council to protect the public health, safety and welfare based upon consideration of traffic volumes and roadway conditions.

(3) Blinking, flashing, moving, revolving, or flickering lights; lights that change intensity or color; and chase lighting. Exceptions: lighting for temporary seasonal displays, lighting for public safety and lighting required for air traffic safety.

(4) Any luminaire that may be confused with or construed as a traffic control device.

(5) Laser source lights, strobe lights, or lights that flash or intermittently change intensity. Changes in color are allowed.

(6) Exposed strip luminaires affixed to the surface of a wall or fence located within any required streetside yard and visible from the street.

Sec. 110-060. Transportation concurrency.

(D) *Provision for trails and greenways.* Right-of-way or easements, at the Town's determination, shall be conveyed to the public for multi-purpose and equestrian trails and greenway corridors pursuant to the Conceptual Greenways Map in the Comprehensive Plan, Recreation and Open Space Element policies, and other provisions of this chapter.

(ED) *Access to trafficways.* Access to a trafficway, including parcel access and new street connections, shall be approved by the county engineering division.

(FE) *Access to nontrafficway collector roads.* A nonvehicular access line shall be placed along the right-of-way with one (1) or more access openings as approved by the town engineer.

(GF) *Satisfaction of county concurrency standards.*

* * *

Sec. 110-120. Adequacy of fire protection service.

Fire protection services shall be adequate to provide an effective level of life safety and property protection in all new and proposed developments, and for proposed developments in existing developed areas. A finding that adequate fire protection service is available shall be based upon a determination of the fire marshal's office that all proposed development meets the following requirements:

(A) *Water supply.* All water supply facilities, either existing or proposed to be constructed by the developer, shall be adequate to meet the fire protection needs of the proposed development.

~~(1) All proposed developments within fifteen hundred (1,500) feet of existing public water supply shall extend the public water supply to the new development.~~

~~(2) Residential developments of fewer than ten (10) dwelling units not within fifteen hundred (1,500) feet of a public water supply may use approved alternative water supplies as determined by the fire marshal's office. Approved alternative water supplies may be any one or more of the following as determined by the fire marshal's office: fire wells, water tanker trucks, ground drop tanks, elevated water storage tanks, drafting site on either canal or water reservoirs, automatic fire sprinkler systems, or other equivalent methods as approved and permitted by the fire marshal's office. Note: If the proposed development is adjacent to an existing development, the combined total of dwelling units shall be computed.~~

~~(3) Residential developments of ten (10) or more contiguous dwelling units, c~~Commercial ~~developments,~~and industrial developments, ~~or assembly developments, which are not within fifteen hundred (1,500) feet of~~shall connect to a public water system. ~~shall provide an equivalent central public water supply. The equivalent central public water supply shall approximate the fire flows as indicated in the "Required Fire Flow Table" of table 110-5. In no case shall the water supply be less than fifty (50) percent of the minimum fire flow required by the table 110-5.~~

Sec. 112-040. Review criteria.

A special exception use shall be granted only when the town council determines that the use together with sufficient safeguards established in the special exception use permit, will be consistent with the comprehensive plan, congruous and in harmony with the uses, improvements and character of the surrounding area, such that it will not create or foster undesirable health, safety or aesthetic conditions, or otherwise constitute a disruption that detracts from the peaceful enjoyment or value of surrounding and nearby properties arising from any of the following:

* * *

ARTICLE 115. PLATTING AND SUBDIVISION OF LAND[2]

DIVISION 1. PLATTING

Sec. 115-020. General provisions.

* * *

(D) All residential plats approved by the town shall be lot-specific. The town shall not approve boundary plats, wherein the number of dwelling units authorized by the restrictive use note exceeds the number of legal building lots shown on the plat.

(E) The town shall require recordation of a Unity of Title Agreement where a subdivision will yield parcels that may be further subdivided under the area and dimensional standards of the applicable zoning district, unless waived by the town administrator based upon a finding that the configuration of proposed improvements is not conducive to further subdivision.

DIVISION 2. WAIVER OF PLAT

Sec. 115-090. Process for review and approval.

* * *

(D) The town shall require recordation of a Unity of Title Agreement where a subdivision will yield parcels that may be further subdivided under the area and dimensional standards of the applicable zoning district, unless waived by the town administrator based upon a finding that the configuration of proposed improvements is not conducive to further subdivision.

ARTICLE 125. COMPREHENSIVE PLAN MAP AMENDMENT

Sec. 125-030. Processing.

The town shall process applications for amendment to the future land use plan map in accordance with F.S. §§ 163.3184, 163.3187 and 163.3189~~, and F.A.C. ch. 9J-11~~.

Sec. 125-040. Considerations.

Plan amendment applications are considered legislative actions, and are governed accordingly, and ~~should~~ shall be consistent with the policy of the town as set forth in the goals, objectives and policies of the comprehensive plan.

ARTICLE 140. VARIANCES

Sec. 140-020. Authority.

* * *

(B) No variance request may be acted upon by the town council that:

(1) W~~w~~ould allow a use which is specifically or by inference prohibited in any zoning district classification, including an increase in density~~, or~~;

(2) Is from any provision~~s~~ for which the ULDC specifically prohibits waiver or modification; and

(3) Violates any ULDC standard that is also promulgated in the comprehensive plan where the comprehensive plan does not specifically authorize waiver or modification.

PROPOSED FY 2027-2031 ANNUAL UPDATE TO CIE

CAPITAL IMPROVEMENTS ELEMENT

Part III-G: Support Documents

Town of Southwest Ranches

CAPITAL IMPROVEMENTS ELEMENT

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

Public Facility Needs

Transportation including Mass Transit

As identified in the adopted comprehensive plan, there are two arterial roadway facilities that are projected to operate below the adopted LOS standard over the five-year capital improvement planning time frame (2027-2031): 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 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.

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. . Cooper City has a small service areathat includes frontage properties on Flamingo Road at the Town's eastern boundary, 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, Cooper City and Pembroke Pines maintain retail service agreements with service areas similar to those or sanitary sewer discussed above, 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.

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.

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 2050, the long-term planning horizon, will be 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

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

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.

Public Education and Public Health Systems

Public Education Facilities

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

Public Health Facilities

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

Existing Revenue Sources and Funding Mechanisms

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

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

General Fund

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

Transportation Fund

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

Debt Service Fund

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

Capital Fund

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

ANALYSIS

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

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

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

Fiscal implication of existing deficiencies

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

Impacts of public education and public health systems on infrastructure

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

Timing of Capital Improvements

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

Ability to Fund Capital Improvements

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

Summary and Conclusions

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

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

Five Year Capital Improvement Plan
All Funds Project Expenditure Summary 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.