

### 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> Doug McKay <u>Vice Mayor</u> Denise Schroeder Town Council
Delsa Amundson
Bob Hartmann
Gary Jablonski

Town Administrator
Andrew D. Berns
Town Financial
Administrator
Martin Sherwood, CPA CGFO

Town Attorney
Keith M. Poliakoff, J.D.

Assistant Town
Administrator/Town Clerk
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)
- 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 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.

### <u>Unanimous Vote of the Town Council Required?</u>

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 parks 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.

upon its add		Effective D	<b>Pate.</b> This Ordin	ance shall ta	ike effect immediately
PAS	SED ON I	FIRST READ	ING this day	of, 20:	19 on a motion made
by	and seco	nded by	·		
<b>PAS</b> made	SED ON	SECOND RE	EADING this	day of	, 2020 on a motion
by	and seco	nded by	·		
McKay Schroeder Amundson Hartmann Jablonski			Ayes Nays Absent Abstaining		
				Doug McKa	y, Mayor
Attest:					
Russell Mur	ĭiz, Assista	ant Town Adm	ninistrator/Town Cl	lerk	
Approved a	s to Form	and Correctn	ess:		
Keith Poliak	off, Town	Attorney			

### 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.

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

Department Name	Project Name	FY 2020		FY 2021		FY 2022		FY 2023		FY 2024		Total
Public Safety/ General Fund &	Fire Wells Replacement and Installation	30,000	FA	30,000	FA	30,000	FA	30,000	FA	30,000	FA	150,000
Capital Projects Fund	Public Safety Fire Rescue Modular Facility Generator	141,000	L Z	1		1				1		141,000
	Public Safety Fire Modular Protective Awning	19,500	L Z	1		1		1		1		19,500
	Emergency Operations Center	1		1		1				5,400,000	ΗN	5,400,000
Townwide/Capital Projects Fund	Town Hall Complex Safety, Drainage & Mitigation Improvements	215,039	GF TFR, CIP-FB, G			1		1				215,039
Parks, Recreation & Open Space/	Frontier Trails Conservation Area	000'09	GF Tfr	125,000	Ā	223,500	HZ.	689,650	LL Z	841,500	L Z	1,939,650
Capital Projects Fund	Country Estates Park	150,000	L Z	175,000	NF	240,000	Ą	229,575	H.N	270,425	N H	1,065,000
	PROS Entranceway Signage	60,000	N H	40,000	NF							100,000
	Calusa Corners Park	50,000	ĸ	296,000	NF	503,225	NF	195,500	H.	211,000	ΗN	1,255,725
	Southwest Meadows Sanctuary Park	50,000	K	518,406	NF	518,406	NF	518,406	NF	518,406	NF	2,123,624
	Country Estates Park Ballfield Improvement	31,726	L Z	1		1		-		1		31,726
	Sunshine Ranches Equestrian Park Playground Rehabilitation	25,700	L L	1		1				ı		25,700
Public Works:			TFB, GF									
Engineering/ Transportation	Transportation Surface Drainage & Ongoing Rehabilitation (TSDOR)	1,000,101	Tfr (mill=.4439)	450,000	GF Tfr (mill=TBD)	450,000	GF Tfr (mill=TBD)	450,000	GF Tfr (mill=TBD)	450,000	GF Tfr (mill=TBD)	2,800,101
Fund	Drainage Improvement Projects		TFB,GF- Tfr, G		GF Tfr	92,000	GF Tfr	138,000	GF Tfr	138,000	GF Tfr	1,078,490
	Guardrails Installation Project	440,000	L Z	390,000	N L	205,000	ΗN	205,000	LL Z	ı		1,240,000
	Pavement Striping and Markers	26,735	L Z	33,265	GAS, GF Tfr	50,000	GAS, GF Tfr	50,000	GAS, GF Tfr	50,000	GAS, GF Tfr	210,000

Townwide Entranceway Signage	10,000 NF	10,000	Ν	10,000	NF	10,000	HN	_	40,000
Street Lighting	1	25,000	TFB	201,000	NF	196,000	NF		422,000
PROJECT TOTALS	\$2,928,291		\$2,184,671	\$2,	\$2,523,131	\$2	\$2,712,131	\$7,909,33	\$7,909,331 \$18,257,555

Funding Source Name
DERT-General Ohligation or otherwise
Fire Assessment
Grant Funding
Local Option Gas Taxes
General Fund Fund Balance
General Fund Transfer from Operating Revenues
Not Funded
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	ı	ı	ı	ı	23,039
DEBT	DEBT-General Obligation or otherwise	ı	ı	ı	ı	ı	ı
FA	Fire Assessment	30,000	30,000	30,000	30,000	30,000	150,000
Э	Grant Funding	549,490	ı	ı	ı	ı	549,490
GAS	Local Option Gas Taxes	ı	5,000	5,000	5,000	5,000	20,000
GF-FB	General Fund Fund Balance	ı	1	1	ı	ı	1
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 Balance	524,834	25,000	ı	ı	ı	549,834
	Totals	7 928 291	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  $\frac{2019/20 - 2023/24}{2019/20}$  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 regraded. 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 trials, 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 <u>2019/20 – 2023/24</u> 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.

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

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

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

				7000		0000		6000		7000 71		1000
Department Name Dublic Safaty/	Project wante	L I 2020		1 202 1		L 1 2022		C 707 1 1		F T 2024		ıotai
General Fund &	Fire Wells Replacement and Installation	30,000	FA	30,000	FA	30,000	FA	30,000	FA	30,000	FA	150,000
Capital Projects Fund	Public Safety Fire Rescue Modular Facility Generator	141,000	NF	1		1		1		1		141,000
	Public Safety Fire Modular Protective Awning	19,500	ШN	1		1		1		1		19,500
	Emergency Operations Center	1		1		1		1		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	1						1		215,039
Parks, Recreation & Open Space/	Frontier Trails Conservation Area	60,000	GF Tfr	125,000	HZ.	223,500	ΗN	689,650	H.V	841,500	ΗZ	1,939,650
Capital Projects Fund	Country Estates Park	150,000	NF	175,000	Ä	240,000	Ä	229,575	N	270,425	Ä	1,065,000
	PROS Entranceway Signage	60,000	NF	40,000	Ä	1				1		100,000
	Calusa Corners Park	50,000	NF	296,000	Ä	503,225	Ν	195,500	N	211,000	Ä	1,255,725
	Southwest Meadows Sanctuary Park	50,000	NF	518,406	Ä	518,406	Ä	518,406	N	518,406	Ä	2,123,624
	Country Estates Park Ballfield Improvement	31,726	NF	1		1				1		31,726
	Sunshine Ranches Equestrian Park Playground Rehabilitation	25,700	NF	1		1				1		25,700
Public Works: Engineering/ Transportation	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)	450,000	GF Tfr (mill=TBD)	450,000	GF Tfr (mill=TBD)	2,800,101
Fund	Drainage Improvement Projects	618,490	TFB,GF- Tfr, G	92,000	GF Tfr	92,000	GF Tfr	138,000	GF Tfr	138,000	GF Tfr	1,078,490
	Guardrails Installation Project	440,000	LL Z	390,000	Ä	205,000	Ľ Z	205,000	L L	1		1,240,000
	Pavement Striping and Markers	26,735	NF	33,265	GAS, GF Tfr	50,000	GAS, GF Tfr	50,000	GAS, GF Tfr	50,000	GAS, GF Tfr	210,000
	Townwide Entranceway Signage	10,000	NF	10,000	Щ	10,000	L L	10,000	Ш	1		40,000
	Street Lighting	1		25,000	TFB	201,000	L L	196,000	Ш	1		422,000

2019-2020 CIE Update Town of Southwest Ranches Comprehensive Plan Adopted by Southwest Ranches Town Council May 2003 – Updated November 2012

57,555
\$18,28
\$7,909,331
\$2,712,131
\$2,523,131
\$2,184,671
\$2,928,291
PROJECT TOTALS

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

2019-2020 CIE Update Town of Southwest Ranches Comprehensive Plan Adopted by Southwest Ranches Town Council May 2003 – Updated November 2012

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# 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	ı	ı	ı	ı	23,039
DEBT	DEBT-General Obligation or otherwise	ı	ı	ı	ı	ı	ı
ΕĀ	Fire Assessment	30,000	30,000	30,000	30,000	30,000	150,000
ŋ	Grant Funding	549,490	ı	1	ı	ı	549,490
GAS	Local Option Gas Taxes	1	5,000	5,000	5,000	5,000	20,000
GF-FB	General Fund Balance	ı	ı	1	ı	ı	ı
GF Tfr	General Fund Transfer from Operating Revenues	796,267	570,265	587,000	633,000	633,000	3,219,532
Ν	Not Funded	1,004,661	1,554,406	1,901,131	2,044,131	7,241,331	13,745,660
TFB	Transportation Fund Balance	524,834	25,000	-	1	ı	549,834
	Totals	7 928 291	2 184 671	2 523 131	2712131	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 190<sup>th</sup> 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 <u>approval</u> 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).

### LOCATION MAP AND AERIAL PHOTOGRAPH 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 190<sup>TH</sup> 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.

<u>Section 3:</u> **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.

	PASS	ED ON	FIR	ST REA	<b>DING</b> t	this 12 <sup>th</sup> d	ay of Dec	cember, 2	2019 on	a motion	
m	ade by _				a	nd second	ded by				<u>_</u> .
	PASS	ED ANI	D AE	OPTED	ON S	ECOND F	READING	this	_day of	, 2020	, on
а	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 Administrat	 tor/Town Clerk	
Approved as to Form and Correctness:		
Keith M. Poliakoff, J.D., Town Attorney		

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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

### **Table of Contents**

1.	TRANSMITTAL INFORMATION	. 2
D.	APPLICANT INFORMATION	. 2
2.	AMENDMENT SITE DESCRIPTION	.3
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 <u>not</u>:

- 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 53<sup>rd</sup> 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 3<sup>rd</sup> 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 consist 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.

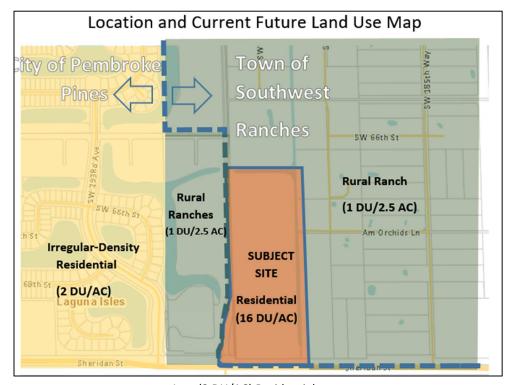
It is noted that the Broward County School Board owns the amendment site, and that public schools are a permitted use in both the existing and proposed land use map designations.

### 2. AMENDMENT SITE DESCRIPTION

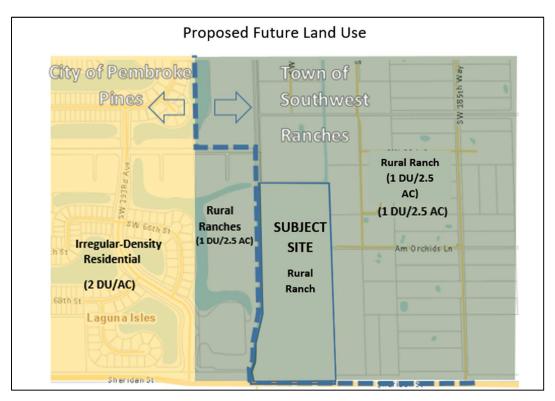
The amendment site encompasses 32.8 gross acres located in Southwest Ranches, Florida on the north side of Sheridan Street, 0.36 miles west of 184<sup>th</sup> Avenue, and is legally described as follows:

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



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 U	Ise of Amendment Site
Undevelop	ped
Existing U	se 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

<sup>\*</sup>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	Multiplier	Formula	Sanitary Sewer
	Development			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	Multiplier	Formula	Solid Waste
	Development			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 du * 3.27)*0.006	10.28 acres
Proposed	13	0.006 ac	(13 du* 3.27)*0.006	0.26 acres
			Net Change:	-10.002 acres

<sup>\*3.27</sup> 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:

		Elemen	tary	Middle S	chool	High So	chool
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

<sup>\*</sup>Broward County School Board adopted student generation rates

## **Town of Southwest Ranches**

PA-20-2





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NAME LINE 1	NAME LINE 2	ADDRESS LINE 1	CITY	STATE	ZIP
6501 SW BB LLC	11	6501 SW 185 WAY	SOUTHWEST RANCHES		33332
7001 WAY		19260 SW 62 ST	PEMBROKE PINES	F	33332
A & D LANDSCAPING CORP		4921 SW 170 AVE	SOUTHWEST RANCHES	卍	33331
ADLER HOLDINGS LLC		4921 SW 170 AVE	SOUTHWEST RANCHES	근	33331
ADLER HOLDINGS LLC		6951 SW 185 WAY	SOUTHWEST RANCHES	교	33332
AMEZQUITA,EDGAR	COLLIER, FRANZ A	4700 SW 186 AVE	SOUTHWEST RANCHES	F	33332
ARCAMONTE, STEVEN & CARLA		6400 SW 188 AVE	SOUTHWEST RANCHES	F.	33332
ARMAO,KELLY N H/E	ARMAO, ANDREW R	6391 SW 188 AVE	SOUTHWEST RANCHES	근	33332
BISNAUGHT, FELIX & DAHLIA		6600 SW 185 WAY	SOUTHWEST RANCHES	근	33332
CHAUDHRY, MOBASHIR A & TASNEEM		15892 SW 51 ST	MIRAMAR	긥	33027
CHONG, JORGE	CHONG, GUILING	4348 SW 195 TER	MIRAMAR	근	33029
CHRISTENSEN, DANIEL K & MARJORIE		18700 SW 69 ST	SOUTHWEST RANCHES	근	33332
CITY OF PEMBROKE PINES		601 CITY CENTER WAY	PEMBROKE PINES	卍	33025
DIEMMANUELE, JOSEPH A & LORRAINE		397 MALLARD LANE	WESTON	근	33327
EGHBAL JALALI REV TR	JALALI, EGHBAL TRSTEE	6406 SW 185 WAY	SOUTHWEST RANCHES	F	33332
ESTOPINAN, JESUS M & CECILIA		6840 SW 185 WAY	SOUTHWEST RANCHES	F	33332
F& S HOLDING CORP		1430 NW 161 AVE	PEMBROKE PINES	F	33028
FARMS OF SOUTHWEST LLC		500 THREE ISLANDS BLVD #418	HALLANDALE BEACH	교	33009
FOWLER, TYRONE L H/E	FOWLER, CHRISTINE	6900 SW 185 WAY	SOUTHWEST RANCHES	교	33332
HESTER, DAVID A & MARIE JOELLE		6841 SW 185 WAY	SOUTHWEST RANCHES	H	33332
JUDITH A FERNANDEZ REV TR	FERNANDEZ,JUDITH A TRSTEE	6331 SW 185 WAY	SOUTHWEST RANCHES	근	33332
LAGUNA ISLE COMMUNITY ASSN INC	<b>NEXTGEN MANAGEMENT</b>	15951 SW 41 ST	DAVIE	చ	33331
LILENFELD, ALLAN J	ALLAN J LILENFELD REV TR	6331 SW 186 WAY	SOUTHWEST RANCHES	F	33332
LOSENBECK, RICHARD P		6390 SW 188 AVE	SOUTHWEST RANCHES	F	33332
MARANO, MATTHEW & ANN		7088 SW 185 WAY	SOUTHWEST RANCHES	F	33332
MAUREEN E MURPHY REV LIV TR	PATRICK T MURPHY REV LIV TR	933 JOHN HENRY LEWIS RD	DUNLAP	N	37327
MGK INVESTMENT GROUP LLC		800 POINCIANA DR	PEMBROKE PINES	님	33025
MISSION & SERVICE INC		120 N MIAMI AVE	MIAMI	님	33128
MOINUDDIN,KHALIDA &	CHAUDHRY, MUNAWAR A & NAILA M	15892 SW 51 ST	MIRAMAR	F	33027
MORRIS, DEBORAH J		12555 ORANGE DR #4093	DAVIE	F	33330
NAVARRO, RAFAEL A		6197 SPENCER TER	BRONX	ž	10471
PARRA, ANA MARIA		6590 SW 185 WAY	SOUTHWEST RANCHES	귚	33332
PRADILLA, CARLOS & PATRICIA		18900 SW 63 ST	FORT LAUDERDALE	F	33332
PRINCESSES G LAND HOLDINGS LLC		6406 SW 185 WAY	SOUTHWEST RANCHES	FL	33332
R & N CONST CO		PO BOX 430737	MIAMI	F	33243
REGINA SAADA REV TR	SAADA, REGINA TRSTEE	4001 N 35 AVE	HOLLYWOOD	근	33021
RODRIGUEZ,ARMANDO R &	CORN, DEBORAH L	6551 SW 185 WAY	SOUTHWEST RANCHES	F	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	7	33027
SCHOOL BOARD OF BROWARD COUNTY	ATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	<b>H</b>	33301
SHERIDAN LLC		18701 NW 3 ST	PEMBROKE PINES	7	33029
SOUTHEAST MANAGEMENT LLC	LANDMARK MANAGEMENT SVC	1941 NW 150 AVE	PEMBROKE PINES	- H	33028
TAPIA, VICTOR M &	TAPIA,ANA M	6780 SW 185 WAY	SOUTHWEST RANCHES	<b>H</b>	33332
TERRIBILE, FREDERICK & TARA		6915 SW 185 WAY	SOUTHWEST RANCHES	F	33332
THOMAS, MARJORIE BROWN EST		6600 SW 185 WAY	SOUTHWEST RANCHES	Н	33332
TIRONE, SALVATORE	SALVATORE TIRONE REV TR ETAL	6401 SW 188 AVE	SOUTHWEST RANCHES	F	33332
TOLEDO, SUHAIL M H/E	TOLEDO, NOSBELY	6430 SW 188 AVE	SOUTHWEST RANCHES	- H	33332
VALDES GARDENS LLC		18701 NW 3 ST	PEMBROKE PINES	<u>Н</u>	33029
VIDAL, RUBEN		3109 JUNIPER LN	DAVIE	Н	33330
VILLACORTA, STEVE & MARTA		120 SW 126 AVE	FORT LAUDERDALE	F	33325
WALTER S WENDOLKOWSKI LIV TR	BARRY, BARBARA TRSTEE	6501 SW 185 WAY	SOUTHWEST RANCHES	<u>Н</u>	33332
YELLOWSTONE NURSERY LLC		PO BOX 327955	SOUTHWEST RANCHES	F	33332



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:** 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

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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 FARMS, NONCOMMERCIAL FARMS, COTTAGE 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" 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 **DWELLINGS PROHIBIT CONVERSION** OF **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

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 7	NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE 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 31	horse boarding, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches, and other similar activities involving livestock or
JТ	marsenes, caucie ranches, and other similar activities involving investors of

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poultry.

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2	* * *
3 4 5 6 7 8	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.
9	
10	* * *
11 12 13 14	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.
14 15	Nursery retail sales. The terms "nursery retail sales" and "retail nursery"
16	means a nursery that sells plants and plant products directly to the public at a
17	specific location with established hours of operation. The term does not include
18	the sale of plants grown on the property for wholesale to a broker or other
19	person for resale.
20	
21	Nursery stock. The term "nursery stock" means all plants, trees, shrubs,
22	vines, bulbs, cuttings, grafts, scions, or buds grown or kept for or capable of
23	propagation or distribution.
24 25	* * *
26 27 28	<u>Plants and plant products.</u> 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,
29	seeds, wood, lumber, and all products made from them.
30	
31	* * *
32	
33	Section 3. Article 5, "Administrative and legal provisions," Section 005-120,
34	"Certificates Required" is hereby amended as follows:
35	(A) No nonresidentially zoned building or premises or part thereof, except farm
36	buildings or structures, or premises zoned to permit any community facility,

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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 2 3 4 5 6	upon which a new or different use is established, shall be occupied or used for non-residential purposes unless a certificate of use shall have been issued therefor for the proposed use. For the purpose of this provision, home occupations, farms and noncommercial farms accessory to a residence are classified as nonresidential uses, and not residential uses. The original certificate shall be posted at the business location at all times.
7 8 9	(1) The town shall not charge a fee for review and issuance of a certificate of use for the following uses, provided that the zoning district allows for such use:
10	a. Places of worship.
11	b. Cottage food operations.
12 13	(2) No residential building or any part thereof may be converted to a non-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 20 21 22 23	(C) Parking and storage. This subsection identifies the types of vehicles that may be parked or stored within the agricultural and rural districts, and associated regulations. Vehicles may be parked or stored only as an accessory use to a permanent dwelling, except that construction and agricultural vehicles and equipment may be stored on unimproved land as provided herein.
225 226 227 228 229 330 331 332 333 334	(1) Generally. All vehicles and equipment parked or stored as provided for herein must be registered to a permanent, full-time resident of the premises unless otherwise provided, be operable and capable of immediate use unless being repaired pursuant to subsection (B) of this section, and all vehicles must have a current, valid registration and associated department of highway safety and motor vehicles license plate where license plates are required by law. Additionally, none of the provisions of this subsection shall be construed to allow the parking or storage of any vehicle or equipment upon any drainage swale abutting a street, or within any street right-of-way or easement, except as specifically provided for the storage of construction equipment.
36	* * *

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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. 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, <u>and</u> <u>plant</u> <u>nursery retail sales</u> <del>and tree nursery site display and sales (commercial and noncommercial)</del>.
  - (1) On-premise sales and display for farms and noncommercial farms are limited to farm products <u>and cottage foods prepared from farm products that are grown</u>, 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.

1 2 3 4 5		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.
6 7 8		c. The outdoor display of incidental landscape materials must be screened from the view of adjacent streets and properties.
9 10 11 12	(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.
14 <u>(K)</u>	Perr	mitted nursery locations.
15 16 17	<u>(1)</u>	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:
18 19 20 21 22 23		a. Griffin Road b. Sheridan Street c. Flamingo Road d. Volunteer Road e. Dykes Road f. SW 172 <sup>nd</sup> Avenue g. U.S. Highway 27
25 26	<u>(2)</u>	Any nursery not authorized in paragraph (1) above is permitted only under the following circumstances:
27 28 29 30 31 32		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.
34 35		b. By special exception permit in accordance with paragraph (4), below and Article 112.
36 37 38	<u>(3)</u>	

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1	time that the use is changed to another use or is discontinued  for a period of six (6) consequitive months. A pursury that has
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	<u>nurseries:</u>
8	a. The applicant shall demonstrate how the nursery will be operated
9	in a manner that is consistent with the character of the
LO	surrounding neighborhood and will not create a nuisance.
l1	Required information shall include: hours of operation; detailed
L2	site plan that addresses building size, location, screening and
L3	adequate parking for employees and patrons (if applicable),
L4	including handicap parking, restrooms, ingress and egress of
L5	vehicular traffic, setbacks from the street and adjacent properties,
L6	outdoor equipment screening or storage, screening of items for
L7	retail sale stored outside (if applicable), and use of outdoor
L8	lighting in compliance with Article 95.
L9	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	<u>district standards.</u>
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,
30 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.
<i>,</i> т	SASSPEIGH ase permit is thist approved by the town council.
35	* * *

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

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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		SE=Special exception use	

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

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

**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	C=Conditional	A=Accessory	SP=Special	NP=Not permitted
use	use	use only	exception use	NP-NOL Permitted

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

**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.

<u>Section 7:</u> 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.

Ordinance No. 2020-\_\_\_ New text is underlined and deleted text is stricken

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PASSED ON FIRST READING	this day of, 2019 on a motion mad
by and secon	nded by
PASSED AND ADOPTED ON SI	ECOND READING this day of,
2020, on a motion made by	and seconded by
·	
McKay Schroeder	Ayes Nays
Schroeder Amundson	Nays
Hartmann Jablonski	Absent Abstaining
Jabioliski	Abstaining
	Doug McKay, Mayor
ATTEST:	
Russell Muñiz, MMC, Assistant Town A	dministrator/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 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.

## <u>Unanimous Vote of the Town Council Required?</u>

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

ORDINANCE NO. 2020 ->	XXX
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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.

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**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 recognizes that within certain classifications of land use, there is considerable variation from one instance to another in their ability to harmoniously coexist with rural residential neighborhoods based upon operational characteristics, location, size, layout, intensity, access, and the nature and extent of their accessory uses; and

**WHEREAS,** the special exception process is a long-established zoning technique for regulating such uses based upon the unique circumstances of each application; and

**WHEREAS,** the Town Council wishes to have the ability to designate special exception uses from time to time, in order to ensure that such uses are established and maintained in a manner that is compatible with the town's rural neighborhoods; and

**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

1	12, 2019,	and has	issued it	s recomme	ndation to	the	Town	Council,	finding	that	the
2	Ordinance	is consist	ent with	the adopted	l comprehe	nsive	e plan.				

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

- **Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.
- **Section 2.** Section 10-30, "Terms Defined" is hereby amended to add the following definitions:

9 \* \* \*

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

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

21 \* \* \*

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

25 \* \* \*

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

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

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

13 \* \* \*

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

1 2		receives final disposition. The sign shall be exempt from all sign and permit regulations.
3		
4	Sec	tion 5. Article 100, "Application Submittal And Notice Procedures," Section
5	100-060, "	Mail Notice Requirements For Public Hearings" is hereby amended as follows:
6	* >	*
7 8 9	(B)	<i>Prescribed distances for notification.</i> 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:
10 11 12 13		(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.
14		(2) Rezonings: One thousand five hundred (1,500) feet.
15 16		(3) Future land use plan map amendments: One thousand five hundred (1,500) feet.
17		(4) Site plans: One thousand five hundred (1,500) feet.
18 19		(5) Appeal of administrative decisions: One thousand five hundred (1,500) feet.
20 21		(6) Plats and waiver of plats: One thousand five hundred (1,500) feet.
22		(7) Special exception uses: One thousand five hundred (1,500) feet.
23 24 25	<u>Sec</u>	tion 6. Article 112, "Special Exception Uses" is hereby created as
26	follows:	
27	ART	ICLE 112SPECIAL EXCEPTION USES.
28	Sec.	112-010. Purpose.
29 30		Article establishes the procedures and requirements for review of s to establish special exception uses.
	Ordinance No New text is u	o. 2020 <u>nderlined</u> and deleted text is <del>stricken</del>

### 1 Sec. 112-020. Applicability.

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

### Sec. 112-030. - Procedure.

- (A) Filing of petition. Applications for special exception use shall be filed on forms provided by the Town and shall be submitted to the Town Administrator. The property owner must be the applicant for the special exception use. The applicant as owner must be the operator of the use unless otherwise provided in the special exception use permit.
- (B) Review and scheduling of petition for public hearing. Upon receipt of a completed application and processing fee, and upon receipt of any additional documentation that the Town Administrator may request, the Town Administrator shall review the application and prepare a report which, at a minimum, details the facts and circumstances pertaining to the requested special exception use. Upon completion of such report, the application shall be duly advertised and scheduled before the Town Council, at the next available regular council meeting that considers quasi-judicial items.
- (C) Notice. Notice shall be provided pursuant to the requirements in Article 100 pertaining to special exception uses.
- (D) Application fee. There shall be an application fee deposit for each application in an amount set by the town administrator. The petitioner shall be responsible for all costs associated with petition processing plus costs incurred by the town.
- (E) Public hearing procedure. The Town Council shall hear the application pursuant to the town's quasi-judicial procedures set forth in Article 105.
- (F) Burden of proof under quasi-judicial procedures. In making a presentation, the petitioner shall bear the burden of demonstrating by competent substantial evidence that the evidence on the record demonstrates that the special exception use should be granted.
- (G) *The vote.* A special exception may be granted upon receiving five (5) affirmative votes of the Town Council.
- (H) Recordation. The Town Council's decision concerning any special exception use application shall be recorded in the Public Records of Broward County.

Ordinance No. 2020
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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) <u>Density or intensity of use</u>
LO	(b) Scale of use and improvements
l1	(c) Placement, design and orientation of functions and improvements
12	(d) Hours of operation
L3	(e) <u>Aesthetics</u>
L4	(f) <u>Noise</u>
L5	(g) <u>Vibration</u>
16	(h) <u>Dust</u>
L7	(i) <u>Fumes and emissions</u>
18	(j) <u>Odor</u>
19	(k) <u>Glare</u>
20	(l) <u>Nighttime lighting</u>
21	(m) <u>Shadow effect</u>
22	(n) Vehicular traffic generation including vehicle type, site access and
23	<u>circulation</u>
24	(o) <u>Drainage</u>
25	(p) <u>Impact on adjacent properties</u>
26	(q) <u>Parking</u>
27	(r) <u>Fueling of vehicles and equipment</u>
28	(s) <u>Number of employees</u>
29	(t) <u>Outdoor storage</u>
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

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1 2		establishment of the use have been satisfied, and has issued a certificate of use.
3 4	<u>(C)</u>	Approval of a special exception use shall run with the property owner once established (i.e., not expired or revoked), and shall not be transferable.
5 6 7 8	<u>(D)</u>	Representations made in the application and on the record at the public hearing shall be part of the conditions of approval of such use, whether or not such representations are incorporated into the special exception use permit.
10	Sec.	112-060. Expiration of special exception uses.
11 12 13 14 15 16	(A)	Expiration. All special exception use approvals shall expire unless the applicant obtains a certificate of use from the town within one hundred eighty (180) days of the date of approval, unless otherwise provided in the special exception use permit. A certificate of use shall not be issued unless all conditions of special permit use approval pertaining to the establishment of the use have been satisfied.
17 18	<u>(B)</u>	Due diligence. It shall be the responsibility of the applicant to ensure that a special exception permit does not expire.
19 20 21 22 23 24 25 26 27	( <u>C</u> )	Extensions. The Town Administrator may grant a single extension of not more than six (6) months upon written request from the applicant, prior to expiration, that includes a demonstration of good cause for the delay. Good cause may include, but shall not be limited to, delay caused by governmental action or inaction or other factors beyond the control of the applicant. The Town Administer may grant subsequent extensions of not more than six (6) months each only upon demonstration of delay caused by governmental action or inaction, or other factors beyond the control of the applicant.
28 29 30 31 32	(D)	Discontinuance. If, for any reason, the special exception use ceases or is discontinued for a period of six (6) or more months, the premises shall not thereafter be used for that special exception use without the subsequent approval of a new special exception use application in accordance with this article.
33	C	112.070 Madification of annual
34 35		112-070. Modification of approved special exception use. icant-initiated amendments to an approved special exception use shall be
36 37	proc	essed and reviewed in accordance with the procedures and standards set in this article for new special exception uses.

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before any expansion of the use outside of the plot or portion thereof

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	occupied by the	e use as of the da	te the ULDC	is amended to designate the
	•	al exception use.		
(B)	Reserved.			
<u>Secti</u>	on 7: Codific	<b>cation.</b> The Tow	n Clerk shall	cause this ordinance to be
codified as a	part of the ULI	DC during the next	codification (	ıpdate cycle.
<u>Secti</u>	on 8: Conflict	<b>ts.</b> All Ordinance	s or parts of	Ordinances, Resolutions or
parts of Res	olutions in conf	flict herewith, be a	and the same	e are hereby repealed to the
extent of suc	ch conflict.			
<u>Secti</u>	on 9: Severa	<b>bility.</b> If any wor	rd, phrase, cl	ause, sentence or section of
this Ordinan	ce is, for any re	eason, held uncons	stitutional or	invalid, the invalidity thereof
shall not affe	ect the validity o	of any remaining po	ortions of this	Ordinance.
<u>Secti</u>	on 10: Effec	ctive Date. This	Ordinance sl	nall take effect immediately
upon passag	e and adoption			·
	·			
PASSE	D ON FIRST R	<b>READING</b> this	day of	, 2019 on a motion made
by		and seconded by		·
PASSE	D AND ADOPT	TED ON SECOND	<b>READING</b> th	nis day of,
2020, on a n	notion made by	,	and seco	onded by
·				•
		(Signatures on	Next Page)	
McKay			Ayes	
Schro		_	Nays	
Amun Hartm			Absent Abstaining	
Jablor		<del>_</del>	Abstairing	
		_		
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	Doug McKay, Mayo
ATTEST:	
	<del></del>
Russell Muñiz, MMC, Assistant Town Administrat	or/Town Clerk
Approved as to Form and Correctness:	
<del></del>	
Keith Poliakoff, J.D., Town Attorney	
36291924.1	

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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

#### Assistant Town Administrator/Town Clerk

#### **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.

Page 75 of 186

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

Ranches, Florida, this <u>12<sup>th</sup></u> day of <u>Decemb</u>	<u>per</u> , <u>2019</u> , on a
motion by and	seconded by
McKay Schroeder Amundson Hartmann Jablonski	Ayes Nays Absent Abstaining
Attest:	Doug McKay, Mayor
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

Regular Meeting December 12, 2019

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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.

# <u>Unanimous Vote of the Town Council Required?</u>

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 <sup>st</sup>	New Year's Day	Wednesday
January	20th	Martin Luther King, Jr. Day	Monday
February	17 <sup>th</sup>	President's Day	Monday
May	25 <sup>th</sup>	Memorial Day	Monday
July	3rd	Independence Day	Friday
September	7th	Labor Day	Monday
November	11th	Veteran's Day	Wednesday
November	26 <sup>th</sup>	Thanksgiving	Thursday
November	27 <sup>th</sup>	Day After Thanksgiving	Friday
December	24 <sup>th</sup>	Christmas Eve (Close at 1 p.m.)	Thursday
December	25 <sup>th</sup>	Christmas Day	Friday
December	31 <sup>st</sup>	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 <u>12<sup>th</sup></u> day of <u>Deceml</u>	ber <u>2019</u> , on a motion by
and seconded	i by
McKay Schroeder Amundson Hartmann Jablonski	Ayes Nays Absent Abstaining
Attest:	Doug McKay, Mayor
Russell Muñiz, Assistant Town Administrator/	Town Clerk
Approved as to Form and Correctness:	
Keith M. Poliakoff, J.D., Town Attorney	



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

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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 Muñiz, 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

# **Staff Contact:**

Russell Muñiz, Assistant Town Administrator/Town Clerk

#### **ATTACHMENTS:**

Description	Upload Date	Туре
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.

<u>Section 4</u>. **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 <u>12<sup>th</sup></u>	day of <u>December</u> , <u>2019</u> , on a motion by
	and seconded by

[Signatures on Following Page]

36237984.1

McKay Schroeder Amundson Hartmann Jablonski	Ayes Nays Absent Abstaining		
Attest:	Doug N	McKay, Mayor	
Russell Muñiz, Assistant Town Administrator/	Town Clerk		
Approved as to Form and Correctness:			
Keith M. Poliakoff, 1.D., Town Attorney			

36237984.1

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	Fire Advisory Board	ory Board			
Name	Appointing Council Member	Staff Liaison Council Liaison	# of Absences	# of Absences # of Meetings Held Interested	Interested
Vince Lombardi	Mayor McKay	Richard Strum Council Member Hartmann	0	ю	>
Dean Parkerson	Vice Mayor Schroeder		1	8	>
Chris Walton	Council Member Amundson		0	æ	>
Mike Fisikelli	Council Member Hartmann		1	က	>
Jeff Kastner	Council Member Jablonski		2	ന	
At Large:					
Jeffrey Strickland			0	ന	>

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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: 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
DIAB Renewal - TA Approved
DIAB Spreadsheet

Upload Date Type
11/21/2019 Resolution
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 <u>12<sup>th</sup></u> day of <u>December</u>	r, <u>2019</u> , on a motion by
and seconded b	у
McKay Schroeder Amundson Hartmann Jablonski	Ayes Nays Absent Abstaining
ATTEST:	Doug McKay, Mayor
Russell Muñiz, Assistant Town Administrator	r/Town Clerk
Approved as to Form and Correctness:	
Keith M. Poliakoff, J.D., Town Attorney	

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Draina	Drainage and Infrastructure Advisory Board	e Advisor	y Board			
Name	Appointing Council Member Staff Liaison Council Liaison	Staff Liaison	Council Liaison	# of Absences	# of Absences # of Meetings Held Interested	Interested
Vacant	Mayor McKay	Rod Ley	Council Member Fisikelli		6	
Bryon Houghtaling	Vice Mayor Schroeder			2	6	>
Tommy Pinder	Council Member Amundson			1	6	>
George Morris	Council Member Hartmann			0	6	>
Steve Breitkreuz	Council Member Jablonski			0	6	>
At Large:						
Vacant						
Honorary Member:						
Vince Falletta				6	6	

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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: 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 Muñiz, Assistant Town Administrator/Town Clerk

#### **ATTACHMENTS:**

Description	Upload Date	Туре
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 RECREATION, FORESTRY, THE **AND NATURAL** RESOURCES ADVISORY BOARD (RFNRAB); RATIFYING THE **BOARD'S PURPOSE AND OBJECTIVES; AUTHORIZING** TOWN COUNCIL **MEMBERS** TO **ADMINISTRATIVELY** APPOINT MEMBERS; AND PROVIDING **BOARD 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 Ayes Schroeder Nays Amundson Absent Abstaining Hartmann Jablonski Doug McKay, Mayor ATTEST: Russell Muñiz, Assistant Town Administrator/Town Clerk Approved as to Form and Correctness:

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

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Recre	Recreation, Forestry, and Natu	Natural Resources Advisory Board	dvisory Board			
Name	Appointing Council Member Staff Liaison	Staff Liaison	Council Liaison	# of Absences	# of Absences # of Meetings Held Interested	Interested
Mary Gay Chaples	Mayor McKay	December Lauretano-Haines Vice Mayor Jablonski	Vice Mayor Jablonski	-	7	YES
Marie Nix	Vice Mayor Schroeder			3	7	YES
						Requested
						to make
						him an
						"honorary
Aster Knight	Council Member Amundson			2	7	member"
Debbie Green	Council Member Hartmann			Н	7	YES
Karen Parkerson	Council MemberJablonski			2	7	YES
At Large:						
<b>Christine Brownlow</b>				0	7	YES
Debra Goff-Rose				0	7	YES
Lana Eichel				3	7	YES



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: 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 estab-lished 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	Туре
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 <u>12<sup>th</sup></u> day of <u>Decem</u>	ber, 2019, on a motion by	
and seconded	d by	
McKay Schroeder Amundson Hartmann Jablonski	Ayes Nays Absent Abstaining	
ATTEST:	Doug McKay, Mayor	_
Russell Muñiz, Assistant Town Administrat	cor/Town Clerk	
Approved as to Form and Correctness:		
Keith M. Poliakoff, J.D., Town Attorney		

36237965.1

Ri	Rural Public Arts and Design Advisory Board	esign Advis	ory Board			
Name	Appointing Council Member	Staff Liaison	Staff Liaison Council Liaison	# of Absences	# of Absences # of Meetings Held	Interested
Barbara Gonzalez Mayor McKay	Mayor McKay	Susan Kutz	Council Member Schroeder	0	∞	>
Robert Sirota	Vice Mayor Schroeder			0	8	>
Joan Boyd	Council Member Amundson			0	<b>∞</b>	>
Karen French	Council Member Hartmann			5	∞	ذ
Rose Albritton	Council Member Jablonski			0	∞	>
					80	
At Large:						
Karen Parkerson				0	8	>
Teresita Ramirez				1	8	>



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:** 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 estab-lished 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 SEAB Renewal - TA Approved SEAB Spreadsheet

Upload Date	Type
11/21/2019	Resolution
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 <u>12<sup>th</sup></u> day of <u>December</u>, <u>2019</u>, on a motion 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 M. Poliakoff, J.D., Town Attorney

	Schools Education Advisory Board	dvisory Bo	ard			
Name	Appointing Council Member	Staff Liaison	Staff Liaison Council Liaison	# of Absences	# of Absences # of Meetings Held Interested	Interested
Page Giacin	Mayor McKay	Ivette Solera	Mayor McKay	2	11	Yes
Kathy Sullivan	Vice Mayor Schroeder			0	11	Yes
Rosina Marrapodi-Bove	Rosina Marrapodi-Bove Council Member Amundson			2	11	Yes
Debbie Green	Council Member Hartmann			2	11	Yes
Jennifer Montgomery	Council Member Jablonski			0	11	Yes
At Large:						
Christina Brownlow				8	11	Yes
Leah McDonnell				4	11	Yes
Priscilla Prado Stroze				2	11	Yes
Francesca Case				0	11	Yes



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: 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	Туре
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

	<u>12                                    </u>	<u>=015</u> , 011 a 111	Jan. 27
	and seconded by _		
McKay Schroeder Amundson Hartmann Jablonski		Ayes Nays Absent Abstaining	

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

[Signatures on Following Page]

	Doug McKay, Mayor
ATTEST:	
Russell Muñiz, Assistant Town Administrato	r/Town Clerk
Approved as to Form and Correctness:	
Keith M. Poliakoff, J.D., Town Attorney	

36237971.1

	Comprehensive Plan	n Advisory Board	q		
Name	<b>Appointing Council Member</b>	Staff Liaison	Council Liaison	# of Absences # of Meetings Held Interested	Interested
Josh Dykes	Mayor McKay	Emily McCord Aceti	Emily McCord Aceti   Council Member Hartmann	3 10	Yes
George Morris	Vice Mayor Schroeder			0 10	Yes
Mary Gay Chaples	Council Member Amundson			0	Yes
Jason Halberg	Council Member Hartmann			0 10	Yes
Steve Breitkreuz	Council Member Jablonski			0 10	Yes
At Large:					
Robert Sirota				0 10	Yes
Jim Albritton				0	Yes



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: 12/12/2019

**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 Misión 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:**

### Jeff Katims

### **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**



### **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.

<u>Section 3.</u> 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 Cour	ncil of the Town of Sou	thwest Ranches,	Florida, this <u>12<sup>th</sup></u> day
of <u>December</u> , 2019, on a m	otion by		and seconded
McKay Schroeder Amundson Hartmann Jablonski		Ayes Nays Absent Abstaining	

[Signature on Following Page]

ATTEST:	Doug McKay, Mayor
Russell Muniz, Assistant Town Administr	rator/Town Clerk
Approved as to Form and Correctness:	
Keith Poliakoff, Town Attorney	

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## **Town of Southwest Ranches**

SP-74-19 + VA-74-20





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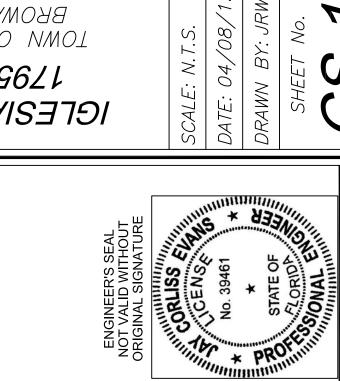
17950 GRIFFIN ROAD

BROWARD COUNTY, FLORIDA LOMN OF SOUTHWEST RANCHES

# Consulting Engineers, Planners, Surveyors PILLAR CONSULTANTS, INC.

Phone: (954) 680-6533 Davie, Florida 33328 5230 S. University Drive - Suite 104

ICEESIA MISION VIDA, INC.



SCALE: N.T.S.

SITE PLAN	FLOOR PLAN	ELEVATIONS	PAVING, GRADING AND DRAINAGE PLAN	ENGINEERING DETAILS	WATER PLAN	GENERAL NOTES AND SPECIFICATIONS	GENERAL NOTES AND SPECIFICATIONS	
SP-1	A-1	A-2	C-1	C-2	C-3	C-4	C-5	

ENGINEER:

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

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

FIRE RESCUE PLAN EROSION CONTROL

SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41

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.

DESCRIPTION

AND

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

COMMUNITY FACILITY (CF)

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

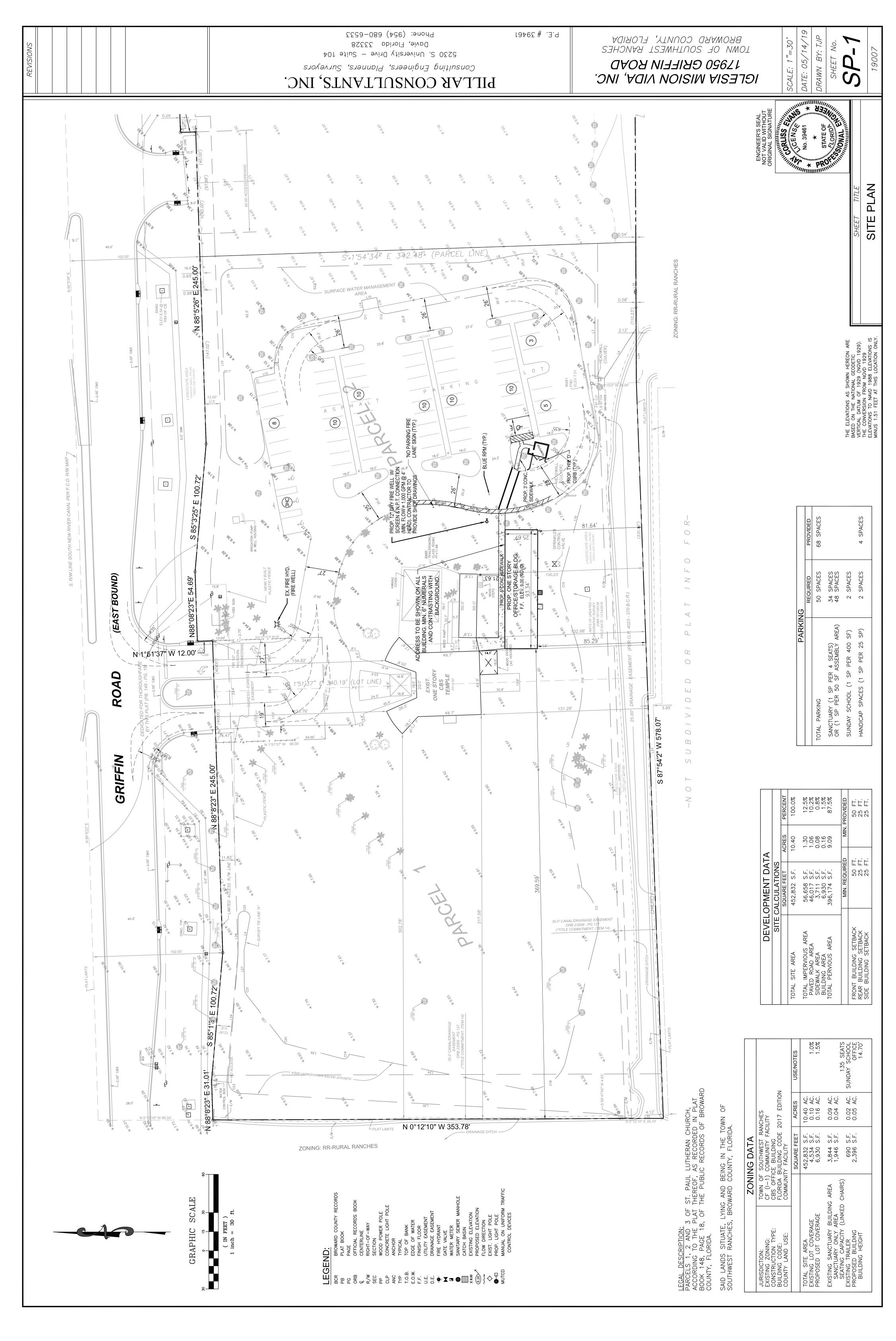
DAVIE, FLORIDA

SHEET COVER

Regular Meeting December 12, 2019

SITE DEVELOPMENT PLANS

OF SOUTHWEST RANCHES, BROWARD COUNTY,



ΣΣ59-089 (+ς6) :əuoyd Davie, Florida 33328 5230 S. University Drive - Suite 104

P.E. # 39461

BROWARD COUNTY, FLORIDA CILL OF SOUTHWEST RANCHES 17950 GRIFFIN ROAD

SCALE: 1/8"=1'-0" DATE: 05/14/19 DRAWN BY: BAM

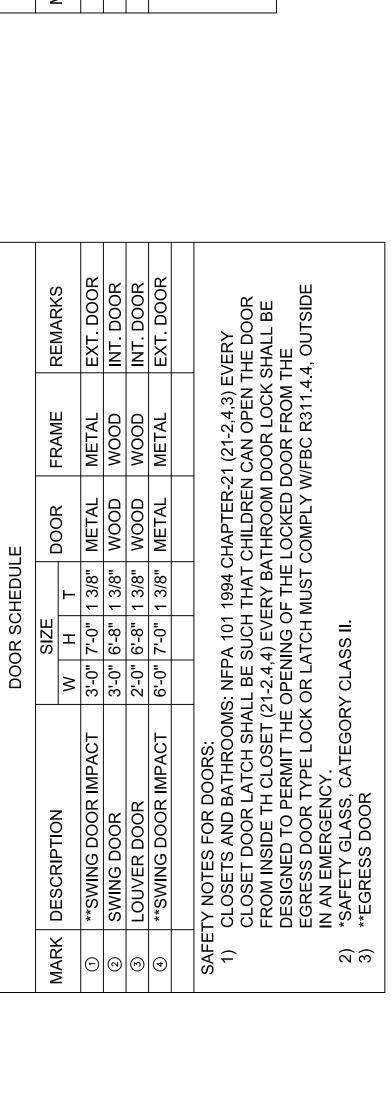
LEGEND

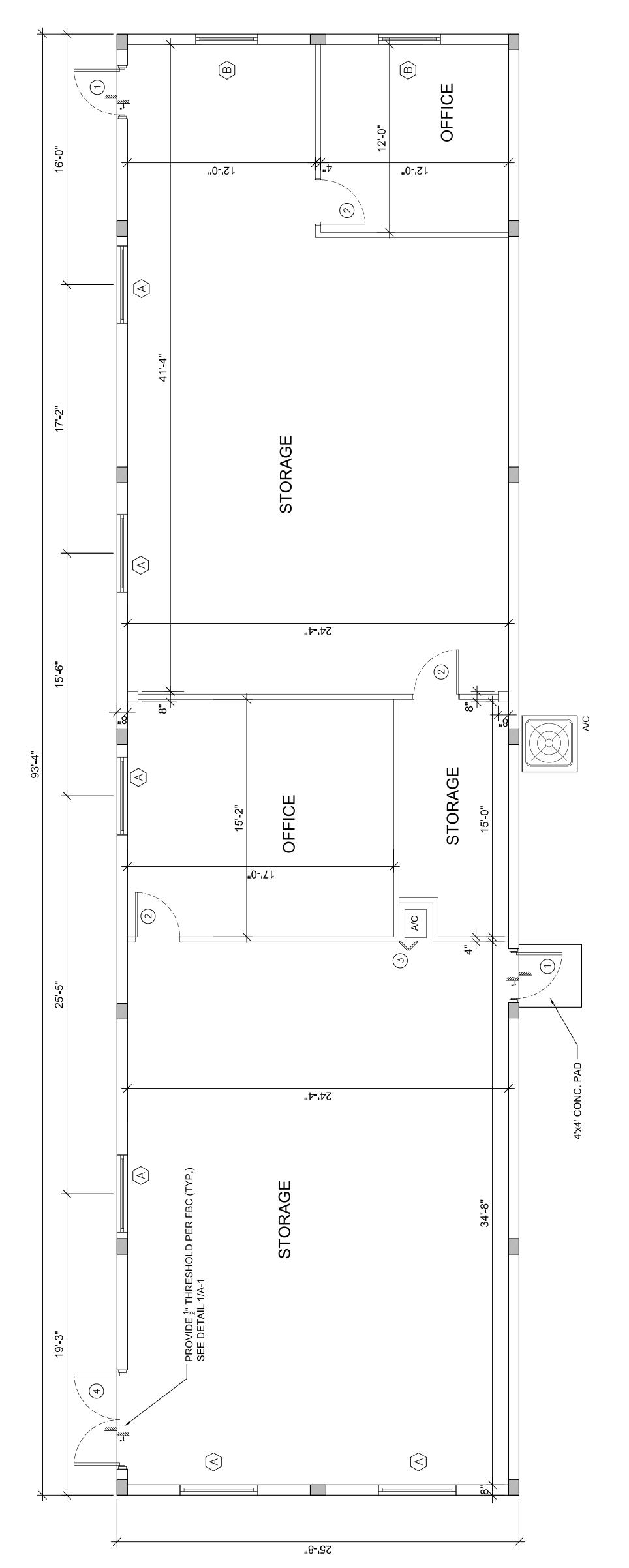
FLOOR PLAN

Consulting Engineers, Planners, Surveyors ICTESIY WISION VIDA, INC.

# PILLAR CONSULTANTS, INC.

						J.C				
	BEMABKS		N-1,3,4	N-1,3,4		THOUT USE				
	VHAV		25.0 SF	20.0 SF		<b><i>IERIOR WI</i></b>				
WINDOW SCHEDULE	MATERIAI		5'-0" 5'-0" ALUMINUM/GLASS 25.0 SF	SLIDING WINDOW 4'-0" 5'-0" ALUMINUM/GLASS 20.0 SF		IDOWS SHALL BE OPERABLE FROM THE INTERIOR WITHOUT USE OF		ASS II.		
<b>X</b>	SIZE	ェ	20"	2'-0"		OPER.		SY CL		48
	'IS	8	2'-0"	4'-0"		L BE	ω.	EGOF		1C=0.
	MARK DESCRIPTION		SLIDING WINDOW	SLIDING WINDOW	S:	ALL WINDOWS SHALL BE OPERABLE F	ANY SPECIAL TOOL(	SAFETY GLASS, CAT	EGRESS TYPE	U-FACTOR=1.08, SGI
	MARK		<b>(4)</b>	(B)	NOTES	<del></del>		5)	3)	4
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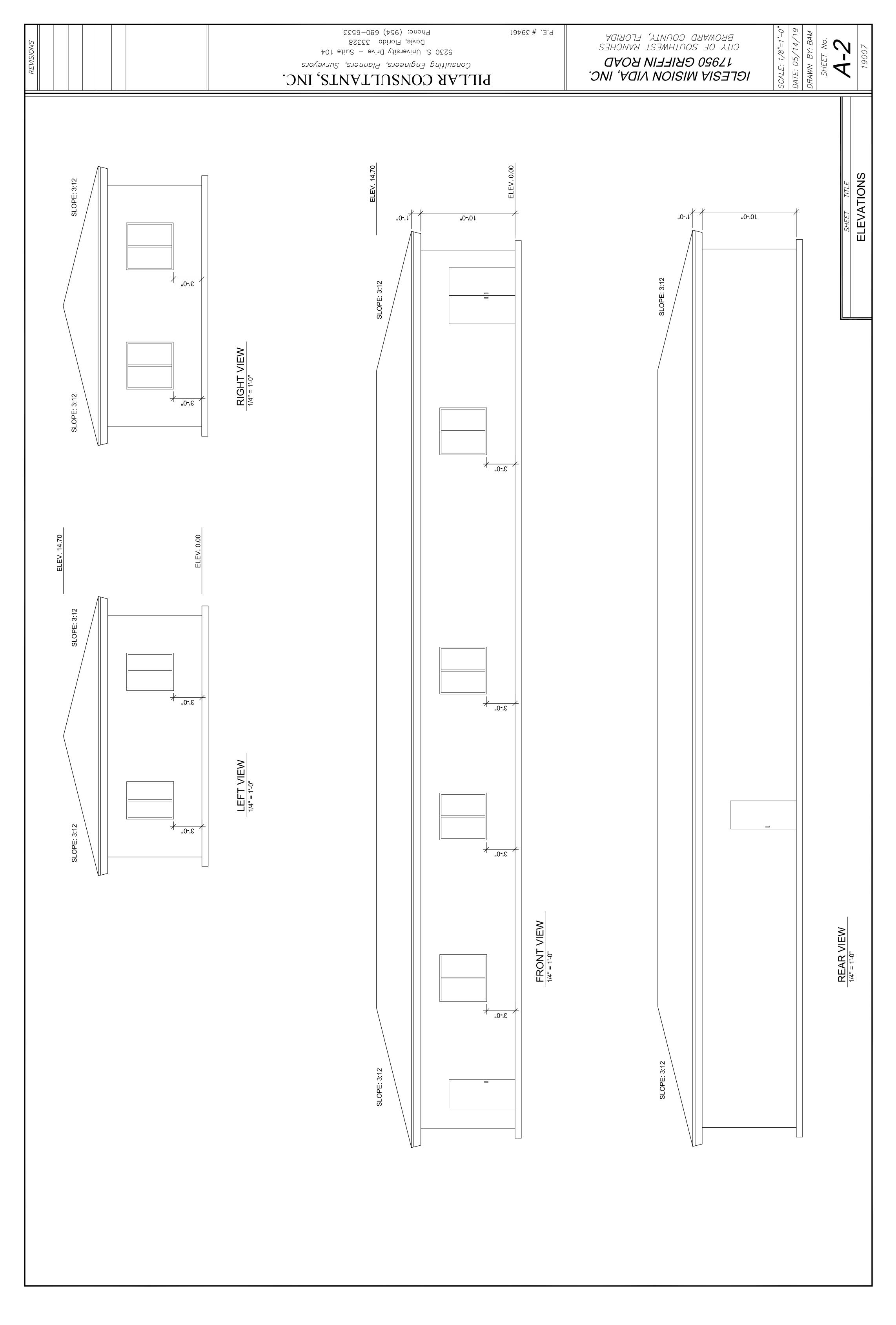


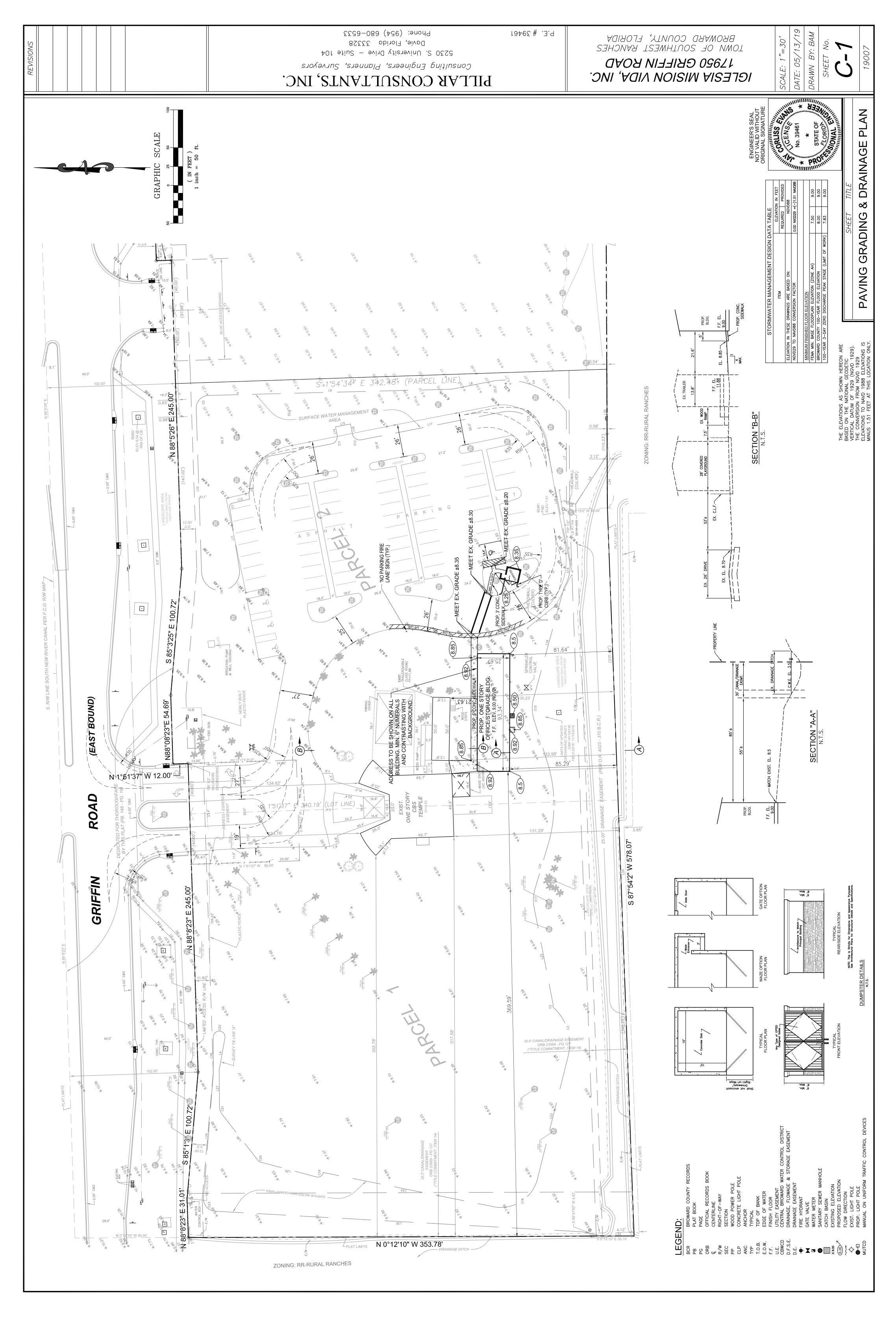
Regular Meeting December 12, 2019

ALL EXTERIOR WALLS (C.M.U.) DRAWN WITH AN 8" THICKNESS ALL INTERIOR WALLS DRAWN WITH A 4" THICKNESS. EXISTING CONDITIONS MAY VARY SLIGHTLY.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IN FIELD (V.I.F.) ANY/ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION SPECIFICALLY DIMENSIONS INDICATED WITH "V.I.F."

Page 147 of 186





P.E. # 39461 ££29−089 (≯€6) :∍nod9 DRAWN BY: BAM BROWARD COUNTY, FLORIDA TOWN OF SOUTHWEST RANCHES Davie, Florida REVISIONS DATE: 05/16, SCALE: N.T.S. 19007 5230 S. University Drive - Suite 104 17950 GRIFFIN ROAD Consulting Engineers, Planners, Surveyors ICLESIA MISION VIDA, INC. PILLAR CONSULTANTS, INC. **DETAILS** SBDD WILL NOT COMPLETE THE FINAL INSPECTION UNTIL RECEIPT OF THE AS—BUILT PACKAGE WHICH MUST INCLUDE THE ENGINEER'S CERTIFICATION AND TEST RESULTS FOR STABILIZATION OF LAKE/CANAL MAINTENANCE EASEMENTS, ARE RECEIVED. ENGINEERING UPDATED FLEXIBLE PIPE (CORRUGATED STEEL, CORRUGATED ALUMINUM OR CORRUGATED POLYETHYLENE) BITUMINOUS COATING REQUIRED FOR CAP (ANY SUITABLE BITUMINOUS MATERI/MAY BE FIELD APPLIED) JACKET 10° SETBACK PRIMARY CANAL MINIMUM DESIGN SECTION AND CANAL MAINTENANCE EASEMENT SECONDARY CANAL MINIMUM DESIGN SECTION AND CANAL MAINTENANCE EASEMENT TOP OF BANK SET AT 10 YEAR 3 DAY STAGE MIN. ELEV 6.0 NGVD 4. THERE SHALL B RIGHT OF WAY A 5. SOD PINS MUST DET, BOAT RAMP BACKFILL PLACED AND 90% MAX. DENSITY. TRENCH EXCAVATION DETAIL EASEMENT STAINLESS STEEL FEBOLT FF MAX. WITHOUT HEADWALL WITH HEADWALL EARED AND REGRADED AS PER SBDD CIAND REDEVELOPMENT PROJECTS.

LAKE MAINTENANCE 6" 0.D. 12" SHALL DEMOSTRATE THAT ADEQUATE LAKE DEPTH COVIDED AT THE OUTFALL LOCATION. DDITIONAL LAKE BANK STABILIZATION AT THESE ND BELOW WATER) 20°
LAKE MAINTENANCE EASEMENT
8" MINIMUM STABILIZATION, LBR 40 OUTFALL DETAIL \* EXISTING LAKE BANKS AND SLOPES SHALL ALONG THE ENTIRE LIMITS OF ALL DEVELOPING THE CROSS SECTION AND ALONG THE CROSS SECTION AND ADDRESS TO THE CROSS SECTION AND ADDRESS SECTION AND ADDRESS SECTIO 20° LAKE MAINTENANCE EASEMENT INTERCONNECT BEDDING DETAIL OF BANK TOP OF BAN SELECT FILL
(SEE NOTE 3) 1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SH PROVIDE APPROVED METHOD OF CONSTRUCTION.

2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FII

3. BACKFILL IN 6"-12" LAYERS, TO 98% COMPACTION, WITH MATERIALS NOT LARGER THAN 3 1/2".

4. IF A CULVERT IS CORRUGATED ALUMINUM STRUCTURAL F FABRIC SHALL BE PLACED THE ENTIRE LENGTH OF THE 5. FILTER FABRIC SHALL BE PLACED THE FULL LENGTH OF OF CULVERT UNDER ASPHALT. 12" MIN' O'D' MIN - SELECT FILL -(SEE NOTE 3) LAKE/CANAL NOTES: ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE. (SEE POLLUTION RETARDANT BAFFLE DETAIL, E). GASKETS SHALL BE USED WITH RCP IN EXFILTRATION TRENCH. TOP AND SIDES CONTINUOUS WELD WITH 1/2" MOUNTING I 3/4" OR 1 1/2" BALLAST ROCK VARIES 7. FOR POLLUTION RETARDANT BASINS THE BOTTOM ELEVATION OF THE BAFFLE MUST BE A MINIMUM OF 2' BELOW THE CONTROL WATER ELEVATION.

POLLUTION RETARDANT BAFFLE DETAIL FIBERGLASS BAFFLES ARE NOT PERMITTED.
MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO
EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO
MATCH HOLES IN FLAT BARS. NE ADHESIVE BACKED GASKET, OR APPROVED 11" x 3") SHALL BE INSTALLED ON THE SIDES 5 OF ALL BAFFLES. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL. DETAIL BRICK TO GRADE (2 MIN - 4 MAX) **EXFILTRATION TRENCH DETAIL** CATCH BASIN TOP SLAB PLAN (FOR CATCH BASIN) U.S. FOUNDRY FRAME & (OR APPROVED EQUAL) CATCH BASIN AND MANHOLE 15. COVER 18" MIN. SLABS TO HAVE -BRICK TO GRADE 2 COURSE MIN. 4 COURSE MAX. 1. SIDES AND TOP OF TRENCH ONLY TO BE LINED WITH FILTER FABRIC. OVERLAP LINER A MINIMUM OF 2' AT THE TOP OF THE TRENCH.

2. BALLAST ROCK SHALL BE FROM FRESH WATER, WASHED AND FREE OF DELETERIOUS MATTER. FRONT ADDITIONAL REINFORG BARS IN TOP SLAB .XAM RISER SECTIONS AND TOP (FOR MANHOLE) U.S. FOUNDRY RING & COVER (OR APPROVED EQUAL) MIN. 18" 6" MIN. | MIN. MANHOLE TOP SLAB PLAN PRECAST U.S.F. FRAME & GRATE OR APPROVED EQUAL "81 (.NIM) NARIES FLOW OUT VARIES



ICLESIA MISION VIDA, INC.

CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE MUNICIPALITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

ALL CLEANOUTS IN ROADWAY MUST BE INSTALLED IN BOXES MARKED SEWER.

TESTING:

ပ

AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENTIRE SYSTEM SHALL BE LAMPED. SEWER LAMPING SHALL BE WITNESSED BY THE ENGINEER OF RECORD AND A REPRESENTATIVE FROM THE UTILITY SERVICE PROVIDER.

CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. COMPLETION, CUT BACK TO FINISHED GRADE.

EACH SERVICE CONNECTION SHALL BE PLUGGED WATERTIGHT WITH AN APPROVED PLUG

THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A RED, EXTENDING 18 INCHES (MINIMUM) ABOVE GRADE.

WATER MAIN AIR RELEASE VALVES — VALVE BODY AND COVER SHALL BE OF CAST IRON CONSTRUCTION, ASTM 4126—B, ALL INTERNAL WORKING PARTS SHALL BE OF STAINLESS STEEL ASTM A240, TYPE 303 FOR THE FLOAT AND ASTM A296 TYPE 316 FOR THE LINKAGE. THE VENTING ORIFICE SHALL BE 3/16' IN DIAMETER WITH BRASS SEAT. THE INLET OPENING SHALL BE 2" NPT SCREWED CONNECTION. THE OVERALL HEIGHT SHALL NOT EXCEED 13 INCHES. A REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL VALVE LOCATIONS OUTSIDE THE ROAD PAVEMENT. WATER MARKERS SHALL BE GREEN. FIRE HYDRANTS SHALL HAVE A MINIMUM 5 1/4" VALVE OPENING AND SHALL OPEN AGAINST THE PRESSURE AND CLOSE WITH THE FLOW. HYDRANTS SHALL MEET OR EXCEED ANSI/AWWA C502—05, C503—05 OR LATEST REVISION, AND SHALL COMPLY WITH FACTORY MUTUAL RESEARCH CORPORATION AND UNDERWRITERS LABORATORIES UL246 STANDARD.

ALL FIRE HYDRANTS ARE TO BE INSTALLED WITHIN SIX FEET (6') FROM THE OUTSIDE CURB LINE OR EDGE OF THE PAVEMENT. ITS SHALL BE ERECTED SO AS TO HAVE THE CENTER OF THE STEAMER CONNECTION 8" ABOVE THE CROWN OF THE NEAREST ROADWAY, OR 18" ABOVE SURROUNDING -1/2" CONNECTION SHALL FACE THE ROADWAY, AND NOT THE PARKING SPACES. ALL FIRE HYDRANT A MINIMUM OF 18' GROUND. FIRE HYDRANTS:

AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE UTILITY SERVICE PROVIDER OR THE ENGINEER OF RECORD MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF. 3 5. α. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WOI "WATER" OR "SEWER" CAST IN THE COVER. b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT—OF—WAY LINE UNLESS DIMENSIONED OTHERWISE.

5230 S. University Drive -Consulting Engineers, Planners, PILLAR CONSULTANTS, INC. DUCTILE IRON PIPE (DIP) SHALL BE DOUBLE CEMENT CONFORMING TO ANSI/AWWA C104/A21.4—95, OR LATEST REVISION, OR EPOXY LINED INSIDE CONFORMING TO ANSI/AWWA C105/A21.5—93, OR APPROVED EQUAL AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE 1 ANSI/AWWA C151/A21.51—96, OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 350 (UNLESS OTHERWISE SPECIFIED). PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM D-3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS UNLESS OTHERWISE NOTED.

MANHOLES SHALL BE PRECAST PER ASTM C-478 TYPE II WITH 4000 PSI CONCRETE AND GRADE STEEL. MONOLITHICALLY POURED BASES ONLY. BY THE PIPE MANHOLE OPENINGS ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL MOLDING PLASTER WILL BE ALLOWED. SHALL BE AS MANUFACTURED OR

ALL FITTINGS AND ACCESSORIES MANUFACTURER.

STRUCTION RESILIENT ITH A

METER STOPS SHALL BE THE 90 DEGREE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCT IN ACCORDANCE WITH ASTM B—62. METER STOPS SHALL BE CLOSED BUTTON DESIGN AND RESILIF "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES.

METER AND METER BOXES 2" OR LESS ARE SUPPLIED BY THE UTILITY SERVICE PROVIDER AT THE OWNER'S EXPENSE.

NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS FOR THE WATER MAINS AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE UTILITY SERVICE PROVIDER AND THE COUNTY HEALTH DEPARTMENT.

c. IF A SEWER MAIN MUST CROSS ABOVE A WATER MAIN, REGARDLESS OF VERTICAL CLEARANCE, THE PRECAUTION IN ITEM (b.) ABOVE SHALL BE TAKEN.

ALL EFFORTS SHALL BE MADE SO THAT WATER AND FORCE MAINS CROSS ABOVE DRAINAGE LINES WITH ADEQUATE COVER AND SEPARATION. IF THIS IS NOT POSSIBLE, IT SHALL BE INDICATED ON THE PLANS.

CLEANING OF NEWLY INSTALLED PIPING SYSTEMS SHALL BE ACCOMPLISHED USING PIPE PIGGING METHODS. OPEN FLUSHING SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE UTILITIES DEPARTMENT. ALL WATER WILL BE ACCOUNTED FOR.

IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL IN TURN NOTIFY THE LOCAL MUNICIPALITY ENGINEERING DIVISION AND/OR THE UTILITY SERVICE PROVIDER.

THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPALITY ENGINEERING DIVISION, THE UTILITY SERVICE PROVIDER, THE LOCAL WATER CONTROL/DRAINAGE DISTRICT, AND THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

DRAINAGE.

INSPECTIONS

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SANITARY SEWER.

WATER SYSTEM. SUBGRADE;

A THREE (3) FOOT LATERAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER/SEWER LINES AND OBSTRUCTIONS (I.E., CATCH BASINS, CONCRETE POLES, ETC.), FIVE (5) FEET FROM TREES.

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CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE ASTM B-THREADED ENDS.

MANHOLES:

BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651—05 OR LATEST REVISION WITH APPROVED BACTERIOLOGICAL SAMPLES AND PROPER DOCUMENTATION BY THE COUNTY HEALTH DEPARTMENT. COLLECTION OF SAMPLES IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE WITNESSED BY A UTILITY SERVICE PROVIDER UTILITIES DEPARTMENT REPRESENTATIVE.

GRAVITY SEWAGE COLLECTION SYSTEM

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SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE COUNTY HEALTH DEPARTMENT. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1200 FEET MAXIMUM FOR LINES GREATER THAN 1200 FEET IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS.

TAPE AND

LOCATOR WIRE 14-STRAND COLOR CODED SHALL BE USED IN CONJUNCTION WITH LOCATOR SHALL BE AFFIXED TO PIPE.

SERVICE CONNECTIONS:

THE CONTRACTOR SHALL NOTIFY THE UTILITY SERVICE PROVIDER AND THE ENGINEER OF RECORD NO LATER THAN 24 HOUR PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS. A REPRESENTATIVE FROM THE UTILITY SERVICE PROVIDER AND THE ENGINEER OF RECORD MUST BOTH BE PRESENT.

SEPARATION OF WATER AND SEWER MAINS:

a. PARALLEL WATER AND SEWER MAINS SHALL HAVE A MINIMUM 10 FEET HORIZONTAL SEPARATION.
WHERE THIS IS NOT POSSIBLE, THE SEWER MAIN SHALL BE IN A SEPARATE TRENCH AND BE AT
LEAST 18 INCHES BELOW THE WATER MAIN OR BOTH MAINS SHALL BE DUCTILE IRON WITH A MINIMUM
12' CLEARANCE, PER PRESSURE PIPE SPECIFICATIONS.

UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE THE LOCAL MUNICIPALITY ENGINEERING DIVISION, THE UTILITY SERVICE PROVIDER, THE OWNER, AND THE ENGINEER OF RECORD, AFTER OBTAINING A CONSTRUCTION PERMIT FROM THE ENGINEERING DIVISION.

ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

SURVEY DATA:

PRECONSTRUCTION RESPONSIBILITY

WHERE A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM TO THE ENGINEER PRIOR TO STARTING WORK.

A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

REFERENCE TO THE SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

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THE CONTRACTOR SHALL OBTAIN A "SUNSHINE CERTIFICATION NUMBER" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS REQUEST LOCATIONS, SUNSHINE CERTIFICATION NUMBER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

THE SEWER MAIN SHALL CROSS BELOW ALL WATER MAINS WITH A MINIMUM OF 18 INCHES VERTICAL CLEARANCE. WHERE THE CLEARANCE IS LESS THAN 18 INCHES, THE SEWER MAIN AND THE WATER MAIN SHALL BE DUCTILE IRON PIPE, WITH A MINIMUM 12" CLEARANCE, FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING SHALL BE MECHANICALLY RESTRAINED.

SERVICE SADDLES SHALL BE DUCTILE IRON EPOXY OR NYLON COATED WITH DOUBLE STAINLESS STEEL
 STRAPS OR SINGLE WIDE STRAP. SADDLES SHALL CONFORM TO ANSI/AWWA C111/21.11-00 AND
 ASTM A-588 OR LATEST REVISION.

SERVICE LINES SHALL BE POLYETHYLENE (PE) TUBING AS DESCRIBED IN ANSI/AWWA C901—02 OR LATEST REVISION, WITH A WORKING PRESSURE OF 200 PSI (DR 9). PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. POLYETHYLENE SHALL BE EXTRUDED FROM PE 3408 HIGH MOLECULAR WEIGHT MATERIAL AND MUST CONFORM TO ASTM D—2737. WATER SERVICE 2" AND UNDER SHALL BE PE AND SLEEVED UNDER ROADWAY WITH 4" C—900.

DETECTOR TAPE SHALL BE 3" WIDE BLUE TAPE FOR WATER MAIN AND BROWN TAPE FOR FORCE MAIN, WITH A METALLIZED FOIL CORE LAMINATED BETWEEN 2 LAYERS OF PLASTIC FILM. THE WORDS "CAUTION WATER LINE BURIED BELOW" OR "CAUTION FORCE MAIN BURIED BELOW" SHALL BE PRINTED AT 30" INTERVALS ALONG THE TAPE. TAPE SHALL BE PLACED 18" BELOW GRADE ABOVE ALL PVC MAINS AND SERVICES OR AS RECOMMENDED BY MANUFACTURER. NONMETALLIC TAPE SHALL BE USED ABOVE DUCTILE IRON PIPE.

ALL FIRE HYDRANTS ARE TO BE FLOW TESTED BY THE FIRE DEPARTMENT UPON ACCEPTANCE OF SYSTEM BY THE UTILITIES DEPARTMENT. HYDRANTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO THE START OF ANY STRUCTURAL CONSTRUCTION ON SITE.

HYDRANT PERMIT SHALL BE PULLED AT THE FIRE DEPARTMENT. \$25.00 PERMIT FEE PLUS PER HYDRANT.

9. PRIOR TO A FINAL INSPECTION BY THE LOCAL MUNICIPALITY, THE ENGINEER SHALL SUBMIT TWO (2) SETS OF BLUEPRINTS OF "AS—BUILT" CONSTRUCTION DRAWINGS.

THE FOLLOWING SUBMITTALS TO THE LOCAL MUNICIPALITY ARE REQUIRED AFTER THE PROJECT IS COMPLETED AND APPROVED BY THE MUNICIPALITY'S ENGINEER:

WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.

TRENCH SAFETY ACT:

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a. TWO (2) COMPLETE "AS-BUILT" SETS OF BLUEPRINTS SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR AND THE ENGINEER.
 b. ONE (1) COMPLETE "AS-BUILT" SET OF MYLAR.
 c. ONE (1) "AS-BUILT" CD IN AUTOCAD.

WATER DISTRIBUTION AND/OR SEWAGE FORCE MAIN SYSTEM

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UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.

ALL "AS—BUILT" INFORMATION ON ELEVATIONS, STATIONING OFFSETS AND TIES OF THE WATER, SANITARY SEWER, PAVING AND DRAINAGE SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.

"AS-BUILT" INFORMATION ON THE WATER SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO LOCATIONS ALL VALVES, FITTINGS, FIRE HYDRANTS AND WATER SERVICES AND TOP-OF-PIPE ELEVATION ON 100-FOOT INTERVALS AT A MINIMUM.

ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDED IS A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE UTILITY SERVICE PROVIDER UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD.

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES) S = LENGTH OF PIPE TESTED IN FEET D = NOMINAL DIAMETER OF PIPE P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

S D (P)<sup>0.5</sup> 148,000

BEDDING AND INITIAL BACKFILL 12 INCHES OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1 INCH IN DIAMETER. PEAROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE UTILITY SERVICE PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6 INCH IN DIAMETER. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321, AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE". PIPE CONNECTION INTO MANHOLE WALL SHALL BE DUCTILE IRON PIPE, GROUTED IN PLACE, OR CAST-IN NEOPRENE RUBBER BOOT, OR EQUAL AS APPROVED BY THE UTILITY SERVICE PROVIDER DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99, OR LATEST REVISION. MANHOLE JOINTS SHALL BE SEALED WITH "RAMNEK" GASKETS OR APPROVED EQUAL AND ANTI-HYDRO CEMENT ON THE INSIDE AND OUTSIDE. INSTALLATION

RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11—00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSIMINIMUM WATER PRESSURE RATING.

DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY:

RESTRAINTS SHALL BE MEGA-LUG.

DIP SHALL BE CLASS 350 WALL THICKNESS (UP TO 12"), CLASS 300 (14"—18"), CLASS 250 (20" OR GREATER) WITH INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWA C151/A21.51—02, OR LATEST REVISION. SEWAGE PIPE SHALL BE EITHER DOUBLE CEMENT CONFORMING TO ANSI/AWWA C104/A21.4—03 OR LATEST REVISION, OR EPOXY LINED CONFORMING TO ANSI/AWWA C105/A21.5—05 OR LATEST REVISION, OR APPROVED EQUAL. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH ON TYPE, MECHANICAL JOINT OR FLANGED. FLANGED PIPE SHALL CONFORM WITH THE PHYSICAL AND CHEMICAL REQUIREMENTS AS SET FORTH IN THE HANDBOOK OF DUCTILE IRON PIPE OF THE CAST IRON PIPE RESEARCH ASSOCIATION. ALL DIP FORCE MAIN SHALL BE EPOXY LINED.

PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, A MATERIAL LIST SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE UTILITY SERVICE PROVIDER FOR SANITARY MANHOLES, HYDRANTS, VALVES, PIPING, LIFT STATIONS AND OTHER ACCESSORIES. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS AND APPURTENANCES.

ALL INSPECTIONS MADE BY THE LOCAL MUNICIPALITY, THE UTILITY SERVICE PROVIDER, LOCAL WATER CONTROL/DRAINAGE DISTRICT, AND FDOT, THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICES.

SHOP DRAWINGS

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ANY PRODUCT THAT IS NOT ON THIS LIST MUST BE APPROVED IN ADVANCE BY THE ENGINEER OF RECORD AND THE UTILITY SERVICE PROVIDER. SUCH APPROVAL REQUIRES THE SUBMISSION OF A SHOP DRAWING (SIX COPIES) FOR EACH PRODUCT. SHOP DRAWINGS WILL ALSO BE REQUIRED FOR ALL NON—STANDARD ITEMS.

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INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

TEMPORARY FACILITIES

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TEMPORARY UTILITIES:

INSTALLATION:

a. VALVE BOXES FOR WATER MAINS AND SEWER FORCE MAINS SHALL BE ADJUSTABLE SCREW TYPE WITH 5-1/4" SHAFT, 18 TO 24 INCH EXTENSION, CAST IRON ASTM-A48 CLASS 30 MARKED WATER OR SEWER.

TAPPING SLEEVES: TAPPING SLEEVES SHALL BE DUCTILE IRON, ASTM GRADE 65-45-12.

8. VALVE BOXES:

b. VALVE BOXES FOR BLOW-OFF ASSEMBLY SHALL BE CAST IRON ASTM A-48 CLASS 30 MARKED "W"

RETAINER GLANDS:

8. ALL WATER DISTRIBUTION AND SEWER COLLECTION RELATED WORK AND INSPECTIONS WILL BE INSPECTED AND APPROVED BY THE UTILITY SERVICE PROVIDER UTILITIES DEPARTMENT.
9. WATER MAIN INSTALLATION SHALL MEET THE COLOR CODING REQUIREMENTS OF 62-555.320 (FAC).

MATERIAL:

SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF

ASPHALTIC CONCRETE.

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LIMEROCK BASE; ANY ASPHALT.

SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.

THE WATER MAIN AND/OR SEWAGE FORCE MAIN SHALL BE EITHER POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP) AND SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.

a. PVC PIPE SHALL BE ASTM 1120 PRESSURE PIPE WITH IRON O.D., CLASS 150 (DR 18), CONFORMII TO ANSI/AWWA C900-97 OR C905-97 AND SHALL HAVE PUSH RUBBER GASKET JOINTS.

THE MANHOLES REQUIRE INTERIOR MAINSTAY COATING, ½—INCH MINIMUM, SPRAY APPLICATION OF MAINSTAY ML—72, MICROSILICA CEMENT MORTAR, OR APPROVED EQUAL, A MINIMUM APPLICATION OF 100 MIL, SPRAY APPLICATION OF MAINSTAY DS—5, ULTRA HIGH BUILD EPOXY COATING, OR APPROVED EQUAL. GRAVITY SEWER MAINS INSTALLED DEEPER THAN TWELVE (12) FEET SHALL BE D.I.P. AND SHALL INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE UNIFORM BEARING UNDER THE BASE. NGS AND JOINTS SHALL BE SEALED WATER-TIGHT. MANHOLES OF STS OR PERATING , WITH THE ASSEMBLY SHALL CONFORM TO ANSI/AWWA C510—00, OR LATEST REVISION, AND CAPABLE WITHSTANDING A WORKING PRESSURE OF AT LEAST 150 PSI WITHOUT DAMAGE TO WORKING PAR IMPAIRMENT OF FUNCTION. IT SHALL CONSIST OF TWO INTERNALLY LOADED, INDEPENDENTLY OF CHECK VALVES, LOCATED BETWEEN TWO TIGHTLY CLOSING RESILIENT—SEATED SHUT OFF VALVES, FOUR PROPERLY PLACED RESILIENT—SEATED TEST COCKS.

MANHOLES SHALL BE INSTALLED AWAY FROM PARKING AREAS ON THE CENTERLINE OF THE ROADWAY IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO PROHIBIT THE PARKING OF VEHICLES OVER MANHOLES. ORANGE REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL MANHOLE LOCATIONS OUTSIDE THE ROAD PAVEMENT. a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE "FLORIDA BUILDING b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE. ALL LIDS SHALL BE PROVIDED WITH A POLYETHYLENE WATER TIGHT MANHOLE BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAROCK OR 3/4" WASHED ROCK WILL BE IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE UTILITY SERVICE PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER. b. METHOD "B" PER COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE. METHOD "C" APPROVED BY THE COUNTY PUBLIC HEALTH UNIT, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST. CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE USING ONE OF THE THREE FOLLOWING METHODS: a. METHOD "A" PER COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW MAIN.

GATE VALVES SHALL BE IRON BODY, FULLY RESILIENT SEAT, BRONZE MOUNTED NON-RISING STEM, BOUBLE DISC, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-01 OR LATEST REVISION EXPOSED VALVES SHALL BE OUTSIDE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER METER FROM THE UTILITY SERVICE PROVIDER, PAYING FOR ALL WATER USED FOR CONSTRUCTION AND PREVENTING USE OF UN—METERED WATER. NO WATER SERVICE OR FIRE HYDRANT SHALL BE USED UNTIL ACCEPTED AND APPROVED FOR SERVICE BY THE APPROPRIATE AGENCIES. WATER SERVICES SHALL BE LOCKED UNTIL METERS ARE SET. FIRE HYDRANTS SHALL BE COVERED AND TAGGED 'OUT OF SERVICE' UNTIL THE WATER SYSTEM IS APPROVED AND PRESSURIZED FOR SERVICE.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEE AND SUBCONTRACTORS FOR THEIR DURING CONSTRUCTION.

TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND CITED.

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NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE LOCAL MUNICIPALITY.

PROJECT CLOSE OUT

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ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

VALVES SHALL BE GATE VALVES FOR WATER (4"-12" SIZE), BUTTERFLY VALVES FOR WATER (16" AND UP SIZE), OR PLUG VALVES FOR FORCE MAIN (ALL SIZES).

VALVES:

FITTINGS SHALL BE DUCTILE IRON COMPACT MECHANICAL JOINT AND SHALL BE CLASS 350 THROUGH 24" CONFORMING TO ANSI/AWWA C153/A21.53-00, OR LATEST REVISION, AND CLASS 250 IN SIZES 24" AND LARGER, CONFORMING TO ANSI/AWWA C110/A21.10-03, OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME AS PIPE.

BUTTERFLY VALVES AND OPERATORS SHALL CONFORM TO ANSI/AWWA C504—00 STANDARD FOR RUBBER SEATED BUTTERFLY VALVES, OR LATEST REVISIONS. VALVES SHALL BE CLASS 150 A OR B.

PLUG VALVES SHALL BE SEMI—STEEL BODY, NON—LUBRICATED, ECCENTRIC TYPE, WITH RESILIENT FACED PLUGS, AND CAPABLE OF DRIP—TIGHT SHUT OFF AT THE RATED PRESSURE IF APPLIED AT EITHER PORT. VALVES ARE TO BE EQUIPPED WITH ACTUATING NUTS, CAST IRON HANDWHEELS OR CHAIN OPERATORS, WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION AND TYPE OF OPERATOR.

AIR RELEASE VALVES

PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI—BELL PLASTIC PIPE PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.

DUCTILE IRON PIPE:

a. DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600—05 OR LATEST REVISION.

b. DIP SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.

c. IDENTIFICATION TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL DIP MAINS APPROXIMATELY 18" ABOVE THE MAIN, COLOR SIDE UP. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY BELOW GRADE, COLOR SIDE UP.

COVER OVER SERVICE LINES SHALL BE 18 INCHES MINIMUM, 24 INCHES MAXIMUM BELOW FII GRADE AND 24 INCHES UNDER PAVEMENT. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

MANHOLE EXFILTRATION LEAKAGE SHALL NOT EXCEED 4 GALLONS PER DAY PER UNIT. VISIBLE MANHOLE AND SEWER PIPE INFILTRATION LEAKAGE SHALL NOT BE PERMITTED. SEWER PIPE EXFILTRATION LEAKAGE SHALL NOT EXCEED 10 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. SANITARY SEWER SHALL BE TELEVISED, AT DEVELOPER'S EXPENSE, PRIOR TO FINAL APPROVAL OF CONSTRUCTION. VIDEO TAPE AND REPORT SHALL BE EXAMINED BY THE LOCAL MUNICIPALITY. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING OF ANY DEFICIENCIES PRIOR TO THE ENGINEER OF RECORD'S CERTIFICATION OF COMPLETION TO ANY AGENCY. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE UTILITY SERVICE PROVIDER.

DRAWN BY: BAM

DATE: 05/17,

SCALE: N.T.S.

AND **GENERAL NOTES** 

Regular Meeting December 12, 2019

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY, UTILITY SERVICE PROVIDER, COUNTY DEPARTMENT ENVIRONMENTAL PROTECTION, COUNT HEALTH DEPARTMENT, LOCAL WATER CONTROL/DRAINAGE DISTRICT, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.

CODES

APPLICABLE

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

CONSTRUCTION SAFETY:

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REVISIONS

THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A  $2" \times 4"$  TREATED STAKE, PAINTED BLUE, EXTENDING 18 INCHES (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR FULL LENGTH OF THE PAVEMENT AND FOR 2 FEET BEYOND THE EDGE.

METER STOPS SHALL HAVE 8 INCHES TO 10 INCHES COVER OR AS REQUIRED FOR PROPER METER/BOX INSTALLATION.

THE PHYSICAL CONNECTION OF THE NEW SYSTEM TO THE EXISTING SYSTEM SHALL BE DONE IN ACCORDANCE WITH SECTION "C.-1". (THIS DOCUMENT) WHICH WILL DICTATE THE ORDER OF THE PRESSURE TESTING AND DISINFECTION.

(LOCATION APPROVAL REQUIRED BY FIRE DEPARTMENT) SIAMESE FIRE DEPARTMENT CONNECTION SHALL BE FREE STANDING WITHIN TWENTY—FIVE FEET (25') OF NEAREST FIRE HYDRANT, WITHIN SIX FEET (6') FROM OUTSIDE CURB OR EDGE OF PAVEMENT. THERE SHALL BE A SPACE, FOUR FEET (4') ON BOTI SIDES OF THE CENTER LINE OF THE SIAMESE THAT MUST BE KEPT OPEN AT ALL TIMES, AND POSTED "NO PARKING, FIRE DEPARTMENT CONNECTION", THIRTY—SIX INCHES HIGH.

ALL FIRE HYDRANTS ARE TO BE PAINTED YELLOW. (RUSTOLEUM #944 SAFETY YELLOW OR APPROVED EQUAL.)

ALL FIRE HYDRANTS THAT ARE NOT IN SERVICE (NOT ABLE TO FLOW WATER), SHALL BE COVERED WITH A PLASTIC BAG, AND THE BAG IS TO BE SECURED TO THE HYDRANT WITH TAPE.

ONE OR MORE BLUE DOUBLE REFLECTIVE D.O.T. TYPE ROAD MARKER ARE TO BE ADHERED TO THE HARD SURFACE ROADWAY IN THE MIDDLE OF THE LANE NEAREST TO AND DIRECTLY IN FRONT OF NEWLY INSTALLED FIRE HYDRANT. (TWO (2) REFLECTORS ON CORNER HYDRANT AND FOR EACH ROADWAY.)

THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDACEOO—05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE TEST. TEST MUST BE PERFORMED USING 2 POUND PSI GAUGE; 5 POUND PSI PERMITTED. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVE

\$25.00

SHALL NOT EXCEED THE FORMULA OF

L (GALLONS PER HOUR)

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ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO AND APPROVED BY THE ENGINEER AND THE LOCAL MUNICIPALITY PRIOR TO THE PLACING THE LIMEROCK BASE MATERIAL.

ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO AND APPROVED BY THE ENGINEER AND THE LOCAL MUNICIPALITY PRIOR TO PLACING ASPHALT.

PRIOR TO PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER "AS—BUILT" PLANS SHOWING LIMEROCK BASE GRADES AND ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER AND THE LOCAL MUNICIPALITY HAVE REVIEWED AND APPROVED THE "AS—BUILTS".

THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF ALL WORK ITEMS COMPLETED.

PROJECT RECORD DOCUMENTS:

WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, GRAVITY SEWER, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY LOCAL WATER CONTROL/DRAINAGE DISTRICT.

THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

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SHEET

SPECIFICATIONS

P.E. # 39461 BROWARD COUNTY, FLORIDA 17950 GRIFFIN ROAD

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN 10—FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF D.I.P. AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF D.I.P. WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

A MINIMUM 10—FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWEF AND WATER MAIN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUAL DISTANCE FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING)

WHERE SANITARY SEWERS OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHOF VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (D.I.P.) AT THE CROSSING. SUFFICIENT LENGTHS OF D.I.P. MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

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SUBMIT DATA ON PROPOSED METHODS AND EQUIPMENT FOR LIME SLURRY INJECTION PROCESS.
 SUBMIT MANUFACTURER'S CERTIFICATE INDICATING MATERIALS COMPLIANCE WITH SPECIFICATIONS.
 SUBMIT CERTIFICATION OF APPLICATOR'S TRAINING AND EXPERIENCE (2 YEARS MINIMUM) USING FOROUTING PROCESS.

a. HYDRATED LIME: ASTM C 141. b. PORTLAND CEMENT: ASTM C 150, TYPE 1.

SPECIFIC GRAVITY RANGE 1.14 TO 1.16 AT 60 F.

ADD CEMENT TO LIME SLURRY AT THE RATE OF 2.0 POUNDS PER GALLON OF WATER.

ADD SURFACTANT TO MIX NOT TO EXCEED THE RATE OF ONE UNDILUTED GALLON PER 3,000 OF SLURRY.

NSIST OF A 1-INCH TAPPING SADDLE DRILLED AND NIPPLE TO RECEIVE THE PRESSURE HOSE FITTINGS. INJECTION EQUIPMENT PERFORMED.

ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

STORM DRAINAGE PRE-TREATMENT/EXFILTRATION

PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8 INCH PERFORATIONS 360° AROUND T WITH APPROXIMATELY 120 PERFORATIONS PER FOOT OF PIPE.

PERFORATED PIPE SHALL TERMINATE FIVE FEET (5') FROM THE DRAINAGE STRUCTURE. FEET (5') SHALL BE NON-PERFORATED PIPE.

SHALL HAVE THE RIGHT TO INSPECT, TEST OR WITNESS A TEST OF ALL MATERIALS TO BE FURNISHED UNDER THESE SPECIFICATIONS, PRIOR TO THEIR SHIPMENT FROW MANUFACTURE.

INSPECTION AND TES

OR HIS REPRESENTATIVE SHALL BE FURNISHED ALL FACILITIES, INCLUDING LABOR, ALLOWED PROPER TIME INSPECTION AND TESTING OF MATERIAL AND EQUIPMENT.

THE ENGINEER ( AND SHALL BE

THE PRINCIPAL ITEMS OF EQUIPMENT SHALL INCLUDE TWO VERTICAL, CLOSE—COUPLED, MOTOR DRIVEN, VACUUM PRIMED, NON—CLOG SEWAGE PUMPS; VALVES; INTERNAL PIPING; CENTRAL CONTROL PANEL WITH CIRCUIT BREAKERS; MOTOR STARTERS AND AUTOMATIC PUMPING LEVEL CONTROLS; HEATER; VENTILATING BLOWER; PRIMING PUMPS AND APPURTENANCES; AND ALL INTERNAL WIRING.

THE CONTRACTOR SHALL FURNISH AND INSTALL ONE FACTORY BUILT, AUTOMATIC PUMPING STATION. THE STATION SHALL BE COMPLETE WITH ALL NEEDED EQUIPMENT, FACTORY—INSTALLED ON A WELDED STEEL BASE WITH FIBERGLASS COVER.

THE REMOTE TELEMETRY UNIT SHALL INCLUDE AN ENCLOSURE WITH POWER SUPPLY, CENTRAL PROCESSING UNIT, ANALOG AND DIGITAL OUTPUTS, RADIO, DIRECTIONAL ANTENNA AND APPURTENANCES AND ALL WIRING.

THE PUMPING STATION SHALL PUMP RAW, UNSCREENED, DOMESTIC WASTEWATER INTO A FORCE MAIN, WHICH IS PUMPED TO A LOCAL MANHOLE OR TRANSMISSION SYSTEM.

REFER TO PLANS FOR A COMPLETE LIST OF OPERATING CONDITIONS.

THE CONTRACTOR SHALL FURNISH, AT THE UTILITY SERVICE PROVIDER'S DISCRETION, EITHER AN EMERGENCY GENERATOR OR EMERGENCY BYPASS PUMP. THE GENERATOR SHALL BE SIZED TO MEET THE STARTING AMPERAGE OF BOTH PUMPS SIMULTANEOUSLY. THE BYPASS PUMP SHALL BE A MINIMUM SIX (6) INCH SELF—PRIMING PUMP. EITHER SHALL BE DIESEL POWERED, TRAILER MOUNTED WITH NECESSARY TOWING EQUIPMENT INCLUDING, LIGHTS AND HITCH. THE GENERATOR SHALL BE SUPPLIED WITH NECESSARY PLUG AND CABLE FOR SUPPLYING POWER TO THE PUMP STATION CONTROL PANEL. THE BYPASS PUMP SHALL BE SUPPLIED WITH THE NECESSARY HOSES AND CONNECTIONS TO PROVIDE BYPASSING OF THE PUMP STATION.

TO ASSURE UNITY OF RESPONSIBILITY, THE MOTORS AND CONTROL SYSTEM SHALL BE FURNISHED AND COORDINATED BY THE LOCAL PUMP MANUFACTURER REPRESENTATIVE. THE CONTRACTOR AND PUMP MANUFACTURER SHALL ASSUME RESPONSIBILITY FOR THE SATISFACTORY INSTALLATION AND OPERATION OF THE ENTIRE PUMPING SYSTEM INCLUDING PUMPS, MOTORS, CONTROLS, GENERATOR OR BYPASS AS SPECIFIED.

COPIES OF ALL MATERIALS REQUIRED ESTABLISHING COMPLIANCE WITH SPECIFICATIONS SHOULD BE SUBMITTED IN ACCORDANCE WITH PROVISIONS FOR THE GENERAL CONDITIONS. SUBMITTALS SHALL INCLUDE AT LEAST THE FOLLOWING:

SHOP ERECTION DRAWINGS SHOWING ALL-IMPORTANT DETAILS OF CONSTRUCTIONS, DIMENSIONS AND ANCHOR BOLT LOCATIONS.

DESCRIPTIVE LITERATURE, BULLETINS AND CATALOGS OF THE EQUIPMENT.

ii. THE ENGINEER SHALL BE NOTIFIED IN WRITING PRIOR TO INITIAL SHIPMENT IN AMPLE TIME SO THAT ARRANGEMENTS CAN BE MADE FOR INSPECTION BY THE ENGINEER.

MATERIALS AND EQUIPMENT SHALL BE TESTED OR INSPECTED AS REQUIRED BY THE ENGINEER THE COST OF SUCH WORK SHALL BE INCLUDED IN THE COST OF THE EQUIPMENT. THE CONTRACTOR SHALL ANTICIPATE THAT DELAYS MAY BE CAUSED BECAUSE OF THE NECESSITY OF INSPECTION, TESTING AND ACCEPTING MATERIALS AND EQUIPMENT BEFORE THEIR USE IS APPROVED.

THE TRENCH LINER SHALL BE TYPAR SPUN BONDED POLYPROPYLENE FILTER FABRIC AS MANUFACTHE DUPONT COMPANY, OR APPROVED EQUAL. IT SHALL BE USED ON THE SIDES AND TOP OF FIELD DITCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHESTONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

TERMINATE TWO FEET (2') FROM THE END OF THE TRENCH OR CONNECT TO ADDITION

REVISIONS

INJECTION PORTS SHALL BE INSTALLED AT REGULAR INTERVALS ALONG THE PIPELINE, THE MAXIMUM CAPABILITY OF THE PUMPING EQUIPMENT IN SERVICE. PORTS ARE VERIFY THAT PIPELINE INJECTION THE INJECTION PROCEDURES. INSTALLATION

WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED CONTRACTOR'S EXPENSE. ALL STREET CORNER PAVEMENT RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE

ALL COMPONENTS OF THE PUMP STATION SHALL BE GIVEN AN OPERATIONAL TEST AT THE PUMP STATION MANUFACTURER'S FACILITY TO CHECK FOR EXCESSIVE VIBRATION, FOR LEAKS IN THE PUMPING OR SEALS AND CORRECT OPERATION OF THE AUTOMATIC CONTROL AND VACUUM PRIMING SYSTEMS AND ALL AUXILIARY EQUIPMENT. INSTALLED PUMPS SHALL TAKE SUCTION FROM A DEEP WET WELL, SIMULATING ACTUAL SERVICE CONDITIONS. THE CONTROL PANEL SHALL UNDERGO BOTH A DRY LOGIC TEST AND A FULL OPERATIONAL TEST WITH ALL SYSTEMS OPERATING.

FIELD TESTS SHALL NOT BE CONDUCTED UNTIL SUCH TIME THAT THE ENTIRE INSTALLATION IS COMPLETE AND READY FOR TESTING, INCLUDING PERMANENT ELECTRICAL POWER AND TELEMETRY CONTROL.

ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.

BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS. SURFACE COURSE SHALL BE EQUAL TO F.D.O.T. TYPE S-3 ASPHALT.

REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF  $3,000\,$  PSI AND SHALL BE REINFORCED WITH A  $6"\times6"\,$  No. 6 GAUGE WIRE MESH. LIMEROCK BASE MATERIAL SHALL BE 8 INCHES THICK AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 1 1/2" THICK AND SHALL BE PLACED IN TWO 3/4" LIFTS. (NOTE: SECOND LIFT TO BE PLACED AFTER A MINIMUM OF 80% OF THE HOUSES HAVE BEEN COMPLETED OR AS DIRECTED BY THE LOCAL MUNICIPALITY'S ENGINEER. 4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS. 5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" PLACED IN TWO OR MORE EQUAL LIFTS.

THE CONTRACTOR SHALL CHECK ALL MOTORS FOR CORRECT CLEARANCE AND ALIGNMENT AND FOR CORRECT LUBRICATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL CHECK DIRECTION OF ROTATION OF ALL MOTORS AND REVERSE CONNECTIONS IF NECESSARY.

i. THE CONTRACTOR SHALL DEMONSTRATE THAT THE TELEMETRY SYSTEM IS FUNCTIONAL AND HAS COMMUNICATIONS WITH THE BASE UNIT.

COMPLETE MASTER WIRING DIAGRAMS, TELEMETRY OR CONTROL SCHEMATICS, INCLUDING COORDINATION WITH OTHER ELECTRICAL DEVICES OPERATING IN CONJUNCTION WITH THE PUMP CONTROL SYSTEM AND SUITABLE OUTLINE DRAWINGS SHALL BE FURNISHED FOR APPROVAL BEFORE PROCEEDING WITH MANUFACTURER, STANDARD PRE—PRINTED SHEETS OR DRAWINGS SIMPLY MARKED TO INDICATE APPLICABILITY TO THIS CONTRACT WILL NOT BE ACCEPTABLE.

A DRAWING SHOWING THE LAYOUT OF THE PUMP CONTROL PANEL SHALL BE FURNISHED, THE LAYOUT SHALL INDICATE EVERY DEVICE MOUNTED ON THE DOOR WITH COMPLETE IDENTIFICATION.

THE TOTAL WEIGHT OF THE EQUIPMENT INCLUDING THE WEIGHT OF THE SINGLE LARGEST ITEM. A COMPLETE TOTAL BILL OF MATERIALS OF ALL EQUIPMENT.

DATA ON THE CHARACTERISTICS AND PERFORMANCE OF EACH STATION PUMP, GENERATOR DATA SHALL INCLUDE A CERTIFIED PERFORMANCE TEST, BASED ON ACTUAL SHOP TESTS OF THE SALE UNITS, WHICH SHOW THAT THEY MEET THE SPECIFIED REQUIREMENTS FOR HEAD, CAPACITY, EFFICIENCY, AND HORSEPOWER. CURVES SHALL BE SUBMITTED ON 8 1/2 INCH BY 11 INCH SHEETS AT AS LARGE A SCALE AS PRACTICAL. CURVES SHALL BE PLOTTED FROM NO FLOW AT SHUT OFF HEAD TO PUMP CAPACITY AT MINIMUM SPECIFIED TOTAL DYNAMIC HEAD. CATALOG SHEETS SHOWING A FAMILY OF CURVES WILL NOT BE ACCEPTABLE.

TOR SHALL PROVIDE FOR A LOAD TEST EQUAL TO THE START UP AMPERAGE OF

IF THE PUMP PERFORMANCE DOES NOT MEET THE SPECIFICATIONS, CORRECTIVE MEASURES SHALL BE TAKEN OR PUMPS SHALL BE REMOVED AND REPLACED WITH PUMPS WHICH SATISFY THE CONDITIONS SPECIFIED.

ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF ENGINEER AND/OR THE LOCAL MUNICIPALITY.

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THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE LOCAL MUNICIPALITY.

i. THE CONTRACTOR SHALL DEMONSTRATE THAT THE BYPASS PUMP IS CAPABLE OF MEETING ACTUAL SERVICE CONDITIONS.

f. BYPASS PUMP:

2. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM LBR VALUE OF 40 AND AND SHALL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.

EARTHWORK AND COMPACTION

A LIST OF THE MANUFACTURER'S RECOMMENDED SPARE PARTS TO BE SUPPLIED IN ADDITION TO THOSE SPECIFIED IN PARAGRAPH 6.A. WITH THE MANUFACTURER'S CURRENT PRICE FOR EACH ITEM. INCLUDE GASKETS, SEALS, ETC. ON THE LIST. LIST BEARING BY THE BEARING MANUFACTURER'S NUMBERS ONLY.

SUBMITTAL DATES REQUIRED BY THE GENERAL CONDITIONS

COMPLETE MOTOR DATA.

IN THE EVENT THAT IT IS IMPOSSIBLE TO CONFORM TO CERTAIN DETAILS OF THE SPECIFICATIONS DUE TO DIFFERENT MANUFACTURING TECHNIQUES, DESCRIBE COMPLETELY ALL NON-CONFORMING ASPECTS.

c. UPON RECEIPT OF APPROVAL OF SUBMITTED MATERIAL, PROVIDE FIVE PRINTS.

OPERATING INSTRUCTIONS:

3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T—180.

A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.

SOD SHALL BE ST. SOIL AND WATERED

STATE OF

REFLECTIVE PAVEMENT MARKERS SHALL BE CLASS B MARKERS MANUFACTURED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS 706 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS. ALL PAVEMENT MARKINGS SHALL BE HOT APPLIED THERMOPLASTIC MANUFACTURED AND APPLIED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATION'S SECTION 711 AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS WHERE APPLICABLE. SIGNING AND MARKING

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

NOTES ON WATER SEWER SEPARATION

SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMU VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

THE CONTRACTOR SHALL CONFORM TO THE MOST CURRENT AND MOST STRINGENT STANDARDS AND SPECIFICATION REQUIREMENTS FOR THE BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION AND THE LOCAL MUNICIPALITY, PERTAINING TO ALL UTILITY PIPE SEPARATIONS AND CLEARANCES

ABANDONMENT/GROUTING OF EXISTING PIPING

SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

SUITABLE BACKFILL AS DETERMINED BY

A FACTORY TRAINED REPRESENTATIVE OF ALL MAJOR COMPONENT MANUFACTURERS, WHO HAS COMPLETE KNOWLEDGE OF PROPER OPERATION AND MAINTENANCE, SHALL BE PROVIDED FOR ONE (1) DAY AT THE STATION, TO INSTRUCT REPRESENTATIVES OF THE LOCAL MUNICIPALITY AND THE ENGINEER ON PROPER OPERATION AND MAINTENANCE AND TO PERFORM INITIAL START—UP OF THE PUMP STATION. WITH PERMISSION OF THE CITY, THIS WORK MAY BE CONDUCTED IN CONJUNCTION WITH THE INSPECTION OF THE INSTALLATION AND TEST RUN. IF THERE ARE DIFFICULTIES IN OPERATION OF THE EQUIPMENT DUE TO THE MANUFACTURER'S DESIGN OR FABRICATION, ADDITIONAL SERVICE SHALL BE PROVIDED AT NO COST TO THE OWNER.

OPERATING AND MAINTENANCE MANUALS SHALL BE FURNISHED WHICH WILL INCLUDE PARTS LISTS OF COMPONENTS AND COMPLETE SERVICE PROCEDURES AND TROUBLE—SHOOTING GUIDE. THE MANUALS SHALL BE PREPARED SPECIFICALLY FOR THE INSTALLATION AND SHALL INCLUDE ALL REQUIRED CUTS, DRAWINGS, EQUIPMENT LISTS, DESCRIPTION, ETC. THAT ARE REQUIRED TO INSTRUCT OPERATING AND MAINTENANCE PERSONNEL UNFAMILIAR WITH SUCH EQUIPMENT.

SPIRAL RIB DRAINAGE PIPE WITH 3/4" BY 3/4" RIBS, APPROXIMATELY 7-1/2" THICKNESS SHALL MEET FDOT STANDARD 945-1.

b. PIPE SHALL BE S CENTER. GAUGE

ALUMINUM: a. PIPE SHALL BE ALUMINUM, MANUFACTURED IN CONFORMANCE WITH ASTM B209.

STORM DRAINAGE CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS:

1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE FEET OF AREAS TO BE PAVED SHALL REMOVED.

6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT SHALL BE INSTALLED.

PIPING TO BE ABANDONED AND STABILIZED OR CUT AND REMOVED IS OF ASBESTOS—CEMENT MATER COMPOSITION AND SHALL BE HANDLED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THE AGENCIES HAVING JURISDICTION.

DETERMINE AND COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL CONTAINMENT, HANDLING, AND DISPOSAL OF HAZARDOUS MATERIAL. DISPOSAL METHOD FOR THIS PIPING SHALL BE TO CUT PIPE, DISLOCATE IT AND LEGALLY DISPOSE OF THE PIPING OFF—SITE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. PROVIDE THE SERVICES OF A PROPERLY QUALIFIED, EXPERIENCED AND, WHERE MANDATORY, FLO LICENSED ASBESTOS REMOVAL CONTRACTOR TO PERFORM THE REQUIRED WORK. PROVIDE FOR SAFETY AND PROPER PROTECTION OF PERSONS AGAINST EXPOSURE TO HAZARDOUS MATERIALS IN THE PROJECT.

REINFORCED CONCRETE PIPE (RCP): a. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L70—79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.

d. POLYURETHANE OR OTHER SEALANT SHALL BE USED WITH COUPLING BANDS ON ALL NON-PERFORATED PIPE.

THE MANUFACTURER OF THE LIFT STATION SHALL GUARANTEE THE STRUCTURE AND ALL EQUIPMENT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF UP TO ONE YEAR FROM DATE OF START—UP, NOT TO EXCEED 18 MONTHS FROM THE DATE OF SHIPMENT.

WARRANTIES AND GUARANTEES BY THE SUPPLIERS OF VARIOUS COMPONENTS IN LIEU OF SINGLE—SOURCE RESPONSIBILITY BY THE STATION MANUFACTURER WILL NOT BE ACCEPTED. THE STATION MANUFACTURER SHALL BE SOLELY RESPONSIBLE FOR THE GUARANTEE OF THE STATION AND ALL ITS COMPONENTS.

c. THE REPAIR OR REPLACEMENT OF THOSE ITEMS NORMALLY CONSUMED IN SERVICE, SUCH AS SEALS, GREASE, LIGHT BULBS, ETC., SHALL BE CONSIDERED AS PART OF ROUTINE MAINTENANCE AND UPKEEP.

SPARE PARTS SHALL BE PROPERLY BOUND AND LABELED FOR EACH IDENTIFICATION WITHOUT OPENING THE PACKAGING AND SUITABLY PROTECTED FOR LONG TERM STORAGE.

**GUARANTEE:** 

A COMPLETE REPLACEMENT PUMP SHAFT SEAL ASSEMBLY SHALL BE FURNISHED WITH EACH PUMP STATION. THE SPARE SEAL SHALL BE PACKED IN A SUITABLE CONTAINER AND SHALL INCLUDE COMPLETE INSTALLATION INSTRUCTIONS. IN ADDITION, A SPARE SEAL GASKET SHALL BE PROVIDED.

c. PIPE COUPLING BANDS SHALL BE 12" WIDE STANDARD SPLIT BANDS OF THE SAME PIPE AND MAY BE ONE GAUGE LIGHTER THAN THE PIPE.

3. HIGH DENSITY POLYETHYLENE (HDPE): a. HDPE 12 THROUGH 60 INCH (300 TO 1500 MM) SHALL MEET AASHTO M294, TYPE S OR SP OR ASTM F2306.

a. BEDDING AND INIT 1" DIAMETER.

INSTALLATION SHALL BE STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS IN THE LOCATIONS SHOWN ON THE DRAWINGS. INSTALLATION SHALL INCLUDE FURNISHING THE REQUIRED OIL AND GREASE FOR THE INITIAL OPERATION. THE GRADES OF OIL AND GREASE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL SUBMIT A CERTIFICATE FROM THE EQUIPMENT MANUFACTURER STATING THAT THE INSTALLATIONS OF THE EQUIPMENT IS SATISFACTORY, THAT THE EQUIPMENT IS READY FOR OPERATION, AND THAT THE OPERATION PERSONNEL HAVE BEEN SUITABLY INSTRUCTED IN THE OPERATION, LUBRICATION AND CARE OF EACH UNIT.

c. INSTALLATION OF THE PUMP CHAMBER SHALL BE DONE IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS PROVIDED BY THE MANUFACTURER.

BEFORE EXPOSURE TO WEATHER AND PRIOR TO SHOP PAINTING, ALL SURFACES SHALL BE THOROUGHLY CLEANED, DRY AND FREE FROM ALL MILL—SCALE, RUST, GREASE, DIRT AND OTHER FOREIGN MATTER.

ALL PUMPS AND MOTORS SHALL BE SHOP COATED, WITH MANUFACTURER'S STANDARD COATING. ALL NAMEPLATES SHALL BE PROPERLY PROTECTED DURING PAINTING.

4. MISCELLANEOUS:

SURFACTANT: BIODEGRADABLE, NONIONIC DETERGENT (USAGE TO BE CONTRACTOR OPTION)
SAND: CLEAN SAND WITH 100% PASSING THE 3/8" SIEVE AND NOT MORE THAN 10% PASSIN
200 MESH. WATER: POTABLE QUALITY. c. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. d. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE AND GRADE 40 REINFORCED STEEL. TAL BACKFILL OVER DRAINAGE PIPES SHALL BE SAND WITH NO ROCK LARGER THAN BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

PROPORTION LIME SLURRY AT RATE OF 2.5 TO 3.0 POUNDS OF HYDRATED LIME PER GALLON WATER; CONTINUOUSLY AGITATE.

DRAWN BY: BAM SHEET NO.

DATE: 05/17,

SCALE: N.T.S.

SPECIFICATIONS AND **GENERAL NOTES** 

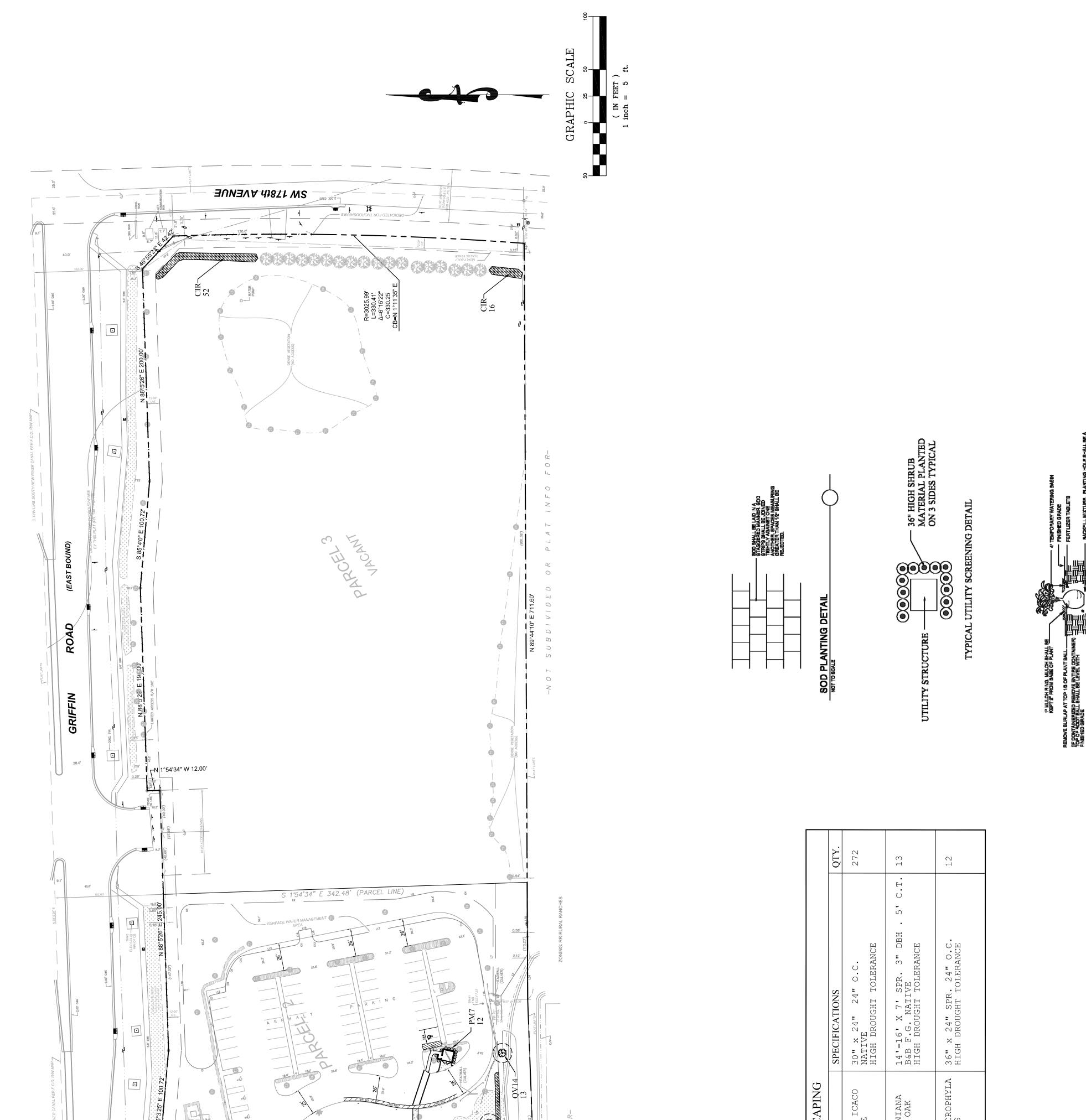
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STATION

WET WELL MOUNTED WASTEWATER PUMPING

a. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE. b. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS EXCEED SIX INCHES (6").

P.E. # 39461 Phone: (954) 680-6533 DOWN OF SOUTHWEST RANCHES Davie, Florida 33328 5230 S. University Drive - Suite 104 17950 GRIFFIN ROAD Consulting Engineers, Planners, Surveyors IGEESIA MISION VIDA, INC. PILLAR CONSULTANTS, INC.



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KEY PLANT CIR CHRYSC COCOPI QV14 QUERCU SOUTHE	PLANT NAME CHRYSOBALANUS ICACO		
4	SOBALANUS ICACO	SPECIFICATIONS	
	COCOPLUM HEDGE	30" x 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	8
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	14'-16' X 7' SPR. 3" DBH . 5' C.T. B&B F.G. NATIVE HIGH DROUGHT TOLERANCE	$\vdash$
PM7 PODOCA YEW PC	PODOCARPUS MACROPHYLA YEW PODOCARPUS	36" x 24" SPR, 24" O.C. HIGH DROUGHT TOLERANCE	$\vdash$

EAD AND DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED.		CIR
TE REQUIRES A PERIMETER HEDGE ON ALL SIDES.		
REES AND PALMS ON THE SITE NEED "TREE WELLS" AROUND THE BASE WITH MULCH. ANY DIRT AREAS ON EQUIRE TURF.	'	OV14
REES OR PALMS TO BE REMOVED SHALL REQUIRE A TREE REMOVAL PERMIT FROM THE TOWN OF IWEST RANCHES.		i i
ANOPY TREES SHALL BE PLANTED A MIN. OF 15' FROM LIGHT POLES.		
REES SHALL BE PLANTED A MIN. OF 5' FROM HARDSCAPE (E.G. SIDEWALKS, DRIVEWAYS, PAVERS, CURBS, RS, PARKING LOTS, IN-GROUND UTILITY BOXES). ALL TREES SHALL BE A MIN. OF 4' FROM UNDERGROUND IES.		PM7
S AND MEDIUM MATURING TREES MUST BE A MIN. OF 10' FROM A BUILDING. PALMS SHALL BE PLANTED A F 3' FROM HARDSCAPE (E.G. SIDEWALKS, DRIVEWAYS, PAVERS, CURBS, GUTTERS, PARKING LOTS, DUND UTILITY BOXES, ETC.		
SHALL BE PLANTED 2' + LENGTH OF GIVEN FROND FROM BUILDINGS AND LIGHT POLES.		
IRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PLANTED ADJACENT TO EACH OTHER SHALL BE ATED BY A MIN. OF 18".		
RE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MIN. OF 7.5' FROM FRONT AND SIDES WITH 4' FROM EAR TO ALL LANDSCAP E MATERIALS.		
TOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED UNDERGROUND, RUST FREE WITH 100% COVERAGE 30% OVERLAP. A RAIN SENSOR SHALL BE PROVIDED. NO OVER SPRAY ONTO IMPERVIOUS AREAS. ALL PVC 3 SHALL BE PAINTED FLAT BLACK.		
ACTOR SHALL PROVIDE A 1 YEAR WARRANTEE ON LANDSCAPE MATERIALS.		
WNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCAPING.		
ANTING TO BE DONE WITHIN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.		

SEE SHEET L-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. AN SITE REQUIRE TURF.
ANY TREES OR PALMS TO BE REMOVED SHALL REQUIRE A TREE REMOVAL PERMIT FROM THE T SOUTHWEST RANCHES.
ALL CANOPY TREES SHALL BE PLANTED A MIN. OF 15' FROM LIGHT POLES.
ALL TREES SHALL BE PLANTED A MIN. OF 5' FROM HARDSCAPE (E.G. SIDEWALKS, DRIVEWAYS, FGUTTERS, PARKING LOTS, IN-GROUND UTILITY BOXES). ALL TREES SHALL BE A MIN. OF 4' FROM UTILITIES.
LARGE AND MEDIUM MATURING TREES MUST BE A MIN. OF 10' FROM A BUILDING. PALMS SHAL MIN. OF 3' FROM HARDSCAPE (E.G. SIDEWALKS, DRIVEWAYS, PAVERS, CURBS, GUTTERS, PARKII 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 OTHE SEPARATED BY A MIN. OF 18".
ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MIN. OF 7.5' FROM FRONT AND SI THE REAR TO ALL LANDSCAP E MATERIALS.
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED UNDERGROUND, RUST FREE WITH 10 AND 100% OVERLAP. A RAIN SENSOR SHALL BE PROVIDED. NO OVER SPRAY ONTO IMPERVIOUS RISERS SHALL BE PAINTED FLAT BLACK.
CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTEE ON LANDSCAPE MATERIALS.
ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE LANDSCAPING.
ALL PLANTING TO BE DONE WITHIN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.

(EAST BOUND)

ROAD

GRIFFIN

N 1°51'37" W 12.00'

CONC. TYP.

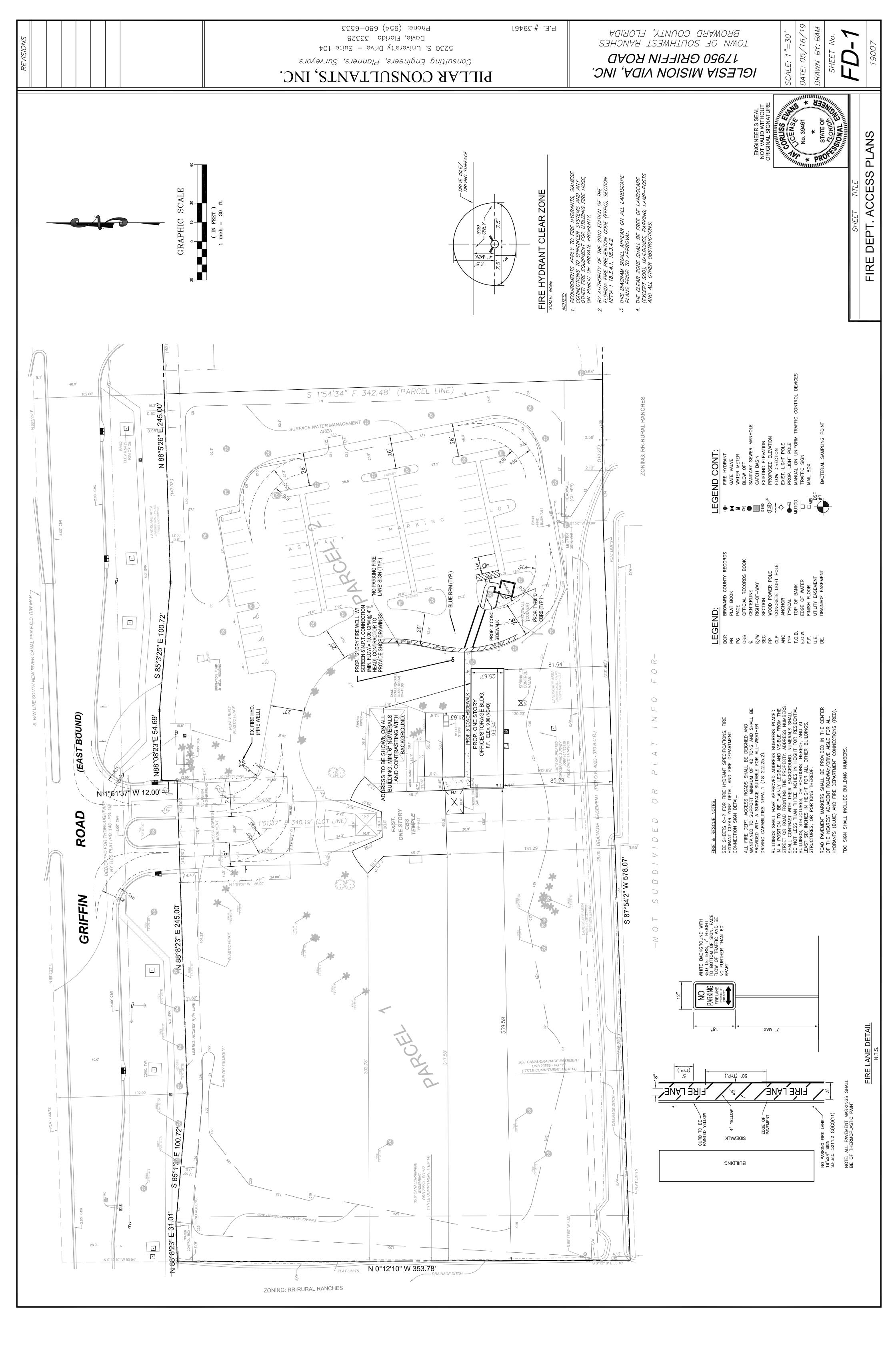
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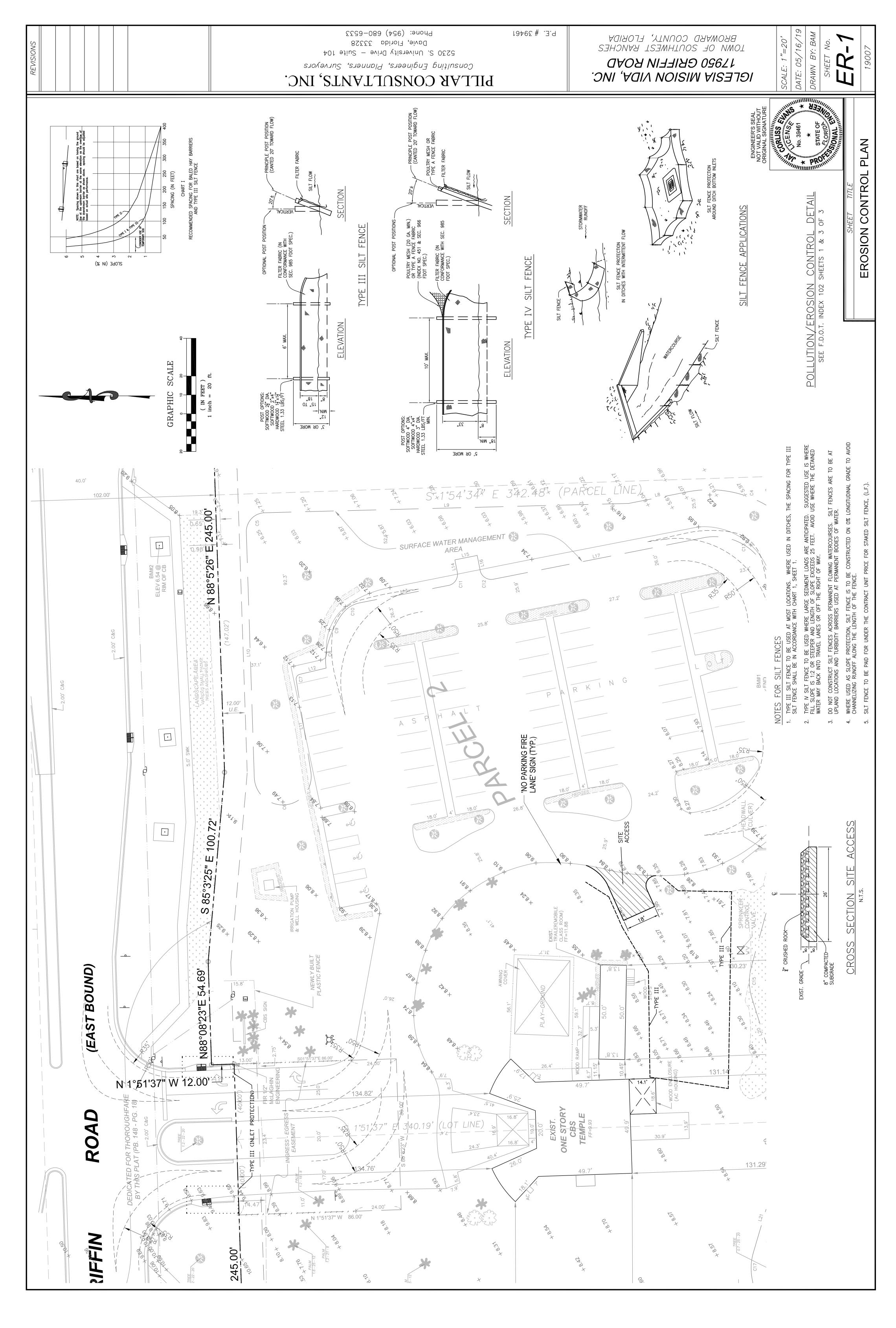
RESTORE SOD AS NEEDED

ZONING: RR-RURAL RANCHES

L<sub>PLAT LIMITS</sub> N 0°12'10" W 353.78'

LANDSCAPE PLAN





	1	ADDRESS_LINE_I	CITY	STATE	ZIP
13110 INVESTMENTS LLC		20222 SW 52 PL	PEMBROKE PINES	근	33332
ABDALA,JULIO A & ELIZABETH M		5079 SW 178 AVE	SOUTHWEST RANCHES	교	33331
ABRAHAM, JOSEPH		4106 IMPERIAL EAGLE DR	VALRICO	근	33594
ABRAHAM, JOSEPH V	CHORATH, CYRIL	4106 IMPERAL EAGLE DR	VALRICO	근	33594
ADILI,MIRMOHAMMAD &	SUAREZ, DONNA L	17400 SW 48 ST	SOUTHWEST RANCHES	근	33331
AKAI ESTATES LLC		333 LAS OLAS WAY #CU1	FORT LAUDERDALE	근	33301
ALFARO,ELBERT R H/E	FERNANDEZ, YUDANY H/E ETAL	4790 SW 178 AVE	SOUTHWEST RANCHES	7	33331
ALONSO, RICARDO LAZARO H/E	ALONSO, ELIZABETH LEE H/E ETAL	17791 SW 46 ST	SOUTHWEST RANCHES	근	33331
AMADOR, ALEXANDRA C & JOSE L		18050 SW 50 CT	SOUTHWEST RANCHES	근	33331
AMADOR, DAVID	KERR, ELIZABETH	4581 WESTON RD #192	WESTON	근	33331
BERRY, WILLIAM MARTIN & HELEN J		4901 SW 173 WAY	SOUTHWEST RANCHES	근	33331
BON HAES, ADRIENNE		18100 SW 50 ST	SOUTHWEST RANCHES	근	33331
CHURCH, KENNETH R & LINDA PESA		17530 SW 46 ST	SOUTHWEST RANCHES	근	33331
CITY OF WESTON		17200 ROYAL PALM BLVD	WESTON	근	33326
CYPEN,MYLES G	RODRIGUEZ, RUBEN A	18201 SW 48 ST	SOUTHWEST RANCHES	근	33331
DAVID R GEOFROY REV TR	GEOFROY, DAVID R TRSTEE	17801 SW 50 ST	SOUTHWEST RANCHES	F	33331
DAVIS, ROGERS H C SR & LYNDA		4900 SW 178 AVE	SOUTHWEST RANCHES	근	33331
DEVARONA, JULIO		17421 SW 48 ST	SOUTHWEST RANCHES	근	33331
ESPEUT, RICHARD & SUZANNE		910 BRIAR RIDGE RD	WESTON	F	33327
FAUBEL,GISELLE		18130 SW 50 CT	SOUTHWEST RANCHES	F	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	F	33331
GARCIA IBANEZ, LISA SOFIA	GARCIA IBANEZ, DARIO FERNANDO	18000 SW 50 ST	SOUTHWEST RANCHES	F	33331
GONZALEZ,BARBARA C	GONZALEZ, WILLIAM	4610 SW 178 AVE	SOUTHWEST RANCHES	FL	33331
GUILLARMOD, JAMES D & CATHERINE		18300 SW 50 ST	SOUTHWEST RANCHES	F	33331
HOUCHINS,WILLIAM G	WILLIAM G HOUCHINS TR ETAL	17941 SW 50 CT	SOUTHWEST RANCHES	F	33331
HUPPERT, DEBORAH		17611 SW 48 ST	SOUTHWEST RANCHES	F	33331
IGLESIA MISION VIDA INC		15970 W STATE ROAD 84 #430	SOUTHWEST RANCHES	긥	33326
IVORY, JAMES ANTHONY		18300 SW 48 ST	SOUTHWEST RANCHES	님	33331
KALDIRIMOGLU,MECIT H/E	KALDIRIMOGLU,SEYFULLAH & SEVIL	17450 SW 46 ST	SOUTHWEST RANCHES	긥	33331
KANSLEY,MARK W C & CLARE E		17850 SW 50 CT	SOUTHWEST RANCHES	F	33331
KHAN,MOHAMED YASIN & NUSRAT		4731 SW 178 AVE	SOUTHWEST RANCHES	F	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	F	33331
LILLY'S RANCH LLC		4731 SW 178 AVE	SOUTHWEST RANCHES	F	33331
MACMILLAN, RUSSELL JAMES	R J MACMILLAN REV LIV TR ETAL	18201 SW 50 CT	SOUTHWEST RANCHES	긥	33331
MAINES, DONALD KEVIN		17401 SW 48 ST	SOUTHWEST RANCHES	긥	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	긥	33331
MIRIAM L SANCHEZ TR	SANCHEZ, MIRIAM L TRSTEE	18390 SW 50 ST	SOUTHWEST RANCHES	F	33331
MOCKLER, GLORIA M		17400 SW 46 ST	SOUTHWEST RANCHES	日	33331
MOSSE, SEBASTIAN		6959 NW 82 AVE	MEDLEY	긥	33166
MP HOLDINGS LLC		6520 SW 181 LN	SOUTHWEST RANCHES	긥	33331
MULHEIM, CHERYL E & JOSEPH		18351 SW 50 CT	SOUTHWEST RANCHES	긥	33331
MULL, DANIEL JR & DORA M		17821 SW 50 ST	SOUTHWEST RANCHES	교	33331
MVR INC		785 SHOTGUN RD	SUNRISE	긥	33326
MYSTIC TRUST LLC		19195 MYSTIC POINTE #106	AVENTURA	긥	33180
N & D INVESTMENTS OF AMERICA INC		18400 GRIFFIN RD	FORT LAUDERDALE	교	33332
NASSER, MOUSTAFA & MONA M		4890 SW 182 TER	SOUTHWEST RANCHES	교	33331
OWENS,LARRY DALE & LISA BRADY		18101 SW 50 CT	SOUTHWEST RANCHES	교	33331
PAPAGEORGIOU, EMIMANIUEL		17801 SW 46 ST	SOUTHWEST RANCHES	교	33331
PHILLIPS, PAUL B JR & PAMELA ANN		18301 SW 50 CT	SOUTHWEST RANCHES	교	33331
PUBLIC LAND % BROWARD COUNTY	<b>BOARD OF COUNTY COMMISSIONERS</b>	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
RAFFA, RAFFAELE A & NANCY		17901 SW 50 CT	SOUTHWEST RANCHES	F	33331
RAWCLIFFE, CATHY		18132 SW 50 CT	SOUTHWEST RANCHES	F	33331
REICHENBACH, ERIC & HARRIET		17900 SW 50 CT	SOUTHWEST RANCHES	F	33331
REMILLARD, GERALD G & SUSAN K		17420 SW 48 ST	SOUTHWEST RANCHES	H	33331
RODRIGUEZ, JESUS ALBERTO LUONGO	SUAREZ, MARIA ANDREINA RODRIGUEZ	10050 NW 86 TER	DORAL	F	33178
ROESLER, KAREN D		17451 SW 46 ST	SOUTHWEST RANCHES	교	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	F	33331
SANCHEZ, PEDRO H & NOEMI		17781 SW 51 ST	SOUTHWEST RANCHES	H.	33331
SHOMAR, SHADI &	SHOMAR,JOSEPH	8015 NW 162 ST	MIAMI	H.	33016
SNODGRASS, CHARLES E & CECILIA E		18200 SW 48 ST	SOUTHWEST RANCHES	H.	33331
SOUFIA,NASSER &	SOUFIA, TANIA	1133 NW 135 CT	MIAMI	F	33182
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416
TORRES, ERIKA		18301 SW 50 ST	SOUTHWEST RANCHES	구	33331
WACHTEL, YEHUDA GENE	RIBEIRO, ALMIBETE	5050 SW 178 AVE	SOUTHWEST RANCHES	H	33331
WILLIAMS, RICHARD & MELANIE	RICHARD & M WILLIAMS REV LIV TR	18150 SW 50 ST	SOUTHWEST RANCHES	F	33331
WRIGHT, MARTHA L LE	WRIGHT, DONALD E JR ETAL	18340 SW 48 ST	SOUTHWEST RANCHES	F	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.
- 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	Туре
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.

<u>Section 3.</u> 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 12<sup>th</sup> day of December, 2019, on a motion by \_\_\_\_\_\_\_and seconded by \_\_\_\_\_\_\_.

(Signatures on Next Page)

	McKay		Ayes	
	Schroeder		Nays	
	Amundson		Absent	_
	Hartmann		Abstaining	_
	Jablonski		7.65can in 19	_
	Jabioriski			
			Doug McKay, Mayor	
ATTEST:				
Russell Muni	z Assistant T	own Administ	 rator/Town Clerk	
rassen i iaini	2, 7,001000110 1	ovvii / tarriiriise	ratory rown elenk	
Approved as	to Form and	Correctness:		
Koith Polisko	off, Town Atto	urnov.	<del></del>	
36291708.1	ii, TOWITALLO	ппсу		

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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;

<u>TO:</u> 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	l	20222 SW 52 PL	PEMBROKE PINES	급	33332
ABDALA,JULIO A & ELIZABETH M		5079 SW 178 AVE	SOUTHWEST RANCHES	卍	33331
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ABRAHAM, JOSEPH V	CHORATH, CYRIL	4106 IMPERAL EAGLE DR	VALRICO	긥	33594
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ALONSO, RICARDO LAZARO H/E	ALONSO, ELIZABETH LEE H/E ETAL	17791 SW 46 ST	SOUTHWEST RANCHES	1	33331
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BERRY, WILLIAM MARTIN & HELEN J		4901 SW 173 WAY	SOUTHWEST RANCHES	긥	33331
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DAVIS,ROGERS H C SR & LYNDA		4900 SW 178 AVE	SOUTHWEST RANCHES	F	33331
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KUMAR,RANA & AMEETA		18291 SW 50 ST	SOUTHWEST RANCHES	긤	33331
LETENDRE, NORMAN W H/E	LETENDRE, LORRAINE A	5001 SW 178 AVE	SOUTHWEST RANCHES	F	33331
LILLY'S RANCH LLC		4731 SW 178 AVE	SOUTHWEST RANCHES	F	33331
MACMILLAN, RUSSELL JAMES	R J MACMILLAN REV LIV TR ETAL	18201 SW 50 CT	SOUTHWEST RANCHES	F	33331
MAINES, DONALD KEVIN		17401 SW 48 ST	SOUTHWEST RANCHES	긥	33331
MALETA, GREIDYS		4901 SW 178 AVE	SOUTHWEST RANCHES	F	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	긥	33331
MIRIAM L SANCHEZ TR	SANCHEZ, MIRIAM L TRSTEE	18390 SW 50 ST	SOUTHWEST RANCHES	F	33331
MOCKLER, GLORIA M		17400 SW 46 ST	SOUTHWEST RANCHES	日	33331
MOSSE, SEBASTIAN		6959 NW 82 AVE	MEDLEY	급	33166
MP HOLDINGS LLC		6520 SW 181 LN	SOUTHWEST RANCHES	긥	33331
MULHEIM, CHERYL E & JOSEPH		18351 SW 50 CT	SOUTHWEST RANCHES	긥	33331
MULL, DANIEL JR & DORA M		17821 SW 50 ST	SOUTHWEST RANCHES	교	33331
MVR INC		785 SHOTGUN RD	SUNRISE	긥	33326
MYSTIC TRUST LLC		19195 MYSTIC POINTE #106	AVENTURA	긥	33180
N & D INVESTMENTS OF AMERICA INC		18400 GRIFFIN RD	FORT LAUDERDALE	교	33332
NASSER, MOUSTAFA & MONA M		4890 SW 182 TER	SOUTHWEST RANCHES	교	33331
OWENS,LARRY DALE & LISA BRADY		18101 SW 50 CT	SOUTHWEST RANCHES	교	33331
PAPAGEORGIOU, EMIMANIUEL		17801 SW 46 ST	SOUTHWEST RANCHES	교	33331
PHILLIPS, PAUL B JR & PAMELA ANN		18301 SW 50 CT	SOUTHWEST RANCHES	교	33331
PUBLIC LAND % BROWARD COUNTY	<b>BOARD OF COUNTY COMMISSIONERS</b>	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
RAFFA, RAFFAELE A & NANCY		17901 SW 50 CT	SOUTHWEST RANCHES	F	33331
RAWCLIFFE, CATHY		18132 SW 50 CT	SOUTHWEST RANCHES	F	33331
REICHENBACH, ERIC & HARRIET		17900 SW 50 CT	SOUTHWEST RANCHES	F	33331
REMILLARD, GERALD G & SUSAN K		17420 SW 48 ST	SOUTHWEST RANCHES	H	33331
RODRIGUEZ, JESUS ALBERTO LUONGO	SUAREZ, MARIA ANDREINA RODRIGUEZ	10050 NW 86 TER	DORAL	F	33178
ROESLER, KAREN D		17451 SW 46 ST	SOUTHWEST RANCHES	교	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	F	33331
SANCHEZ, PEDRO H & NOEMI		17781 SW 51 ST	SOUTHWEST RANCHES	H.	33331
SHOMAR, SHADI &	SHOMAR,JOSEPH	8015 NW 162 ST	MIAMI	H.	33016
SNODGRASS, CHARLES E & CECILIA E		18200 SW 48 ST	SOUTHWEST RANCHES	H.	33331
SOUFIA,NASSER &	SOUFIA, TANIA	1133 NW 135 CT	MIAMI	F	33182
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416
TORRES, ERIKA		18301 SW 50 ST	SOUTHWEST RANCHES	구	33331
WACHTEL, YEHUDA GENE	RIBEIRO, ALMIBETE	5050 SW 178 AVE	SOUTHWEST RANCHES	H	33331
WILLIAMS, RICHARD & MELANIE	RICHARD & M WILLIAMS REV LIV TR	18150 SW 50 ST	SOUTHWEST RANCHES	F	33331
WRIGHT, MARTHA L LE	WRIGHT, DONALD E JR ETAL	18340 SW 48 ST	SOUTHWEST RANCHES	F	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 7<sup>th</sup> 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.

Second Budget Hearing September 26, 2019

#### Ordinance – 2<sup>nd</sup> 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 <u>24<sup>th</sup></u> day of <u>October</u> , <u>2019.</u>

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
Vice Mayor Gary Jablonski
Council Member Bob Hartmann
Council Member Denise Schroeder

Andrew Berns, Town Administrator
Russell Muñiz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, Town Financial Administrator
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 Breitkreuz, 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 Jablonksi, 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 14<sup>th</sup>, Broward County Pet Adoption on October 5<sup>th</sup>, Country Roads Arts & Crafts Festival on October 19<sup>th</sup>, Halloween at the Barn on October 26<sup>th</sup>, Flow Mobile DMV Services on September 26th, Senator Marco Rubio's Outreach service on October 10<sup>th</sup>, the Mr. & Miss Southwest Ranches Pageant on January 3<sup>rd</sup>, and the Car Show & Chili Cook Off on November 16<sup>th</sup>.

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 surplusing that property. The notion of surplusing 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 surpluses 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, THE **NEGOTIATION ACCEPTING SELECTION** AND COMMITTEE'S FLORIDA, 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 <u>December 12, 2019.</u>	
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
Vice Mayor Gary Jablonski
Council Member Bob Hartmann
Council Member Denise Schroeder

Andrew Berns, Town Administrator
Russell Muñiz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, Town Financial Administrator
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.

September 20, 2015

#### 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 5<sup>th</sup>, Senator Marco Rubio's Outreach Service on October 10<sup>th</sup>, the Arts and Crafts Festival at the Equestrian Park on October 19<sup>th</sup>, the Property Appraiser's Outreach Service on October 21<sup>st</sup>, the Flow Mobile DMV Services on October 24<sup>th</sup>, Halloween at the Barn on October 26<sup>th</sup>. Further on, the Car Show and Chili Cookoff will be held at the Rolling Oaks Park on November 16<sup>th</sup> and on January 3<sup>rd</sup> 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  $4^{TH}$  AND WITHDRAW THE TOWN'S REQUEST FOR AN ATTORNEY GENERAL'S OPINION.

September 20, 2019

#### 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 adjourn

Meeting was adjourned at 7:25 p.m.

Respectfully submitted:	
Russell Muñiz, Assistant Town	Administrator/Town Clerk
Adopted by the Town Council o	on this day of <u>December 12, 2019.</u>
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
Vice Mayor Gary Jablonski
Council Member Bob Hartmann
Russell Muñiz, Assistant Town Administrator/Town Clerk
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 5<sup>th.</sup> 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 26<sup>th</sup>, Flow

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Mobile DMV Services on October 24<sup>th</sup>, on January 3<sup>rd</sup> 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 19<sup>th</sup>.

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 4<sup>th</sup> for applications to be received. He felt that a special meeting be set for November 14<sup>th</sup> 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 21<sup>st</sup>.

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

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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.

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**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.