



Southwest Ranches Town Council

REGULAR MEETING

Agenda of December 12, 2019

Southwest Ranches Council Chambers
7:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Doug McKay	Delsa Amundson	Andrew D. Berns	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Bob Hartmann	<u>Town Financial</u>	<u>Assistant Town</u>
Denise Schroeder	Gary Jablonski	<u>Administrator</u>	<u>Administrator/Town Clerk</u>
		Martin Sherwood, CPA CGFO	Russell C. Muniz, 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. 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.

4. Board Reports

5. Council Member Comments

6. Legal Comments

7. Administration Comments

Ordinance - 1st Reading

- 8. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2020-2024 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 33 ACRES FROM MEDIUM DENSITY RESIDENTIAL (16 DU/AC) TO RURAL RANCH, TO MATCH**

BROWARD COUNTY'S FUTURE LAND USE MAP DESIGNATION, GENERALLY LOCATED AT THE NORTHEAST QUADRANT OF SHERIDAN STREET AND SW 190TH AVENUE; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-2)

10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") ARTICLE 5, "ADMINISTRATIVE AND LEGAL PROVISIONS," SECTION 005-120, "CERTIFICATES REQUIRED" TO REQUIRE CERTIFICATES OF USE FOR FARMS, NONCOMMERCIAL FARMS, COTTAGE FOOD OPERATIONS, AND HOME OCCUPATIONS, AND PROVIDING CERTAIN EXEMPTIONS FROM FEES; AMENDING SECTION 10-30, "TERMS DEFINED" AS IT PERTAINS TO AGRICULTURAL DEFINITIONS; AMENDING ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-030, "GENERAL PROVISIONS" TO REVISE REGULATIONS GOVERNING REGISTRATION, PARKING AND STORING OF AGRICULTURAL VEHICLES AND EQUIPMENT, TO PERMIT THE SALE AND DISPLAY OF COTTAGE FOODS, TO ENCOURAGE THEMATIC ARCHITECTURAL DESIGN OF COMMERCIAL FARM BUILDINGS, TO REGULATE NURSERY LOCATIONS AND PROVIDE FOR NONCONFORMING USES, AND TO PROHIBIT CONVERSION OF DWELLINGS FOR NONRESIDENTIAL USE; AMENDING SECTION 045-050, "PERMITTED AND PROHIBITED USES" TO PROHIBIT LANDSCAPE MAINTENANCE OPERATIONS; MAKING VARIOUS AMENDMENTS OF A HOUSEKEEPING NATURE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.
11. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") BY AMENDING SECTION 10-30, "TERMS DEFINED;" AMENDING ARTICLE 100, "APPLICATION SUBMITTAL AND NOTICE PROCEDURES," SECTIONS 100-020, "GENERAL APPLICATION REQUIREMENTS," 100-030, "MINIMUM REQUIRED CONTENT FOR ALL PUBLIC HEARING NOTIFICATIONS," AND 100-060, "MAIL NOTICE REQUIREMENTS FOR PUBLIC HEARINGS;" CREATING ARTICLE 112 ENTITLED, "SPECIAL EXCEPTION USES;" PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

Resolutions

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN COUNCIL MEETING SCHEDULE FOR THE CALENDAR YEAR 2020; AND PROVIDING FOR AN EFFECTIVE DATE.
13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN

HOLIDAY SCHEDULE FOR THE CALENDAR YEAR 2020; AND PROVIDING AN EFFECTIVE DATE.

- 14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF FIRE ADVISORY BOARD (FAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 15. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE DRAINAGE AND INFRASTRUCTURE ADVISORY BOARD (DIAB); RESTATING THE BOARD'S PURPOSE AND OBJECTIVES; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**
- 16. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE RECREATION, FORESTRY, AND NATURAL RESOURCES ADVISORY BOARD (RFNRAB); RATIFYING THE BOARD'S PURPOSE AND OBJECTIVES; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**
- 17. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE RURAL PUBLIC ARTS AND DESIGN ADVISORY BOARD (RPADAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**
- 18. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE SCHOOLS AND EDUCATION ADVISORY BOARD (SEAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**
- 19. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE COMPREHENSIVE PLAN ADVISORY BOARD (CPAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**
- 20. A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-74-19 BY IGLESIA MISION VIDA, INC. TO AMEND ITS EXISTING SITE PLAN BY ADDING A 2,396 SQUARE-FOOT STORAGE AND CHURCH OFFICE BUILDING AND INCIDENTAL IMPROVEMENTS; 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.**

21. A RESOLUTION AND FINAL ORDER OF THE BOARD OF ADJUSTMENT OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING/DENYING APPLICATION NO. VA-74-20 BY IGLESIA MISIÓN VIDA, INC. FOR A VARIANCE FROM SUBSECTION 095-40(B) OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE (“ULDC”) TO WAIVE REQUIRED VEHICULAR USE AREA LIGHTING; 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.

Discussion

22. Annual Review of Charter Officials

23. Approval of Minutes

- a. September 12, 2019 - First Budget Hearing
- b. September 12, 2019 Regular Meeting
- c. September 26, 2019 Regular Meeting
- d. October 10, 2019 Regular Meeting

24. 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
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Emily Aceti, Community Services Manager
DATE: 12/12/2019
SUBJECT: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS UPDATE

Recommendation

Recommend that the Town Council adopt the updated Five-Year Schedule of Capital Improvements.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management
- D. Improved Infrastructure
- E. Cultivate a Vibrant Community

Background

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

The Schedule contained within the Capital Improvements Element (CIE) is a list of capital

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

Amendments to the Schedule are not deemed to be comprehensive plan amendments, and do not require State Land Planning Agency review. The Southwest Ranches Comprehensive Plan Advisory Board reviewed the proposed Schedule update and recommends its approval.

Fiscal Impact/Analysis

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

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

Staff Contact:

Jeff Katims, AICP, CNU-A, Assistant Town Planner
Emily McCord Aceti, Community Services Manager
Martin Sherwood, CPA, CGMA, CGFO, Town Financial Administrator
Venessa Redman, Senior Procurement and Budget Officer

ATTACHMENTS:

Description	Upload Date	Type
CIE Update - TA Approved	12/6/2019	Ordinance
CIE GOPS	12/9/2019	Exhibit
CIE Data	12/9/2019	Exhibit

ORDINANCE 2020-XXX

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2020-2024 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3177, F.S. requires every local government to annually update the Five-Year Schedule to Capital Improvements ("Schedule") by Ordinance; and

WHEREAS, Section 163.3177, F.S. provides that updates to the Schedule shall not be deemed to be amendments to the Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Southwest Ranches has prepared its Schedule in accordance with the standards and requirements of Section 163.3177, F.S.; and

WHEREAS, the Local Planning Agency held a duly noticed public hearing on December 12, 2019 and recommends the updated Schedule.

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

SECTION 1: Recitals adopted. That foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of the Ordinance.

SECTION 2: Amendment. That the Five-Year Schedule of Capital Improvements is hereby updated in compliance with Section 163.3177, F.S. as shown in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 3. 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 4. 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 or this Ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED ON FIRST READING this ____ day of ____, 2019 on a motion made by ____ and seconded by ____.

PASSED ON SECOND READING this ____ day of ____, 2020 on a motion made by ____ and seconded by ____.

McKay	_____	Ayes	_____
Schroeder	_____	Nays	_____
Amundson	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Jablonski	_____		

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
36291539.1

CAPITAL IMPROVEMENT ELEMENT

III.I Capital Improvements Element (CIE)

1. GOALS, OBJECTIVES AND POLICIES

CIE GOAL 1

ENSURE THAT THE INFRASTRUCTURE NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC IS PROVIDED IN A TIMELY AND EFFICIENT MANNER, AND THAT PUBLIC FACILITIES ARE MAINTAINED AT OR ABOVE THE LEVEL OF SERVICE STANDARDS ADOPTED IN THIS PLAN.

{9J-5.016(3)(a)}

CIE OBJECTIVE 1.1

THE TOWN SHALL DEVELOP AND CONTINUOUSLY IMPROVE A PROCESS THAT GUIDES THE CAPITAL FACILITY PLANNING OF THE TOWN IN ORDER TO:

1. Accommodate projected growth, maintain existing facilities, replace obsolete or deteriorated facilities.
2. Coordinate future land use decisions and fiscal resources with a schedule of capital improvements which maintain adopted LOS standards.
3. Upgrade public infrastructure serving developed lands that do not currently meet LOS standards.
4. Remain fiscally responsible.

{9J-5.016(3)(b)(1,3 &5)}

Measurement: Annual update of a 5 year schedule of capital improvements.

CIE POLICY 1.1-a: Public facilities and services needed to support development will be provided concurrent with the impacts of development, as measured by the Town's adopted LOS standards. The LOS standards are as established in other elements of the Comprehensive Plan, as follows:

- potable water: UE Policy 1.2-m;
- wastewater: UE Policy 1.2-z
- drainage: UE Policy 1.1-g
- solid waste: UE Policy 1.1-f
- traffic: TE Policy 1.1-l and TE Policy 1.1-m
- parks and recreation: ROS Policy 1.2-a
- public school facilities: PSFE Policy 1.2-c

- water quality: UE Policy 1.1-h

CIE POLICY 1.1-b: All capital improvement projects shall meet an initial objective standard test of furthering the Town's Comprehensive Plan, providing necessary infrastructure replacement/renewal, correcting existing deficiencies, maintaining adopted LOS and providing facilities concurrent with development. Prioritizing and funding of all projects shall be based on the nature of funds available.

{9J-5.016(3)(c)(1,3-6 & 7)}

CIE POLICY 1.1-c: The following standards regarding debt shall be adhered to, where feasible: The total debt service shall not exceed 15% of the Town's total revenues. The average annual bond maturities shall not exceed 15 years. Debt payment shall not exceed 30 years.

{9J-5.016(3)(c)(2)}

CIE POLICY 1.1-d: The Town Council shall annually monitor, evaluate, adopt and prioritize the implementation of a 5-year schedule of capital improvements.

{9J-5.016(3)(c)(7)}

CIE POLICY 1.1-e: All future developments shall be responsible for paying proportionate fair share of the cost of all public facilities required to accommodate the project's impact without exceeding the adopted level of service standards.

CIE Policy 1.1-f: The Town shall annually update the five year capital improvements schedule included in this element as provided by law in order to adjust the five year planning horizon, reflect project status, and ensure the Town's ability to meet its adopted level of service standards.

CIE Policy 1.1-g: The five year schedule of capital improvements shall reflect the current City of Sunrise 10-Year Water Supply Facilities Work Plan (Amendment No. 15-1ESR, January 20, 2015), and the capital projects described therein for the purposes of ensuring that adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.

CIE Policy 1.1-h: The Town hereby adopts by reference the Cooper City 10-year Water Supply Facilities Work Plan (Amendment No. 15-1ESR, December 30, 2014) as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.

CIE POLICY 1.1-i: The Town shall include in its land development regulations provisions to implement a proportionate fair-share mitigation system for transportation per the requirements of s. 163.3180, Florida Statutes.

SCHOOL CAPITAL FACILITIES PLANNING

CIE Objective 1.2

THE TOWN, IN COLLABORATION WITH THE SCHOOL BOARD, BROWARD COUNTY AND THE LOCAL GOVERNMENTS WITHIN BROWARD COUNTY, SHALL ENSURE THAT PUBLIC SCHOOL FACILITIES ARE AVAILABLE FOR CURRENT AND FUTURE STUDENTS CONSISTENT WITH AVAILABLE FINANCIAL RESOURCES AND THE ADOPTED LEVEL OF SERVICE (LOS).

Measurement:

- School enrollment projections compared to the School District's Adopted Five-Year District Educational Facilities Plan (DEFP)

CIE Policy 1.2-a: Consistent with policies and procedures within the Amended Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a five year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all concurrency service areas (CSAs). Pursuant to the ILA, this financially feasible schedule shall be updated by the School Board on an annual basis. The Town's five-year schedule of capital improvements shall reflect each annual DEFP update.

CIE Policy 1.2-b: The uniform, district-wide LOS shall be 100 percent of gross capacity (with re-locatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110 percent of permanent FISH capacity for each public elementary, middle, and high school.

CIE Policy 1.2-c: Pursuant to the ILA, the adopted LOS shall be applied consistently by Broward County, the Town, the municipalities and the School Board, district-wide to all schools of the same type.

CIE Policy 1.2-d: The five year schedule of capital improvements shall reflect the School Board's current DEFP.

CIE Objective 1.3

FORMALLY RECOGNIZE THE CAPITAL EXPENDITURES OF OTHER AGENCIES THAT PROVIDE CAPITAL FACILITIES UPON WHICH THE TOWN OF SOUTHWEST RANCHES RELIES TO MEET ADOPTED LEVEL OF SERVICE STANDARDS.

- Annual review and update of implementing policies as appropriate to reflect changes to capital facility plans upon which the Town of Southwest Ranches relies to meet adopted level of service standards.

CIE Policy 1.3-a: In order to ensure that adopted level of service standards for the transportation system are maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect the following plans and programs as updated annually, to the extent that such improvements are required in order to maintain the Town's adopted levels of service for transportation facilities:

- Broward County Capital Improvements Program
- Broward County MPO Transportation Improvement Program
- Broward County MPO Cost Feasible Long Range Transportation Plan
- FDOT's Adopted Work Program

CIE Policy 1.3-b: In order to ensure that adopted level of service standards for the parks and recreation system continue to be maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect the current Broward County Capital Improvements Program to the extent that such improvements are required in order to maintain the Town's adopted level of service standard for parks.

CIE Policy 1.3-c: In order to ensure that adopted level of service standards for the countywide public school system are maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect the current Broward County School District's Adopted Five-Year District Educational Facilities Plan.

CIE Policy 1.3-d: In order to ensure that adopted level of service standards for the solid waste disposal system continue to be maintained, the Town of Southwest Ranches five year schedule of capital improvements shall reflect the current Broward County Capital Improvements Program.

2. CAPITAL IMPROVEMENT IMPLEMENTATION

THE TOWN OF SOUTHWEST RANCHES SHALL CONTINUE TO CONSIDER THE FOLLOWING:

1. Pursue alternative methods for protecting, preserving and enhancing the Town's rural lifestyle.
2. Evaluate the public benefits of annexing lands into the Town.
3. Maintain Land Development Code regulations which are consistent with the adopted comprehensive plan.
4. Explore methods of obtaining funds for purchasing and constructing public passive open space and trails.
5. Explore possibilities of securing funds for improving traffic capacity on Griffin Road and constructing 184th Avenue.
6. Encourage removing Dykes Road and S.W. 172nd Avenue as major collector roadways between Griffin Road and Sheridan Street and initiate amendments to Broward County MPO.
7. Encourage enforcement of the Town's current land development regulations.
8. Analyze the 2010 Census data, and evaluate the Comprehensive Plan to reflect new data.
9. Develop and maintain a tertiary drainage plan for all the areas within our Town.
10. Any Town developed tertiary drainage system must be coordinated with the Central Broward Water Control District and the South Broward Drainage District.
11. Pursue discussions with government authorities in order to develop methods to protect the integrity of 8 archeological sites (LAPC) in environmentally sensitive areas, as designated by the Broward County Board of County Commissioners.
12. Adopt a procedure for upgrading and increasing landscaping along all major arterial roadways and designated multi-use Greenways to conform to Xeriscape landscape requirements.

13. The Evaluation and Monitoring System shall include an annual report of its five-year capital improvements element to determine the status of its existing programs or any new programs.
14. Implement the capital improvements identified in this Comprehensive Plan as may be updated from time to time.
15. The Town shall determine feasibility of constructing a Comprehensive Mitigation Bank in lieu of preserving and enhancing individual isolated wetlands.

Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY 2020 - FY 2024

Department Name	Project Name	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Public Safety/ General Fund & Capital Projects Fund	Fire Wells Replacement and Installation	30,000	30,000	FA	FA	30,000	FA 150,000
	Public Safety Fire Rescue Modular Facility Generator	141,000	-	-	-	-	141,000
	Public Safety Fire Modular Protective Awning	19,500	-	-	-	-	19,500
	Emergency Operations Center	-	-	-	-	5,400,000	NF 5,400,000
Townwide/Capital Projects Fund							
	Town Hall Complex Safety, Drainage & Mitigation Improvements	215,039	GF TFR, CIP-FB, G	-	-	-	215,039
Parks, Recreation & Open Space/ Capital Projects Fund							
	Frontier Trails Conservation Area	60,000	GF Tfr	NF	NF	689,650	NF 1,939,650
	Country Estates Park	150,000	NF	NF	NF	229,575	NF 1,065,000
	PROS Entranceway Signage	60,000	NF	-	-	-	100,000
	Calusa Corners Park	50,000	NF	503,225	NF	195,500	NF 1,255,725
	Southwest Meadows Sanctuary Park	50,000	NF	518,406	NF	518,406	NF 2,123,624
	Country Estates Park Ballfield Improvement	31,726	NF	-	-	-	31,726
	Sunshine Ranches Equestrian Park Playground Rehabilitation	25,700	NF	-	-	-	25,700
Public Works: Engineering/ Transportation Fund							
	Transportation Surface Drainage & Ongoing Rehabilitation (TSDOR)	1,000,101	TFB, GF Tfr (mill=-.4439)	450,000	GF Tfr (mill=TBD)	450,000	GF Tfr (mill=TBD) 2,800,101
	Drainage Improvement Projects	618,490	TFB, GF- Tfr, G	92,000	GF Tfr	138,000	GF Tfr 1,078,490
	Guardrails Installation Project	440,000	NF	205,000	NF	205,000	NF 1,240,000
	Pavement Striping and Markers	26,735	NF	50,000	GAS, GF Tfr	50,000	GAS, GF Tfr 210,000

	Townwide Entranceway Signage									
	Street Lighting	10,000	NF	10,000	NF	10,000	NF	10,000	NF	40,000
		-		25,000	TFB	201,000	NF	196,000	NF	422,000
	PROJECT TOTALS									
			\$2,928,291		\$2,184,671		\$2,523,131		\$7,909,331	\$18,257,555

Funding Source Code	Funding Source Name
CIP-FB	Capital Projects Fund Fund Balance
DEBT	DEBT-General Obligation or otherwise
FA	Fire Assessment
G	Grant Funding
GAS	Local Option Gas Taxes
GF-FB	General Fund Fund Balance
GF Tfr	General Fund Transfer from Operating Revenues
NF	Not Funded
TFB	Transportation Fund Fund Balance

Five Year Capital Improvement Plan - All Funds Funding Source Summary

FY 2020 - FY 2024

	Source Name	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
CIP-FB	Capital Projects Fund Fund Balance	23,039	-	-	-	-	23,039
DEBT	DEBT-General Obligation or otherwise	-	-	-	-	-	-
FA	Fire Assessment	30,000	30,000	30,000	30,000	30,000	150,000
G	Grant Funding	549,490	-	-	-	-	549,490
GAS	Local Option Gas Taxes	-	5,000	5,000	5,000	5,000	20,000
GF-FB	General Fund Fund Balance	-	-	-	-	-	-
GF Tfr	General Fund Transfer from Operating Revenues	796,267	570,265	587,000	633,000	633,000	3,219,532
NF	Not Funded	1,004,661	1,554,406	1,901,131	2,044,131	7,241,331	13,745,660
TFB	Transportation Fund Fund Balance	524,834	25,000	-	-	-	549,834
Totals		2,928,291	2,184,671	2,523,131	2,712,131	7,909,331	18,257,555

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PROPOSED FY 2019-2020 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 ([2020-2024](#)): 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 Transportation Improvement Program for FY [2019/20 – 2023/24](#)
- * Broward County MPO Cost Feasible Long-Range Transportation Plan 2035
- *FDOT Adopted Work Program FY [2019/20 – 2023/24](#)

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. The City of Sunrise Utilities Department maintains a retail service agreement with these two locations. The only other properties served by

centralized sanitary sewer are within the Cooper City service area, which covers frontage properties on Flamingo Road at the Town's eastern boundary, and the Stone Creek at Sunshine Ranches neighborhood (eight single-family homes). Included in this service area are St. Mark's Church and Archbishop McCarthy High School. 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 expenditures related to sanitary sewer service.

Potable Water

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

The January 20, 2015 Sunrise 10-Year Water Supply Facilities Work Plan is hereby incorporated by reference.

Solid Waste

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

The Broward County Capital Improvements Program FY [2019/20 – 2023/24](#) is hereby incorporated by reference.

Drainage

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

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

The Town may undertake targeted improvements from time to time when funds are available, in order to compliment 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 2019, the long term planning horizon, will be 58.38 acres. The Town of Southwest Ranches far exceeds the adopted level of service standard. Therefore, no funding is included or needed in order to satisfy the adopted LOS Standard. Capital expenditures for parks and open space will be designated for ongoing improvements to existing parkland, including trails, picnic areas, boat ramps, and play areas.

Schools

The uniform, district-wide adopted LOS is 100 percent of gross capacity (with relocatable classrooms) for each public elementary, middle, and high school within Broward County. The adopted LOS will be met within the short and long range planning horizons, which is addressed by the Broward County School District's Five-Year District Educational Facilities Plan (DEFP). Any potential deficiencies will be addressed by the School Board in the annual update of the District's DEFP.

The School Board of Broward County District Educational Facilities Plan FY [2019/20 – 2023/24](#) is hereby incorporated by reference.

Public Education and Public Health Systems

Public Education Facilities

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

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 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

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

The capital fund was established to track and plan for all major capital projects of the Town. 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 of 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 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)

	PROJECT TOTALS	\$2,928,291	\$2,184,671	\$2,523,131	\$2,712,131	\$7,909,331	\$18,257,555			

Funding Source Code	Funding Source Name
CIP-FB	Capital Projects Fund Fund Balance
DEBT	DEBT-General Obligation or otherwise
FA	Fire Assessment
G	Grant Funding
GAS	Local Option Gas Taxes
GF-FB	General Fund Fund Balance
GF Tfr	General Fund Transfer from Operating Revenues
NF	Not Funded
TFB	Transportation Fund Fund Balance

Five Year Capital Improvement Plan - All Funds Funding Source Summary

FY 2020 - FY 2024

	Source Name	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
CIP-FB	Capital Projects Fund Fund Balance	23,039	-	-	-	-	23,039
DEBT	DEBT-General Obligation or otherwise	-	-	-	-	-	-
FA	Fire Assessment	30,000	30,000	30,000	30,000	30,000	150,000
G	Grant Funding	549,490	-	-	-	-	549,490
GAS	Local Option Gas Taxes	-	5,000	5,000	5,000	5,000	20,000
GF-FB	General Fund Fund Balance	-	-	-	-	-	-
GF Tfr	General Fund Transfer from Operating Revenues	796,267	570,265	587,000	633,000	633,000	3,219,532
NF	Not Funded	1,004,661	1,554,406	1,901,131	2,044,131	7,241,331	13,745,660
TFB	Transportation Fund Fund Balance	524,834	25,000	-	-	-	549,834
Totals		2,928,291	2,184,671	2,523,131	2,712,131	7,909,331	18,257,555



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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 11/27/2019
SUBJECT: School Board Site Land Use Plan Amendment

Recommendation

Staff recommends that the Council approve the ordinance on first reading, thereby transmitting the proposed amendment to the State Land Planning Agency for review.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

The amendment site is owned by the Broward County School Board ("BCSB"), which intends to surplus the property. The Town's land use map allows development of up to 16 dwelling units per acre on this property, which is not compatible with the adjacent rural land uses. The proposed amendment will remedy the incompatibility by redesignating it "Rural Ranch," consistent with the surrounding area.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Staff report	12/2/2019	Executive Summary
Ordinance - TA Approved	12/6/2019	Ordinance
F.S. 163.3177 Public facilities analysis	12/2/2019	Backup Material
Mail Notice Map	12/2/2019	Backup Material
Mail Notice List	12/6/2019	Backup Material

TOWN OF SOUTHWEST RANCHES TOWN COUNCIL AGENDA REPORT

DATE: December 12, 2019

SUBJECT: Future Land Use Map Amendment Application No. PA-20-2

ADDRESS: Located at the northeast quadrant of SW 190th Avenue alignment and Sheridan Street, Southwest Ranches, FL

PETITIONER: Town of Southwest Ranches

OWNER: Broward County School Board

EXHIBITS: Ordinance, Application Analysis, Mail Notification Radius Map, and Mailing List.

REQUEST: To amend the Town of Southwest Ranches Future Land Use Map as follows:
FROM: Medium Density Residential (16 du/ac)
TO: Rural Ranch

ANALYSIS:

The amendment site is bordered on all sides by rural and low density residential neighborhoods, agriculture and open space. The attached aerial photograph shows the location of the site. The prevailing developed density is less than 0.5 dwelling units per acre to the north, west and east, and is 2.0 dwelling units per acre to the south in Pembroke Pines. As well, the effective land use plan designations on three sides is Rural Ranch, which requires at least 2.0 net or 2.5 gross acres for construction of a residence.

The amendment site was at one time intended for a public high school. Accordingly, The Broward County School Board purchased the site from the Town as then-owner. The school board has no further plans to utilize the site, and is in the process of surplussing it.

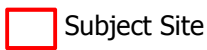
Now that the site is no longer going to be under the school board's ownership, this is an appropriate time to revisit the land use plan designation of the site, which is incompatible with both existing and planned/permitted land uses. As well, the medium-density plan designation on the Town's map is not in alignment with the Broward County Land Use Plan's Rural Ranches designation for the site, and should be reconciled.

The proposed amendment will reduce the need for all public facilities and services, as detailed in the accompanying amendment analysis.

STAFF RECOMMENDATION:

Staff recommends approval of Application No. PA-20-2 to amend the land use plan map designation of approximately 33 acres, legally described in the attached analysis, from Medium Density Residential (16 du/ac) to Rural Ranch (1 du/2.0 net or 2.5 gross ac).

PA-20-2



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ORDINANCE NO. 2020 -XXX

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 33 ACRES FROM MEDIUM DENSITY RESIDENTIAL (16 DU/AC) TO RURAL RANCH, TO MATCH BROWARD COUNTY'S FUTURE LAND USE MAP DESIGNATION, GENERALLY LOCATED AT THE NORTHEAST QUADRANT OF SHERIDAN STREET AND SW 190TH AVENUE; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-2)

WHEREAS, the property legally described in Exhibit "A" hereto (the "Property") has a land use designation of Medium Density Residential (16 du/ac) on the Town of Southwest Ranches Future Land Use Map; and

WHEREAS, the Town Council finds that the land use plan designation does not match Broward County's future land use map designation, and as such it is required, pursuant to the Broward County Charter, to make its map consistent; and

WHEREAS, since the property is deed restricted for an educational institution this map amendment will have no impact on the use of the property.

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on December 12, 2019 and recommended that the Town Council adopt the proposed amendment; and

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

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

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

Section 2: Map Amendment. The Medium-Density Residential land use plan map designation of the Property, legally described in Exhibit "A" attached hereto, and made a part hereof, is hereby amended to Rural Ranch.

Section 3: F.S. Chapter 163 Transmittal. That the Town Planner is hereby directed to transmit the amendment to the State Land Planning Agency immediately following first reading of this Ordinance, and is hereby directed to transmit the adopted amendments to the State Land Planning Agency immediately following the second and final reading of this Ordinance.

Section 4: Recertification. That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Map subsequent to the effective date of this Ordinance.

Section 5: 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 12th day of December, 2019 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of ____, 2020, on a motion made by _____ and seconded by _____.

(Signatures on Next Page)

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
36292044.1

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EXHIBIT "A"

LEGAL DESCRIPTION

Tracts 45, 52 and 61, Section 1, Township 51 South, Range 39 East of "THE EVERGLADES LAND COMPANY SUBDIVISION" as recorded in Plat Book 2, Page 1, of the Public Records of Miami-Dade County, Florida, LESS that portion lying within 65.00 feet of the South line of the Southeast one-quarter (SE ¼) of said Section 1, and ALSO LESS that portion lying within 10.00 feet of the West line of the Southeast one-quarter (SE ¼) of said Section 1; and ALSO LESS therefrom those portions of said Tracts 45 and 52 lying within 10 feet of the north line of the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of said Section 1.

Said lands situate and lying in Broward County, Florida.

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Town of Southwest Ranches Land Use Plan Map Amendment No. PA-20-2

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D. APPLICANT INFORMATION 2

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3. EXISTING AND PROPOSED USES..... 4

4. ANALYSIS OF PUBLIC FACILITIES AND SERVICES 5

1. **TRANSMITTAL INFORMATION**

A. LOCAL GOVERNMENT CONTACT: See “agent” information, below.

B. PUBLIC NOTIFICATION PROCEDURE: The Town noticed the proposed amendment consistent with F.S. 163.3184(11).

C. TYPE OF AMENDMENT: The amendment is not:

- A small-scale amendment
- An emergency amendment
- A proposed rural stewardship area
- A proposed sector plan or amendment thereto
- Within a F.S. 380.05 area of critical state concern
- An EAR-based amendment
- An amendment pursuant to 380.06

D. APPLICANT & OWNER INFORMATION

Applicant:

Town of Southwest Ranches
Andrew Berns, Town Administrator
13400 Griffin Road
Southwest Ranches, Florida 33330
Phone: (954) 434-0008
Email: aberns@southwestranches.org

Agent/Local government contact:

Jeff Katims, AICP, CNU-A, Town Planner
The Mellgren Planning Group, Inc.
3550 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
Phone: (954) 475-3070
Email: jeff@floridaplanning.net

Property Owner:

School Board of Broward County
Facility Management Dept.
600 SE 3rd Ave
Fort Lauderdale, FL 33301

E. RATIONALE FOR THE AMENDMENT:

The existing land use designation of 16 du/ac is anomalous in this area of low and very-low density single-family residential development at the extreme western edge of southwest Broward County, unserved by public mass transit. The land use designation of the amendment site is not compatible with adjacent development and adjacent land use plan designations, and is not consistent with the prevailing Broward County Land Use Plan designation for the amendment site, which is Rural Ranches (Broward County is a charter county with land use authority over all of its municipalities). As well, there is no municipal water or sewer available to serve the amendment

site, as the only such available system is in the City of Pembroke Pines, which will not extend its system into Southwest Ranches.

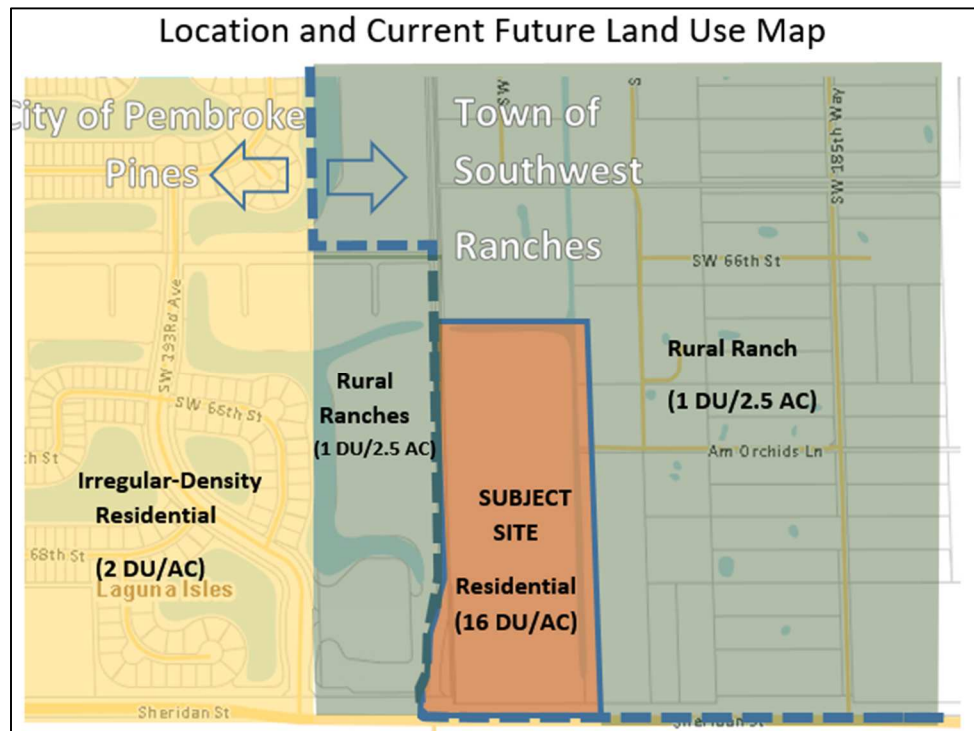
It is noted that the Broward County School Board owns the amendment site, and that public schools are a permitted use in both the existing and proposed land use map designations.

2. AMENDMENT SITE DESCRIPTION

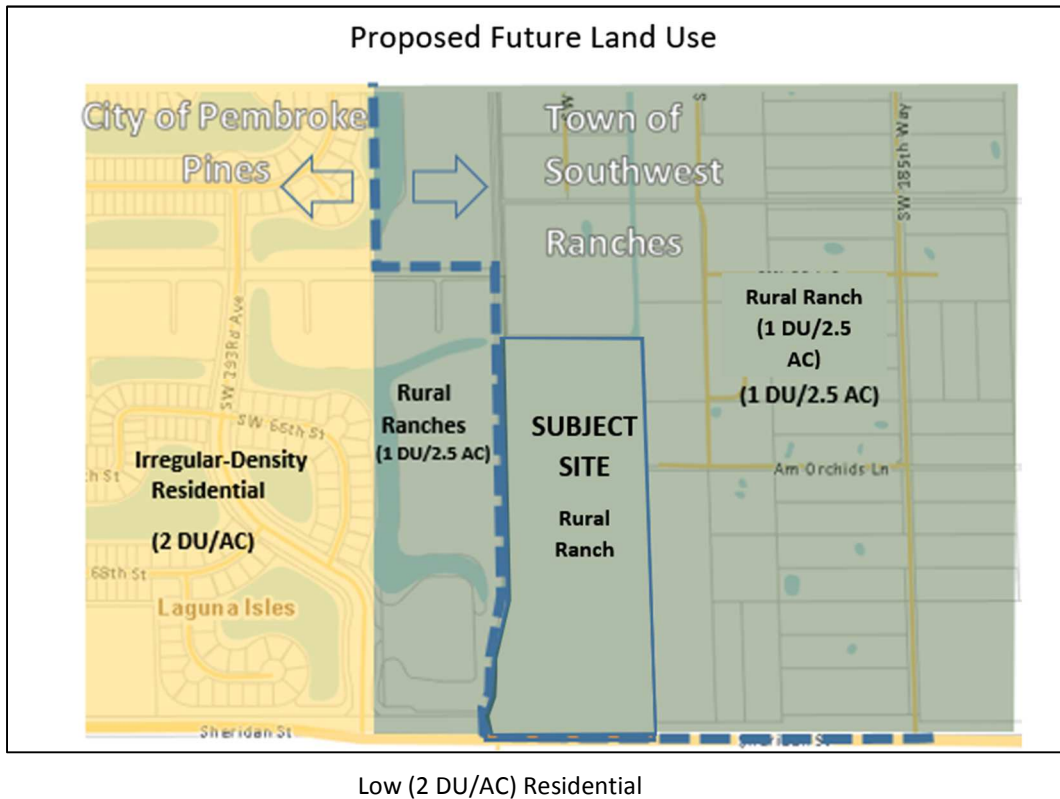
The amendment site encompasses 32.8 gross acres located in Southwest Ranches, Florida on the north side of Sheridan Street, 0.36 miles west of 184th Avenue, and is legally described as follows:

Tracts 45, 52 and 61, Section 1, Township 51 South, Range 39 East of "THE EVERGLADES LAND COMPANY SUBDIVISION" as recorded in Plat Book 2, Page 1, of the Public Records of Miami-Dade County, Florida, LESS that portion lying within 65.00 feet of the South line of the Southeast one-quarter (SE ¼) of said Section 1, and ALSO LESS that portion lying within 10.00 feet of the West line of the Southeast one-quarter (SE ¼) of said Section 1; and ALSO LESS therefrom those portions of said Tracts 45 and 52 lying within 10 feet of the north line of the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of said Section 1.

Said lands situate and lying in Broward County, Florida.



Low (2 DU/AC) Residential



3. EXISTING AND PROPOSED USES

A. **CURRENT AND PROPOSED LAND USE PLAN DESIGNATION FOR THE AMENDMENT SITE.**

Current: Medium Density (16 DU/AC) Residential

Proposed: Rural Ranch (1 DU/2.5 AC)

B. **EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS.**

Existing Use of Amendment Site	
Undeveloped	
Existing Use of Adjacent Areas	
North	Agriculture
East	Agriculture
South	Residential subdivision (single-family detached, 2 du/ac)
West	Wetland preserve, residential subdivision (single-family detached, 2 du/ac)

C. **MAXIMUM ALLOWABLE DEVELOPMENT:**

	Category	Density	Maximum Development
Current:	Residential (16)	16 du/ac	524 du
Proposed:	Rural Ranch	1 du/2.5 ac	13 du

4. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. POTABLE WATER

The amendment site is not within a municipal potable water service area, and there is no overall LOS standard provided for the majority of the Town that relies on wells. Only a small portion of the Town are served by municipal utilities. The Town does not provide potable water service. The amendment will *reduce* the average daily potable water demand by 47,850 gpd

Land Use Designation	Maximum Development	Multiplier	Potable Water Demand
Current	524	100 gpd per capita*	171,348 gpd
Proposed	13	350 gpd per SFR unit	4,550 gpd
Net change:			-166,798 gpd

*Average household size of 3.27 persons per 2010 Census

B. SANITARY SEWER

The adopted level of service from the Town's comprehensive plan is:

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

The amendment site is not within a municipal wastewater service area. The amendment will *reduce* sanitary sewage by 153,300 gpd, as follows:

	Maximum Development	Multiplier	Formula	Sanitary Sewer Demand
Current	524	300 gpd	524 du * 300 gpd	157,200 gpd
Proposed	13	300 gpd	13 du * 300 gpd	3,900 gpd
Net Change:				-153,300 gpd

C. SOLID WASTE

The adopted level of service standard for solid waste collection and disposal is 8.9 pounds per residential unit, per day. The Town's solid waste hauler recycles a percentage of the solid waste it collects at its recycling facility, and disposes of the remainder at the Wheelabrator South Broward facility with a capacity of 831,000 tons per year and a current demand of 725,000 tons per year. The amendment will *reduce* the demand for solid waste collection and disposal by 4,548lbs/day.

	Maximum Development	Multiplier	Formula	Solid Waste Demand
Current	524	8.9 lbs/day	524 du * 8.9 gpd	4,664 lbs/day
Proposed	13	8.9 lbs/day	13 du * 8.9 gpd	116 lbs/day
Net Change:				-4,548 lbs/day

D. DRAINAGE

Development will have to comply with the Town's LOS standards for road protection, building elevation, offsite discharge, floodplain routing elevations, antecedent water levels,

onsite storage, and water quality. The reduction in development intensity from 524 units to 13 units will produce less stormwater runoff by keeping more of the property pervious at low elevation.

E. RECREATION AND OPEN SPACE

The Town has 152.83 acres of parks and a 2018 estimated population of 7,981 (U.S. Census Bureau), resulting in current LOS of 19.15 acres per 1,000 residents. This well exceeds the Town's LOS of 6 acres of parks per 1,000 residents. The amendment will *reduce* the demand for parks by 10.002 acres, as follows:

	Maximum Development	Multiplier	Formula	Parks Demand
Current	524	0.006 ac	$(524 \text{ du} * 3.27) * 0.006$	10.28 acres
Proposed	13	0.006 ac	$(13 \text{ du} * 3.27) * 0.006$	0.26 acres
Net Change:				-10.002 acres

*3.27 persons per household per 2010 U.S. Census

F. TRAFFIC CIRCULATION ANALYSIS

The amendment will *reduce* the number of PM peak hour trips by 280, as follows:

	Maximum Development	PM peak hour trips (ITE) per unit	Trips
Current	524 low-rise/garden apartments	0.56	293 trips
Proposed	13 single-family units	0.99	13 trips
Net Change:			-280 trips

G. PUBLIC EDUCATION ANALYSIS

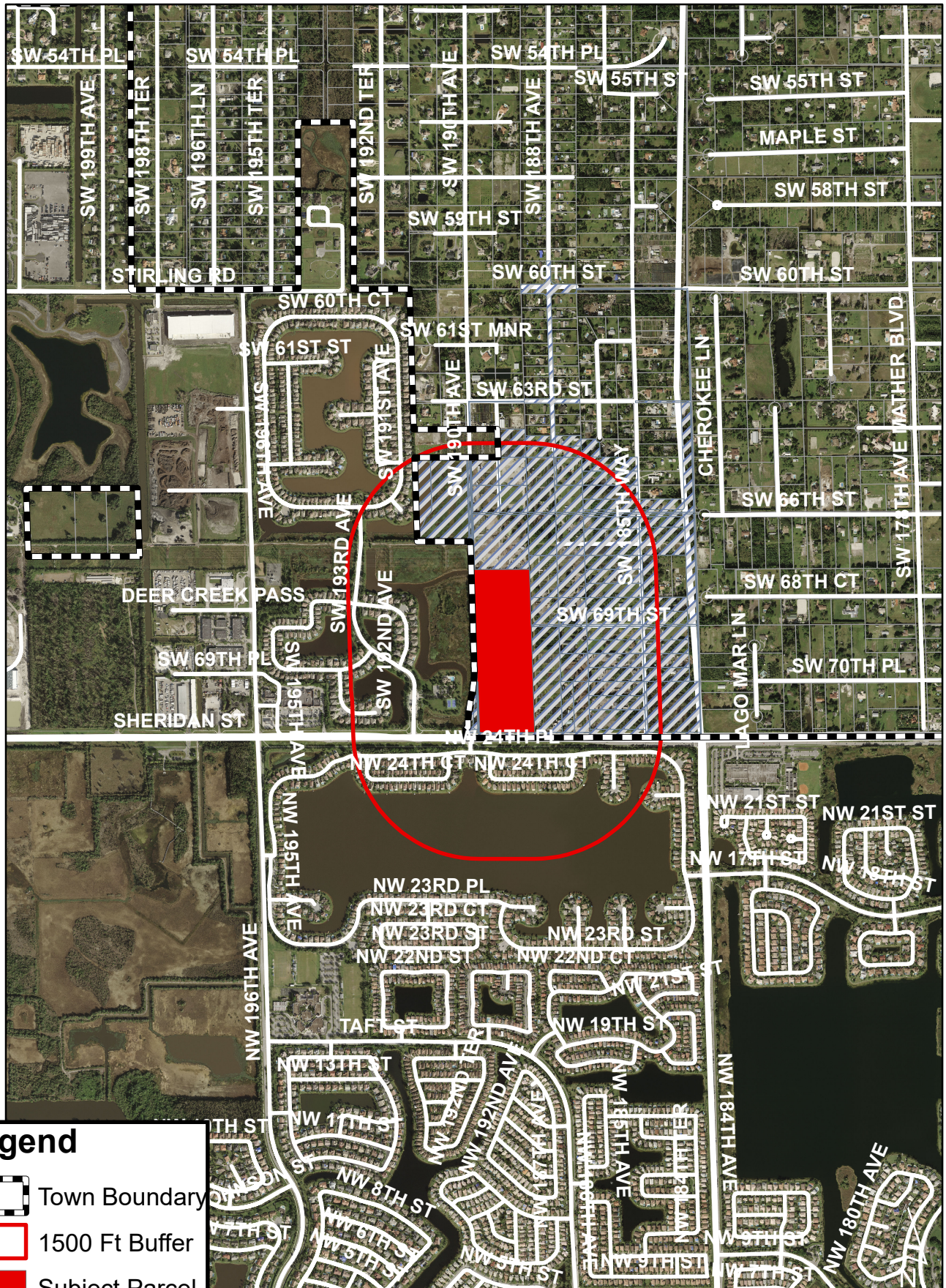
The amendment will *reduce* the number of potential students by 416, as follows:

		Elementary		Middle School		High School	
Land Use	Maximum Development	Rate*	Impact	Rate*	Impact	Rate*	Impact
Current	524 garden apartments	.2320	122	.11136	58	.46581	244
Proposed	13 single-family units	.19338	2	.11324	1	.42944	5
Net Change:			-120		-57		-239





*Broward County School Board adopted student generation rates

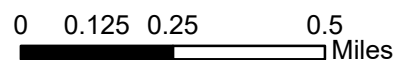
Town of Southwest Ranches

PA-20-2



Legend

-  Town Boundary
-  1500 Ft Buffer
-  Subject Parcel
-  Notice Parcels



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NAME_LINE_1	NAME_LINE_2	ADDRESS_LINE_1	CITY	STATE	ZIP
6501 SW BB LLC		6501 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
7001 WAY		19260 SW 62 ST	PEMBROKE PINES	FL	33332
A & D LANDSCAPING CORP		4921 SW 170 AVE	SOUTHWEST RANCHES	FL	33331
ADLER HOLDINGS LLC		4921 SW 170 AVE	SOUTHWEST RANCHES	FL	33331
ADLER HOLDINGS LLC		6951 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
AMEZQUITA, EDGAR	COLLIER, FRANZ A	4700 SW 186 AVE	SOUTHWEST RANCHES	FL	33332
ARCAMONTE, STEVEN & CARLA		6400 SW 188 AVE	SOUTHWEST RANCHES	FL	33332
ARMAO, KELLY N H/E	ARMAO, ANDREW R	6391 SW 188 AVE	SOUTHWEST RANCHES	FL	33332
BISNAUGHT, FELIX & DAHLIA		6600 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
CHAUDHRY, MOBASHIR A & TASNEEM		15892 SW 51 ST	MIRAMAR	FL	33027
CHONG, JORGE	CHONG, GUILING	4348 SW 195 TER	MIRAMAR	FL	33029
CHRISTENSEN, DANIEL K & MARJORIE		18700 SW 69 ST	SOUTHWEST RANCHES	FL	33332
CITY OF PEMBROKE PINES		601 CITY CENTER WAY	PEMBROKE PINES	FL	33025
DIEMMANUELE, JOSEPH A & LORRAINE		397 MALLARD LANE	WESTON	FL	33327
EGHBAL JALALI REV TR	JALALI, EGHBAI TRSTEE	6406 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
ESTOPINAN, JESUS M & CECILIA		6840 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
F & S HOLDING CORP		1430 NW 161 AVE	PEMBROKE PINES	FL	33028
FARMS OF SOUTHWEST LLC		500 THREE ISLANDS BLVD #418	HALLANDALE BEACH	FL	33009
FOWLER, TYRONE L H/E	FOWLER, CHRISTINE	6900 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
HESTER, DAVID A & MARIE JOELLE		6841 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
JUDITH A FERNANDEZ REV TR	FERNANDEZ, JUDITH A TRSTEE	6331 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
LAGUNA ISLE COMMUNITY ASSN INC	NEXTGEN MANAGEMENT	15951 SW 41 ST	DAVIE	FL	33331
LILENFELD, ALLAN J	ALLAN J LILENFELD REV TR	6331 SW 186 WAY	SOUTHWEST RANCHES	FL	33332
LOSENBECK, RICHARD P		6390 SW 188 AVE	SOUTHWEST RANCHES	FL	33332
MARANO, MATTHEW & ANN		7088 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
MAUREEN E MURPHY REV LIV TR	PATRICK T MURPHY REV LIV TR	933 JOHN HENRY LEWIS RD	DUNLAP	TN	37327
MGK INVESTMENT GROUP LLC		800 POINCIANA DR	PEMBROKE PINES	FL	33025
MISSION & SERVICE INC		120 N MIAMI AVE	MIAMI	FL	33128
MOINUDDIN, KHALIDA &	CHAUDHRY, MUNAWAR A & NAILA M	15892 SW 51 ST	MIRAMAR	FL	33027
MORRIS, DEBORAH J		12555 ORANGE DR #4093	DAVIE	FL	33330
NAVARRO, RAFAEL A		6197 SPENCER TER	BRONX	NY	10471
PARRA, ANA MARIA		6590 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
PRADILLA, CARLOS & PATRICIA		18900 SW 63 ST	FORT LAUDERDALE	FL	33332
PRINCESSES G LAND HOLDINGS LLC		6406 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
R & N CONST CO		PO BOX 430737	MIAMI	FL	33243
REGINA SAADA REV TR	SAADA, REGINA TRSTEE	4001 N 35 AVE	HOLLYWOOD	FL	33021
RODRIGUEZ, ARMANDO R &	CORN, DEBORAH L	6551 SW 185 WAY	SOUTHWEST RANCHES	FL	33332

ROSARIO, LUIS G & MARY C		6910 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
S & R REAL ESTATE HOLDINGS LLC		16398 SW 16 ST	PEMBROKE PINES	FL	33027
SCHOOL BOARD OF BROWARD COUNTY	ATTN: FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301
SHERIDAN LLC		18701 NW 3 ST	PEMBROKE PINES	FL	33029
SOUTHEAST MANAGEMENT LLC	LANDMARK MANAGEMENT SVC	1941 NW 150 AVE	PEMBROKE PINES	FL	33028
TAPIA, VICTOR M &	TAPIA, ANA M	6780 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
TERRIBLE, FREDERICK & TARA		6915 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
THOMAS, MARJORIE BROWN EST		6600 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
TIRONE, SALVATORE	SALVATORE TIRONE REV TR ETAL	6401 SW 188 AVE	SOUTHWEST RANCHES	FL	33332
TOLEDO, SUHAIL M H/E	TOLEDO, NOSBELY	6430 SW 188 AVE	SOUTHWEST RANCHES	FL	33332
VALDES GARDENS LLC		18701 NW 3 ST	PEMBROKE PINES	FL	33029
VIDAL, RUBEN		3109 JUNIPER LN	DAVIE	FL	33330
VILLACORTA, STEVE & MARTA		120 SW 126 AVE	FORT LAUDERDALE	FL	33325
WALTER S WENDOLKOWSKI LIV TR	BARRY, BARBARA TRSTEE	6501 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
YELLOWSTONE NURSERY LLC		PO BOX 327955	SOUTHWEST RANCHES	FL	33332



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

(954) 434-0008 Town Hall
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Town Council
Doug McKay, Mayor
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Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 12/2/2019
SUBJECT: Plant Nurseries Ordinance

Recommendation

Staff recommends that the Council consider the proposed ordinance as a legislative policy matter.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

The Town Council tasked the CPAB with developing regulations that protect rural neighborhoods from incompatible commercial aspects of plant nurseries. The following is a summary of the proposed text amendment. Note that the Special Exception Use Ordinance is a companion item needed to implement the Plant Nursery Ordinance.

Proposed Major Changes to the Code:

1. Requires farms to obtain a certificate of use.
2. Establishes *cottage food operations* as a permitted use, subject to a certificate of use.
3. Prohibits conversion of a residence to nonresidential use.
4. Requires equestrian transports to be parked or stored at least 25 feet from property lines and screened along said property line.
5. Prohibits parking and storage of vehicles and equipment on a farm if not predominantly used on the farm operation.

6. Allows plant nurseries on major roads, local roads if wholesale only and size-limited, or potentially any location by special exception.
7. Allows nurseries not compliant with this ordinance to continue operation until the use is changed to another use or discontinued for 6 consecutive months. If terminated due to discontinuance, the Council may authorize re-establishment through the special exception process.

Other Proposed Changes

1. Aligns *farm* definition with Florida Statutes to include aquaculture.
2. Aligns *farm product* definition with Florida Statutes.
3. Defines *landscape materials, nursery, nursery retail sales, nursery stock, plant and plant products*.
4. Clarifies that noncommercial farms must also obtain a certificate of use.
5. Clarifies that landscape maintenance businesses are prohibited in rural and agricultural zoning districts.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Nursery Ordinance - TA Approved	12/6/2019	Ordinance

ORDINANCE NO. 2020 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") ARTICLE 5, "ADMINISTRATIVE AND LEGAL PROVISIONS," SECTION 005-120, "CERTIFICATES REQUIRED" TO REQUIRE CERTIFICATES OF USE FOR FARMS, NONCOMMERCIAL FARMS, COTTAGE FOOD OPERATIONS, AND HOME OCCUPATIONS, AND PROVIDING CERTAIN EXEMPTIONS FROM FEES; AMENDING SECTION 10-30, "TERMS DEFINED" AS IT PERTAINS TO AGRICULTURAL DEFINITIONS; AMENDING ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-030, "GENERAL PROVISIONS" TO REVISE REGULATIONS GOVERNING REGISTRATION, PARKING AND STORING OF AGRICULTURAL VEHICLES AND EQUIPMENT, TO PERMIT THE SALE AND DISPLAY OF COTTAGE FOODS, TO ENCOURAGE THEMATIC ARCHITECTURAL DESIGN OF COMMERCIAL FARM BUILDINGS, TO REGULATE NURSERY LOCATIONS AND PROVIDE FOR NONCONFORMING USES, AND TO PROHIBIT CONVERSION OF DWELLINGS FOR NONRESIDENTIAL USE; AMENDING SECTION 045-050, "PERMITTED AND PROHIBITED USES" TO PROHIBIT LANDSCAPE MAINTENANCE OPERATIONS; MAKING VARIOUS AMENDMENTS OF A HOUSEKEEPING NATURE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches ("Town") was founded to preserve its rural character and the rural lifestyle of its residents; and

WHEREAS, the Town Council finds it necessary to safeguard the character and intent of Agricultural and Rural Districts by regulating the location of plant nurseries, preventing the conversion of residential dwellings for commercial purposes, and regulating the parking and storage of vehicles and equipment on properties with agricultural uses; and

Ordinance No. 2020-____

New text is underlined and deleted text is ~~stricken~~

1 **WHEREAS**, the Town Council further finds it necessary to reinforce in the ULDC
2 the fact that landscape maintenance businesses are not a permitted use in the Rural
3 and Agricultural zoning districts of the Town; and

4 **WHEREAS**, the Town Council wishes to permit cottage food operations in
5 accordance with Florida Statutes.

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

8 **Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed
9 as being true and correct, and are hereby incorporated herein and made a part hereof.

10 **Section 2.** Section 10-30, "Terms Defined" is hereby amended as
11 follows:

12 * * *

13 *Cottage foods.* The term "cottage foods" means the preparation of farm
14 products in an unlicensed kitchen that are sold directly to consumers without a
15 permit from the Florida Department of Agriculture and Consumer Services and in
16 compliance with Chapter 500.80, Florida Statutes. The term does not include
17 products sold wholesale.

18
19 * * *

20 *Farm.* The term "Farm" means the land, buildings, support facilities,
21 machinery, and other appurtenances used in the production of farm and
22 agricultural or aquaculture products when such land is classified agricultural
23 pursuant to F.S. § 193.461(3)(b), as may be amended from time to time.

24
25 * * *

26 *Farm product.* The term "farm product" means any plant ,as defined in
27 F.S. § 581.011, any or animal, except household pets, useful to humans and
28 including includes, but is not limited to, any product derived therefrom, the
29 cultivation of crops, groves, thoroughbred and pleasure horse ranches, including
30 horse boarding, private game preserves, fish breeding areas, tree and plant
31 nurseries, cattle ranches, and other similar activities involving livestock or
32 poultry.

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New text is underlined and deleted text is ~~stricken~~

* * *

Landscape materials. The term "landscape materials" means items sold by a plant nursery at that are accessory to plants and plant products, including stepping stones, river rocks, cap rocks, tree-bracing kits, mulch, top soil, and fertilizer. The term does not include lawn furniture, picnic tables, rocking chairs, outdoor fire pits, grilles, monuments, decorative fountains, hot tubs, Jacuzzis, rugs, statues, gazebos and playground equipment.

* * *

Nursery. The term "nursery" means any grounds or premises on or in which nursery stock is grown, propagated, or held for sale or distribution, except where aquatic plant species are tended for harvest in the natural environment.

Nursery retail sales. The terms "nursery retail sales" and "retail nursery" means a nursery that sells plants and plant products directly to the public at a specific location with established hours of operation. The term does not include the sale of plants grown on the property for wholesale to a broker or other person for resale.

Nursery stock. The term "nursery stock" means all plants, trees, shrubs, vines, bulbs, cuttings, grafts, scions, or buds grown or kept for or capable of propagation or distribution.

* * *

Plants and plant products. The term "plants and plant products" means trees, shrubs, vines, forage and cereal plants, and all other plants and plant parts, including cuttings, grafts, scions, buds, fruit, vegetables, roots, bulbs, seeds, wood, lumber, and all products made from them.

* * *

Section 3. Article 5, "Administrative and legal provisions," Section 005-120, "Certificates Required" is hereby amended as follows:

(A) ~~No nonresidentially-zoned building or premises or part thereof, except farm buildings or structures, or premises zoned to permit any community facility, commercial or industrial use, except farms, or premises established as a legal nonconforming use, existing as of the effective date of the ordinance from which this ULDC is derived which undergoes a change of occupancy or~~

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1 ~~upon which a new or different use is established,~~ shall be occupied or used
2 for non-residential purposes unless a certificate of use shall have been
3 issued therefor for the proposed use. For the purpose of this provision,
4 home occupations, farms and noncommercial farms accessory to a
5 residence are classified as nonresidential uses, and not residential uses.
6 The original certificate shall be posted at the business location at all times.

7 (1) The town shall not charge a fee for review and issuance of a certificate
8 of use for the following uses, provided that the zoning district allows
9 for such use:

10 a. Places of worship.

11 b. Cottage food operations.

12 (2) No residential building or any part thereof may be converted to a non-
13 residential use.

14 * * *

15
16 **Section 4.** Article 45, "Agricultural and Rural Districts," Section 045-030,
17 "General Provisions" is hereby amended as follows:

18 * * *

19 (C) *Parking and storage.* This subsection identifies the types of vehicles that
20 may be parked or stored within the agricultural and rural districts, and
21 associated regulations. Vehicles may be parked or stored only as an
22 accessory use to a permanent dwelling, except that construction and
23 agricultural vehicles and equipment may be stored on unimproved land as
24 provided herein.

25 (1) *Generally.* All vehicles and equipment parked or stored as provided for
26 herein must be registered to a permanent, full-time resident of the
27 premises unless otherwise provided, be operable and capable of
28 immediate use unless being repaired pursuant to subsection (B) of this
29 section, and all vehicles must have a current, valid registration and
30 associated department of highway safety and motor vehicles license
31 plate where license plates are required by law. Additionally, none of the
32 provisions of this subsection shall be construed to allow the parking or
33 storage of any vehicle or equipment upon any drainage swale abutting
34 a street, or within any street right-of-way or easement, except as
35 specifically provided for the storage of construction equipment.

36 * * *

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(3) *Agricultural vehicles and equipment.* Parking and storage of vehicles and equipment necessary for conducting a permissible agricultural or equestrian use is permitted on the plot upon which they are used; provided that the vehicles and equipment are registered to an owner or lessee of said plot at the address of the plot, except in the case of equestrian boarding operations that allow boarders to keep their equestrian transports on the plot. The aggregate capacity of equestrian transports shall not exceed the number of stables or horses kept on the property, whichever is greater, and such transports shall be parked or stored at least 25 feet from plot lines and screened by a fence, wall or hedge at least six (6) feet in height. All other agricultural vehicles and equipment may be stored anywhere within a plot without the need for screening or enclosure, and with no limitation on quantity. Unless otherwise provided herein, the parking and storage of vehicles and equipment that are not used predominantly on the farm or agricultural operation is prohibited.

* * *

(J) *Farm, and plant nursery retail sales and tree nursery site display and sales (commercial and noncommercial).*

(1) On-premise sales and display for farms and noncommercial farms are limited to farm products and cottage foods prepared from farm products that are grown, raised or cultivated on the plot where they are being sold, except as provided in paragraph (2), below.

(2) A nursery may sell materials that are customarily incidental to the installation, maintenance, and use of such plant products. ~~On-premise sales and display for nurseries that are farms are limited to plants grown or cultivated on the plot where they are being displayed or sold, and to accessory on-premise sales and display of related landscaping materials that are customarily incidental to such plant sales and display, and that are an integral part of the landscape or hardscape, or are tools used to install landscaping and hardscaping. The display of incidental landscape materials must be screened from the view of adjacent streets and properties.~~

a. By way of example, the following are classified as incidental materials: stepping stones, river rocks, railroad ties, ponds, mulch, topsoil, fertilizer, and tree-bracing kits.

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New text is underlined and deleted text is ~~stricken~~

b. By way of example, the following are not incidental materials: lawn furniture, including benches and picnic tables, gazebos, decorative fountains, statues, recreational and playground equipment, pools and hot tubs, household goods, and rugs.

c. The outdoor display of incidental landscape materials must be screened from the view of adjacent streets and properties.

(3) The town encourages commercial farm buildings to be designed in the Florida Vernacular architecture of Caribbean or Cracker style. This architecture generally promotes generous roof overhangs, colonnades, porches and balconies, and sloped standing seam metal roofs.

(K) Permitted nursery locations.

(1) Nurseries may be established on plots that have legal access to one of the following roadways, provided that nursery traffic shall exclusively use such roadways for access:

a. Griffin Road

b. Sheridan Street

c. Flamingo Road

d. Volunteer Road

e. Dykes Road

f. SW 172nd Avenue

g. U.S. Highway 27

(2) Any nursery not authorized in paragraph (1) above is permitted only under the following circumstances:

a. Wholesale nurseries with no retail sales, located on plots not exceeding 2.5 net acres in area. If there is a dwelling on the plot, the nursery shall not occupy more than 50 percent of the plot. If the plot has not been developed for residential as of [date of ordinance adoption] and remains undeveloped for residential use, the nursery may occupy the entire plot.

b. By special exception permit in accordance with paragraph (4), below and Article 112.

(3) Nurseries existing as of [date of ordinance adoption] that do not comply with the requirements of paragraphs (1) or (2) are nonconforming uses that may continue to operate until such

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1 time that the use is changed to another use or is discontinued
2 for a period of six (6) consecutive months. A nursery that has
3 lost its nonconforming use status may be re-established on the
4 same plot only upon issuance of a special exception use permit
5 in accordance with paragraph (4) Article 112.

6 (4) The following are requirements of all special exception use permits for
7 nurseries:

8 a. The applicant shall demonstrate how the nursery will be operated
9 in a manner that is consistent with the character of the
10 surrounding neighborhood and will not create a nuisance.
11 Required information shall include: hours of operation; detailed
12 site plan that addresses building size, location, screening and
13 adequate parking for employees and patrons (if applicable),
14 including handicap parking, restrooms, ingress and egress of
15 vehicular traffic, setbacks from the street and adjacent properties,
16 outdoor equipment screening or storage, screening of items for
17 retail sale stored outside (if applicable), and use of outdoor
18 lighting in compliance with Article 95.

19 b. The applicant shall demonstrate how stormwater will be retained
20 onsite or appropriately conveyed, as applicable, in compliance
21 with the requirements of this chapter and the applicable drainage
22 district standards.

23 c. The property shall adequately buffer and screen abutting
24 residential uses and streets, to the satisfaction of the town
25 council, from the vehicular use areas and portions of the property
26 associated with retail sales, including any portion of the nursery
27 periphery where retail customers have access.

28 ***[existing subsections k. through u. are hereby re-numbered as l. through v.]***

29 * * *

30 (X) Conversion of single-family dwelling prohibited. A building designed,
31 constructed or used as a single-family detached dwelling shall not
32 thereafter be modified or utilized for any nonresidential purpose other than
33 a permitted home occupation residential accessory use unless a special
34 exception use permit is first approved by the town council.

35 * * *

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New text is underlined and deleted text is ~~stricken~~

Section 4. Article 45, "Agricultural and Rural Districts," Section 045-050,
"Permitted and Prohibited Uses" is hereby amended as follows:

Sec. 045-050. – Permitted, accessory, conditional, special exception and prohibited uses.

Plots in rural and agricultural districts may be used for one (1) or more of the uses that are specified below as being permitted, ~~or conditionally permitted,~~ accessory, or special exception uses. Special exception uses require town council approval pursuant to article 112:

Key to abbreviations:			
P=Permitted use	NP=Not permitted	C=Conditional use	<u>SE=Special exception use</u>

Permitted Principal Uses	A-1	A-2	RE	RR
One single-family detached dwelling on a lot of record	P	P	P	P
Nonprofit neighborhood social and recreational facilities	P	P	P	P
Cemetery (subject to section 045-030(U))	P	NP	NP	NP
Community residential facilities (subject to section 045-030(S))	P	P	P	P
Crop raising and nurseries (commercial and noncommercial (subject to section 045-030(J))	P	P	P	P
<u>Any business, activity, parking or storage relating to maintenance of offsite lawns and landscaping except as provided in section 045-030 (C)(4)a.</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Essential services (subject to section 045-030(K))	P	P	P	P
Fish breeding (commercial and noncommercial)	P	P	P	P
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Commercial equestrian operations	P	P	P	P
Veterinary clinics (no overnight stay or animal runs)	P	P	NP	NP
Veterinary hospitals	NP	P	NP	NP
Kennels, commercial boarding and breeding	NP	P	NP	NP
Cannabis-related uses	NP	NP	NP	NP

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Wireless communication facilities (subject to article 40, "Telecommunication Towers and Antennas.")	P	P	P	P
<i>Permitted accessory uses to a single-family dwelling</i>				
Detached guesthouse (subject to section 045-030(G))	P	P	P	P
Exhibition of Class I and Class II wildlife (subject to section 035-070 pertaining to conditional uses)	C	C	NP	C
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Yard sales (subject to section 035-060 pertaining to conditional uses)	C	C	C	C
Home offices (subject to section 035-030 pertaining to conditional uses)	C	C	C	C
Family day care homes	P	P	P	P
Cannabis-related uses	NP	NP	NP	NP
Accessory structures and uses, other	P	P	P	P

Section 5. Article 60, "Community Facility District," Section 060-030, "Permitted and Prohibited Uses" is hereby amended as follows:

Sec. 060-030. – Permitted, accessory, conditional, special exception and prohibited uses.

Permitted uses in the community facility district shall be limited to those uses specified as permitted, ~~or~~ conditionally permitted or special exception uses in the master use list. Special exception uses require town council approval pursuant to article 112. All permitted uses shall be governmentally owned (public) or operated, or not-for-profit, unless otherwise specified. Uses are subject to applicable provisions of section 060-090, "Limitations of uses." Specific subsection references are included in the following master use list:

Master Use List

P=Permitted use	C=Conditional use	A=Accessory use only	<u>SP=Special exception use</u>	NP=Not permitted
-----------------	-------------------	----------------------	---------------------------------	------------------

Ordinance No. 2020-____

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Use	
Accessory dwelling (see section 060-090(A))	A
Agricultural uses (subject to sections 045-030(J), " <u>Sale of farm products and incidental nursery retail sales products</u> ," and 060-020(I), "Animals")	P
Cannabis-related uses	NP
Cemeteries (see section 060-090(B))	P
Cemeteries accessory to a place of worship (see section 060-090(B))	A, C
Civic center, incl. library, museum, art gallery and other such exhibitions	P
Community residential facilities (see section 060-090(C))	P
Day care or preschool, accessory to place of worship or primary school only	A
Essential services	P
Fire protection facilities	P
Funeral home accessory to a cemetery	A
Governmental administration offices	P
Outdoor events (see section 035-040, "Outdoor event permits")	C
Parks, public	P
Places of worship (see section 060-060, 060-090(D) and 060-090(E))	P
Police protection facilities	P
School, primary and secondary, public or private (see section 060-090 (D))	C
Wireless communication facilities (see article 40, "Telecommunication Towers and Antennas")	P

Section 6: Codification. The Town Clerk shall cause this ordinance to be codified as a part of the ULDC during the next codification update cycle.

Section 7: 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 8: 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.

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New text is underlined and deleted text is ~~stricken~~

Section 9: Effective Date. This Ordinance shall take effect immediately upon passage and adoption.

PASSED ON FIRST READING this ____ day of _____, 2019 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2020, on a motion made by _____ and seconded by _____.

McKay	_____	Ayes	_____
Schroeder	_____	Nays	_____
Amundson	_____		
Hartmann	_____	Absent	_____
Jablonski	_____	Abstaining	_____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness

Keith Poliakoff, J.D., Town Attorney

36291770.1

Ordinance No. 2020-____

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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
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Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 12/2/2019
SUBJECT: Special Exception Use Ordinance

Recommendation

Staff recommends the Town Council consider the proposed Ordinance as a matter of legislative policy.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

This Ordinance adds "special exception use" to the existing categories of use (permitted, conditional and prohibited). A special exception use is one that is generally compatible with permitted and conditionally permitted uses, but which has one or more potentially incompatible characteristics that warrant a case-by-case review by the Town Council with public notice and input.

Special exception uses are widely used by local governments throughout the country to regulate uses that may be compatible and appropriate based upon specific locational context and operational characteristics, both of which typically vary from one instance to another.

The Ordinance does not designate any particular uses as special exception uses, but merely creates the category and review procedure should Council wish to designate certain uses as

special exception uses.

An application for special exception use would undergo one Town Council public hearing with the same public notice provided for variances and site plans. The Ordinance establishes criteria for review of an application for special exception use, and the Council may approve, approve with conditions, or deny an application. The Ordinance also authorizes periodic Town inspections and for the Town Council to modify or revoke a special exception use permit upon an applicant's repeat violation of the code or violation of conditions of Council approval.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Special Exception Use Ordinance - TA Approved	12/6/2019	Ordinance

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WHEREAS, the Town Council, sitting as the Local Planning Agency, has reviewed the contents of this Ordinance at a duly noticed public hearing on December

New text is underlined and deleted text is stricken.

1 12, 2019, and has issued its recommendation to the Town Council, finding that the
2 Ordinance is consistent with the adopted comprehensive plan.

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

5 **Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed
6 as being true and correct, and are hereby incorporated herein and made a part hereof.

7 **Section 2.** Section 10-30, "Terms Defined" is hereby amended to add
8 the following definitions:

9 * * *

10 *Special exception use.* The term, "special exception use" means a use with
11 one or more characteristics that may be incompatible with the permitted uses
12 and intended character of a particular zoning district, and which therefore
13 requires special review and consideration to ensure that each instance of the
14 proposed use is appropriately sited, designed and operated within the zoning
15 district.

16
17 *Special exception use permit.* The term "special exception use permit" means
18 a resolution of the Town Council authorizing a special exception use on a specific
19 property, including terms and conditions of such authorization.

20
21 * * *

22 **Section 3.** Article 100, "Application Submittal and Notice Procedures,"
23 Section 100-020, "General Application Requirements," is hereby amended as
24 follows:

25 * * *

26 (C) *Traffic study.* Applications for plan amendment, site plan, special exception
27 use, variance, or rezoning that could result in an increase in the density or
28 intensity of permitted uses, specifically excluding any variance for one (1)
29 single-family residence, shall submit to the town a traffic study assessing
30 the proposed development's vehicular, pedestrian and bicycle access; on-
31 site circulation; parking; any proposed roadway or easement vacations or
32 road closures, whether permanent or temporary for construction purposes;
33 and off-site roadway impacts, including net traffic impact and traffic impact

Ordinance No. 2020-____

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1 within adjacent neighborhoods. The traffic study shall utilize the most
2 current edition of the Institute of Transportation Engineers' Trip Generation
3 manual and shall use generally accepted methodologies. The town
4 administrator may waive any or all of the traffic study requirements upon
5 consideration of a report issued by the town's zoning department
6 determining that the study or any portion thereof is not necessary based
7 upon the location, intensity of use, and other facts specific to an
8 application.

9
10 **Section 4.** Article 100, "Application Submittal and Notice Procedures,"
11 Section 100-030, "Minimum Required Content For All Public Hearing
12 Notifications," is hereby amended as follows:

13 * * *

14 (C) *Sign notices.* The petitioner shall be responsible for posting a sign along
15 each property line of the subject property with street frontage for the
16 following applications: land use plan amendments, zoning map
17 amendments, variances, special exception uses, and site plans. The notice
18 shall be posted so as to be visible from each public right-of-way abutting
19 the subject property, and shall be at least six (6) square feet in area. The
20 sign shall state the nature of the request and the phone number to call for
21 further information. The town administrator shall provide the applicant with
22 the specific language required to appear on the sign for each application.
23 The petitioner shall provide proof of the sign posting no later than one (1)
24 business day following the posting date required by section 100-040,
25 "Timing of public notice." Proof shall consist of one (1) or more photographs
26 of the sign placed upon the site, as necessary to demonstrate the location
27 of the real property upon which the sign is posted, and the exact location of
28 the sign upon the property. A notarized affidavit, signed by the petitioner or
29 sign company responsible for posting the sign, shall accompany the
30 photographs. Other proof may be provided if acceptable to the town
31 administrator. If the applicant fails to submit the affidavit, processing of the
32 application shall cease until such affidavit is received. The sign shall be
33 removed by the applicant within five (5) working days after the application

Ordinance No. 2020-____

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receives final disposition. The sign shall be exempt from all sign and permit regulations.

Section 5. Article 100, "Application Submittal And Notice Procedures," Section 100-060, "Mail Notice Requirements For Public Hearings" is hereby amended as follows:

* * *

(B) *Prescribed distances for notification.* Properties located within the distances prescribed in subsections (B)(1) through (B)(5) of the section shall be notified by mail of any of the following pending application types:

(1) *Variances:* One thousand five hundred (1,500) feet, except that variance requests from minimum distance separations required by the ULDC shall be noticed using the same distance as the request for variance.

(2) *Rezoning:* One thousand five hundred (1,500) feet.

(3) *Future land use plan map amendments:* One thousand five hundred (1,500) feet.

(4) *Site plans:* One thousand five hundred (1,500) feet.

(5) *Appeal of administrative decisions:* One thousand five hundred (1,500) feet.

(6) *Plats and waiver of plats:* One thousand five hundred (1,500) feet.

(7) *Special exception uses:* One thousand five hundred (1,500) feet.

Section 6. Article 112, "Special Exception Uses" is hereby created as follows:

ARTICLE 112. -SPECIAL EXCEPTION USES.

Sec. 112-010. Purpose.

This Article establishes the procedures and requirements for review of applications to establish special exception uses.

Ordinance No. 2020-____

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1 Sec. 112-020. Applicability.

2 Uses identified in zoning district regulations as special exception uses shall be
3 established only after submittal of an application for special exception use and approval
4 by the Town Council.

5 Sec. 112-030. - Procedure.

6 (A) *Filing of petition.* Applications for special exception use shall be filed on
7 forms provided by the Town and shall be submitted to the Town
8 Administrator. The property owner must be the applicant for the special
9 exception use. The applicant as owner must be the operator of the use
10 unless otherwise provided in the special exception use permit.

11 (B) *Review and scheduling of petition for public hearing.* Upon receipt of a
12 completed application and processing fee, and upon receipt of any
13 additional documentation that the Town Administrator may request, the
14 Town Administrator shall review the application and prepare a report which,
15 at a minimum, details the facts and circumstances pertaining to the
16 requested special exception use. Upon completion of such report, the
17 application shall be duly advertised and scheduled before the Town Council,
18 at the next available regular council meeting that considers quasi-judicial
19 items.

20 (C) *Notice.* Notice shall be provided pursuant to the requirements in Article 100
21 pertaining to special exception uses.

22 (D) *Application fee.* There shall be an application fee deposit for each
23 application in an amount set by the town administrator. The petitioner shall
24 be responsible for all costs associated with petition processing plus costs
25 incurred by the town.

26 (E) *Public hearing procedure.* The Town Council shall hear the application
27 pursuant to the town's quasi-judicial procedures set forth in Article 105.

28 (F) *Burden of proof under quasi-judicial procedures.* In making a presentation,
29 the petitioner shall bear the burden of demonstrating by competent
30 substantial evidence that the evidence on the record demonstrates that the
31 special exception use should be granted.

32 (G) *The vote.* A special exception may be granted upon receiving five (5)
33 affirmative votes of the Town Council.

34 (H) *Recordation.* The Town Council's decision concerning any special exception
35 use application shall be recorded in the Public Records of Broward County.

36

Ordinance No. 2020-____

New text is underlined and deleted text is ~~stricken~~

1 Sec. 112-040. Review criteria.

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

- 9 (a) Density or intensity of use
10 (b) Scale of use and improvements
11 (c) Placement, design and orientation of functions and improvements
12 (d) Hours of operation
13 (e) Aesthetics
14 (f) Noise
15 (g) Vibration
16 (h) Dust
17 (i) Fumes and emissions
18 (j) Odor
19 (k) Glare
20 (l) Nighttime lighting
21 (m) Shadow effect
22 (n) Vehicular traffic generation including vehicle type, site access and
23 circulation
24 (o) Drainage
25 (p) Impact on adjacent properties
26 (q) Parking
27 (r) Fueling of vehicles and equipment
28 (s) Number of employees
29 (t) Outdoor storage
30 (u) Other conditions, effects or impacts that may be applicable

31
32 Sec. 112-050. Effect of approval.

33 (A) A special exception use permit, issued pursuant to the requirements of this
34 article, grants to the applicant the right to develop and/or utilize the subject
35 premises in accordance with the terms and conditions contained in the
36 resolution approving the special exception use, unless otherwise provided in
37 such resolution.

38 (B) Operation of an approved special exception use shall not be commenced
39 until the Town has verified that all conditions of approval applicable to the

Ordinance No. 2020-____

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1 establishment of the use have been satisfied, and has issued a certificate of
2 use.

3 (C) Approval of a special exception use shall run with the property owner once
4 established (i.e., not expired or revoked), and shall not be transferable.

5 (D) Representations made in the application and on the record at the public
6 hearing shall be part of the conditions of approval of such use, whether or
7 not such representations are incorporated into the special exception use
8 permit.

9
10 Sec. 112-060. Expiration of special exception uses.

11 (A) Expiration. All special exception use approvals shall expire unless the
12 applicant obtains a certificate of use from the town within one hundred
13 eighty (180) days of the date of approval, unless otherwise provided in the
14 special exception use permit. A certificate of use shall not be issued unless
15 all conditions of special permit use approval pertaining to the establishment
16 of the use have been satisfied.

17 (B) Due diligence. It shall be the responsibility of the applicant to ensure that a
18 special exception permit does not expire.

19 (C) Extensions. The Town Administrator may grant a single extension of not
20 more than six (6) months upon written request from the applicant, prior to
21 expiration, that includes a demonstration of good cause for the delay. Good
22 cause may include, but shall not be limited to, delay caused by
23 governmental action or inaction or other factors beyond the control of the
24 applicant. The Town Administer may grant subsequent extensions of not
25 more than six (6) months each only upon demonstration of delay caused by
26 governmental action or inaction, or other factors beyond the control of the
27 applicant.

28 (D) Discontinuance. If, for any reason, the special exception use ceases or is
29 discontinued for a period of six (6) or more months, the premises shall not
30 thereafter be used for that special exception use without the subsequent
31 approval of a new special exception use application in accordance with this
32 article.

33
34 Sec. 112-070. Modification of approved special exception use.

35 Applicant-initiated amendments to an approved special exception use shall be
36 processed and reviewed in accordance with the procedures and standards set
37 forth in this article for new special exception uses.

Ordinance No. 2020-____

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1
2 Sec. 112-080. Inspections.

3 All premises for which the Town has granted a special exception use permit are
4 subject to inspection by the Town on a periodic basis, but not less than annually,
5 to ensure compliance with all requirements of this article and conditions of
6 approval.

7
8 Sec. 112-090. Revocation.

9 (A) The Town council may revoke or modify a special exception use permit or
10 modify its terms of approval after conducting a public hearing that is
11 noticed pursuant to the requirements in Article 100 for special exception
12 uses upon any of the following occurrences:

13 (1) Failure to adhere to the representations made in the application and to
14 the terms and conditions of the approval.

15 (2) A repeat violation as defined in Sec. 2-149 of this code.

16 (3) Code violation that is not remedied within the timeframe the town has
17 allotted.

18 (4) Violations of three (3) code provisions within any five (5) year period.

19 (B) Upon any of the foregoing instances, the Town Administrator shall refer the
20 matter to the Town Council for public hearing, with written notice given to
21 the special exception use permit holder and the general public as provided
22 in Article 100 for special exception uses. At the conclusion of the hearing,
23 the Town Council may modify the terms of the permit or revoke the permit.

24 (C) Upon revocation of special exception use permit, the Town shall not process
25 any subsequent application for the same property or by the same applicant
26 for twelve (12) months.

27
28 Sec. 112-100. Status of uses lawfully established prior to designation as a
29 special exception use.

30 (A) Except as may otherwise provided herein, when a use that was established
31 as permitted by right (a permitted use or use indicated by a "P" in a
32 particular zoning district), and the ULDC is later amended to designate the
33 use as a special exception use, that use shall be considered a lawful special
34 exception use. Town Council approval pursuant to this Article is required
35 before any expansion of the use outside of the plot or portion thereof

Ordinance No. 2020-____

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occupied by the use as of the date the ULDC is amended to designate the use as a special exception use.

(B) Reserved.

Section 7: Codification. The Town Clerk shall cause this ordinance to be codified as a part of the ULDC during the next codification update cycle.

Section 8: 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 9: 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 10: Effective Date. This Ordinance shall take effect immediately upon passage and adoption.

PASSED ON FIRST READING this ____ day of _____, 2019 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2020, on a motion made by _____ and seconded by _____.

(Signatures on Next Page)

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Ordinance No. 2020-

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Doug McKay, Mayor

ATTEST:

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñiz, Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: Town Council Meeting Schedule - Calendar Year 2020

Recommendation

Town Staff is requesting Town Council's consideration and approval of the Town Council meeting schedule for calendar year 2020.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

A. Sound Governance

Background

Section 4.01 of the Town Charter requires the Council to hold at least 11 monthly meetings in each fiscal year. Special meetings may be held on the call of the Mayor or upon the call of three members of the Council.

Dates have been reviewed to ensure no conflict exists with established holidays.

Fiscal Impact/Analysis

No impact.

Staff Contact:

Russell Muñiz

ATTACHMENTS:

Description	Upload Date	Type
2020 Town Council Meeting Schedule - TA Approved	11/21/2019	Resolution

RESOLUTION NO. 2020 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN COUNCIL MEETING SCHEDULE FOR THE CALENDAR YEAR 2020; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article IV, Section 4.0.1 (a) of the Charter of the Town of Southwest Ranches provides that the Town Council shall hold at least eleven (11) monthly meetings each year; and

WHEREAS, in an attempt to have some consistency with its meeting dates, when conflicts do not exist, the Town desires to have regular meetings on the second and fourth Thursday of the month; and

WHEREAS, the Town Council has the authority to establish additional meetings and to change meetings dates as may be necessary.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2: The Town Council hereby approves the meeting schedule, attached hereto and incorporated herein by reference as Exhibit "A", for the Town Council meetings for calendar year 2020.

Section 3: The Town Council reserves the right to amend this Resolution to establish additional meetings and to change meetings dates, as may be necessary. In addition, additional meetings may be added without amendment to this Resolution provided that proper notice is given.

Section 4: Nothing stated herein shall be interpreted to prevent special meetings or additional meetings to be called in accordance with the Town's Charter.

Section 5: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 12th day of December, 2019, on a

motion by _____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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

Exhibit A

2020 Town Council Proposed Meeting Schedule

Regular Town Council Meetings are attempted to be held at 7:00 PM on the **SECOND** and **FOURTH THURSDAY** each month. However, September meetings reflect tentative changes needed to accommodate state law pertaining to budget adoption which may require further change. Meetings may be canceled by the Town Council if there is no imminent business to discuss.

JANUARY	9, 23
FEBRUARY	13, 27
MARCH	12, 26
APRIL	9, 23
MAY	14, 28
JUNE	11, 25
JULY	9, 23
AUGUST	13, 27
SEPTEMBER	10, 24 (Tentative)
OCTOBER	8, 22
NOVEMBER	19
DECEMBER	10

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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñiz, Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: Town Holiday Schedule - Calendar Year 2020

Recommendation

Town Staff is requesting Town Council's consideration and approval of the Town holiday schedule for calendar year 2020.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

A. Sound Governance

Background

The holidays identified in this schedule are consistent with the local and federal government schedules for calendar year 2020.

Fiscal Impact/Analysis

No impact.

Staff Contact:

Russell Muñiz
Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
TOWN HOLIDAY SCHEDULE RESO - TA Approved	11/27/2019	Resolution

RESOLUTION NO. 2020 –

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN HOLIDAY SCHEDULE FOR THE CALENDAR YEAR 2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council desires to establish an official 2020 holiday schedule for the Town of Southwest Ranches; and

WHEREAS, the Town's administrative offices shall be closed in observance of the holidays delineated below.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2: The Town Council hereby approves the following official holiday schedule for the Town of Southwest Ranches for calendar year 2020.

Schedule:

<u>Month</u>	<u>Date</u>	<u>Holiday</u>	<u>Day</u>
January	1 st	New Year's Day	Wednesday
January	20 th	Martin Luther King, Jr. Day	Monday
February	17 th	President's Day	Monday
May	25 th	Memorial Day	Monday
July	3 rd	Independence Day	Friday
September	7 th	Labor Day	Monday
November	11 th	Veteran's Day	Wednesday
November	26 th	Thanksgiving	Thursday
November	27 th	Day After Thanksgiving	Friday
December	24 th	Christmas Eve (Close at 1 p.m.)	Thursday
December	25 th	Christmas Day	Friday
December	31 st	New Year's Eve (Close at 1 p.m.)	Thursday

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 12th day of December 2019, on a motion by

_____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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



Town of Southwest Ranches
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Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñoz, Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: FAB Renewal

Recommendation

Motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- E. Cultivate a Vibrant Community

Background

Pursuant to the Town's adopted Advisory Committee/Board Policy, each of the established Advisory Boards and Committees sunsets after one year unless action is taken by the Town Council to extend them. This extension process includes restating the Board or Committee's scope, should the Council deem it appropriate, and appointing or re-appointing its members.

This Resolution is necessary to extend the term of this Board's existence.

The Fire Advisory Board (FAB) shall meet as directed by the Town Council.

Fiscal Impact/Analysis

N/A

Staff Contact:

Russell Muñiz, Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
FAB Renewal - TA Approved	11/21/2019	Resolution
FAB Spreadsheet	12/9/2019	Backup Material

RESOLUTION NO. 2020 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF FIRE ADVISORY BOARD (FAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 4, 2007, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2007-023, establishing a Town Advisory Committee/Board Policy; and

WHEREAS, on August 9, 2012, the Town Council adopted Resolution 2012-64, establishing a Fire Advisory Board to advise on matters relating to the Town's Fire and EMS Services; and

WHEREAS, on December 31, 2019, the Fire Advisory Board is scheduled to sunset unless further action is taken by the Town Council; and

WHEREAS, the Town Council continues to see a need for the Fire Advisory Board; and

WHEREAS, in furtherance of the Town's adopted Advisory Committee/Board Policy, this Resolution is necessary to extend the Board's term, to redefine the Board's purpose and objectives, and to appoint or re-appoint the Board Members and Council Liaison.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2. In furtherance of Resolution No. 2007-023, the Town Council hereby extends the term of the Fire Advisory Board for one (1) additional year.

Section 3. The Town Council hereby redefines the Fire Advisory Board's purpose and objectives as follows:

- i. To advise the Council of fire and ems related issues.
- ii. To analyze the needs of the Volunteer Fire Department.
- iii. To analyze the Volunteer Fire Department's use of funds.

- iv. The Town Staff Liaison shall serve as the conduit to provide the Fire Advisory Board with any information required to perform its services delineated herein.
- v. A Fire Advisory Board Member shall not hold themselves out, in anyway, as being on the Board of Directors of the Volunteer Fire Department, or as an agent of the Town.
- vi. The Fire Advisory Board shall meet as directed by the Town Council.

Section 4. All administrative and procedural requirements found in the Town's adopted Advisory Committee/Board Policy shall remain in full force and effect.

Section 5. The Town Council is hereby authorized to administratively advise the Town Administrator of its appointment for this Board, which shall be announced at a public meeting, and may be modified from time to time.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 12th day of December, 2019, on a motion by _____ and seconded by _____.

[Signatures on Following Page]

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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

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

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Town Council
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Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñiz, Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: DIAB Renewal

Recommendation

Motion to approve the resolution.

Strategic Priorities

- A. Sound Governance
- E. Cultivate a Vibrant Community

Background

Pursuant to the Town's adopted Advisory Committee/Board Policy, each of the established Advisory Boards and Committees sunsets after one year unless action is taken by the Town Council to extend them. This extension process includes restating the Board or Committee's scope, should the Council deem it appropriate, and appointing or re-appointing its members.

This Resolution is necessary to extend the term of this Board's existence.

Fiscal Impact/Analysis

N/A

Staff Contact:

Russell Muñiz, Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
DIAB Renewal - TA Approved	11/21/2019	Resolution
DIAB Spreadsheet	12/9/2019	Backup Material

RESOLUTION NO. 2020 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE DRAINAGE AND INFRASTRUCTURE ADVISORY BOARD (DIAB); RESTATING THE BOARD'S PURPOSE AND OBJECTIVES; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 9, 2002, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2002-49, establishing a Fill and Drainage Advisory Board; and

WHEREAS, on January 4, 2007, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2007-023, establishing a Town Advisory Committee/Board Policy; and

WHEREAS, on December 31, 2019, the Drainage and Infrastructure Advisory Board is scheduled to sunset unless further action is taken by the Town Council; and

WHEREAS, the Town continues to see a need for the Drainage and Infrastructure Advisory Board; and

WHEREAS, in furtherance of the Town's adopted Advisory Committee/Board Policy, this Resolution is necessary to extend the Board's term, to redefine the Board's purpose and objectives, and to appoint or re-appoint the Board Members and Council Liaison.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1. The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2. In furtherance of Resolution No. 2007-023, the Town Council hereby extends the term of the Drainage and Infrastructure Advisory Board for one (1) additional year.

Section 3. The Town Council hereby redefines the Drainage and Infrastructure Advisory Board's purpose and objectives as follows:

- i. To provide input into the development of policies and procedures concerning filling, excavating, and clearing of lands within the Town.
- ii. To provide input into any necessary revisions related to the tertiary drainage plan and to provide input into the prioritization of necessary drainage improvements within the Town.
- iii. To provide input into the development of policies and procedures concerning the Town's infrastructure.
- iv. To solicit input from residents of the Town concerning drainage and other infrastructure-related improvements.
- v. Board activities shall be accomplished in coordination with the Town Administrator. The Board shall submit, at a minimum, a quarterly report for review by the Town Administrator before presentation to the Town Council.

Section 4. All administrative and procedural requirements found in the Town's adopted Advisory Committee/Board Policy shall remain in full force and effect.

Section 5. The Town Council is hereby authorized to administratively advise the Town Administrator of its appointment for this Board, which shall be announced at public meeting, and may be modified from time to time.

Section 6. This Resolution shall become effective immediately upon its adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 12th day of December, 2019, on a motion by

_____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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

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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñoz, Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: RFNRAB Renewal

Recommendation

Motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- E. Cultivate a Vibrant Community

Background

Pursuant to the Town's adopted Advisory Committee/Board Policy, each of the established Advisory Boards and Committees sunsets after one year unless action is taken by the Town Council to extend them. This extension process includes restating the Board or Committee's scope, should the Council deem it appropriate, and appointing or re-appointing its members.

This Resolution is necessary to extend the term of this Board's existence.

Fiscal Impact/Analysis

N/A

Staff Contact:

Russell Muñoz, Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
Recreation Forestry Board Renewal - TA Approved	11/21/2019	Resolution
RFNRAB Spreadsheet	12/9/2019	Backup Material

RESOLUTION NO. 2020 - ____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE RECREATION, FORESTRY, AND NATURAL RESOURCES ADVISORY BOARD (RFNRAB); RATIFYING THE BOARD'S PURPOSE AND OBJECTIVES; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 11, 2003, the Town Council approved Resolution No. 2004-20, establishing the Friends of the Parks Advisory Board; and

WHEREAS, on January 11, 2007, the Town Council approved Resolution No. 2007-023, changing the name of the Friends of the Parks Advisory Board to the Recreation, Forestry, and Natural Resources Advisory Board; and

WHEREAS, on January 4, 2007, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2007-023, establishing a Town Advisory Committee/Board Policy; and

WHEREAS, on December 31, 2019, the Recreation, Forestry, and Natural Resources Advisory Board is scheduled to sunset unless further action is taken by the Town Council; and

WHEREAS, the Town Council continues to see a need for the Recreation, Forestry, and Natural Resources Advisory Board; and

WHEREAS, in furtherance of the Town's adopted Advisory Committee/Board Policy, this Resolution is necessary to extend the Board's term, to ratify the Board's purpose and objectives, and to appoint or re-appoint the Board Members and Council Liaison.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1. The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2. In furtherance of Resolution No. 2007-023, the Town Council hereby extends the term of the Recreation, Forestry, and Natural Resources Advisory Board for one (1) additional year.

Section 3. The Town Council hereby ratifies the Recreation, Forestry, and Natural Resources Advisory Board's purpose and objectives as follows:

- i. To provide input into the coordination of plans for the acquisition, funding, design, development, operation, maintenance and regulation of parks within the Town.
- ii. To provide input into those multipurpose trails within the Town.
- iii. To provide input into matters of forestry and natural resources, including but not limited to: tree canopy maintenance, management, and protection; water conservation; preservation, and protection of the environment; and protection of wildlife.
- iv. To solicit input from residents of the Town concerning matters concerning recreational spaces, forestry, and natural resources.
- v. Board activities shall be accomplished in coordination with the Town Administrator. The Board shall submit, at a minimum, a quarterly report for review by the Town Administrator before presentation to the Town Council.

Section 4. All administrative and procedural requirements found in the Town's adopted Advisory Committee/Board Policy shall remain in full force and effect.

Section 5. The Town Council is hereby authorized to administratively advise the Town Administrator of its appointment for this Board, which shall be announced at a public meeting, and may be modified from time to time.

Section 6. This Resolution shall become effective immediately upon its adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 12th day of December, 2019, on a motion by

_____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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

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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñoz, Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: RPADAB Renewal

Recommendation

Motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- E. Cultivate a Vibrant Community

Background

Pursuant to the Town's adopted Advisory Committee/Board Policy, each of the established Advisory Boards and Committees sunsets after one year unless action is taken by the Town Council to extend them. This extension process includes restating the Board or Committee's scope, should the Council deem it appropriate, and appointing or re-appointing its members.

This Resolution is necessary to extend the term of this Board's existence.

Fiscal Impact/Analysis

N/A

Staff Contact:

Russell Muñoz, Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
RPADAB Renewal - TA Approved	11/21/2019	Resolution
RPADAB Spreadsheet	12/9/2019	Backup Material

RESOLUTION NO. 2020 –

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE RURAL PUBLIC ARTS AND DESIGN ADVISORY BOARD (RPADAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 13, 2003, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2003-34, establishing a Rural Public Arts and Design Advisory Board; and

WHEREAS, on January 4, 2007, the Town Council adopted Resolution No. 2007-023, establishing a Town Advisory Committee/Board Policy; and

WHEREAS, on December 31, 2019, the Rural Public Arts and Design Advisory Board is scheduled to sunset unless further action is taken by the Town Council; and

WHEREAS, the Town Council continues to see a need for the Rural Public Arts and Design Advisory Board; and

WHEREAS, in furtherance of the Town's adopted Advisory Committee/Board Policy, this Resolution is necessary to extend the Board's term, to redefine the Board's purpose and objectives, and to appoint or re-appoint the Board Members and Council Liaison.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1. The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2. In furtherance of Resolution No. 2007-023, the Town Council hereby extends the term of the Rural Public Arts and Design Advisory Board for one (1) additional year.

Section 3. The Town Council hereby redefines the Rural Public Arts and Design Advisory Board's purpose and objectives as follows:

- i. To provide input into the development of a rural sense of place including rural signage identification for the Town and review of public arts and design grants as they become available.
- ii. To review all public arts and design grant applications, to establish a review process to recommend vendors, to involve residents in the process, and to make recommendations to the Town Council.
- iii. Board activities shall be accomplished in coordination with the Town Administrator. The Board shall submit, at a minimum, a quarterly report for review by the Town Administrator before presentation to the Town Council.

Section 4. All administrative and procedural requirements found in the Town's adopted Advisory Committee/Board Policy shall remain in full force and effect.

Section 5. The Town Council is hereby authorized to administratively advise the Town Administrator of its appointment for this Board, which shall be announced at a public meeting, and may be modified from time to time.

Section 6. This Resolution shall become effective immediately upon its adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 12th day of December, 2019, on a motion by

_____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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

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

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(954) 434-1490 Fax

Town Council
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Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñiz, Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: SEAB Renewal

Recommendation

Motion to approve the resolution.

Strategic Priorities

- A. Sound Governance
- E. Cultivate a Vibrant Community

Background

Pursuant to the Town's adopted Advisory Committee/Board Policy, each of the established Advisory Boards and Committees sunsets after one year unless action is taken by the Town Council to extend them. This extension process includes restating the Board or Committee's scope, should the Council deem it appropriate, and appointing or re-appointing its members.

Fiscal Impact/Analysis

N/A

Staff Contact:

Russell Muñiz, Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
SEAB Renewal - TA Approved	11/21/2019	Resolution
SEAB Spreadsheet	12/9/2019	Backup Material

RESOLUTION NO. 2020 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE SCHOOLS AND EDUCATION ADVISORY BOARD (SEAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 4, 2007, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2007-023, establishing a Town Advisory Committee/Board Policy; and

WHEREAS, also on January 4, 2007, the Town Council adopted Resolution No. 2007-028, establishing a Schools and Education Advisory Board; and

WHEREAS, on December 31, 2019, the Schools and Education Advisory Board is scheduled to sunset unless further action is taken by the Town Council; and

WHEREAS, the Town Council continues to see a need for the Schools and Education Advisory Board; and

WHEREAS, in furtherance of the Town's adopted Advisory Committee/Board Policy, this Resolution is necessary to extend the Board's term, to redefine the Board's purpose and objectives, and to appoint or re-appoint the Board Members and Council Liaison.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2. In furtherance of Resolution No. 2007-023, the Town Council hereby extends the term of the Schools and Education Advisory Board for one (1) additional year.

Section 3. The Town Council hereby redefines the Schools and Education Advisory Board's purpose and objectives as follows:

- i. To advise the Council of any school and educational issues related to the Town.
- ii. To regularly attend the necessary Broward County School Board and other school-related meetings to monitor issues affecting the residents of the Town.
- iii. To provide input regarding educational programs for the development of the students within the community.
- iv. To provide input into the development of policies, procedures, and programs concerning any school or educational issues concerning the Town.
- iii. To solicit and to obtain input from the residents of the Town concerning school-related or other education-related issues.
- iv. To develop, to implement, and to monitor, with the assistance of the Town Administrator, a Town educational scholarship fund.
- v. Board activities shall be accomplished in coordination with the Town Administrator. The Board shall submit, at a minimum, a quarterly report for review by the Town Administrator before presentation to the Town Council.

Section 4. All administrative and procedural requirements found in the Town's adopted Advisory Committee/Board Policy shall remain in full force and effect.

Section 5. The Town Council is hereby authorized to administratively advise the Town Administrator of its appointment for this Board, which shall be announced at a public meeting, and may be modified from time to time.

Section 6. This Resolution shall become effective immediately upon its adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 12th day of December, 2019, on a motion by

_____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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

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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muñoz Assistant Town Administrator/Town Clerk
DATE: 12/12/2019
SUBJECT: CPAB Renewal

Recommendation

Motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- E. Cultivate a Vibrant Community

Background

Pursuant to the Town's adopted Advisory Committee/Board Policy, each of the established Advisory Boards and Committees sunsets after one year unless action is taken by the Town Council to extend them. This extension process includes restating the Board or Committee's scope, should the Council deem it appropriate, and appointing or re-appointing its members.

This Resolution is necessary to extend the term of this Board's existence.

Fiscal Impact/Analysis

N/A

Staff Contact:

Russell Muñiz, Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
CPAB Renewal - TA Approved	11/21/2019	Resolution
CPAB Spreadsheet	12/9/2019	Backup Material

RESOLUTION NO. 2020 -

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM
OF THE COMPREHENSIVE PLAN ADVISORY BOARD (CPAB);
RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN
COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT
BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on March 8, 2001, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2001-035, establishing a Comprehensive Plan Advisory Board; and

WHEREAS, on January 4, 2007, the Town Council of the Town of Southwest Ranches, Florida adopted Resolution No. 2007-023, establishing a Town Advisory Committee/Board Policy; and

WHEREAS, on December 31, 2019 the Comprehensive Plan Advisory Board is scheduled to sunset unless further action is taken by the Town Council; and

WHEREAS, the Town Council continues to see a need for the Comprehensive Plan Advisory Board; and

WHEREAS, in furtherance of the Town's adopted Advisory Committee/Board Policy, this Resolution is necessary to extend the Board's term, to redefine the Board's purpose and objectives, and to appoint or re-appoint the Board Members and Council Liaison.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1. The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2. In furtherance of Resolution No. 2007-023, the Town Council hereby extends the term of the Comprehensive Plan Advisory Board for one (1) additional year.

Section 3. The Town Council hereby redefines the Comprehensive Plan Advisory Board's purpose and objectives as follows:

- i. To review and to provide input into the development of the Comprehensive Plan and to make recommendations to the Town Council.
- ii. To review and to provide input on any item, as may be specifically requested by the Town Council that may affect land use within the Town.
- iii. Board activities shall be accomplished in coordination with the Town Administrator. The Board shall submit, at a minimum, a quarterly report for review by the Town Administrator before presentation to the Town Council.

Section 4. All administrative and procedural requirements found in the Town's adopted Advisory Committee/Board Policy shall remain in full force and effect.

Section 5. The Town Council is hereby authorized to administratively advise the Town Administrator of its appointment for this Board, which shall be announced at a public meeting, and may be modified from time to time.

Section 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 12th day of December, 2019, on a motion by

_____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

[Signatures on Following Page]

Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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

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

(954) 434-0008 Town Hall
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Town Council
Doug McKay, Mayor
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Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 12/12/2019
SUBJECT: Iglesia Mision Vida Site Plan Amendment

Recommendation

Approval with conditions.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

The Iglesia Misi3n Vida, Inc. proposes to construct a single-story, 2,396 square-foot modular office and storage building on the west half of the ten acres it owns at the southwest quadrant of Griffin Road and Mather Boulevard. The site plan also includes new landscaping and a dumpster enclosure.

The site does not have parking lot lighting. The petitioner has submitted Variance Application No. VA-74-20 requesting relief from the lighting requirement.

Fiscal Impact/Analysis

N/A

Staff Contact:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report - SP	12/6/2019	Executive Summary
Resolution - TA Approved	12/6/2019	Resolution
Mail Notice Map	12/2/2019	Backup Material
Site Plan	12/2/2019	Exhibit
Mail Notice List	12/6/2019	Backup Material

TOWN OF SOUTHWEST RANCHES TOWN COUNCIL AGENDA REPORT

DATE: December 12, 2019

SUBJECT: Site Plan Application SP-74-19; Iglesia Misión Vida Church

ADDRESS: 17950 Griffin Road, Southwest Ranches, FL

LOCATION: Griffin Road approximately 1,000 feet west of Mather Boulevard

ZONING: CF, Community Facility

LAND USE: Community Facilities

**PETITIONER/
OWNER:** Iglesia Misión Vida, Inc.

EXHIBITS: Staff Report, Aerial Photographs, Site Plan, and Mail Notification Radius Map and Mailing List.

REQUEST

The Iglesia Misión Vida, Inc. ("Petitioner") proposes to construct a single-story, 2,396 square-foot modular office and storage building on the approximately 10 acres it owns at the southwest quadrant of Griffin Road and Mather Boulevard.

BACKGROUND

Approximately three-quarters of the subject property is undeveloped, consisting of a soccer field and passive open space. The developed portion consists of a 3,330 square-foot church building, a 690 square-foot trailer used as classroom space, an outdoor gathering area with more than a dozen picnic tables, and a playground under a shade structure. The facilities have remained relatively unchanged since their construction pre-dating the Town's incorporation.

APPLICATION DETAILS

The proposed building would be erected to the rear (south) of the existing trailer, in compliance with all development standards, as follows:

	REQUIRED	PROPOSED
Minimum setbacks	50 feet- all property lines	81.6 feet and greater
Maximum plot coverage	35 percent	16 percent

Maximum building area (FLUE Policy 1.12-c)	70,785 square feet (sf)	6,930 square feet (sf)
Maximum building area per plat	17,014 sf church 1,800 sf preschool 4,000 sf day school	6,930 sf church use None existing or proposed None existing or proposed
Minimum pervious area	40 percent	12.5 percent
Building height (new building)	35 feet to midline of roof	14.7 feet to top of roof
Minimum number of required parking spaces	Greater of: 1 space / 3 seats, or 1 space / 50 sf assembly	(Exceeds code requirement; no new parking required) 1 space / 2 seats 1 space / 35 sf assembly

In addition to the new building, the site plan adds a dumpster enclosure lined with shrubs (the property lacked a dedicated location for its dumpster), a fire well and new landscaping.

The additional landscaping is required to meet the buffer requirements along the south and west property lines, and to replace dead, dying and missing trees within and around the parking lot. There was also a substantial amount of invasive vegetation behind the church buildings and within the Griffin Road landscape buffer that the Petitioner has already removed in response to staff comments. The Petitioner has requested permission to phase the new landscaping so as to spread the cost. Staff does not object, provided that the proposed landscaping along the canal on the south property line is installed prior to a Certificate of Occupancy, and that all other required landscaping is installed within 24 months from the date of approval, as further specified in the recommendations section.

There is no existing parking lot lighting onsite. ULDC Article 95 (Outdoor lighting standards) requires that all vehicular parking and onsite circulation areas be lighted in compliance with the minimum standards established by the Illuminating Engineering Society of North America. The Petitioner has requested a variance from this provision.

STAFF RECOMMENDATION:

Staff recommends approval of Application No. SP-74-19, subject to the following requirements:

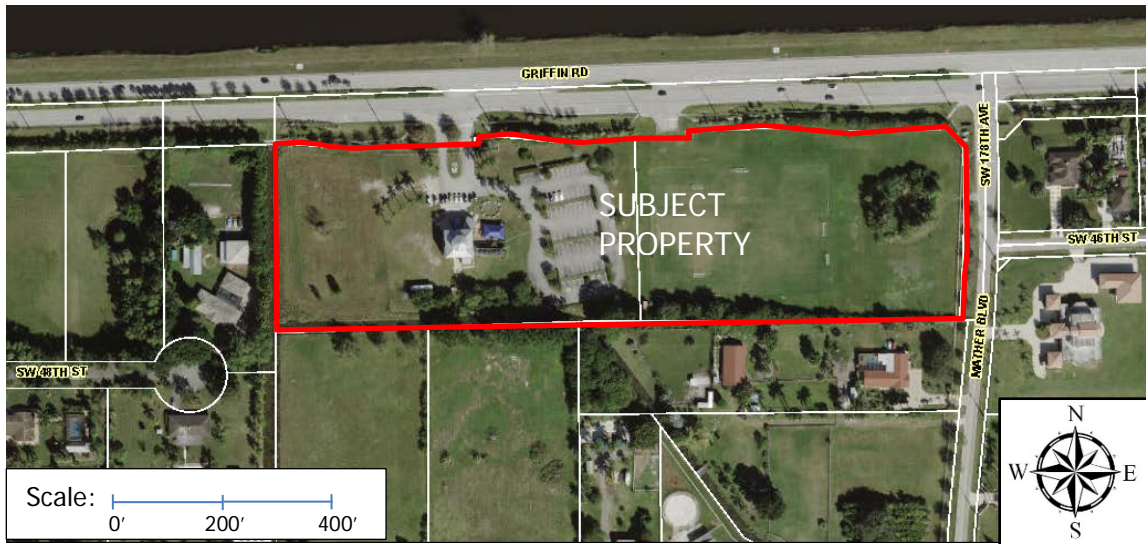
1. Bring the developed (west) parcel into full compliance with Town landscape requirements within the following timeframes, commencing on date of approval of this application:
 - i. Remove invasive trees on the developed parcel, submit a phased irrigation

plan to correspond with the phasing of site landscaping, revise landscape plan to show buffering along west property canal, and provide bond for 125 percent of the staff-approved cost estimate for the landscaping (prior to building permit issuance).

- ii. Install the landscaping and irrigation along the canal near the south property line (prior to issuance of Certificate of Occupancy).
 - iii. Install the west property line landscaping, replace missing, dead and diseased plant material, cover all exposed dirt areas with turf, install required irrigation, and provide all trees and palms with "tree wells" around the base with mulch (within 24 months).
2. Vehicular use area lighting shall be installed in compliance with ULDC Article 95 prior to issuance of a Certificate of Occupancy unless the Town Council grants Variance Application No. VA-74-20 for waiver of the required lighting.

AERIAL LOCATION MAP

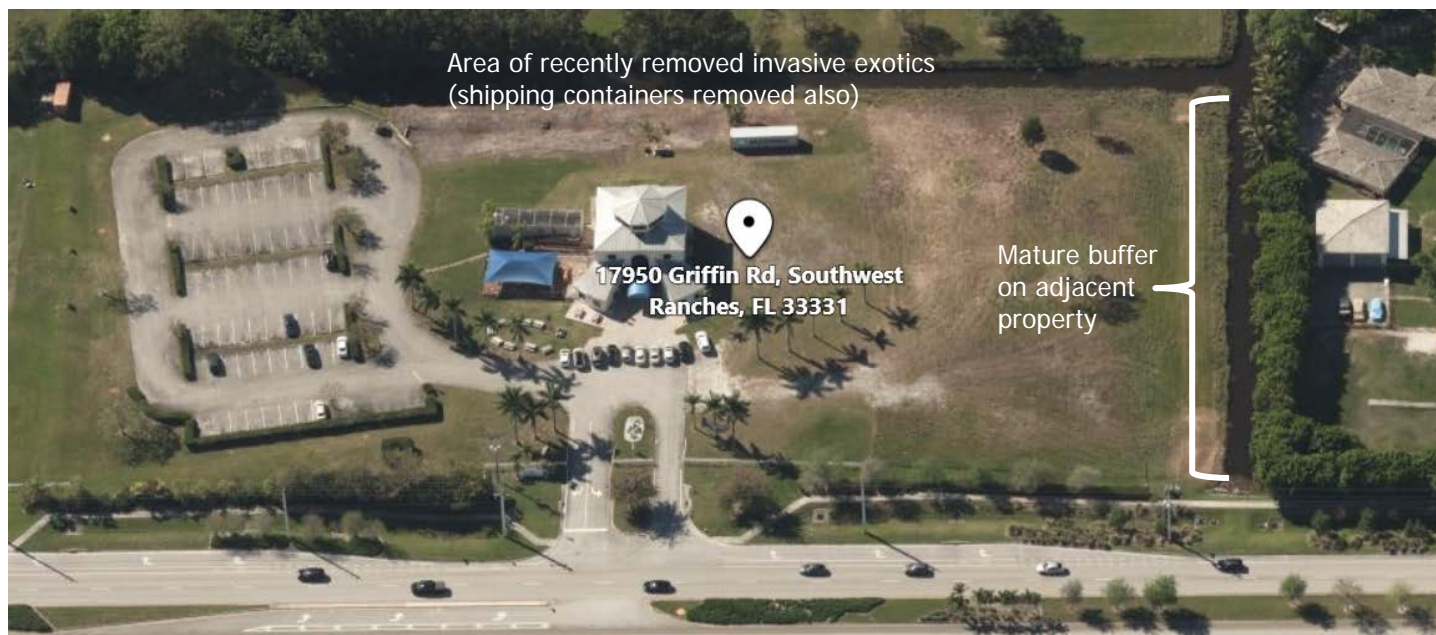
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OBLIQUE AERIAL PHOTOGRAPH LOOKING SOUTH



**OBLIQUE AERIAL PHOTOGRAPH LOOKING SOUTH
PHOTO TAKEN AFTER INVASIVE VEGETATION WAS REMOVED**



RESOLUTION NO. 2020-____

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-74-19 BY IGLESIA MISION VIDA, INC. TO AMEND ITS EXISTING SITE PLAN BY ADDING A 2,396 SQUARE-FOOT STORAGE AND CHURCH OFFICE BUILDING AND INCIDENTAL IMPROVEMENTS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Iglesia Mision Vida, Inc. is the current owner ("Owner") of Parcels 1, 2 and 3 of St. Paul Lutheran Church, according to the plat thereof as recorded in Plat Book 148, Page 18 of the Broward County, Florida Public Records; and

WHEREAS, Owner requests modification of its existing approved site plan to erect a 2,396 square-foot storage and office building and incidental improvements including additional landscaping and a dumpster enclosure; and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed site plan amendment complies with the requirements of the Town's Unified Land Development Code ("ULDC").

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

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

Section 2. That, upon reviewing the application, analysis of the Town Staff, testimony and the evidence submitted at a duly noticed public hearing held on December 12, 2019, the Town Council hereby approves Site Plan Modification Application No. SP-74-19, in accordance with the following stipulated conditions:

1. Bring the developed (west) parcel into full compliance with Town landscape requirements within the following timeframes, commencing on date of approval of this application:
 - i. Remove invasive trees on the developed parcel, submit a phased irrigation plan to correspond with the phasing of site landscaping, revise landscape plan to show buffering along west property canal, and provide bond for

125 percent of the staff-approved cost estimate for the landscaping (prior to building permit issuance).

- ii. Install the landscaping and irrigation along the canal near the south property line (prior to issuance of Certificate of Occupancy).
 - iii. Install the west property line landscaping, replace missing, dead and diseased plant material, cover all exposed dirt areas with turf, install required irrigation, and provide all trees and palms with "tree wells" around the base with mulch (within 24 months).
2. Vehicular use area lighting shall be installed in compliance with ULDC Article 95 prior to issuance of a Certificate of Occupancy unless the Town Council grants Variance Application No. VA-74-20 for waiver of the required lighting.

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

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

PASSED by the Town Council of the Town of Southwest Ranches, Florida, this 12th day of December, 2019, on a motion by _____ and seconded by _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

[Signature on Following Page]

Doug McKay, Mayor

ATTEST:

Russell Muniz, Assistant Town Administrator/Town Clerk

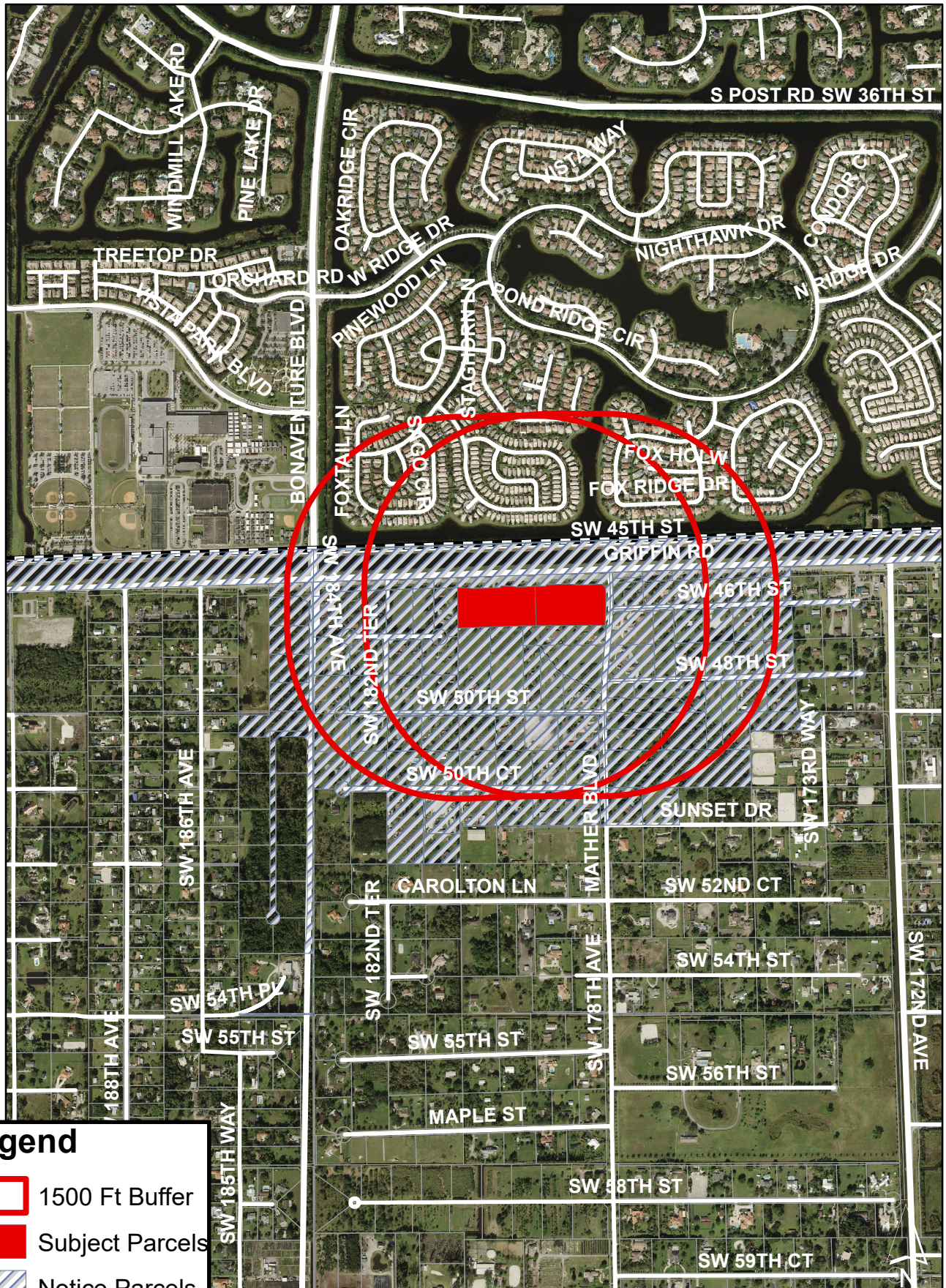
Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
36291854.1





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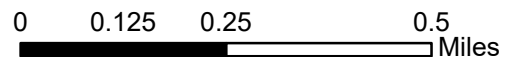
Town of Southwest Ranches

SP-74-19 + VA-74-20



Legend

-  1500 Ft Buffer
-  Subject Parcels
-  Notice Parcels
-  Town Boundary



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IGLESIA MISION VIDA, INC. 17950 GRIFFIN ROAD

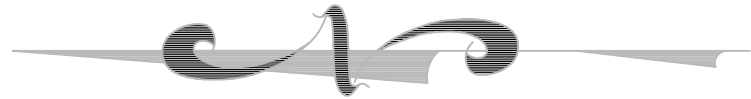
SITE DEVELOPMENT PLANS
TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

DEVELOPER:

IGLESIA MISION VIDA, INC.
17950 GRIFFIN ROAD
SW RANCHES, FL 33321

ENGINEER:

PILLAR CONSULTANTS, INC.
5230 S. UNIVERSITY DRIVE, SUITE 104
DAVIE, FL 33328
TEL: (954)680-6533



LAND DESCRIPTION

PARCELS 1, 2 AND 3 OF ST. PAUL LUTHERAN CHURCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

LOCATION MAP

NOT TO SCALE
SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST

PROJECT INFORMATION

PURPOSE/USE: PROPOSED OFFICE/STORAGE BUILDING, ZONING: COMMUNITY FACILITY (CF)

CHARACTER OF DEVELOPMENT: THE DEVELOPER'S INTENT IS TO CONSTRUCT AN ADDITIONAL OFFICE/STORAGE BUILDING ON THE EXISTING CHURCH SITE.

PROPERTY LOCATION: 17950 GRIFFIN ROAD, DAVIE, FLORIDA 33331

IGLESIA MISION VIDA, INC.
17950 GRIFFIN ROAD
TOWN OF SOUTHWEST RANCHES
BROWARD COUNTY, FLORIDA

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

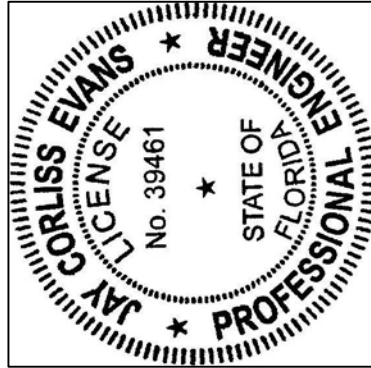
P.E. # 39461

SCALE: N.T.S.
DATE: 04/08/19
DRAWN BY: JRW
SHEET No.

CS-1

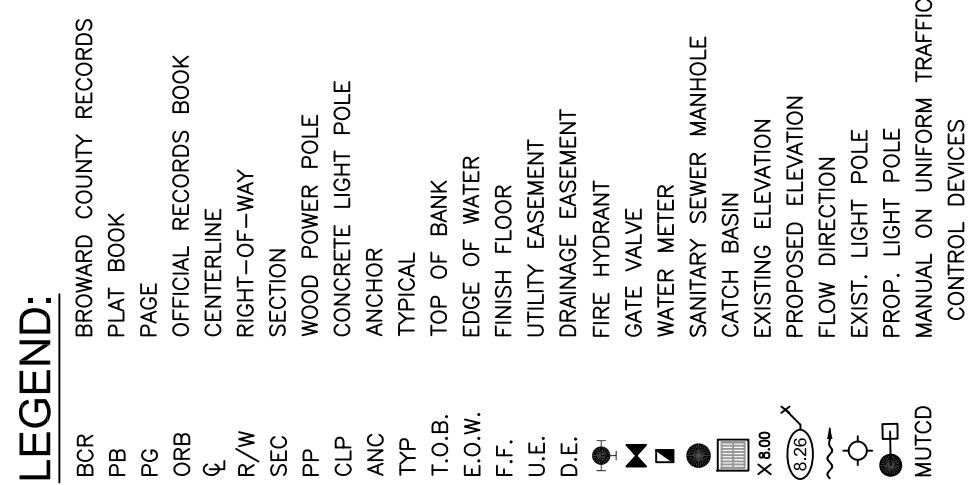
19007

ENGINEER'S SEAL
NOT VALID WITHOUT
ORIGINAL SIGNATURE



SHEET TITLE

COVER SHEET



FORWARD COUNTY RECORDS
PAGE
OFFICIAL RECORDS BOOK
ENTERLINE
RIGHT-OF-WAY
SECTION
WOOD POWER POLE
CONCRETE LIGHT POLE
ANCHOR
TYPICAL
TOP OF BANK
EDGE OF WATER
FINISH FLOOR
UTILITY EASEMENT
PARAPET/ELEMENT
FIRE HYDRANT
GATE VALVE
WATER METER
SEWER MANHOLE
EXISTING ELEVATION
PROPOSED ELEVATION
LOW DIRECTION
LIGHT POLE
PROP. LIGHT POLE
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

ZONING DATA			
JURISDICTION: EXISTING ZONING: CONSTRUCTION TYPE: BUILDING TYPE: COUNTY LAND USE:	TOWN OF SOUTHWEST RANCHES (I-1) COMMUNITY FACILITY CROSS CREEK BUILDING COMMUNITY CODE 2017 EDITION COMMUNITY FACILITY	SQUARE FEET	ACRES
TOTAL SITE AREA EXISTING LOT COVERAGE PROPOSED LOT COVERAGE		452,832 S.F.	10.40 AC.
		4,534 S.F.	0.10 AC.
EXISTING SANCTUARY BUILDING AREA SANCTUARY AREA		6,930 S.F.	0.16 AC.
		3,844 S.F.	0.09 AC.
EXISTING SANCTUARY BUILDING AREA		1,946 S.F.	0.04 AC.
SEATING CAPACITY (LINKED CHAIRS)			
EXISTING TRAILER		690 S.F.	0.02 AC.
PROPOSED BUILDING		2,396 S.F.	0.05 AC.
BUILDING HEIGHT			

DEVELOPMENT DATA			
SITE CALCULATIONS			
	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	452,832 S.F.	10.40	100.0%
TOTAL IMPERVIOUS AREA	56,668 S.F.	1.30	12.5%
PAVED ROAD AREA	46,017 S.F.	1.06	10.2%
SIDEWALK AREA	3,711 S.F.	0.08	0.8%
BUILDING AREA	6,930 S.F.	0.16	1.5%
TOTAL PAVEMENT AREA	396,174 S.F.	9.09	87.5%
	MIN. REQUIRED	MIN. PROVIDED	
FRONT BUILDING SETBACK	50 FT.	50 FT.	50 FT.
REAR BUILDING SETBACK	25 FT.	25 FT.	25 FT.
SIDE BUILDING SETBACK	25 FT.	25 FT.	25 FT.

PARKING		
	REQUIRED	PROVIDED
TOTAL PARKING	50 SPACES	68 SPACES
SANCTUARY (1 SP PER 4 SEATS) OR (1 SP PER 50 SF ASSEMBLY AREA)	34 SPACES	
SUNDAY SCHOOL (1 SP PER 400 SF)	2 SPACES	
HANDICAP SPACES (1 SP PER 25 SP)	2 SPACES	4 SPACES

SHEET TITLE
SITE PLAN

CLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
5230 S. University Drive - Suite 104
Dade, Florida 33328
Phone: (954) 680-6533

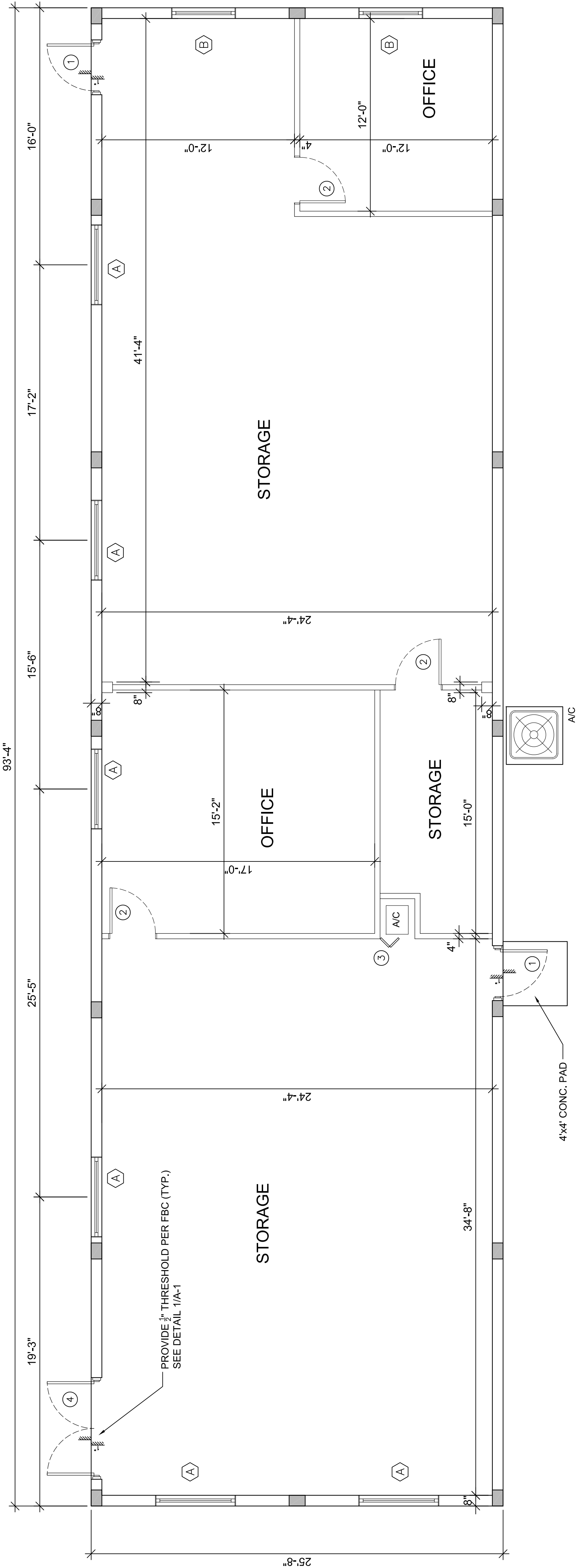
A circular professional engineer seal for Jay Corliss Evans. The outer ring contains the text "JAY CORLISS EVANS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" on the left and "STATE OF FLORIDA" on the right, also separated by two stars. In the center of the seal is the license number "No. 39461".

19007

FLOOR PLAN GENERAL NOTES:
GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IN FIELD (V.I.F.) ANY WALL DIMENSIONS PRIOR TO START OF CONSTRUCTION SPECIFICALLY DIMENSIONS INDICATED WITH "V.I.F."
ALL EXTERIOR WALLS (C.M.U.) DRAWN WITH AN 8" THICKNESS ALL INTERIOR WALLS DRAWN WITH A 4" THICKNESS. EXISTING CONDITIONS MAY VARY SLIGHTLY.

DOOR SCHEDULE						
MARK	DESCRIPTION	SIZE		DOOR		REMARKS
		W	H	T	FRAME	
①	**SWING DOOR IMPACT	3'-0"	7'-0"	1 3/8"	METAL	EXT. DOOR
②	SWING DOOR	3'-0"	6'-8"	1 3/8"	WOOD	INT. DOOR
③	LOUVER DOOR	2'-0"	6'-8"	1 3/8"	WOOD	INT. DOOR
④	**SWING DOOR IMPACT	6'-0"	7'-0"	1 3/8"	METAL	EXT. DOOR
SAFETY NOTES FOR DOORS: 1) CLOSETS AND BATHROOMS: NFPA 101 1994 CHAPTER-21 (21-2.4.3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE TH CLOSET (21-2.4.4) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE EGRESS DOOR TYPE LOCK OR LATCH MUST COMPLY W/FBC R311.4.4, OUTSIDE IN AN EMERGENCY. 2) **SAFETY GLASS, CATEGORY CLASS II. 3) **EGRESS DOOR						

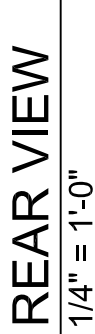
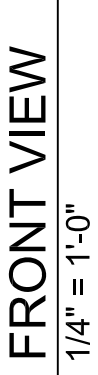
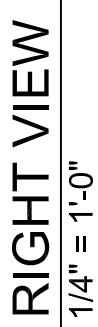
WINDOW SCHEDULE						
MARK	DESCRIPTION	SIZE		MATERIAL		REMARKS
		W	H	W	H	
Ⓐ	SLIDING WINDOW	5'-0"	5'-0"	ALUMINIUM/GLASS	25.0 SF	N-1,3,4
Ⓑ	SLIDING WINDOW	4'-0"	5'-0"	ALUMINIUM/GLASS	20.0 SF	N-1,3,4
NOTES: 1) ALL WINDOWS SHALL BE OPERABLE FROM THE INTERIOR WITHOUT USE OF ANY SPECIAL TOOLS. 2) SAFETY GLASS, CATEGORY CLASS II. 3) EGRESS TYPE 4) U-FACTOR=1.08, SGHC=0.48						



FLOOR PLAN
1/4" = 1'-0"

LEGEND
NEW CMU WALL
NEW 4" EXISTING INTERIOR PARTITION

ELEVATIONS



REVISIONS 	PILLAR CONSULTANTS, INC. Consulting Engineers, Planners, Surveyors 5230 S. University Drive – Suite 104 Davie, Florida 33328 Phone: (954) 680-6533	IGLESIA MISION VIDA, INC. 17950 GRIFFIN ROAD TOWN OF SOUTHWEST RANCHES BROWARD COUNTY, FLORIDA P.E. # 39461
		SCALE: 1"=50' DATE: 04/08/19 DRAWN BY: BAM SHEET No.
		L-1 19007

PROPOSED LANDSCAPING			
KEY	PLANT NAME	SPECIFICATIONS	QTY.
C1R	CHRYSOBLANDUS ICACO COCOPLUM HEDGE	30" x 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	272
QV14	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	14"-16" x 7' SPR. 3" DBH . 5' C.T. B&B F.G. NATIVE HIGH DROUGHT TOLERANCE	13
PM7	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	36" x 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	12

LANDSCAPING GENERAL NOTES:

SEE SHEET 1-2 FOR ALL DETAILS AND SPECIFICATIONS

ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRE SITE.

ALL DEAD AND DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED.

THE SITE REQUIRES A PERIMETER HEDGE ON ALL SIDES.

ALL TREES AND PALMS ON THE SITE NEED "TREE WELLS" AROUND THE BASE WITH MULCH. ANY DIRT AREAS ON SITE REQUIRE TURF.

ANY TREES OR PALMS TO BE REMOVED SHALL REQUIRE A TREE REMOVAL PERMIT FROM THE TOWN OF SOUTHWEST TARRANTIES.

ALL CANOPY TREES SHALL BE PLANTED A MIN. OF 15' FROM LIGHT POLES.

ALL TREES SHALL BE PLANTED A MIN. OF 2' FROM HANDICAP (E.G. SIDEWALKS, DRIVEWAYS, PATIERS, CURBS, GUTTERS, PARKING LOTS, IN-GROUND UTILITY BOXES). ALL TREES SHALL BE A MIN. OF 4' FROM UNDERGROUND UTILITIES.

LARGE AND MEDIUM MATURING TREES MUST BE A MIN. OF 10' FROM A BUILDING. PALMS SHALL BE PLANTED A MIN. OF 3' FROM HANDICAP (E.G. SIDEWALKS, DRIVEWAYS, PATIERS, CURBS, GUTTERS, PARKING LOTS, IN-GROUND UTILITY BOXES, ETC.

PALMS SHALL BE PLANTED 2' + LENGTH OF GIVEN FROND FROM BUILDINGS AND LIGHT POLES.

ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PLANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MIN. OF 18".

ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MIN. OF 7.5' FROM FRONT AND SIDES WITH 4' FROM THE REAR TO ALL LANDSCAPE MATERIALS.

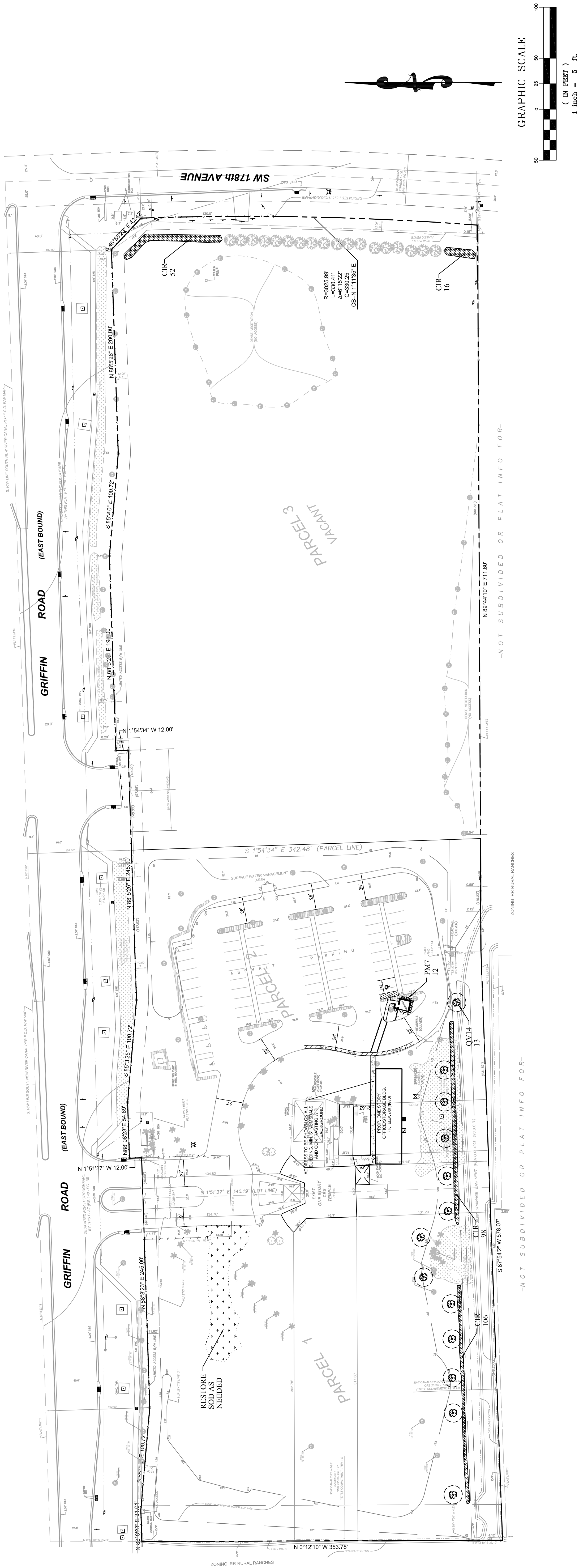
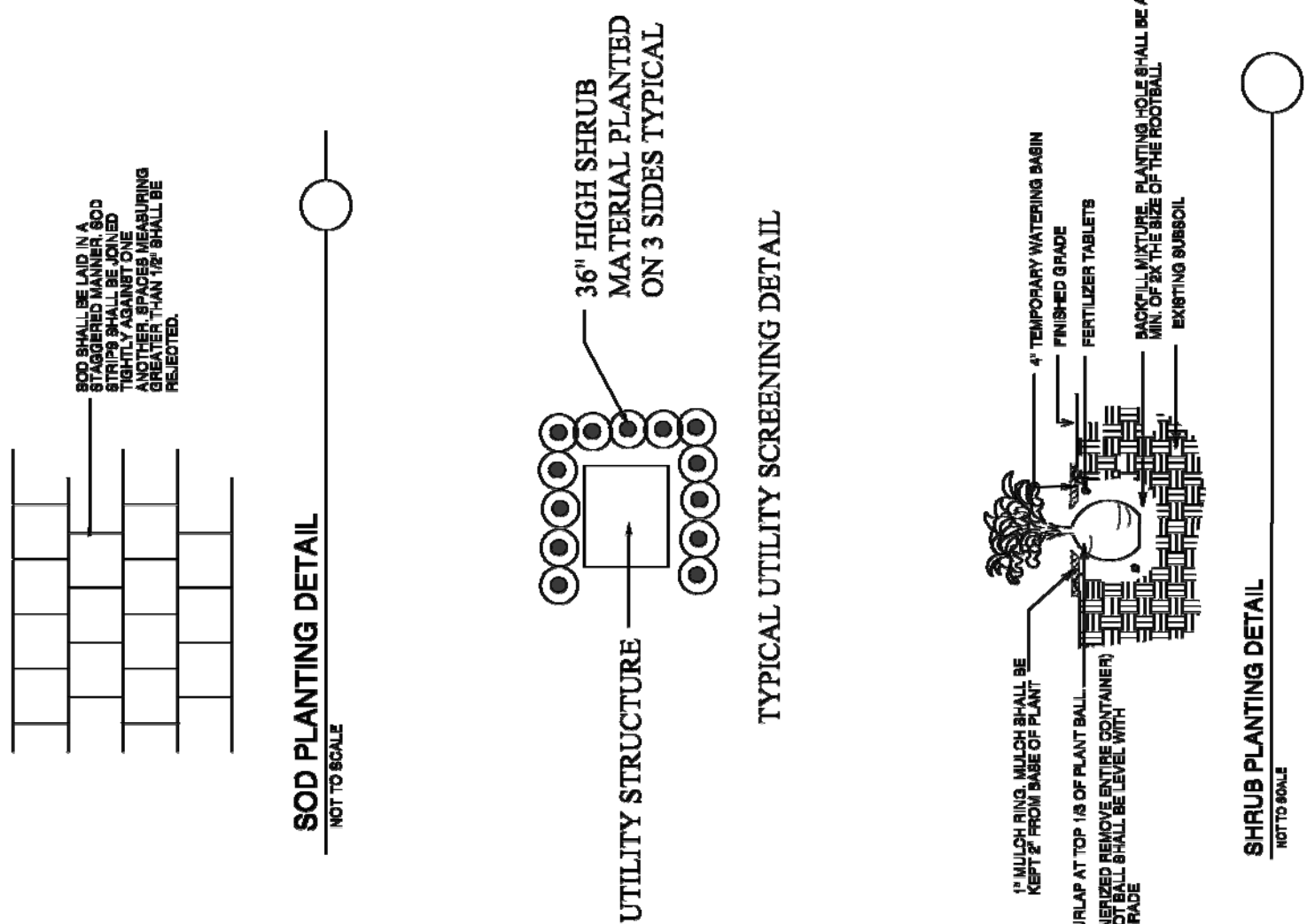
ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MIN. OF 7.5' FROM FRONT AND SIDES WITH 4' FROM THE REAR TO ALL LANDSCAPE MATERIALS.

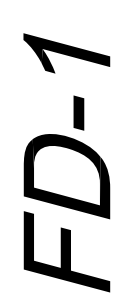
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED UNDERGROUND. RUST FREE WITH 100% COVERAGE. ALL PVC RISERS SHALL BE PAINTED FLAT BLACK.

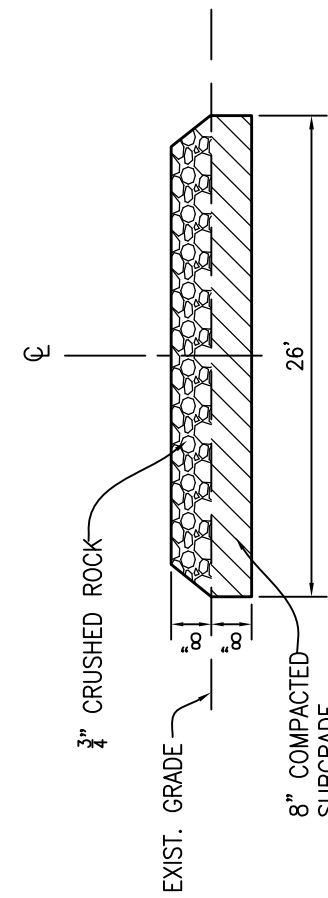
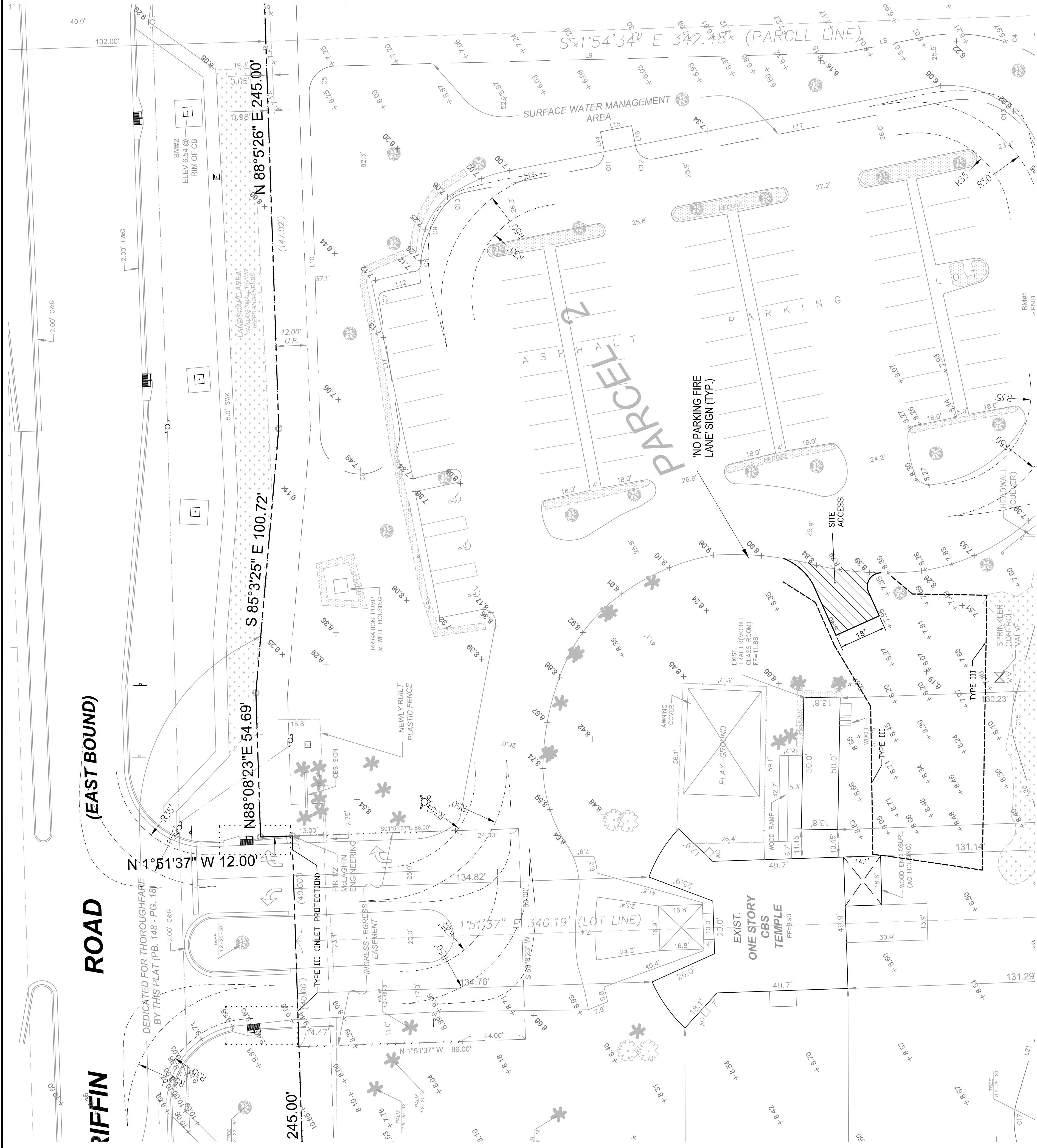
CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY ON LANDSCAPE MATERIALS.

ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

ALL PLANTING TO BE DONE WITHIN A CORDONANCE TO PROPER HORTICULTURAL PRACTICES.





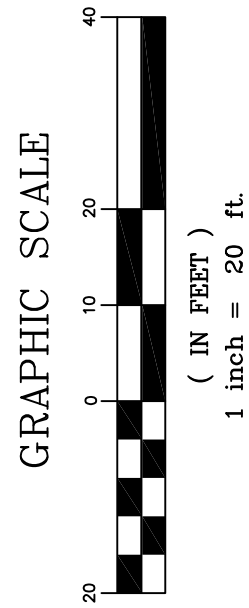
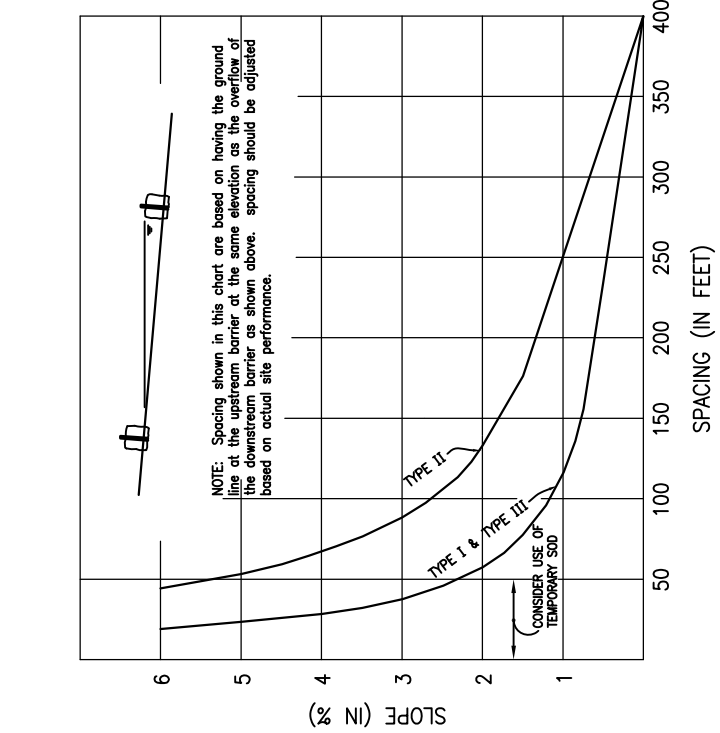


CROSS SECTION SITE ACCESS

N.T.S.

- NOTES FOR SILT FENCES

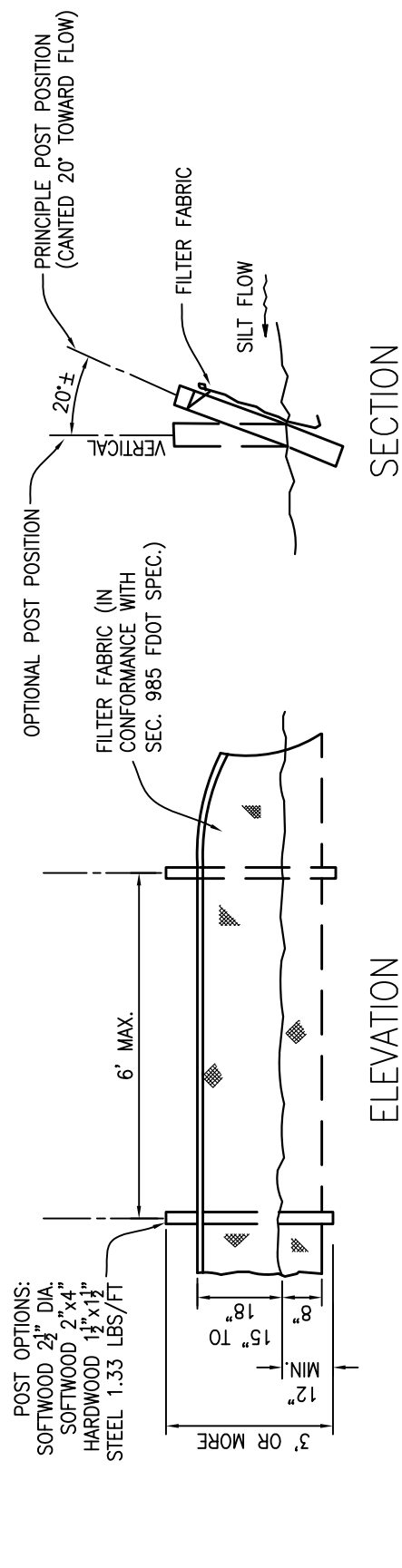
1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UP-LAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.
5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (I.F.).

RECOMMENDED SPACING FOR BALED HAY BARRIERS
AND TYPE III SILT FENCE

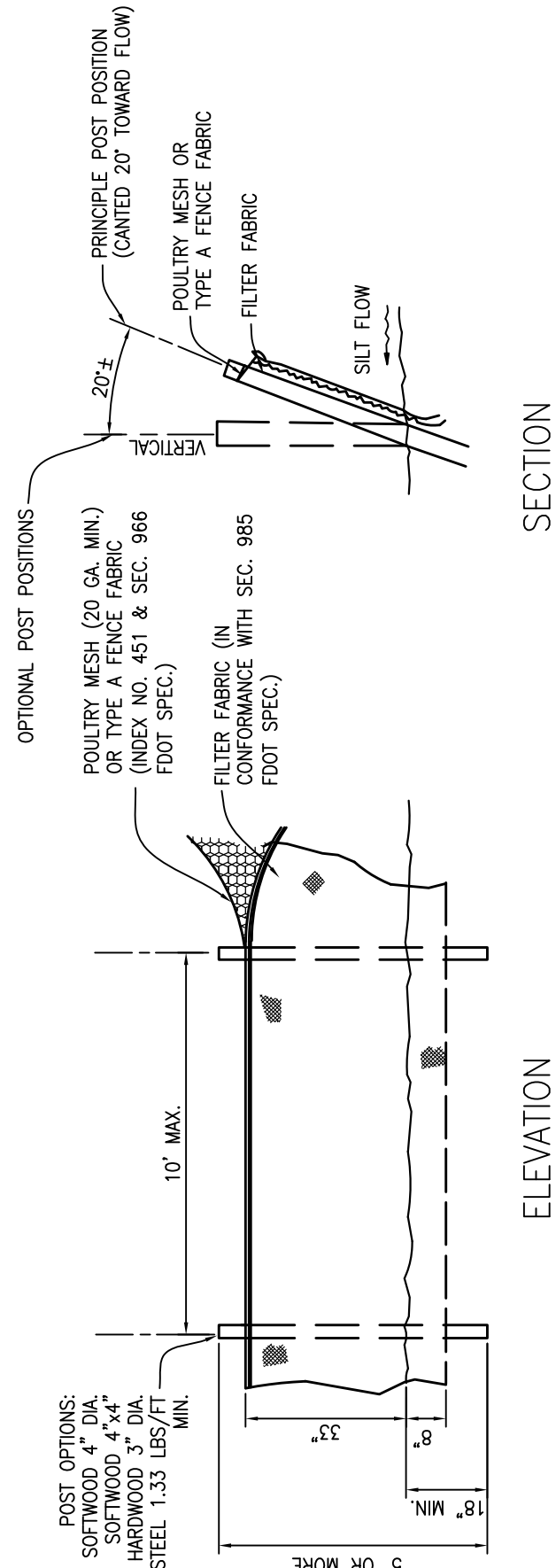
AND TYPE III SILT FENCE

(IN FEET)
1 inch = 20 ft.

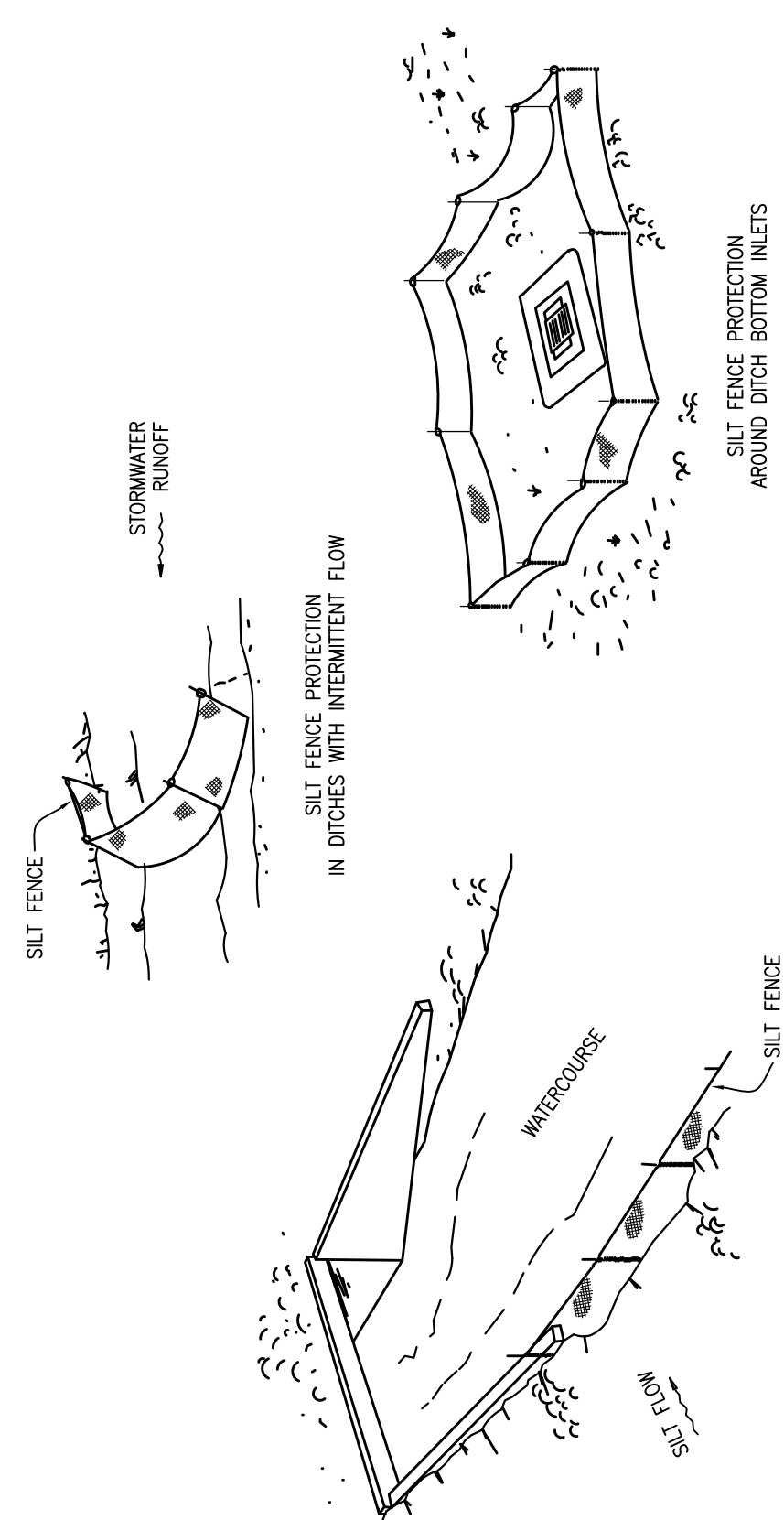
(IN FEET)
1 inch = 20 ft.



TYPE III SILT FENCE

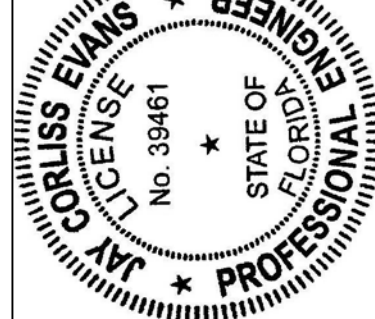


TYPE IV SILT FENCE



SILT FENCE APPLICATIONS

ENGINEER'S SEAL
NOT VALID WITHOUT
ORIGINAL SIGNATURE



POLLUTION/EROSION CONTROL DETAIL

SEE F.D.O.T. INDEX 102 SHEETS 1 & 3 OF 3

SHEET TITLE

EROSION CONTROL PLAN

19007

ER-1

SHEET N.

SCALE: 1"=20'

DATE: 05/16/19

DRAWN BY: BAM

IGLESIA MISION VIDA, INC.
17950 GRIFFIN ROAD
TOWN OF SOUTHWEST RANCHES
BROWARD COUNTY, FLORIDA

P.E. # 39461

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
5230 S. University Drive – Suite 104
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Phone: (954) 680-6533

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Davie, Florida 33328
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5230 S. University Drive – Suite 104

Consulting Engineers, Planners, Surveyors

PILLAR CONSULTANTS, INC.

REVISIONS

NAME_LINE_1	NAME_LINE_2	ADDRESS_LINE_1	CITY	STATE	ZIP
13110 INVESTMENTS LLC		2022 SW 52 PL	PEMBROKE PINES	FL	33332
ABDALA,JULIO A & ELIZABETH M		5079 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
ABRAHAM,JOSEPH		4106 IMPERIAL EAGLE DR	VALRICO	FL	33594
ABRAHAM,JOSEPH V	CHORATH,CYRIL	4106 IMPERIAL EAGLE DR	VALRICO	FL	33594
ADILI,MIRMOHAMMAD &	SUAREZ,DONNA L	17400 SW 48 ST	SOUTHWEST RANCHES	FL	33331
AKAI ESTATES LLC		333 LAS OLAS WAY #CU1	FORT LAUDERDALE	FL	33301
ALFARO,ELBERT R H/E	FERNANDEZ,YUDANY H/E ETAL	4790 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
ALONSO,RICARDO LAZARO H/E	ALONSO,ELIZABETH LEE H/E ETAL	17791 SW 46 ST	SOUTHWEST RANCHES	FL	33331
AMADOR,ALEXANDRA C & JOSE L		18050 SW 50 CT	SOUTHWEST RANCHES	FL	33331
AMADOR,DAVID	KERR,ELIZABETH	4581 WESTON RD #192	WESTON	FL	33331
BERRY,WILLIAM MARTIN & HELEN J		4901 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
BON HAES,ADRIENNE		18100 SW 50 ST	SOUTHWEST RANCHES	FL	33331
CHURCH,KENNETH R & LINDA PESA		17530 SW 46 ST	SOUTHWEST RANCHES	FL	33331
CITY OF WESTON		17200 ROYAL PALM BLVD	WESTON	FL	33326
CYPEN,MYLES G	RODRIGUEZ,RUBEN A	18201 SW 48 ST	SOUTHWEST RANCHES	FL	33331
DAVID R GEOFFROY REV TR	GEOFFROY,DAVID R TRSTEE	17801 SW 50 ST	SOUTHWEST RANCHES	FL	33331
DAVIS,ROGERS H C SR & LYNDA		4900 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
DEVARONA,JULIO		17421 SW 48 ST	SOUTHWEST RANCHES	FL	33331
ESPEUT,RICHARD & SUZANNE		910 BRIAR RIDGE RD	WESTON	FL	33327
FAUBEL,GISELLE		18130 SW 50 CT	SOUTHWEST RANCHES	FL	33331
FERNANDEZ,CESAR A JR & CECILIA M		18100 SW 50 CT	SOUTHWEST RANCHES	FL	33331
FINCA DE RAZA OF FLORIDA INC		18050 SW 50 ST	SOUTHWEST RANCHES	FL	33331
GARCIA IBANEZ,LISA SOFIA	GARCIA IBANEZ,DARIO FERNANDO	18000 SW 50 ST	SOUTHWEST RANCHES	FL	33331
GONZALEZ,BARBARA C	GONZALEZ,WILLIAM	4610 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
GUILLARMOD,JAMES D & CATHERINE		18300 SW 50 ST	SOUTHWEST RANCHES	FL	33331
HOUCHINS,WILLIAM G	WILLIAM G HOUCHINS TR ETAL	17941 SW 50 CT	SOUTHWEST RANCHES	FL	33331
HUPPERT,DEBORAH		17611 SW 48 ST	SOUTHWEST RANCHES	FL	33331
IGLESIA MISION VIDA INC		15970 W STATE ROAD 84 #430	SOUTHWEST RANCHES	FL	33326
IVORY,JAMES ANTHONY		18300 SW 48 ST	SOUTHWEST RANCHES	FL	33331
KALDIRIMOGLU,MECIT H/E	KALDIRIMOGLU,SEYFULLAH & SEVIL	17450 SW 46 ST	SOUTHWEST RANCHES	FL	33331
KANSLEY,MARK W C & CLARE E		17850 SW 50 CT	SOUTHWEST RANCHES	FL	33331
KHAN,MOHAMED YASIN & NUSRAT		4731 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
KUMAR,RANA & AMEETA		18291 SW 50 ST	SOUTHWEST RANCHES	FL	33331
LETENDRE,NORMAN W H/E	LETENDRE,LORRAINE A	5001 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
LILLY'S RANCH LLC		4731 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
MACMILLAN,RUSSELL JAMES	R J MACMILLAN REV LIV TR ETAL	18201 SW 50 CT	SOUTHWEST RANCHES	FL	33331
MAINES,DONALD KEVIN		17401 SW 48 ST	SOUTHWEST RANCHES	FL	33331
MALETA,GREIDYS		4901 SW 178 AVE	SOUTHWEST RANCHES	FL	33331

MATTHEWS, EARNEST T & SANDRA J		17610 SW 48 ST	SOUTHWEST RANCHES	FL	33331
MCCOY, RUTH P	G W & RUTH P MCCOY REV LIV TR	17401 SW 46 ST	SOUTHWEST RANCHES	FL	33331
MIRIAM L SANCHEZ TR	SANCHEZ, MIRIAM L TRSTEE	18390 SW 50 ST	SOUTHWEST RANCHES	FL	33331
MOCKLER, GLORIA M		17400 SW 46 ST	SOUTHWEST RANCHES	FL	33331
MOSSE, SEBASTIAN		6959 NW 82 AVE	MEDLEY	FL	33166
MP HOLDINGS LLC		6520 SW 181 LN	SOUTHWEST RANCHES	FL	33331
MULHEIM, CHERYL E & JOSEPH		18351 SW 50 CT	SOUTHWEST RANCHES	FL	33331
MULL, DANIEL JR & DORA M		17821 SW 50 ST	SOUTHWEST RANCHES	FL	33331
MVR INC		785 SHOTGUN RD	SUNRISE	FL	33326
MYSTIC TRUST LLC		19195 MYSTIC POINTE #106	AVENTURA	FL	33180
N & D INVESTMENTS OF AMERICA INC		18400 GRIFFIN RD	FORT LAUDERDALE	FL	33332
NASSER, MOUSTAFA & MONA M		4890 SW 182 TER	SOUTHWEST RANCHES	FL	33331
OWENS, LARRY DALE & LISA BRADY		18101 SW 50 CT	SOUTHWEST RANCHES	FL	33331
PAPAGEORGIOU, EMMANUEL		17801 SW 46 ST	SOUTHWEST RANCHES	FL	33331
PHILLIPS, PAUL B JR & PAMELA ANN		18301 SW 50 CT	SOUTHWEST RANCHES	FL	33331
PUBLIC LAND % BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
RAFFA, RAFFAELE A & NANCY		17901 SW 50 CT	SOUTHWEST RANCHES	FL	33331
RAWCLIFFE, CATHY		18132 SW 50 CT	SOUTHWEST RANCHES	FL	33331
REICHENBACH, ERIC & HARRIET		17900 SW 50 CT	SOUTHWEST RANCHES	FL	33331
REMILLARD, GERALD G & SUSAN K		17420 SW 48 ST	SOUTHWEST RANCHES	FL	33331
RODRIGUEZ, JESUS ALBERTO LUONGO	SUAREZ, MARIA ANDREINA RODRIGUEZ	10050 NW 86 TER	DORAL	FL	33178
ROESLER, KAREN D		17451 SW 46 ST	SOUTHWEST RANCHES	FL	33331
RONALD M BERGERON JR REV TR	BERGERON, RONALD M JR TRSTEE	5101 SW 167 AVE	SOUTHWEST RANCHES	FL	33331
SANCHEZ, MIRIAM	MIRIAM L SANCHEZ TR	18391 SW 50 ST	SOUTHWEST RANCHES	FL	33331
SANCHEZ, PEDRO H & NOEMI		17781 SW 51 ST	SOUTHWEST RANCHES	FL	33331
SHOMAR, SHADI &	SHOMAR, JOSEPH	8015 NW 162 ST	MIAMI	FL	33016
SNODGRASS, CHARLES E & CECILIA E		18200 SW 48 ST	SOUTHWEST RANCHES	FL	33331
SOUFIA, NASSER &	SOUFIA, TANIA	1133 NW 135 CT	MIAMI	FL	33182
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416
TORRES, ERIKA		18301 SW 50 ST	SOUTHWEST RANCHES	FL	33331
WACHTEL, YEHUDA GENE	RIBEIRO, ALMIBETE	5050 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
WILLIAMS, RICHARD & MELANIE	RICHARD & M WILLIAMS REV LIV TR	18150 SW 50 ST	SOUTHWEST RANCHES	FL	33331
WRIGHT, MARTHA L LE	WRIGHT, DONALD E JR ETAL	18340 SW 48 ST	SOUTHWEST RANCHES	FL	33331
WYSOCKI, SHIRLEY A		4910 SW 178 AVE	SOUTHWEST RANCHES	FL	33331



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

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

Town Council
Doug McKay, Mayor
Denise Schroeder, Vice Mayor
Delsa Amundson, Council Member
Bob Hartmann, Council Member
Gary Jablonski, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 12/2/2019
SUBJECT: Iglesia Mision Vida Lighting Variance

Recommendation

The Council may:

1. Deny this application, upon finding that the Petitioner has failed to show by competent substantial evidence that they have met the requirements of the ULDC.
2. Approve this item finding that the Petitioner has shown by competent substantial evidence that they have met the requirements of the ULDC.
3. Table this item to seek additional information.
4. Approve the application subject to conditions that address any concerns that the Council may have regarding the variance request.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

The subject property was developed in 1998 under a Broward County site plan approval. Broward County did not require the property to light its vehicular use areas (parking lot and driveway), and no such lighting was ever installed.

In 2005, the Town adopted outdoor lighting standards chiefly intended to control outdoor light pollution, but also requiring lighting of vehicular use areas. Properties that do not comply with the lighting standards must comply at the time of site plan modification.

The church has filed Site Plan Application No. SP-74-19 to construct a storage and office accessory building, and is requesting a variance to not install lighting for its vehicular use areas.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Variance Reso - TA Approved	12/6/2019	Resolution
Staff Report	12/6/2019	Executive Summary
Mail Notice List	12/6/2019	Resolution

RESOLUTION NO. 2020-____

A RESOLUTION AND FINAL ORDER OF THE BOARD OF ADJUSTMENT OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING/DENYING APPLICATION NO. VA-74-20 BY IGLESIA MISIÓN VIDA, INC. FOR A VARIANCE FROM SUBSECTION 095-40(B) OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO WAIVE REQUIRED VEHICULAR USE AREA LIGHTING; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Iglesia Mision Vida, Inc. is the current owner ("Owner") of Parcels 1, 2 and 3 of St. Paul Lutheran Church, according to the plat thereof as recorded in Plat Book 148, Page 18 of the Broward County, Florida Public Records ("Property"); and

WHEREAS, the Property was developed as a place of worship in 1998; and

WHEREAS, Broward County approved the site plan for the Property, prior to the Town's incorporation, without requiring lighting of its vehicular use areas; and

WHEREAS, the Property has operated as a place of worship for approximately 20 years without vehicular use area lighting; and

WHEREAS, the Town adopted outdoor lighting standards in 2005; and

WHEREAS, ULDC Subsection 095-40(B) requires vehicular use lighting in compliance with Illuminating Engineering Society of North America standards; and

WHEREAS, ULDC Section 095-40 requires that all applicants for a development permit comply with the outdoor lighting requirements Subsection (B); and

WHEREAS, Owner submitted Application No. SP-74-19 for modification of its site plan to construct a storage and office accessory building, and such application is subject to the requirements of Section 095-40; and

WHEREAS, Owner has submitted Variance Application No. VA-74-20 for relief from the requirement to install outdoor lighting of its vehicular use areas; and

WHEREAS, the Board, having considered Owner's request, evidence submitted, criteria set forth in Section 140-040 of the ULDC, the analysis of the Town Staff, and

comments from other interested parties, upon a motion duly made and acted upon, has determined that Owner has/has not demonstrated by competent substantial evidence that the variance should be granted and therefore has voted to grant/deny the variance as further set forth herein.

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

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

Section 2. That, upon reviewing the testimony and the evidence submitted at a duly noticed public hearing held on December 12, 2019, the Board of Adjustment of the Town of Southwest Ranches finds that Owner has/has not demonstrated by competent substantial evidence that a variance from Subsection 095-40(B) of the ULDC is warranted. Accordingly, the Board of Adjustment of the Town of Southwest Ranches hereby grants/denies Owner's variance to waive the outdoor lighting requirements for the vehicular use area on the Property, subject to Staff's conditions.

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

Section 4. In furtherance of Section 140-030(H) of the Town's Code of Ordinances, the Town Clerk is hereby authorized to record a copy of this Resolution in the Public Records of Broward County, Florida.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED by the Town Council of the Town of Southwest Ranches, Florida, this
12th day of December, 2019, on a motion by _____
and seconded by _____.

(Signatures on Next Page)

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muniz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
36291708.1

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**TOWN OF SOUTHWEST RANCHES
TOWN COUNCIL AGENDA REPORT**

DATE: December 12, 2019

SUBJECT: Variance Application VA-74-20; Iglesia Misión Vida

ADDRESS: 17950 Griffin Road, Southwest Ranches, FL

LOCATION: Griffin Road approximately 1,000 feet west of Mather Boulevard

ZONING: CF, Community Facility

LAND USE: Community Facilities

**PETITIONER/
OWNER:** Iglesia Misión Vida, Inc.

EXHIBITS: Staff Report, Aerial Photographs, Applicant Justification, and Mail Notification Radius Map and Mailing List.

REQUEST: FROM: Subsection 095-40(B) of the Unified Land Development Code ("ULDC"), which requires lighting of vehicular use areas in compliance with the minimum standards established by the Illuminating Engineering Society of North America;

TO: Not install lighting of vehicular use areas.

BACKGROUND:

Iglesia Misión Vida, Inc. ("Petitioner") submitted Site Plan Application No. SP-74-19 for construction of an accessory storage and office building. Subsection. 095-040(B) requires that all applications for development permits comply with minimum parking lot and driveway illumination standards. The church was developed in 1997 without parking lot and driveway lighting. The Petitioner requests that the church not be required to install lighting as a result of the proposed storage and office building.

ANALYSIS:

Section 140-020 authorizes the Town Council to grant a variance from the minimum lighting standards in Article 95. Pursuant to Section 140-030, the petitioner bears the burden of proving, by competent substantial evidence, that the relief sought should be granted. Five affirmative votes of the Town Council are required to grant approval of the application.

Consideration of a variance request must be in conjunction with the five criteria contained in Section 140-040 of the Unified Land Development Code. These include testimony by the Petitioner (see attached variance justification letter), the public and staff, as well as the following five considerations:

- (1) That special conditions and circumstances exist which are unique to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same zoning district.
 - *Staff comment.* The subject property is one of only two developed nonresidential, nonagricultural properties in the Town that Broward County is known to have approved without any vehicular use area lighting.
- (2) That any alleged hardship is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the ULDC, but is instead the result of one or more of the special condition(s) found above.
 - *Staff comments.* The absence of vehicular use area lighting is the result of a county site plan approval that did not require its installation. The Petitioner did not own the property at the time of site plan approval.
- (3) That literal interpretation of the ULDC would deprive the petitioner of reasonable use of the property, in that the petitioner would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and an undue hardship.
 - *Staff comments.* According to the Petitioner, the lighting is not necessary because the church does not conduct services or have other group assemblies after dusk, and the proposed storage and church office building will be occupied during the daytime. It is noted that no changes are being proposed to the parking facility.
- (4) That the variance proposed is the minimum variance that will make possible the reasonable use of the property and it will not confer on the property any special privilege that is denied to any other properties in the same zoning district.
 - *Staff comments.* The subject property can be differentiated from most of the other developed properties in the same zoning district, which are predominantly assembly uses, on the basis its county approval without vehicular use area lighting, and absence of regular evening assembly usage.
- (5) That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - Minimizing outdoor lighting is consistent with the primary objective of Article 95 of the ULDC, which has been known locally as the "Dark Sky Ordinance" since it was drafted and considered in 2005. The ULDC also prohibits illumination of minor streets within the Town. The proposed variance can therefore be

considered harmonious with the general intent and purpose of the Code to minimize outdoor lighting. The proposed variance will not be injurious to neighborhood or detrimental to the public welfare given the characteristics of use and findings herein.

STAFF RECOMMENDATION:

The Council may:

1. Deny this application, upon finding that the Petitioner has failed to show by competent substantial evidence that they have met the requirements of the ULDC.
2. Approve this item finding that the Petitioner has shown by competent substantial evidence that they have met the requirements of the ULDC.
3. Table this item to seek additional information.
4. Approve the application subject to conditions that address any concerns that the Council may have regarding the variance request.

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NAME_LINE_1	NAME_LINE_2	ADDRESS_LINE_1	CITY	STATE	ZIP
13110 INVESTMENTS LLC		2022 SW 52 PL	PEMBROKE PINES	FL	33332
ABDALA,JULIO A & ELIZABETH M		5079 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
ABRAHAM,JOSEPH		4106 IMPERIAL EAGLE DR	VALRICO	FL	33594
ABRAHAM,JOSEPH V	CHORATH,CYRIL	4106 IMPERIAL EAGLE DR	VALRICO	FL	33594
ADILI,MIRMOHAMMAD &	SUAREZ,DONNA L	17400 SW 48 ST	SOUTHWEST RANCHES	FL	33331
AKAI ESTATES LLC		333 LAS OLAS WAY #CU1	FORT LAUDERDALE	FL	33301
ALFARO,ELBERT R H/E	FERNANDEZ,YUDANY H/E ETAL	4790 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
ALONSO,RICARDO LAZARO H/E	ALONSO,ELIZABETH LEE H/E ETAL	17791 SW 46 ST	SOUTHWEST RANCHES	FL	33331
AMADOR,ALEXANDRA C & JOSE L		18050 SW 50 CT	SOUTHWEST RANCHES	FL	33331
AMADOR,DAVID	KERR,ELIZABETH	4581 WESTON RD #192	WESTON	FL	33331
BERRY,WILLIAM MARTIN & HELEN J		4901 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
BON HAES,ADRIENNE		18100 SW 50 ST	SOUTHWEST RANCHES	FL	33331
CHURCH,KENNETH R & LINDA PESA		17530 SW 46 ST	SOUTHWEST RANCHES	FL	33331
CITY OF WESTON		17200 ROYAL PALM BLVD	WESTON	FL	33326
CYPEN,MYLES G	RODRIGUEZ,RUBEN A	18201 SW 48 ST	SOUTHWEST RANCHES	FL	33331
DAVID R GEOFROY REV TR	GEOFROY,DAVID R TRSTEE	17801 SW 50 ST	SOUTHWEST RANCHES	FL	33331
DAVIS,ROGERS H C SR & LYNDA		4900 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
DEVARONA,JULIO		17421 SW 48 ST	SOUTHWEST RANCHES	FL	33331
ESPEUT,RICHARD & SUZANNE		910 BRIAR RIDGE RD	WESTON	FL	33327
FAUBEL,GISELLE		18130 SW 50 CT	SOUTHWEST RANCHES	FL	33331
FERNANDEZ,CESAR A JR & CECILIA M		18100 SW 50 CT	SOUTHWEST RANCHES	FL	33331
FINCA DE RAZA OF FLORIDA INC		18050 SW 50 ST	SOUTHWEST RANCHES	FL	33331
GARCIA IBANEZ,LISA SOFIA	GARCIA IBANEZ,DARIO FERNANDO	18000 SW 50 ST	SOUTHWEST RANCHES	FL	33331
GONZALEZ,BARBARA C	GONZALEZ,WILLIAM	4610 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
GUILLARMOD,JAMES D & CATHERINE		18300 SW 50 ST	SOUTHWEST RANCHES	FL	33331
HOUCHINS,WILLIAM G	WILLIAM G HOUCHINS TR ETAL	17941 SW 50 CT	SOUTHWEST RANCHES	FL	33331
HUPPERT,DEBORAH		17611 SW 48 ST	SOUTHWEST RANCHES	FL	33331
IGLESIA MISION VIDA INC		15970 W STATE ROAD 84 #430	SOUTHWEST RANCHES	FL	33326
IVORY,JAMES ANTHONY		18300 SW 48 ST	SOUTHWEST RANCHES	FL	33331
KALDIRIMOGLU,MECIT H/E	KALDIRIMOGLU,SEYFULLAH & SEVIL	17450 SW 46 ST	SOUTHWEST RANCHES	FL	33331
KANSLEY,MARK W C & CLARE E		17850 SW 50 CT	SOUTHWEST RANCHES	FL	33331
KHAN,MOHAMED YASIN & NUSRAT		4731 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
KUMAR,RANA & AMEETA		18291 SW 50 ST	SOUTHWEST RANCHES	FL	33331
LETENDRE,NORMAN W H/E	LETENDRE,LORRAINE A	5001 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
LILLY'S RANCH LLC		4731 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
MACMILLAN,RUSSELL JAMES	R J MACMILLAN REV LIV TR ETAL	18201 SW 50 CT	SOUTHWEST RANCHES	FL	33331
MAINES,DONALD KEVIN		17401 SW 48 ST	SOUTHWEST RANCHES	FL	33331
MALETA,GREIDYS		4901 SW 178 AVE	SOUTHWEST RANCHES	FL	33331

MATTHEWS, EARNEST T & SANDRA J			17610 SW 48 ST		SOUTHWEST RANCHES	FL	33331
MCCOY, RUTH P	G W & RUTH P MCCOY REV LIV TR		17401 SW 46 ST		SOUTHWEST RANCHES	FL	33331
MIRIAM L SANCHEZ TR	SANCHEZ, MIRIAM L TRSTEE		18390 SW 50 ST		SOUTHWEST RANCHES	FL	33331
MOCKLER, GLORIA M			17400 SW 46 ST		SOUTHWEST RANCHES	FL	33331
MOSSE, SEBASTIAN			6959 NW 82 AVE		MEDLEY	FL	33166
MP HOLDINGS LLC			6520 SW 181 LN		SOUTHWEST RANCHES	FL	33331
MULHEIM, CHERYL E & JOSEPH			18351 SW 50 CT		SOUTHWEST RANCHES	FL	33331
MULL, DANIEL JR & DORA M			17821 SW 50 ST		SOUTHWEST RANCHES	FL	33331
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OWENS, LARRY DALE & LISA BRADY			18101 SW 50 CT		SOUTHWEST RANCHES	FL	33331
PAPAGEORGIOU, EMMANUEL			17801 SW 46 ST		SOUTHWEST RANCHES	FL	33331
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RAWCLIFFE, CATHY			18132 SW 50 CT		SOUTHWEST RANCHES	FL	33331
REICHENBACH, ERIC & HARRIET			17900 SW 50 CT		SOUTHWEST RANCHES	FL	33331
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ROESLER, KAREN D			17451 SW 46 ST		SOUTHWEST RANCHES	FL	33331
RONALD M BERGERON JR REV TR	BERGERON, RONALD M JR TRSTEE		5101 SW 167 AVE		SOUTHWEST RANCHES	FL	33331
SANCHEZ, MIRIAM	MIRIAM L SANCHEZ TR		18391 SW 50 ST		SOUTHWEST RANCHES	FL	33331
SANCHEZ, PEDRO H & NOEMI			17781 SW 51 ST		SOUTHWEST RANCHES	FL	33331
SHOMAR, SHADI &	SHOMAR, JOSEPH		8015 NW 162 ST		MIAMI	FL	33016
SNODGRASS, CHARLES E & CECILIA E			18200 SW 48 ST		SOUTHWEST RANCHES	FL	33331
SOUFIA, NASSER &	SOUFIA, TANIA		1133 NW 135 CT		MIAMI	FL	33182
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT		PO BOX 24680		WEST PALM BEACH	FL	33416
TORRES, ERIKA			18301 SW 50 ST		SOUTHWEST RANCHES	FL	33331
WACHTEL, YEHUDA GENE	RIBEIRO, ALMIBETE		5050 SW 178 AVE		SOUTHWEST RANCHES	FL	33331
WILLIAMS, RICHARD & MELANIE	RICHARD & M WILLIAMS REV LIV TR		18150 SW 50 ST		SOUTHWEST RANCHES	FL	33331
WRIGHT, MARTHA L LE	WRIGHT, DONALD E JR ETAL		18340 SW 48 ST		SOUTHWEST RANCHES	FL	33331
WYSOCKI, SHIRLEY A			4910 SW 178 AVE		SOUTHWEST RANCHES	FL	33331

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

Thursday 6:00 PM

September 12, 2019

13400 Griffin Road

Present:

Mayor Doug McKay

Vice Mayor Gary Jablonski

Council Member Bob Hartmann

Council Member Denise Schroeder

Andy Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

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 McKay at 6:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. Administrator Comments

Town Administrator Berns thanked the Town Council and staff to make the budget process work efficiently. He read a prepared statement required by Florida Statutes outlining the components of the budget which determined the proposed millage rate.

4. Presentation by Finance

Town Financial Administrator Sherwood advised that Town Controller Richard Strum would present the PowerPoint presentation explaining the Town budget and final millage rate. Town Controller Strum explained that the final millage rate and the second reading of the budget ordinance needed to be adopted this evening. He presented a PowerPoint presentation which illustrated the Town's total proposed millage rate of 4.6564 which moves the relative position of the Town to 7th lowest of 31 municipalities in Broward County, and also presented the total general fund proposed budget of \$12,795,993.

Millage Rate and Budget Hearing

Resolution

5. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AND ADOPTING THE FINAL MILLAGE RATE FOR TAXATION OF REAL AND PERSONAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE TOWN OF SOUTHWEST RANCHES FOR THE 2019-2020 FISCAL YEAR, COMMENCING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: TO APPROVE THE RESOLUTION.

The following motion was made by Council Member Schroeder, seconded by Vice Mayor Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

Ordinance – 2nd Reading

6. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2019-2020, COMMENCING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; 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 Hartmann, seconded by Council Member Schroeder, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE ORDINANCE.

7. Adjournment- Meeting was adjourned at 6:23 PM.

Respectfully submitted:

Russell Muñiz, Assistant Town Administrator/Town Clerk

*Adopted by the Town Council on
this 24th day of October, 2019.*

Doug McKay, 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.

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

September 12, 2019

13400 Griffin Road

Present:

Mayor Doug McKay

Andrew Berns, Town Administrator

Vice Mayor Gary Jablonski

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Bob Hartmann

Martin D. Sherwood, Town Financial Administrator

Council Member Denise Schroeder

Keith Poliakoff, Town Attorney

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 McKay at 7:48 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. Eagle Scout Project – Aryaan Verma

Eagle Scout Aryaan Verma presented his project of making a wooden box for the retirement of flags in order to dispose of them properly.

The following motion was made by Council Member Dee Schroeder, and seconded by Council Member Hartmann, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE PROJECT

4. Public Comment

The following members of the public addressed the Town Council: Manny Iribar, Vincent Falletta, David Kuczenski, Kirk Engstrom, Neal Kalis, Gay Chaples, Robin Ditzian, & Michelle McBride.

5. Board Reports

Gay Chaples, Chair of the Recreation, Forestry and Natural Resources Advisory Board reported that at their last meeting they discussed the entranceway as well as the price of the canopy. Even though December Lauretano-Haines, Community Services Manager gave her an estimate of \$30,000, she feels it is too expensive and will continue to work on getting other quotes for the canopy. In addition, the fence at Fishing Hole Park will be started and hopefully be done very soon. Lastly, she shared her interest in cleaning up the trees at the park, so she will work with December to start cleaning up the park in small patches.

In addition, the Southwest Ranches Historical Society is in the process of putting up the framed photo in honor of Council Member Freddy Fisikelli in Council Chambers.

Steve Breitzkreuz, Chair of the Comprehensive Planning Board announced that at their next meeting they will be discussing the follow up of the land use changes to the US 27 Employee

Center category. Even though he will be out of Town and able to attend the meeting via telephone, he prefers to continue the discussion when he gets back.

The following motion was made by Vice Mayor Jablonski, and seconded by Council Member Schroder, and passed by a 4-0 roll call vote. The vote was as follows: Council Member Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO EXTEND THE TIME THE COMPREHENSIVE PLANNING ADVISORY BOARD NEEDS TO REVIEW THE EMPLOYMENT CENTER PERMITTED USES.

6. Council Member Comments

Council Member Hartmann spoke about Council Member Fisikelli's recent resignation due to health issues. He expressed that he was a mentor to him, and learned a lot about his view of the Town. Council Member Hartmann wanted to take the time to thank him because he was an inspiration to him. He shared that Council Member Fisikelli was not just a cattleman, but had a passion for saving the Everglades. In addition, he was a hunter and fisherman who served on the Florida Wildlife Board. Even though he loved to spend time with his large family, he served on the Town Council for the longest number of years.

Also, he spoke briefly about the issue with the properties destroyed by the clam shell trucks and mentioned that he has never had a problem with Waste Pro. He advised those residents who have an issue with the clam shell trucks to go the Town's website, and leave a complaint on Waste Pro's website.

Council Member Schroeder advised Country Estates HOA members to get together and brainstorm ideas to present to the Rural Public Arts & Design Board, and the Recreation, Forestry, and Natural Resources Board. She advised residents who have had issues with their swales to call Town Hall, and speak to Sandra Luongo, General Services Manager, who will take care of it. Lastly, she wanted to clear up some rumors about being against having an agricultural classification. She stated that she is not against having an agricultural classification as long as it's done correctly with Broward County.

Vice Mayor Jablonski thanked everyone for coming and commented about the issue with the bulk pickup. He stated that his bulk is on a regular swale, not on a canal bank. He informed that he also had problems with gouging after the hurricane, however he placed pavers and started to place his bulk there. He was able to resolve the issue with bulk and recommends residents to do the same.

He also advised of upcoming events such as Hazardous Household Waste and Shred A Thon on September 14th, Broward County Pet Adoption on October 5th, Country Roads Arts & Crafts Festival on October 19th, Halloween at the Barn on October 26th, Flow Mobile DMV Services on September 26th, Senator Marco Rubio's Outreach service on October 10th, the Mr. & Miss Southwest Ranches Pageant on January 3rd, and the Car Show & Chili Cook Off on November 16th.

Mayor McKay thanked everyone for coming, and reminded everyone that the Town Council has two meetings a month in an effort to listen to residents discuss any issues they might have.

7. Legal Comments

Town Attorney Poliakoff informed that for many years the Town has asked Broward County School Board to potentially bring a charter school operator to build a K-12 agriculturally focused charter school for students interested in agricultural and/or veterinary medicine. The School Board refused, even though the Town offered to buy back the property several times.

Recently, Town Administrator Berns received an email from the Broward County School Board announcing that they are going to be surplusizing that property. The notion of surplusizing the property which has 30 acres, brings a large amount of concern for the Town. First, the property has a Town deed restriction that has to be a school. In addition, 99% of the time when the School Board surplusizes a property, a deed restriction is placed so that it cannot be a designated as a school. Also, in order to increase the value of the property, Council changed the land use on that site to a high density residential. Broward County never recognized what the Town did because they felt that it violated all types of provisions, so the Town's map shows that it is a high density residential, and on Broward County's map shows it to be Rural Ranches with a community facility underlining zoning district.

Town Attorney Poliakoff recommended that when Council has their fifth Council member, to correct the land use to put it back to Rural Ranches, which is a simple process that will then be in agreement with Broward County's map. In the near future, he would like to have a larger discussion with Council to see if the Council still wants to have an agriculturally focused K-12 charter school giving priority to the Town's residents first, and then allowing other residents to enroll. He recommended that the Town immediately look for an operator who would potentially be interested in submitting a Public Private Partnership to acquire the site, and to run it as a charter school. He advised that this issue be placed as a discussion item for the next council meeting.

8. Administration Comments

Town Administrator Berns informed that if any resident has issues which arise at night and/or on the weekend, call the Code Enforcement Hot Line at: 954-343-7449, and Community Development Director Solera and Code Assistant Director Medina will receive the message and they will bring it to his attention if needed.

Resolutions

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING THE SELECTION AND NEGOTIATION COMMITTEE'S RECOMMENDATION AND AWARDING CONTINUING CONTRACTS TO CRAVEN THOMPSON AND ASSOCIATES, INC., KEITH AND ASSOCIATES, INC., AND BAXTER AND WOODMAN, 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 Schroeder, and seconded by Council Member Hartmann, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ESTABLISHING A TOWN COUNCIL MEETING DECORUM POLICY; ESTABLISHING STANDARDS FOR THE PROPER CONDUCT AND PROCEDURES AT TOWN MEETINGS; AUTHORIZING THE TOWN ADMINISTRATOR TO IMPLEMENT THE OFFICAL DECORUM POLICY; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Jablonski, and seconded by Council Member Schroeder, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SUPPORTING THE FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT FOR CREATION OF THE BROWARD METROPOLITAN PLANNING ORGANIZATION (MPO), BUT RESPECTFULLY REQUESTING THAT THE AMENDMENT DOES NOT GOT INTO EFFECT UNTIL AND UNLESS ALL MEMBER CITIES BE GRANTED AN EQUAL VOTE; DIRECTING THE TOWN CLERK TO SEND A CERTIFIED COPY OF THIS RESOLUTION TO ALL AFFECTED PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Schroeder, and seconded by Vice Mayor Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ESTABLISHING A FIRE ASSESSMENT REVIEW COMMITTEE TO PROVIDE INPUT INTO THE METHODOLOGY UTILIZED FOR THE TOWN'S ANNUAL FIRE SERVICES ASSESSMENT; APPOINTING THE COMMITTEE MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

Town Administrator Berns read a list of ten candidates that were chosen by Council: Mayor McKay; James Starkweather and Jennifer Dachten, Vice Mayor Jablonski; Jim Allbritton and Steve Breitkreuz, Council Member Schroeder; George Morris and John Eastman, Council Member Hartmann; Fred Cox and Lori Parrish, and Council Member Fisikelli; Gay Chaples and Mike Fisikelli.

The following motion was made by Mayor McKay, and seconded by Vice Mayor Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE LIST OF APPOINTMENTS TO FIRE ASSESSMENT REVIEW COMMITTEE

The following motion was made by Council Member Hartmann, and seconded by Council Member Schroeder, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, URGING ITS CONGRESSIONAL LEADERS, THE FEDERAL AVIATION ADMINISTRATION AND THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS TO MINIMIZE THE COMMERCIAL AIR TRAFFIC OVER THE TOWN OF SOUTHWEST RANCHES AND TO MAXIMIZE THE ALTITUDE OF COMMERCIAL AIR TRAFFIC OVER THE TOWN OF SOUTHWEST RANCHES APPROACHING AND DEPARTING FROM THE FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Schroeder, and seconded by Vice Mayor Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION

Discussion

14. Council Member Resignation

Discussed at the conclusion of 1st Budget Hearing (9/12/19)

15. Adjournment - Meeting was adjourned at 9:07 PM.

Respectfully submitted:

Ivette Solera/ Deputy Town Clerk

*Adopted by the Town Council on
this day of December 12, 2019.*

Doug McKay, 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.

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 6:30 PM

September 26, 2019

13400 Griffin Road

Present:

Mayor Doug McKay

Andrew Berns, Town Administrator

Vice Mayor Gary Jablonski

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Bob Hartmann

Martin D. Sherwood, Town Financial Administrator

Council Member Denise Schroeder

Keith Poliakoff, Town Attorney

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 McKay at 6:30 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Mayor McKay asked for a moment of silence in honor of Council Member Freddy Fisikelli.

3. Kevin Wernath - Eagle Scout Project

Eagle Scout candidate Kevin Wernath presented his project which was a hexagonal picnic table and trash receptacle made of recycled materials for Frontier Trails Park.

The following motion was made by Council Member Schroeder, seconded by Vice Mayor Jablonski and passed by 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE EAGLE SCOUT PROJECT.

4. Census 2020 - Marilyn Stephens, U.S. Census Bureau

Assistant Town Administrator/Town Clerk Muniz read a Complete Count Committee Kickoff Census proclamation into the record. Marilyn Stephens, with the U.S. Census Bureau, explained the purpose of the Census and how imperative it was for local counties and municipalities to receive their fair share of federal funding.

5. Public Comment

The following members of the public addressed the Town Council: Steve Breitkreuz, and David Kuczenski.

6. Board Reports

Steve Breitkreuz, Chair of the Comprehensive Planning Board announced that the board had reviewed the entire list of potential uses for the US 27 Employment Center land use category. There were some items that would require follow up so he believed that they would be able to complete their review by the next meeting.

7. Council Member Comments

Council Member Schroeder thanked staff and her colleagues on the Town Council for their hard work on the budget. She spoke of the passing of Council Member Fisikelli and fondly remembered the interactions she had with him over the years and the influence he had on her.

Council Member Hartmann also spoke of his memories of Council Member Fisikelli. He felt that the ballfields at Country Estates Park should be named in his honor. He recognized Weston Commissioner Mary Macfie who was in attendance.

Vice Mayor Jablonski spoke of his admiration for Council Member Fisikelli. He spoke of Council Member Fisikelli's accomplishments while serving on the Town Council. He spoke of the Town's upcoming events including the Pet Adoption event on October 5th, Senator Marco Rubio's Outreach Service on October 10th, the Arts and Crafts Festival at the Equestrian Park on October 19th, the Property Appraiser's Outreach Service on October 21st, the Flow Mobile DMV Services on October 24th, Halloween at the Barn on October 26th. Further on, the Car Show and Chili Cookoff will be held at the Rolling Oaks Park on November 16th and on January 3rd the Mr. and Miss Southwest Ranches Contest benefiting the Town's College Scholarship Fund will be held at the Rolling Oaks Barn.

Mayor McKay reflected fondly on the contributions Council Member Fisikelli made to the community and recalled many personal conversations he had with him over the years.

8. Legal Comments

Town Attorney Poliakoff indicated that he knew Council Member Fisikelli for 35 years and recalled many conversations with him over the years. Regarding the Town's request for an Attorney General Opinion (AGO) regarding the filling of the District 3 vacancy, he informed that he had a discussion earlier in the day with the Attorney General's Office. They sought clarity on the Town's question and believed that they could render an opinion after discussing further with the Town and the Supervisor of Elections but that it could take up to six months. Discussing the issue further they indicated the law is clear that if the Council were to appoint someone in the best interest of the Town and with no malice then the decision would be upheld. They indicated that the appointment should take place after November 4, 2019. He outlined the appointment process which would include notification in the newsletter and in a newspaper of general circulation, an application, and interviews at a public meeting. If the Town Council chose this process he would inform the Attorney General that the Town's request for an AGO has been withdrawn.

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Schroeder and passed by 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO UTILIZE THE APPOINTMENT PROCESS TO FILL THE DISTRICT 3 VACANCY AFTER NOVEMBER 4TH AND WITHDRAW THE TOWN'S REQUEST FOR AN ATTORNEY GENERAL'S OPINION.

9. Administration Comments

Town Administrator Berns thanked Town Financial Administrator Martin Sherwood and Controller Richard Strum and the rest of staff for their efforts with the Fiscal Year 2020 Town Budget. He spoke of his fondness for Council Member Fisikelli and how his influence made him a better Town Administrator.

10. Adjournment

Meeting was adjourned at 7:25 p.m.

Respectfully submitted:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Adopted by the Town Council on this day of December 12, 2019.

Doug McKay, 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.

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REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

October 10, 2019

13400 Griffin Road

Present:

Mayor Doug McKay

Andrew Berns, Town Administrator

Vice Mayor Gary Jablonski

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Bob Hartmann

Martin D. Sherwood, Town Financial Administrator

Council Member Denise Schroeder

Keith Poliakoff, Town Attorney

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 McKay at 7:04 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Mayor McKay asked for a moment of silence in honor of Brenda Weekley.

Town Administrator Berns addressed public speculation about him resigning his post to become the City Manager for the City of Parkland. He indicated that while Parkland may have interest in him Southwest Ranches is very important to him. He stressed that he was not looking to leave the Town, but Parkland did offer a unique set of circumstances that did attract his attention. While he had not yet reached a decision he reaffirmed his commitment to the residents, the Town Council, and the staff of Southwest Ranches.

3. Public Comment

The following members of the public addressed the Town Council: None.

4. Board Reports

No reports were made.

5. Council Member Comments

Council Member Schroeder spoke about negative comments being made on social media and urged residents to be civil. She spoke about the possible departure of Town Administrator Berns and wished to schedule a special meeting concerning this issue next week.

Council Member Hartmann also spoke of his experience with negativity on social media. He asked for clarity from Council Member Schroeder on her request for a meeting. Council Member Schroeder wanted to discuss options should Town Administrator Berns depart. Mayor McKay felt it was too premature to schedule a meeting for that purpose. Vice Mayor Jablonski asked Town Administrator Berns for a timeline on his decision. Mayor McKay reiterated his belief that this was too premature and that the Town Council wait until a decision was made.

Vice Mayor Jablonski spoke of the success of the Town's Pet Adoption event held on October 5th. He congratulated Deputy Town Clerk Ivette Solera on the success of the event and recognized her efforts. He spoke of upcoming events including Halloween at the Barn on October 26th, Flow

Mobile DMV Services on October 24th, on January 3rd the Mr. and Miss Southwest Ranches Pageant benefiting the Town's College Scholarship Fund will be held at the Rolling Oaks Barn, the Arts and Crafts Festival at the Equestrian Park on October 19th.

Mayor McKay spoke of the completed fencing at Country Estates Park and was pleased with its appearance. He thanked Nathan Finkel for his volunteer efforts with creating a crushed rock path through the lawn from Barn at Rolling Oaks Park to the dumpster.

Vice Mayor Jablonski asked about the appointment process to fill the District 3 vacancy. Town Administrator Berns indicated he would address this during his comments.

6. Legal Comments

Town Attorney Poliakoff yielded his time to Town Administrator Berns.

7. Administration Comments

Town Administrator Berns recognized Deputy Town Clerk Solera for her efforts with the Pet Adoption event. He felt that the event was extremely successful with 7 pets adopted. Regarding the District 3 vacancy he advised that he had developed an application for residents interested in being considered. The application also specified the criteria to be eligible to serve. He sought Town Council direction on how they wished to publicize the appointment process. He indicated two options were to promote via message boards, website, and social media, and the other option would be to develop a letter which could be mailed out to the homes within District 3.

Mayor McKay indicated his concern that an application process might garner candidates who are not involved in Town. He indicated that he would not be in favor of someone who has not been active. Council Member Schroeder stated that the Town Council could put any additional criteria they wished. Vice Mayor Jablonski felt the Town needed to be as transparent as possible with this process. He stated his support for the mailing and felt the message boards should be used immediately. He favored using every possible outlet to promote the vacancy and the appointment process to fill it. Mayor McKay again raised his concern about someone being selected that isn't active in the Town. He asked his colleagues to reach out to anyone they know in District 3 that they believe might be a good candidate. Council Member Hartmann agreed with the transparency concept. He did not want anyone to feel that the Town just picked someone that they wanted all along. He wanted the applicant pool to be open to all who were interested.

Town Administrator Berns stressed the need to appoint someone in an expedient matter as items requiring 5 affirmative votes cannot proceed, and the Holidays will soon be upon us. He wished to establish a deadline of November 4th for applications to be received. He felt that a special meeting be set for November 14th for Town Council to meet with the applicants and make an appointment, which would then afford the appointee and Town Administrator Berns an opportunity to be prepared for the Town Council meeting of November 21st.

Vice Mayor Jablonski asked if a rating system should be used if multiple candidates apply. Town Administrator Berns explained how points assigned by each Council Member for each applicant

could be used to establish a narrower list of applicants which the Town Council could then interview. The Town Council indicated their support of a ranking system being developed for this purpose.

Resolutions

8. 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 (FDEP) TO RECEIVE TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$200,000.00) TO COMPLETE THE DYKES ROAD DRAINAGE IMPROVEMENTS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO ENTER INTO AN AGREEMENT; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2019-2020 TOWN BUDGET; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Schroeder and passed by 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING AND APPROVING AN AGREEMENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT TO RECEIVE ONE HUNDRED NINETY-FOUR THOUSAND DOLLARS AND ZERO CENTS (\$194,000.00) TO COMPLETE THE GREEN MEADOWS DRAINAGE IMPROVEMENTS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO ENTER INTO AN AGREEMENT; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2019-2020 TOWN BUDGET; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Schroeder, seconded by Vice Mayor Jablonski and passed by 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$375,000.00) TO COMPLETE THE GUARDRAIL IMPROVEMENTS ALONG HANCOCK ROAD; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2019-2020 ADOPTED BUDGET; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Schroeder and passed by 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Schroeder, Vice Mayor Jablonski, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

11. Adjournment

Meeting was adjourned at 7:44 p.m.

Respectfully submitted:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Adopted by the Town Council on this day of December 12, 2019.

Doug McKay, 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.