



Southwest Ranches Town Council

REGULAR MEETING Agenda of October 9, 2014

Southwest Ranches Council Chambers
7:00 PM THURSDAY

13400 Griffin Road
Southwest Ranches, FL 33330

Mayor
Jeff Nelson

Vice-Mayor
Gary Jablonski

Town Council
Steve Breitzkreuz
Freddy Fisikelli
Doug McKay

Town Administrator
Andrew D. Berns

**Town Financial
Administrator**
Martin Sherwood, CPA CGFO

Town Attorney
Keith M. Poliakoff, J.D.

Town Clerk
Russell C. Muñiz, MMC

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. Presentation – Giant African Land Snails - Lou Volpe, U.S. Department of Agriculture**
- 4. Presentation – November Election Update – Broward County Supervisor of Elections**
- 5. Presentation – SMART Initiative Bond Referendum – Broward County School Board**
- 6. Public Comment**
 - All Speakers are limited to 3 minutes.
 - Public Comment will last for 30 minutes.
 - All comments must be on non-agenda items.
 - All Speakers must fill out a request card prior to speaking.
 - All Speakers must state first name, last name, and mailing address.
 - Speakers will be called in the order the request cards were received.
 - Request cards will only be received until the first five minutes of public comment have concluded.
- 7. Board Reports**
- 8. Council Member Comments**
- 9. Legal Comments**
- 10. Administration Comments**
- 11. Ordinance – ^{2nd} Reading - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE AND UTILITIES ELEMENTS OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO ESTABLISH AN EMPLOYMENT CENTER LAND USE DESIGNATION WITH SUPPORTING OBJECTIVES AND POLICIES; REVISING THE LISTS OF PERMITTED USES WITHIN NONRESIDENTIAL LAND USE DESIGNATIONS AND SUPPORTING OBJECTIVES AND POLICIES; ESTABLISHING CRITERIA FOR THE EXTENSION OF CENTRALIZED POTABLE WATER AND SANITARY SEWER SERVICE WITHIN THE TOWN; MAKING REVISIONS OF A HOUSEKEEPING NATURE; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. {Approved on first reading on July 10, 2014}**

12. Approval of Minutes

- a.** Minutes for September 15, 2014 – Regular Council Meeting
- b.** Minutes for September 15, 2014 – 1st Budget Hearing

13. 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
13400 Griffin Road
Southwest Ranches, FL 33330-2628

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

Town Council
Jeff Nelson, Mayor
Gary Jablonski, Vice Mayor
Steve Breitreuz, Council Member
Freddy Fisikelli, Council Member
Doug McKay, Council Member

Andy Berns, Town Administrator
Keith M. Poliakoff, Town Attorney
Russell Muñiz, MMC, Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

TOWN COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Council

THRU: Andy Berns, Town Administrator

FROM: Jeff Katims, AICP, CNU-A, Assistant Town Planner

DATE: July 10, 2014; updated September 19, 2014

SUBJECT: US 27 Employment Center Land Use Designation and Related Comprehensive Plan Provisions; Comprehensive Plan Advisory Board Recommendations

CHANGES SINCE FIRST READING

On July 10, 2014 Council approved this Ordinance on first reading. Staff subsequently transmitted the proposed plan amendments to the State Land Planning Agency and other reviewing agencies. The Town received substantive comments only from the Florida Department of Transportation, District Four Office ("FDOT"). The comments, which are attached, pertain mostly to FDOT's desire to limit the number of driveways that will be allowed on U.S. 27. In response, staff proposed additional comprehensive plan language that requires FDOT approval of a conceptual master access management plan prior to any future Town approval of a Employment Center map amendment. This new language is highlighted in yellow on pages 4, 5 and 8 of Exhibit A. FDOT dropped its additional concerns and recommendations after discussions with staff. FDOT has reviewed the new language and has found it acceptable. The Ordinance is now suitable for adoption by the Town Council.

BACKGROUND

Approximately two years ago, the Town Council tasked the Comprehensive Plan Advisory Board (CPAB) with investigating potential locations for commercial and industrial development, with an eye toward boosting the Town's property tax base while minimizing adverse impacts to adjacent rural residential properties and the Town's rural character and lifestyle.

The CPAB carefully and deliberately evaluated the US 27 corridor as a potential location suitable and appropriate for light industrial and limited commercial use, and then developed recommendations for amendments to the text of the comprehensive plan that would constitute a framework for evaluating and regulating such nonresidential development proposals.

ANALYSIS

The existing future land use map of the comprehensive plan provides three specific locations for commercial or industrial development: Coquina Plaza; the Tom Thumb parcel; and the CCA parcel. No new commercial or industrial development can be permitted unless the Town Council and Broward County Board of County Commissioners adopt amendments to the Town and County future land use maps to re-designate a parcel for such use.

The comprehensive plan is very clear that the protection of the Town's rural character and lifestyle shall be the primary consideration when evaluating development proposals and changes to the future land use map or text of the comprehensive plan. Four (4) comprehensive plan policies currently form the primary framework for evaluating requests to amend the future land use map for commercial type uses:

FLUE POLICY 1.1-b: Land Use Plan amendments to more intensive uses within designated rural estate and rural ranch areas shall be prohibited unless the Town determines that the new use is consistent with and furthers the overall goal to protect the Town's rural lifestyle.

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

FLUE POLICY 1.3-d: Non-residential Land Use Plan designations shall be located on Flamingo Road, Griffin Road, Sheridan Street or US-27 and designed in a rural manner which facilitates their serving the Town's residents, but do not adversely impact existing and designated rural residential areas.

FLUE POLICY 1.3-e: In order to prevent future incompatible land uses, the established rural character of the Town shall be a primary consideration when amendments to the Town's Land Use Plan are proposed.

The CPAB is recommending text amendments that would revise these policies. Note that community facility uses do not require a nonresidential land use plan designation, as the Rural Ranches, Rural Estates and Agricultural land use categories allow community facilities.

In all cases, a petitioner would have to demonstrate to the satisfaction of the Town Council one of the following: that there is a Town need for such land use; that the

resulting development will substantially benefit the Town; or that it is not reasonable to expect the parcel to be developed with a rural residential use.





In all cases, the applicant would be required to provide a binding list of uses including conditions of uses (ex: operating hours), and binding conceptual plan. The list of uses, conditions of use, and conceptual plan would be made part of the ordinance that changes the map designation, and therefore would be enforceable restrictions that would run with the property, regardless of ownership.

RECOMMENDATIONS FOR US 27 CORRIDOR

The CPAB recommends amending the text of the comprehensive plan to create a new Employment Center land use category that only landowners with property fronting US 27 would be authorized to request. US 27 frontage parcels are buffered from rural residential and agricultural properties by the cemetery, which extends from Griffin Road to Stirling Road.

The CPAB does not recommend actually changing the land use map, but instead, amending the text to establish the new category, and requiring landowners to initiate map amendments, which the Council would then evaluate for consistency with the implementation policies for the Employment Center category.

Key points:

-  Limited range of “clean” light industrial uses (assembly, fabrication, warehouse), office, hotels, and limited and complimentary office/commercial.
-  Access permitted from US 27 only.
-  50-foot maximum building height to allow for hotels; generous floor area ratio (0.75) to allow for single-level, space-intensive uses such as warehouses.
-  Development must either be substantially screened from view or utilize adopted architectural style.

RECOMMENDATIONS FOR MUNICIPAL WATER AND SEWER EXTENSIONS

The CPAB recommends that all Employment Center land uses be required to connect to municipal water and sewer systems. Extension of water and sewer lines would have to follow arterial roadways or otherwise abut the fewest possible number of potential rural residential homes and remain on the Town’s perimeter.

Further, all municipal water and sewer extensions would be limited to those necessary to serve a Town governmental facility, commercial use, or employment center use and as required by the county health department.

RECOMMENDATIONS FOR COMMUNICATIONS FACILITIES

The CPAB recommends clarifying this category to differentiate between wireless telecommunications infrastructure and commercial transmitting and receiving facilities, and to update this category to reflect the new land use category CPAB is recommending.

INCIDENTAL RECOMMENDATIONS

The CPAB recommendations include several non-substantive housekeeping revisions to organizational numbering and nomenclature.

Fiscal Impact

A separate revenue analysis has been prepared by Administration.

Staff Contact

Jeff Katims, AICP, CNU-A, Assistant Town Planner

ORDINANCE NO. 2014 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE AND UTILITIES ELEMENTS OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO ESTABLISH AN EMPLOYMENT CENTER LAND USE DESIGNATION WITH SUPPORTING OBJECTIVES AND POLICIES; REVISING THE LISTS OF PERMITTED USES WITHIN NONRESIDENTIAL LAND USE DESIGNATIONS AND SUPPORTING OBJECTIVES AND POLICIES; ESTABLISHING CRITERIA FOR THE EXTENSION OF CENTRALIZED POTABLE WATER AND SANITARY SEWER SERVICE WITHIN THE TOWN; MAKING REVISIONS OF A HOUSEKEEPING NATURE; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Southwest Ranches ("Town Council") directed the the Comprehensive Plan Advisory Board of the Town of Southwest Ranches ("CPAB") to identify areas of the Town that are unsuitable or marginal for rural residential use, but which could be appropriate for nonresidential/nonagricultural use without diminishing the Town's rural character impinging upon the rural lifestyle of Town residents; and

WHEREAS, the CPAB worked for nearly two years carrying out the Town Council's directive before delivering its recommendations, with its primary objective being to protect the Town's rural character and not adversely affect Town residents; and

WHEREAS, the CPAB identified the US 27 Corridor as potential location for light industrial development that, if properly regulated, would not detract from the Town's rural character and the rural lifestyle of the Town's residents; and

WHEREAS, the US 27 corridor is a trucking route with state-wide access and is buffered from the inhabitable portion of the Town by a cemetery that has an average width exceeding 500 feet; and

WHEREAS, the CPAB determined that the a modified version of the Employment Center land use category of the Broward County Land Use Plan would be the most appropriate land use category for the US 27 Corridor; and

WHEREAS, the CPAB crafted a comprehensive set of policies and use restrictions that would form the framework for evaluating land use plan amendment petitions seeking the Employment Center designation, evaluating companion petitions for rezoning and site plan, and regulating the resulting development and uses; and

WHEREAS, the CPAB recommended additional amendments to the nonresidential/nonagricultural permitted uses and implementing policies, including those pertaining to municipal water and sanitary sewer infrastructure, in order to further protect the Town's rural character and the residents' lifestyle; and

WHEREAS, the Local Planning Agency of the Town of Southwest Ranches conducted a duly noticed public hearing on July 10, 2014 to consider the amendments; and

WHEREAS, the Town Council has carefully considered the recommendations of the CPAB, and has determined that establishing an Employment Center land use designation for potential applicability to the US 27 corridor would diversify the Town's tax base while protecting the Town's rural character and the rural lifestyle of the Town's residents; and

WHEREAS, the Town Council finds that limiting the extension of municipal water and sanitary sewer infrastructure into the Town will further protect the Town's rural character and the residents' rural lifestyle, and wishes to further articulate its policies governing such infrastructure; and

WHEREAS, the Town Council finds that the CPAB recommendations for revising the permitted uses and supporting policies in the comprehensive plan for other nonresidential/nonagricultural uses will further protect the Town's rural character and lifestyle.

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

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

Section 2: That the Future Land Use Element of the adopted Town of Southwest Ranches Comprehensive Plan is hereby amended pursuant to Exhibit "A", attached hereto and made a part hereof.

Section 3: That the Utilities Element of the adopted Town of Southwest Ranches Comprehensive Plan is hereby amended pursuant to Exhibit "B", attached hereto and made a part hereof.

Section 4: That the Town Planner is hereby directed to transmit the amendments set forth herein to the state land planning agency immediately following first reading of this Ordinance, and is hereby directed to transmit the adopted amendments immediately following the second and final reading of this Ordinance.

Section 5: That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Element subsequent to the effective date of this Ordinance, and that the Town Council hereby requests such recertification.

Section 6: Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 7: Severability. If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 8: Effective Date. This Ordinance shall take effect 31 days after the Department of Economic Opportunity notifies the Town that the plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the Department of Economic Opportunity or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED ON FIRST READING this 10th day of July, 2014 on a motion made by Council Member Breitkreuz and seconded by Council Member McKay.

PASSED AND ADOPTED ON SECOND READING this ____ day of ____, 2014, on a motion made by _____ and seconded by _____.

[Signatures on following page]

Nelson _____
Breitkreuz _____
Fisikelli _____
Jablonski _____
McKay _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Jeff Nelson, Mayor

Attest:

Russell Muñiz, MMC, Town Clerk

Approved as to Form and Correctness:

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

11809864.1

1 **II. ADMINISTRATION**

2
3 **II.A. DEFINITIONS**

4
5 * * * * *

6 **Non-rural Land Use Plan Designation** –any land use plan designation other than a rural
7 land use plan designation.

8
9 * * * * *

10
11 **Rural Character** – An area that is characterized by natural, agricultural, equestrian, pastoral
12 or rustic uses, including single-family dwellings on large lots, developed at low densities.

13
14 **Rural Land Use Plan Designation** – any of the following land use plan designations:
15 Agricultural; Conservation; Recreation and Open Space; Rural Ranches; and, Rural Estates.

16
17 **Rural Purposes** – Land that is used as a resource for agricultural, equestrian, managed
18 forest or mining uses, or maintained in a natural state as wetlands, fields or forest, including
19 Town open space and park parcels.

20
21 **Rural Use** – land that is used for rural purposes.

22
23 * * * * *

24
25 **1. GOALS, OBJECTIVES AND POLICIES**

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27 -----
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29 **FLUE POLICY 1.1-b:** Land Use Plan amendments to more intensive categories shall be
30 prohibited unless consistent with, and authorized by, FLUE objective 1.3 and particularly
31 policies 1.3-c, 1.3-d, and 1.3-e pertaining to evaluation of land use plan amendment
32 requests; 1.7 (Commercial Category); 1.8 (Employment Center Category); 1.12
33 (Community Facilities Category), or unless the Town Council determines that the more
34 intensive use is consistent with and furthers the overall goal to protect the Town’s rural
35 lifestyle.

36
37 -----
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39 **FLUE POLICY 1.3-c:** The compatibility of existing and future land uses shall be a
40 primary consideration in the review and approval of amendments to the Broward County
41 and the Southwest Ranches Land Use Plans.

42
43 **FLUE POLICY 1.3-d:** New non-rural land use plan designations may be established
44 only on US-27, and must be designed in a manner that does not adversely impact
45 existing and designated rural residential areas.
46

FLUE POLICY 1.3-e: In order to prevent future incompatible land uses, the established rural character of the Town shall be a primary consideration when amendments to the Town's Land Use Plan are proposed.

FLUE OBJECTIVE 1.7 COMMERCIAL LAND USE CATEGORY

CONTINUE IMPLEMENTING A COMMERCIAL LAND USE CATEGORY ON THE TOWN'S FUTURE LAND USE PLAN MAP PERMITTING TYPES OF COMMERCIAL DEVELOPMENT WHICH ARE COMPATIBLE WITH ADJACENT RURAL AND RESIDENTIAL LAND USES AND WHICH WOULD SUPPORT THE COMMERCIAL-BASED ACTIVITIES THAT ARE COMPATIBLE WITH THE TOWN'S NEEDS.

Measurement: maintenance of a commercial land use category.

FLUE POLICY 1.7-a: Floor Area Ratio (F.A.R.) shall not exceed 0.25.

FLUE POLICY 1.7-b: The Town Council shall continue implementing commercial land development regulations that are necessary to protect adjacent rural residential areas from potential negative impacts of commercial developments.

FLUE POLICY 1.7-c: The Town's zoning categories shall distinguish between neighborhood and community commercial developments within their respective service areas. Regional commercial uses shall not be permitted.

FLUE POLICY 1.7-d: The Commercial category is restricted to properties that were designated Commercial prior to the Town's incorporation.

FLUE POLICY 1.7-e: Development and redevelopment of existing commercial sites shall be designed and operated so as to minimize demand for public safety services both on and off-site. This may include using Crime Prevention Through Environmental Design principles, careful selection of businesses and land uses, avoiding late night operating hours, erecting barriers adjacent to residential uses, and providing on-site security.

FLUE POLICY 1.7-f: All land within the Commercial category shall be connected to municipal water and sewer, and these connections shall comply with Policy 1.17-b so as not to adversely impact land with a rural or residential land use plan designation or use.

FLUE OBJECTIVE 1.8 EMPLOYMENT CENTER LAND USE CATEGORY

ESTABLISH AND MAINTAIN AN EMPLOYMENT CENTER LAND USE CATEGORY, ONLY FOR THE US 27 CORRIDOR, ALLOWING ONLY CAREFULLY PLANNED DEVELOPMENT THAT IS DESIGNED TO BE COMPATIBLE WITH ADJACENT

Underlined text is new and ~~stricken~~ text is deleted

1 **RURAL RESIDENTIAL LAND USES AS SUBSTANTIALLY BUFFERED BY THE**
2 **EXISTING CEMETERY AND OPEN SPACE, AND WHICH WOULD BE**
3 **ENVIRONMENTALLY NEUTRAL.**
4

5
6 *Measurement: Designation of an Employment Center category.*
7

8 **FLUE POLICY 1.8-a:** The Town has identified the US 27 Corridor as potentially
9 appropriate for Employment Center on the land use plan map. Only parcels that front
10 US 27 are eligible for the Employment Center designation, including corner parcels
11 fronting streets along which non-rural uses are otherwise prohibited by this Element.
12 Parcels designated Employment Center on the land use plan map must only be
13 developed and used in strict compliance with the following policies. The Town Council
14 shall consider the extent to which each application submitted for land use plan
15 amendment, rezoning and development furthers the intent and spirit of the policies
16 hereunder in determining whether to approve the application.
17

18 **FLUE POLICY 1.8-b:** A petitioner for the Employment Center designation shall
19 demonstrate to the satisfaction of the Town Council one of the following: that there is a
20 Town need for such land use; that the resulting development will substantially benefit the
21 Town; or that it is not reasonable to expect the parcel to be developed with a rural
22 residential use.
23

24 **FLUE POLICY 1.8-c:** No Employment Center designation may border any parcel with a
25 rural land use plan designation. This shall not apply to any rural residential parcel under
26 unified control with a property designated Employment Center.
27

28 **FLUE POLICY 1.8-d:** There shall be no nonresidential, nonagricultural building,
29 structure, parking, storage or use within two hundred (200) feet of an abutting local Town
30 street, nor shall there be any such structure, parking, storage or use within two hundred
31 (200) feet of any parcel with a rural land use plan designation, unless such parcel is
32 under unified control with the parcel designated Employment Center. Open space use,
33 including buffers and drainage retention for an Employment Center use is not subject to
34 this restriction.
35

36 **FLUE POLICY 1.8-e:** Access to Employment Center development shall be from US 27
37 only.

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

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

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

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

FLUE POLICY 1.8-f: Permit those land uses, not to exceed a Floor Area Ratio (F.A.R.) of 0.75, within designated Employment Center parcels per the Permitted Uses in Future Land Use Categories subsection of this Element.

FLUE POLICY 1.8.g: Buildings shall not exceed thirty-five (35) feet in height, measured to the top of the highest roofline. Parapets and customary roof-mounted appurtenances (ex: elevator shaft, mechanical equipment) may exceed this height limit by not more than five (5) feet.

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

FLUE POLICY 1.8.i: Employment Center development shall either: (1) utilize extensive and substantially opaque buffering in order to screen the development from view along any adjacent street so as to achieve a nearly opaque buffer; or (2) utilize pleasing architecture and building placement to emphasize and showcase the building(s) while screening parking and outdoor storage areas behind the building. Developers choosing the latter option shall provide Florida Vernacular architecture of Caribbean or Cracker style, or combination thereof. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs. The land development regulations shall provide further architectural guidance. The Town Council may approve variations that are consistent with the Town's rural character. However, stucco walls in combination with flat, unarticulated rooflines or Mediterranean-style tile roofs that are typical of commercial development in South Florida are prohibited as a means of complying with architectural option number 2.

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

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

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

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

9
10 **FLUE POLICY 1.8-n:** Applications for land use plan amendment to establish an
11 Employment Center designation shall be filed concurrently with a complete application
12 for rezoning to the applicable planned development zoning district.

13
14 **FLUE POLICY 1.8.o:** The Town shall implement Employment Center land
15 development regulations that are necessary to protect adjacent rural areas from
16 potential negative impacts of Employment Center developments.

17
18 **FLUE POLICY 1.8-p:** All land within the Employment Center category shall be
19 connected to municipal water and sewer, and these connections shall comply with Policy
20 1.17-b so as not to not adversely impact land with a rural or residential land use plan
21 designation or use.

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25 **FLUE OBJECTIVE 1.14**

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28 **FLUE OBJECTIVE 1.17 EFFICIENT USE AND COORDINATION OF URBAN**
29 **SERVICES**

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31 **DISCOURAGE URBAN SPRAWL, WHICH WOULD SUBSTANTIALLY INCREASE**
32 **THE TOWN'S RURAL DENSITY, AND COORDINATE WITH ADJACENT**
33 **MUNICIPALITIES TO CREATE VISUAL SEPARATION OF THEIR SUBURBAN**
34 **COMMUNITIES FROM THE TOWN'S RURAL CHARACTER. ALLOW NEW NON-**
35 **RURAL LAND USE PLAN DESIGNATIONS ONLY ON US-27 WHERE NECESSARY**
36 **INFRASTRUCTURE EXISTS.**

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38
39 **FLUE POLICY 1.17-a:** The Town shall continue to accommodate buildout of its FLUM
40 without the need for central water through the continued reliance on private wells and its
41 rural residential land use densities.

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43 **FLUE POLICY 1.17-b:** It shall be the policy of the Town not to finance, cause or permit
44 the extension of public potable water or sanitary sewer systems into or within its
45 boundaries, except to the minimum extent necessary to serve non-rural and
46 nonresidential uses on the Town's periphery, to serve Town governmental facilities, and
47 in the event that an order from the Florida Department of Health or other agency with

1 jurisdiction requires such extension. This policy shall not be construed to preempt
2 Broward County water and sewer connection regulations.
3

4 “Extension” shall mean the lengthening of a water or sewer line, laying of new water
5 or sewer line, and the extension of water or sewer service from within one property to
6 another. The term shall not include the connection of an individual property via a
7 lateral or service line directly to an existing water distribution or sanitary sewer
8 collection line located in an abutting right-of-way or ingress/egress/utility easement.
9

10 “Minimum extent” shall mean that water or sewer line extensions shall follow a route
11 that extends the shortest distance necessary into or within the Town to serve the
12 intended non-rural use, or otherwise minimizes the number of acres and properties—
13 with rural land use plan designations that may be required by state or county law to
14 connect to municipal water or sewer due to the proximity of such infrastructure.
15 Water and sewer extensions should be confined to state, county and adjacent
16 municipal rights-of-way whenever possible.
17

Underlined text is new and ~~stricken~~ text is deleted

2. PERMITTED USES IN FUTURE LAND USE CATEGORIES

1. AGRICULTURAL CATEGORY

2. COMMERCIAL CATEGORY

The areas designated Commercial on the Town's Land Use Plan Map provide land area located adjacent to limited access highways for business, office, retail, service and other commercial enterprises which support the Town and surrounding area.

Uses permitted in areas designated commercial are as follows:

- A. Retail, office and business uses.
- B. Self-storage facility.
- C. Hotels, motels and similar lodging.
- D. Recreation and open space and commercial recreation uses.
- E. Non-residential agricultural uses.
- F. Communication facilities.
- G. Utilities, located on the site of a commercial development as an accessory use, to the extent such utilities are confined to serving only the specific commercial development.

3. COMMUNITY FACILITIES CATEGORY

4. CONSERVATION CATEGORY

5. EMPLOYMENT CENTER CATEGORY

The Employment Center category is intended to facilitate a limited range of "clean" light industrial and business uses along the US 27 corridor that are not a threat to the potable water quality of the Biscayne Aquifer. The Employment Center category may be applied only to properties fronting the east side of U.S. Highway 27 that are buffered from parcels designated Rural Ranches, Rural Estates and Agricultural by an intervening permanent open space or community facility land use.

The Town shall carefully consider potential environmental, traffic and quality of life impacts before changing the land use plan map designation of any parcel to Employment Center. An application for land use plan amendment to designate a property as Employment Center must affirmatively demonstrate that the amendment is consistent with all of the Employment Center performance standards established herein. Every such application for plan amendment shall be submitted concurrently with a rezoning application to an implementing zoning district.

- A. Performance Standards.

Underlined text is new and ~~stricken~~ text is deleted

1. An Employment Center development shall not generate noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that can be detected from any property with an Agricultural, Rural Ranch or Rural Estate land use plan map designation.
2. Municipal sanitary sewer and potable facilities must be in place, or be the subject of a binding agreement with a municipal utility to extend same to serve a parcel designated Employment Center, prior to issuance of a development permit for a principal building.
3. An Employment Center development shall not involve bulk or outdoor storage, nor use of any chemicals or substances or processes that create byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals. This shall not apply to fuel storage tanks for emergency generators and fuels stored for the purpose of servicing vehicles used in the regular course of business.
4. Any use, the nature of which may be considered dangerous, or which may potentially compromise the comfort, peace, enjoyment, health or safety of the community or any property with a Rural Ranches, Rural Estate or Agricultural land use plan map designation shall be prohibited.
5. All Employment Center development shall provide for north-south cross-access to abutting parcels in accordance with the conceptual master access management plan for the US-27 corridor (see FLUE Policy 1.8-e.). Such access may include dedication and construction of a frontage drive and/or site design that anticipates driveway connections or drive aisle connections with abutting properties, and which provides cross-access easements for such connections.

B. Uses permitted in areas designated Employment Center are as follows:

1. Fabrication and assembly.
2. Office uses, excluding call centers.
3. Hotels, motels or similar lodging.
4. Restaurants and personal services.
5. Communication facilities.
6. Non-residential agricultural uses.
7. Light manufacturing uses.
8. Research businesses, excluding medical and research laboratories.

C. Permitted Accessory Uses (cumulatively limited to less than fifty percent (50%) of the site, and individually limited to twenty-five percent (25%) of the site):

1. Utilities, located on the site of an employment center development and confined to serving only the specific development.
2. Storage.
3. Retail within buildings devoted to principal uses.
4. Recreation and open space uses.

(The following are changes to headings only)

- 6. INDUSTRIAL CATEGORY**
- 7. RECREATION AND OPEN SPACE CATEGORY**
- 8. ESTATE RESIDENTIAL CATEGORY**
- 9. RURAL ESTATES CATEGORY**
- 10. RURAL RANCHES CATEGORY**

Underlined text is new and ~~stricken~~ text is deleted

1 **11. TRANSPORTATION USE CATEGORY**

2 **12. UTILITIES CATEGORY**

3 **13. WATER CATEGORY**

7 **14. GENERAL LIST OF ADDITIONAL USES**

9 **A. COMMUNICATION FACILITIES**

10 Communication facilities such as , satellite earth stations and relay structures, and telephone
11 switching facilities are not specifically designated on the Town's Land Use Plan Map as a
12 separate category. Such facilities may be permitted in areas designated under the following
13 categories, provided that wireless telecommunication antennas and accessory equipment are
14 permitted on Town-owned properties regardless of future land use category:

- 15 1. Commercial
- 16 3. Industrial
- 17 4. Employment Center

19 **B. SPECIAL RESIDENTIAL FACILITIES**

20 *(Former Sec. 14 provisions now under this heading. Subheadings A. through D. to be*
21 *renumbered 1. through 4.)*

24 **15. MEDIUM DENSITY (16) RESIDENTIAL LAND USE CATEGORY**

Underlined text is new and ~~stricken~~ text is deleted

**EXHIBIT “B”
UTILITIES ELEMENT AMENDMENT**

UE OBJECTIVE 1.2 POTABLE WATER & SANITARY SEWER

PROVIDE ON-GOING COORDINATION AND ASSISTANCE TO TOWN RESIDENTS IN MEETING EXISTING AND FUTURE POTABLE WATER SUPPLY AND WASTEWATER TREATMENT NEEDS, DISCOURAGE URBAN SPRAWL, CONSERVE POTABLE WATER AND PROTECT GROUND WATER FUNCTIONS.

{9J-5.011 (2)(a)}

Measurement:

- 1) Whether or not Best Management Practices (BMPs) have been made available to residents.
- 2) Number of instances of well/septic failure or other groundwater problems.

UE POLICY 1.2-a: The Town shall continue to coordinate with Broward County’s DPEP monitoring of the Town’s individual potable water wells’ environmental impact on the Biscayne Aquifer to determine if there is an impact from residential septic tanks on the Town’s potable water supply and shall, if it is determined that there are adverse impacts on the potable water supply, initiate measures to safeguard the Town’s potable water supply.

UE POLICY 1.2-b: The Town shall require all new non-residential, non-agricultural uses to be serviced by centralized potable water and wastewater systems, where financially feasible, and in compliance with Broward County’s Health Code.
{BCPC Policy 8.01.08}

UE POLICY 1.2-c: The Town shall require all existing non-residential, non-agricultural developments on septic tanks and private wells to hook up to centralized sewer and water facilities, as they become financially feasible, in accordance with State and County regulations.
{BCPC Policy 8.01.10}

UE POLICY 1.2-d: The Town shall not approve future land use map amendments where densities or intensities are increased if:

- Sanitary sewer and permitted effluent disposal facilities and potable water are not available; and
- Plans to extend such facilities, so that they become available, are not included within a financially feasible capital improvements program.

{BCUALUP Policy 5.3.2}

Underlined text is new and ~~stricken~~ text is deleted

EXHIBIT “B” UTILITIES ELEMENT AMENDMENT

UE POLICY 1.2-e: As an alternative to new sanitary sewer facility construction, the Town shall identify opportunities to increase efficiency and optimize the use of existing sanitary sewer facilities and private septic tanks.

{BCUALUP Policy 5.3.4}

UE POLICY 1.2-f: The Town shall encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote efficient rural growth and adhere to adopted LOS standards for the delivery of potable water, sewer, solid waste and drainage services.

{BCUALUP Policy 5.3.5}

UE POLICY 1.2-g: Sanitary sewer facilities, including septic tanks, shall be designed, constructed, maintained and operated in a manner that conserves and protects potable water resources by optimizing the use of reclaimed wastewater, where feasible, thus minimizing new demands on the Biscayne Aquifer.

{BCUALUP Objective 5.4}

UE POLICY 1.2-h: The Town shall encourage the use of reclaimed water as an integral part of its wastewater management program, where economically, environmentally and technically feasible.

{BCPC Policy 8.03.09}

UE POLICY 1.2-i: The Town shall coordinate with The City of Sunrise and Cooper City Utilities and other adjacent municipalities to ensure potable water facilities are provided to meet the Town’s short-term and long-term future needs.

{BCUALUP Objective 4.2}

UE POLICY 1.2-m: The level of service (LOS) standard for potable water facilities serving the Town are as follows:

Cooper City Facilities: 101.33 gallons per capita per day

City of Sunrise: 65 gallons per capita per day

UE POLICY 1.2-n: In order to protect and conserve the Biscayne Aquifer, the Town, in coordination with Broward County, shall investigate utilization of alternate potable water sources to supplement and broaden the Town’s future water supply sources, according to the need for same as indicated in the Town’s adopted 10-Year Water Supply Facilities Plan. These potential sources could include the Floridian Aquifer, Aquifer Storage and Recovery (ASR), desalinization, capture and storage of excess storm water currently lost to tide and other technologies as addressed in the Lower East Coast Regional Water Supply Plan of the South Florida Water Management District.

{BCUALUP Policy 4.2.8}

Underlined text is new and ~~stricken~~ text is deleted

EXHIBIT “B” UTILITIES ELEMENT AMENDMENT

UE POLICY 1.2-o: Conserve and protect potable water resources with primary focus on the Biscayne Aquifer by optimizing the utilization of water resources through effective water management practice.

UE POLICY 1.2-p: The Town shall coordinate with Broward County DPEP’s development of a basin-wide water management protocol that optimizes flood protection, water quality, storm water storage, wetlands sustainability and groundwater recharge functions while protecting groundwater from saltwater intrusion. By assessing the existing surface water management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages a model will be developed to better utilize the water resources.

{BCUALUP Policy 4.4.1}

UE POLICY 1.2-q: The Town shall coordinate a program with Broward County to implement a year-round public information and education programs promoting more efficient conservation methods such as energy saving plumbing fixtures and water conservation.

{BCUALUP Policy 4.4.9}

UE POLICY 1.2-r: The Town shall ensure that future potable water facilities are designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features and not exacerbate saltwater intrusion.

{BCUALUP Objective 4.5}

UE POLICY 1.2-s: The Town shall coordinate the provision of potable water services through agreements with municipalities and other service providers in Broward County when economically feasible.

{BCUALUP Policy 4.6.2}

UE POLICY 1.2-t: The Town shall continue to coordinate the testing of its natural potable water through a program implemented by Broward County’s Department of Planning and Environmental Protection (DPEP) utilizing the routine sampling of individual drinking water wells located around the Town’s jurisdiction.

UE POLICY 1.2-u: The Town shall initiate discussions with the City of Sunrise to reduce the surcharge for providing potable water to areas located outside the boundaries of the City of Sunrise.

EXHIBIT “B” UTILITIES ELEMENT AMENDMENT

UE POLICY 1.2-v: The Town shall encourage the re-use of non-residential reclaimed water as an integral part of its wastewater management program, where economically, environmentally and technically feasible.

{BCPC Policy 8.03.0}

UE POLICY 1.2-w: The Town shall update its water supply facilities work plan within 18 months following the approval of a regional water supply plan.

UE POLICY 1.2-x: The Town shall adopt procedures to ensure that prior to approving a building permit or its functional equivalent, the Town will consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

UE POLICY 1.2-y: New septic tank systems shall be permitted for residential or community facilities purposes, such as Town Hall, only after the Florida Department of Health determines they are consistent with Broward County’s Water and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.

{BCPC Policy 9.02.05}

UE POLICY 1.2-z: The level of service (LOS) standard for wastewater facilities shall be:

- for private on-site septic systems: private on-site septic systems shall be in compliance with all applicable regulations for such systems;
- for centralized wastewater service: the LOS standard shall be the standard of the municipal provider of such service.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

September 11, 2014

Andrew Berns, Town Administrator
Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

Dear Mr. Berns:

SUBJECT: Proposed Southwest Ranches Comprehensive Plan Amendments, DEO #14-1ESR

The Department has reviewed the proposed amendments to the Town of Southwest Ranches Comprehensive Plan. In accordance with ss. 163.3184(3)(b), *Florida Statutes*, the focus of our review was on major transportation issues, including adverse impacts to the Strategic Intermodal System (SIS). Local governments with transportation concurrency are required under ss. 163.3180(5)(h)l.a., *Florida Statutes*, to consult with the Department when proposed amendments affect facilities on the SIS.

The proposed amendments establish an Employment Center land use category and limit its application to properties fronting the east side of US-27 between Stirling Road and Griffin Road. One of the proposed policies limits property access for employment center uses to US-27. US-27 is a SIS facility and Griffin Road is part of the Regional Transportation Network designated by the Southeast Florida Transportation Council. One of the key purposes of the SIS is to enhance economic prosperity and competitiveness. In 2013, the Department completed two studies on US-27 reflecting its current and future importance for the movement of freight within and through the Southeast Florida region (*US 27 Transportation Alternatives Study* and *US 27 Multimodal Planning and Conceptual Engineering Study*). Also, the Southeast Florida to Central Florida Study Area centered on US-27 is one of three Future Study Areas under the Department's Future Corridors initiative.

The Department understands and supports the intentions behind the proposed Employment Center land use category to promote economic development and commerce opportunities. While employment center uses are appropriate on US-27, the conversion of properties on US-27 from agricultural to employment center uses will increase trips on and the demand for access to the facility. US-27 is an Access Management Classification Type 2 facility, requiring that connections be at least 1,320 feet apart. New development on US-27 should be planned to minimize its impacts to traffic operations and the safe and efficient movement of regional long distance and high speed freight trips on US-27 from potential additional driveways, changes in median openings, and possible traffic signals.

The Department notes the Town has proposed policies that require concurrent applications for changes to the Employment Center land use category and rezonings using a planned development district approach. We also note the requirement for careful consideration of traffic and other impacts by the Town before applying the Employment Center land use category. We are concerned that the policies do not adequately address the area identified for the Employment Center land use category as a whole from a transportation perspective and do not include setting a performance standard(s) for traffic.

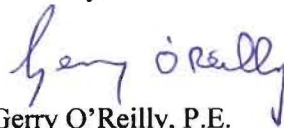
To avoid or minimize adverse impacts to US-27 and protect its ability to serve its strategic mobility function, the Department recommends that the Town modify or add policies to provide for the following:

- development of a plan or a set of requirements considering maximum development potential that will govern access management, internal traffic circulation (street network such as service road concepts and cross access), and external traffic circulation (street network that accommodates local trip access without impacting US-27) across all properties to which the Employment Center land use category may be applied prior to application of the category to any property;
- consultation with the Department regarding development of the plan or set of requirements for access management, internal traffic circulation, and external traffic circulation; requirements for the planned development zoning district to be established in conjunction with establishment of the Employment Center land use category; and methodologies used for traffic impact analysis;
- coordination with the Department as concurrent applications for proposed land use changes to Employment Center and rezonings are developed and inclusion of the Department in platting/development review/site plan approval processes on properties designated as Employment Center; and
- a performance standard for traffic under 5. EMPLOYMENT CENTER CATEGORY subpart A. to accommodate access to US-27 for properties designated Employment Center via a shared service road extending from Stirling Road to Griffin Road.

Internalization of trips, level of service, and the location of uses permitted under the Employment Center land use category are examples of additional areas that could be covered by a performance standard(s) for traffic.

The Department appreciates the opportunity to participate in the review process. We are committed to working with the Town in pursuing mobility solutions. If you have any comments or questions about this letter, please contact Larry Hymowitz at (954) 777-4663. A contact for more information on US-27 as a SIS facility and related studies is Lisa Dykstra at (954) 777-4360.

Sincerely,



Gerry O'Reilly, P.E.
Director of Transportation Development
District Four

GO:lh

cc: Jeff Katims, Town of Southwest Ranches
James Stansbury, DEO
Jim Murley, SFRPC
Jim Wood, FDOT Central Office
Maria Cahill, FDOT Central Office

Birgit Olkuch, FDOT District Four
Lois Bush, FDOT District Four
Larry Hymowitz, FDOT District Four
Lisa Dykstra, FDOT District Four

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REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Monday 7:00 PM

September 15, 2014

13400 Griffin Road

Present:

Mayor Jeff Nelson

Vice Mayor Gary Jablonski

Council Member Doug McKay

Council Member Freddy Fisikelli

Council Member Steve Breitzkreuz

Andrew Berns, Town Administrator

Keith Poliakoff, Town Attorney

Martin Sherwood, Town Financial Administrator

Russell Muñiz, Town Clerk

Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Nelson at 7:43 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. Public Comment

The following members of the public addressed the Town Council: Vince Falletta, John Eastman, and Barry Neunzig.

4. Board Reports

Jeff Kastner, spoke on behalf of the Fire Advisory Board and submitted the official recommendations from the Fire Advisory Board.

Mary Gay Chaples spoke on behalf of the Recreation, Forestry, and Natural Resources Advisory Board, and provided a PowerPoint presentation that depicted the progress on the Rolling Oaks Barn.

5. Council Member Comments

Council Member Breitzkreuz spoke of the traffic calming devices that were being installed along 185th Way, 186th, and 188th Avenues and asked the community to be patient and reported that everything was going according to plan.

6. Legal Comments

Town Attorney Poliakoff advised that he attended a deposition related to the lawsuit against Pembroke Pines.

7. Administration Comments

Town Administrator Berns advised that a list of recommendations from the Rural Public Arts Board and the Recreation, Forestry, and Natural Resources Advisory Board would be forthcoming to consider a proper tribute for Town Attorney Emeritus Gary Poliakoff.

8. Resolution – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE SIXTH MODIFICATION TO THE AGREEMENT WITH CSI CODE SERVICES, INC. ("CSI"); ADDING ADDITIONAL ZONING SERVICES AND EXTENDING THE AGREEMENT THROUGH SEPTEMBER 30, 2017; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Council Member Breitkreuz and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

9. Resolution – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING A NEW AGREEMENT WITH THE MELLGREN PLANNING GROUP, INC. TO CLAIRFY THE SERVICES THAT IT PROVIDES TO THE TOWN; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Council Member Breitkreuz and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

10. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING RESOLUTION NO. 2008-018 TO ESTABLISH A REVISED COMPREHENSIVE FEE SCHEDULE FOR DEVELOPMENT AND PERMIT REVIEW FEES; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Council Member Fisikelli and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

11. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE STATE OF FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT'S REIMBURSEMENT DETERMINATION FOR HURRICANE WILMA FOR AN AMOUNT NOT TO EXCEED \$45,996.67; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Council Member Breitkreuz and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

12. Resolution – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ACCEPTING THE SELECTION AND NEGOTIATION COMMITTEE'S RECOMMENDATION AND AWARDED A CONTINUING CONTRACT TO WINNINGHAM AND FRADLEY, INC., CRAVEN AND THOMPSON AND ASSOCIATES INC., AND KEITH AND ASSOCIATES, INC., FOR PROFESSIONAL SURVEYING SERVICES; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Council Member Fisikelli and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

13. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH WHITELEAF LLC DBA TRAFFIC SOLUTIONS IN THE AMOUNT OF \$111,553.57 FOR STRIPING AND SIGNAGE IMPROVEMENTS IN COUNTRY ESTATES ALONG SW 185TH WAY, 186TH AVENUE, AND 188TH AVENUE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

This item was withdrawn and was scheduled for the September 30, 2014 meeting.

14. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING AND APPROVING AN AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TO RECEIVE \$450,446.00 TO COMPLETE THE TOWN'S COMPREHENSIVE INTERCONNECT DRAINAGE IMPROVEMENT PROJECT; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Vice Mayor Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

15. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ACCEPTING AND APPROVING AN AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TO RECEIVE \$75,000.00 TO COMPLETE THE DRAINAGE IMPROVEMENTS ALONG SW 54TH PLACE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Council Member Fisikelli and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

16. Approval of Minutes

a. Minutes for August 14, 2014 – Regular Council Meeting

The following motion was made by Council Member McKay, seconded by Vice Mayor Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE MINUTES.

17. Adjournment – Meeting was adjourned at 8:16 p.m.

Respectfully submitted:

Russell Muñiz, MMC, Town Clerk

*Adopted by the Town Council on
this 9TH day of October, 2014.*

Jeff Nelson, Mayor

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

FIRST BUDGET HEARING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Monday 6:00 PM

September 15, 2014

13400 Griffin Road

Present:

Mayor Jeff Nelson

Vice Mayor Gary Jablonski

Council Member Doug McKay

Council Member Freddy Fisikelli

Council Member Steve Breitkreuz

Andrew Berns, Town Administrator

Keith Poliakoff, Town Attorney

Martin Sherwood, Town Financial Administrator

Russell Muñiz, Town Clerk

The First Budget Hearing of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Nelson at 6:09 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

4. Administrator Comments

Town Administrator Berns explained that each item on the agenda would be covered in the Town Financial Administrator's presentation. After the meeting tonight, the final millage rate and the budget will be set at the second budget hearing scheduled for September 30, 2014.

5. Presentation by Finance

Town Financial Administrator Martin Sherwood illustrated the significant aspects of each agenda item via a PowerPoint presentation.

6. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FINAL FIRE SERVICES ASSESSMENT RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA FOR FISCAL YEAR 2014-2015 COMMENCING OCTOBER 1, 2014; PROVIDING PURPOSE AND DEFINITIONS; PROVIDING FOR THE IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS; INCORPORATING THE FIRE PROTECTION ASSESSMENT REPORT; PROVIDING FOR LEGISLATIVE DETERMINATION OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; ESTABLISHING THE RATE OF ASSESSMENT; DIRECTING THE PREPARATION OF A FINAL ASSESSMENT ROLL; PROVIDING FOR A DISABLED VETERANS EXEMPTION; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Breitkreuz, seconded by Council Member McKay and was later amended below:

MOTION: TO APPROVE THE RESOLUTION.

An amended motion was made by Council Member Breitkreuz, seconded by Vice Mayor Jablonski and passed by 4-1 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, Jablonski, and Mayor Nelson voting Yes with Council Member McKay dissenting.

MOTION: TO APPROVE THE RESOLUTION SUBJECT TO ADJUSTING THE RATE BASED ON THE REDUCED EXPENDITURES TO THE VOLUNTEER FIRE DEPARTMENT.

7. Resolution – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FINAL SOLID WASTE SERVICES ASSESSMENTS RELATING TO THE PROVISION OF SOLID WASTE SERVICES, FACILITIES AND PROGRAMS TO RESIDENTIAL PROPERTIES IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA FOR FY 2014-2015 COMMENCING OCTOBER 1, 2014; PROVIDING AUTHORITY FOR SOLID WASTE SERVICES ASSESSMENTS; PROVIDING PURPOSE AND DEFINITIONS; PROVIDING FINDINGS; INCORPORATING THE SOLID WASTE SPECIAL ASSESSMENT METHODOLOGY REPORT; APPROVING THE ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Breitkreuz, seconded by Council Member McKay and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

Millage Rate and Budget Hearing

8. Resolution – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AND ADOPTING THE TENTATIVE MILLAGE RATE FOR TAXATION OF REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE TOWN OF SOUTHWEST RANCHES FOR THE 2014-2015 FISCAL YEAR, COMMENCING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Breitkreuz, seconded by Council Member McKay and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE RESOLUTION SUBJECT TO AMENDING THE MILLAGE RATE TO 4.2719.

9. Ordinance – First Reading - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2014-2015, COMMENCING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015; PROVIDING FOR A BUDGET BASIS; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND, PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Breitkreuz, seconded by Council Member McKay and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

MOTION: TO APPROVE THE ORDINANCE.

10. Adjournment – Meeting was adjourned at 7:33 p.m.

Respectfully submitted:

Russell Muñiz, MMC, Town Clerk

*Adopted by the Town Council on
this 9TH day of October, 2014.*

Jeff Nelson, Mayor

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