



# Southwest Ranches Town Council

## REGULAR MEETING Agenda of January 23, 2020

Southwest Ranches Council Chambers  
**7:00 PM Thursday**

13400 Griffin Road  
Southwest Ranches, FL 33330

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

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

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

### Quasi-Judicial Hearings

Please be advised that the following item on the Council agenda is quasi-judicial in nature. All witnesses who will testify on any item in this portion of the Agenda will be sworn. Participants who are members of the general public need not be sworn and will not be subject to cross-examination if they are not sworn. However, the Council shall not assign un-sworn testimony the same weight or credibility as sworn testimony in its deliberations.

The applicant has the burden of proof. After the applicant's concluding remarks, the hearing will be closed and no additional testimony, material or argument will be allowed unless the Council chooses to request additional testimony. The members of the Town Council will then deliberate.

All evidence relied upon by reasonably prudent persons in the conduct of their affairs may be considered in these proceedings, regardless of whether such evidence would be admissible in a court. Hearsay evidence may supplement or explain other evidence, but shall not alone support a conclusion unless it would be admissible over objection in court. The material in the Town Council agenda will be considered as evidence without authentication.

Anyone representing an organization must present written evidence of his or her authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears during a public hearing shall identify himself or herself and give their address, and if appearing on behalf of an organization state the name and mailing address of the organization. The Council may, on its own motion or at the request of any person, continue the hearing to a fixed date, time and

place.

No notice shall be required if a hearing is continued to a fixed date, time and place. Any Applicant shall have the right to request and be granted one continuance; however, all subsequent continuance shall be granted at the discretion of the Council and only upon good cause shown.

**3. Shiva Vishnu Rezoning**

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION RZ-21-18 BY SHIVA VISHNU TEMPLE OF SOUTH FLORIDA, INC., TO REZONE 1.67 ACRES FROM RURAL ESTATE DISTRICT TO COMMUNITY FACILITY DISTRICT, GENERALLY LOCATED ON THE WEST SIDE OF DYKES ROAD, ONE-QUARTER MILE NORTH OF STIRLING ROAD; PROVIDING FOR THE TOWN PLANNER TO UPDATE THE OFFICIAL ZONING MAP; PROVIDING AN EFFECTIVE DATE. **{Second Reading to be held on February 13, 2020}**

**4. 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.

**5. Board Reports**

**6. Council Member Comments**

**7. Legal Comments**

**8. Administration Comments**

**Ordinance - 1st Reading**

- 9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ADOPTING THE TOWN OF SOUTHWEST RANCHES RURAL IDENTIFICATION PROGRAM MANUAL FOR ALL NEW IDENTIFICATION SIGNS PLACED ON TOWN PROPERTY INCLUDING, BUT NOT LIMITED TO, THE TOWN'S RIGHT OF WAY; REQUIRING ALL IDENTIFICATION SIGNAGE, LOCATED ON TOWN PROPERTY, TO OBTAIN TOWN APPROVAL PRIOR TO INSTALLATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. {Second Reading to be held on February 13, 2020}**

**Discussion**

**10. Nursery Ordinance Update - Town Administrator Berns**

**11. Approval of Minutes**

- a. November 12, 2019 Regular Meeting**

## **12. 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.

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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:** 1/23/2020  
**SUBJECT:** Shiva Vishnu Rezoning

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#### **Recommendation**

1. The Council could choose to deny this application finding that the petitioner has failed to show by competent substantial evidence that they have met the requirements of the ULDC.
2. The Council could table this item to seek additional information.
3. The Council could choose to approve this application with conditions such as those listed in the staff report.

#### **Unanimous Vote of the Town Council Required?**

Yes

#### **Strategic Priorities**

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

#### **Background**

Shiva Vishnu Temple requests a change in zoning from Rural Estate (RE) to Community Facility (CF) for 1.67 acres of undeveloped land. The rezoning would accommodate up to 15,000 square feet of additional religious, non-academic instructional space and additional parking. The application includes a conceptual development plan and proposed restrictions on

use and development, both of which will be binding upon the Temple if the rezoning is approved.

**Fiscal Impact/Analysis**

N/A

**Staff Contact:**

Jeff Katims

**ATTACHMENTS:**

Description	Upload Date	Type
Ordinance - TA Approved	1/15/2020	Ordinance
Staff Report	1/3/2020	Executive Summary
Conceptual Plan	1/3/2020	Exhibit
Sketch & legal descriptions	1/3/2020	Exhibit
Petitioner's rezoning justification	1/3/2020	Exhibit
Traffic Study	1/3/2020	Exhibit
Mail Notice Map	1/3/2020	Exhibit
Mail Notice List	1/15/2020	Exhibit

**ORDINANCE NO. 2020 - XXX**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION RZ-21-18 BY SHIVA VISHNU TEMPLE OF SOUTH FLORIDA, INC., TO REZONE 1.67 ACRES FROM RURAL ESTATE DISTRICT TO COMMUNITY FACILITY DISTRICT, GENERALLY LOCATED ON THE WEST SIDE OF DYKES ROAD, ONE-QUARTER MILE NORTH OF STIRLING ROAD; PROVIDING FOR THE TOWN PLANNER TO UPDATE THE OFFICIAL ZONING MAP; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Shiva Vishnu Temple of South Florida, Inc. ("Owner") is the owner of property legally described in Exhibit "A" hereto ("Property"); and; and

**WHEREAS**, Owner has petitioned the Town of Southwest Ranches for a change in the zoning designation of the Property from Rural Estate (RE) to Community Facility District (CF); and

**WHEREAS**, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on January 23, 2020 and recommended that the Town Council approve/deny this application for rezoning subject to the voluntary restrictions proffered by Owner; and

**WHEREAS**, the Town Council held two duly advertised public hearings to consider this application for rezoning in accordance with Florida law; and

**WHEREAS**, the Town Council finds that the application, inclusive of voluntary restrictions, is consistent with the adopted Comprehensive Plan, and satisfies the criteria for the approval of rezoning applications set forth in the Town of Southwest Ranches Unified Land Development Code.

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

**Section 1: Ratification.** 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: Zoning change.** The Town Council hereby finds that the rezoning application, together with Owner's voluntary stipulations attached hereto as Exhibit "B", and made a part hereof, is consistent with the comprehensive plan and the criteria set forth in the Town of Southwest Ranches Unified Land Development Code, and hereby amends and changes the zoning map designation of the Property from Rural Estate District to Community Facility District.

**Section 3: Map amendment and recordation.** The Town Planner shall, immediately following the effective date of this Ordinance, cause the Town of Southwest Ranches Official Zoning Map to be updated to reflect this amendment.

**Section 4: 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 5: Effective Date.** This Ordinance shall take immediately upon passage and adoption.

**PASSED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2020 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_, 2020, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

McKay \_\_\_\_\_  
Schroeder \_\_\_\_\_  
Amundson \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

**[Signatures on Following Page]**

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Doug McKay, Mayor

Attest:

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Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

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Keith M. Poliakoff, J.D., Town Attorney  
36444883.1

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EXHIBIT "A"  
LEGAL DESCRIPTIONS AND SKETCHES OF LEGAL DESCRIPTIONS

SKETCH OF DESCRIPTION  
PROPOSED RE-ZONE LOT, 1.14 ACRES  
A PORTION OF THE SOUTH 1/2 TRACT 3  
CHAMBERS LAND COMPANY SUBDIVISION  
PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS

**LAND DESCRIPTION:**

A PORTION OF THE SOUTH ONE-HALF OF TRACT 3 IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, CHAMBERS LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5A OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF TRACT 3;

THENCE NORTH 89°43'14" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 3, A DISTANCE OF 30.01 FEET.

THENCE CONTINUE NORTH 89°43'14" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 3, A DISTANCE OF 303.22 FEET;

THENCE SOUTH 01°16'46" EAST 165.09 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 3;

THENCE NORTH 89°43'14" WEST ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 298.35 FEET TO A POINT LYING 30.01 FEET EAST OF THE WEST LINE OF SAID TRACT 3;


THENCE NORTH 01°58'04" WEST A DISTANCE OF 165.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY FLORIDA AND CONTAINING 49,657.91 SQUARE FEET OR 1.14 +/- ACRES.

**SURVEY NOTES:**


1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. THIS IS NOT A BOUNDARY SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 166, PAGE 2, BROWARD COUNTY RECORDS.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR THE FIRM, BY:

 5/20/19  
MICHAEL D. SARVER  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION NO. 4174 SHEET 1 OF 2 SHEETS

PROJECT NO: 0357B-01 REZONED LOTS

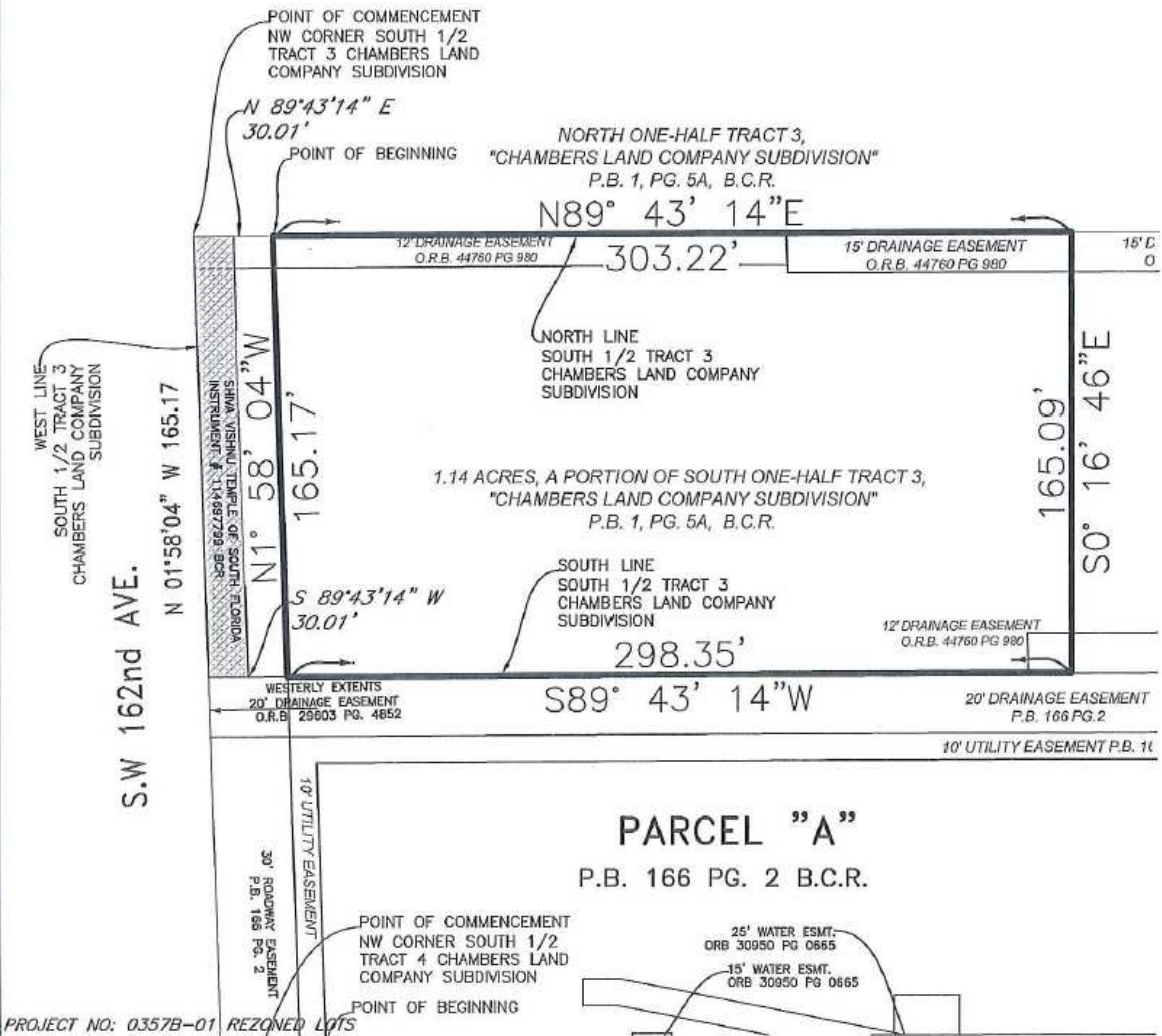
SKETCH OF DESCRIPTION	MDS	5/20/19		
SKETCH OF DESCRIPTION				
REVISIONS	DWN	DATE	FB/PG	CHKD

  
 ENGINEERING  
SURVEYING  
PLANNING  
 CERTIFICATE OF AUTHORIZATION NO. LB 6456  
 3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064  
 PH: 954-943-9433 • FAX: 954-783-4754

SKETCH OF DESCRIPTION  
 PROPOSED RE-ZONE LOT, 1.14 ACRES  
 A PORTION OF THE SOUTH 1/2 TRACT 3  
 CHAMBERS LAND COMPANY SUBDIVISION  
 PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS



LEGEND:  
 ORB OFFICIAL RECORDS BOOK  
 PB PLAT BOOK  
 PG PAGE  
 BCR BROWARD COUNTY RECORDS



					SHEET 2 OF 2 SHEETS	
SKETCH OF DESCRIPTION	MDS	5/20/19			<b>SDA SHAH DROTOS</b> & ASSOCIATES CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-783-4754	ENGINEERING
						SURVEYING
						PLANNING
REVISIONS	DWN	DATE	FB/PG	CHKD		

SKETCH OF DESCRIPTION  
PROPOSED RE-ZONE LOT, 0.53 ACRES  
A PORTION OF THE SOUTH 1/2 TRACT 4  
CHAMBERS LAND COMPANY SUBDIVISION  
PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS

**LAND DESCRIPTION:**

A PORTION OF THE SOUTH ONE-HALF OF TRACT 4 IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, CHAMBERS LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5A OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF TRACT 4;

THENCE NORTH 89°43'14" EAST ALONG THE SOUTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 4, A DISTANCE OF 30.01 FEET.

THENCE CONTINUE NORTH 89°43'14" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 4, A DISTANCE OF 143.12 FEET;

THENCE SOUTH 00°16'46" EAST 164.95 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 4;

THENCE NORTH 89°43'14" WEST ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 138.26 FEET TO A POINT LYING 30.01 FEET EAST OF THE WEST LINE OF SAID TRACT 4;


THENCE NORTH 01°58'04" WEST A DISTANCE OF 165.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY FLORIDA AND CONTAINING 23,205.98 SQUARE FEET OR 0.53 +/- ACRES.

**SURVEY NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. THIS IS NOT A BOUNDARY SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 166, PAGE 2, BROWARD COUNTY RECORDS.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR THE FIRM, BY:

 5/20/19  
MICHAEL D. SARVER  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION NO. 4174 SHEET 1 OF 2 SHEETS

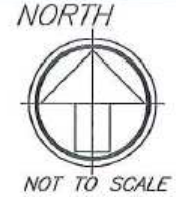
PROJECT NO: 0357B-01 REZONED LOTS

SKETCH OF DESCRIPTION	MDS	5/20/19		
SKETCH OF DESCRIPTION				
REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA SHAH  
DROTOS**  
& ASSOCIATES

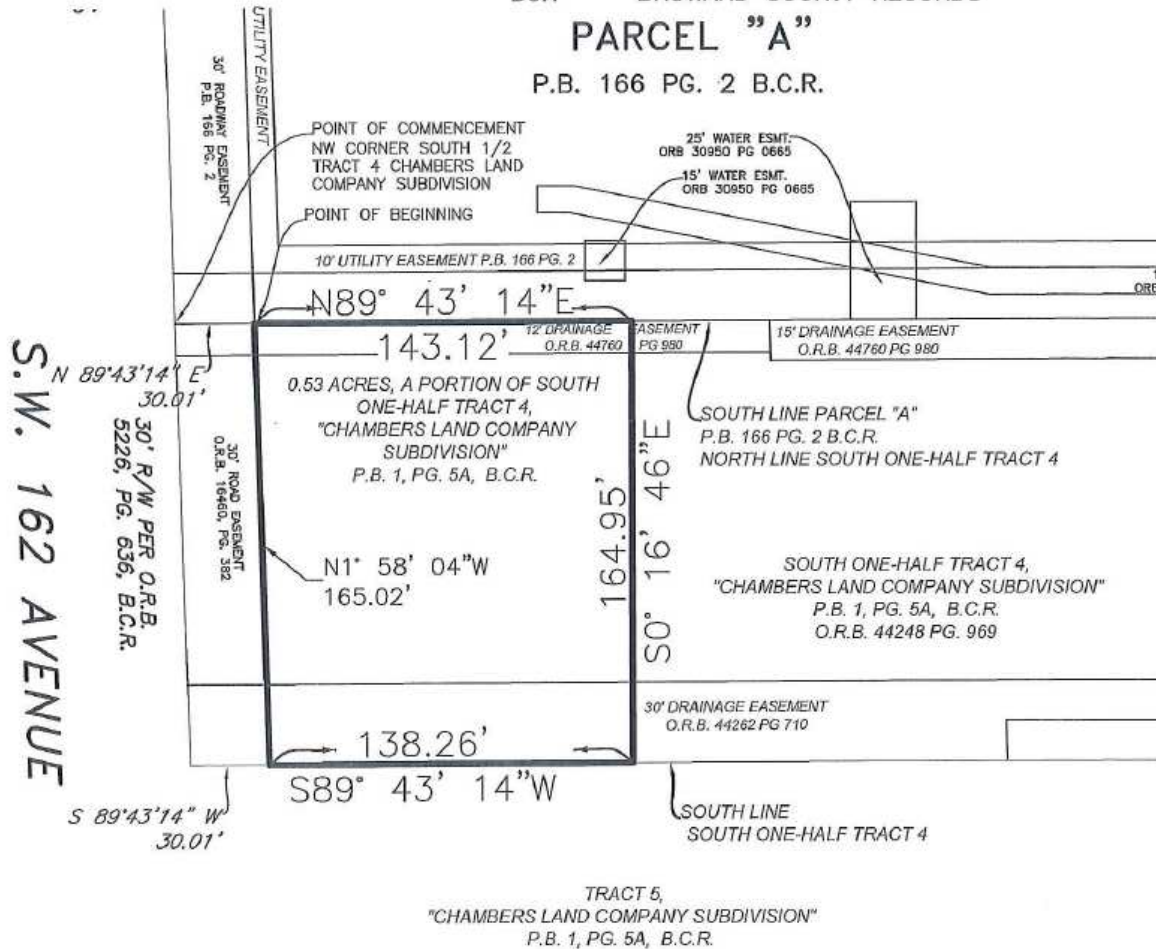
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SKETCH OF DESCRIPTION  
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 A PORTION OF THE SOUTH 1/2 TRACT 4  
 CHAMBERS LAND COMPANY SUBDIVISION  
 PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS



LEGEND:  
 ORB OFFICIAL RECORDS BOOK  
 PB PLAT BOOK  
 PG PAGE  
 BCR BROWARD COUNTY RECORDS

**PARCEL "A"**  
 P.B. 166 PG. 2 B.C.R.



PROJECT NO: 0357B-01 REZONED LOTS

SHEET 2 OF 2 SHEETS

SKETCH OF DESCRIPTION	MDS	5/20/19		
REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA SHAH DROTOS & ASSOCIATES**

CERTIFICATE OF AUTHORIZATION NO. LB 6456  
 3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064  
 PH: 954-943-9433 • FAX: 954-783-4754

ENGINEERING  
 SURVEYING  
 PLANNING

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EXHIBIT "B"

DECLARATION OF RESTRICTIONS AND COVENANTS

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

January 23, 2020

- SUBJECT:** Rezoning application RZ-21-18
- ADDRESS:** 5661 SW 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33330
- LOCATION:** Generally located between Dykes Road and SW 162<sup>nd</sup> Avenue, one-quarter mile north of Stirling Road.
- OWNER/  
PETITIONER:** Shiva-Vishnu Temple of South Florida, Inc.
- AGENT:** Dunay, Miskel and Backman, LLP c/o Dwayne Dickerson, Esq.
- REQUEST:** Rezoning approximately 1.67 acres  
FROM: Rural Estate District (RE)  
TO: Community Facility District (CF)
- PUBLIC NOTICE:** Newspaper advertisement and mail notices to Town property owners within 1,500 feet of the subject property
- EXHIBITS:** Location Maps, Concept Plan, Sketches & Legal Descriptions, Petitioner's Rezoning Justification, Traffic Study, Mail Notice Radius Map, Mailing List, Lobbyist Registration and Ethics Form.

### **REQUEST**

The Petitioner requests a change in zoning from Rural Estate (RE) to Community Facility (CF) for 1.67 acres of undeveloped land, as shown on the exhibits to this report. The rezoning would accommodate up to 15,000 square feet of additional religious, non-academic instructional space and additional parking.

### **BACKGROUND**

Shiva Vishnu Temple ("Petitioner") owns approximately 6.9 acres (the "Property") with frontage on Dykes Road and SW 162<sup>nd</sup> Avenue, one quarter mile north of Stirling Road. Approximately half of the Property is zoned CF and developed for religious institutional use. The facilities consist of a 6,650 square-foot temple building, a 6,715 square-foot community hall, and a detached residence for Shilpis (persons responsible for

maintaining the religious idols in the Temple). This part of the Property is platted for religious uses and a detached residence.

The remaining half of the Property is zoned RE and is undeveloped except for a second detached residence, occupied by the Temple's priests. The Priests' residence is situated on its own 2.3-acre zoning lot at the southern portion of the Property, and the remaining 1.14 acres zoned RE is located at the northwest corner of the Property.

Access to the existing facilities comes from Dykes Road via a single driveway.

#### APPLICATION DETAILS

The Petitioner has submitted a conceptual site development plan and a list of voluntary commitments. Both the conceptual plan and commitments will be made binding and enforceable parts of the application for rezoning, if approved. The conceptual plan proposes two single-story non-academic instructional buildings totaling 15,000 square feet in size, and additional parking. The proposed buildings and parking facilities would be constructed within the 1.67 acres being petitioned for rezoning. The areas proposed for rezoning are shown on the exhibits to this report.

The first phase of development would be a 10,000 square-foot, single-story classroom and library building and 58 new parking spaces (a 60% increase) on the 1.14 acres of undeveloped land at the northwest corner of the property. A second one-story, 5,000 square-foot classroom building and 18 additional parking spaces would constitute a future second phase, if needed. This potential second phase would be located on 0.53 acres of undeveloped land at the southwest corner of the property adjacent to the Priest residence. The Priests' residence and dry retention area would occupy the remaining 1.82 acres of the Property.

Temple access would remain limited to Dykes Road via the existing driveway. The Priests' residence would continue to access SW 162<sup>nd</sup> Avenue. This driveway would be gated and reconfigured to accommodate emergency vehicles.

#### ANALYSIS

The Temple owns more land than can be used and developed for institutional use, as the Property is 6.9 acres in area and the Town's comprehensive plan and Unified Land Development Code limit community facilities to 5 acres. The rezoning application applies to 1.67 acres, which together with the 3.24 acres currently zoned CF comprise 4.91 acres. The remaining 2 acres consist of .34 acres of property to be dedicated as right-of-way for SW 162<sup>nd</sup> Avenue, and 1.66 acres to remain RE that would be occupied by the Priests' residence and drainage retention area.

The conceptual site plan demonstrates compliance with requirements for minimum building setbacks, perimeter landscape buffer width, maximum Floor Area Ratio and current parking requirements for the temple building and community hall. The

conceptual plan also appears to provide sufficient open space, noting that the conceptual plan is not subject to the same detailed level of review that a site plan undergoes, as the conceptual plan is intended to show a maximum development scenario, perimeter treatments, building and parking location, and schematic vehicular access.

All improvements on the conceptual plan are subject to detailed review upon submittal of a site plan, at which time determination of compliance with all code requirements will be made. The conceptual plan does not entitle the Petitioner to any of the depicted improvements, but rather serves to limit the extent of same. All improvements are subject to compliance with code provisions in effect at the time of site plan approval.

The proposed development program will not increase traffic during morning and evening peak hours of adjacent traffic ("rush hours"), and will not require road improvements to satisfy road concurrency. It is noted that the existing plat note prohibits vehicular traffic from entering or existing the Property during both morning and evening rush hours, and this requirement will continue to remain in effect.

Should the Town Council grant the rezoning, the Petitioner will next be required to plat the entire Property and submit a site plan application for Town Council approval.

#### CONSIDERATIONS FOR REQUEST

Consideration of a rezoning request must be in conjunction with the criteria contained in Section 130-030 of the Unified Land Development Code (ULDC). These include consideration of materials provided by the petitioner, the public and the staff report, as well as the following criteria enumerated in the ULDC. Staff findings are shown in *italics*, below.

(A) That the request does NOT meet any of the following criteria whereby the request would be considered contract, or spot zoning:

- (1) The proposed rezoning would give privileges not generally extended to similarly situated property in the area. *CF zoning is limited by minimum distance separation requirements and maximum property size, and all such existing facilities may petition to rezone additional land under their control provided they do not exceed the max. 5 acre limit.*
- (2) The proposal is not in the public's best interest and it only benefits the property owner. *The Temple serves an area much larger than the Town. Therefore, the rezoning should achieve an acceptable balance between the interest of the neighborhood and the Petitioner. Staff finds that it does.*
- (3) The proposed zoning request violates the Town's Comprehensive Plan. *The request does not violate the plan.*

- (4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts. *The request represents an expansion of an existing pocket of CF zoning in an area with multiple parcels with CF zoning.*

*Staff finds that the request does not constitute spot zoning.*

If the Town Council finds that the rezoning request does not constitute spot zoning, then the Council must next evaluate the request in conjunction with the four criteria contained immediately below. In evaluating the four criteria contained in (B) below, the Council shall consider the three criteria contained in (C) below.

- (B) A zoning modification may be approved if the applicant can demonstrate by competent substantial evidence that the request is consistent with one of the following four criteria:

- (1) That there exists an error or ambiguity that must be corrected. *The request is not the result of an error or ambiguity.*
- (2) That there exists changed or changing conditions that make approval of the request appropriate. *The Petitioner cites the changing needs of the congregation for additional classroom and learning facilities.*
- (3) That substantial reasons exist why the property cannot be used in accordance with the existing zoning. *There are no substantial reasons that the Property cannot be used in accordance with the existing zoning.*
- (4) That the request would advance a public purpose, including but not limited to, protecting, conserving, or preserving environmentally critical areas and natural resources. *The request would not advance a public purpose.*

*Staff finds that the application satisfies one (1) of the four (4) criteria, and warrants further consideration under "(C)", below.*

- (C) When determining if one of the four (4) criteria delineated in (B), above, has been satisfied, the following considerations shall be made:

- (1) That the request is compatible with surrounding zoning districts and land uses. *The request allows the continued existence and expansion of the facility, which is compatible with the adjacent CF and residential uses and zoning in the area.*
- (2) That the request is consistent with, or furthers the goals, objectives, policies, and the intent of the Town's Comprehensive Plan and the Town's Future Land Use Map. *The request is generally consistent with goals, objectives, policies and intent of the Comprehensive Plan to provide for community facilities of up to five acres in size, separated by at least 1,000 feet. It is noted that new community*

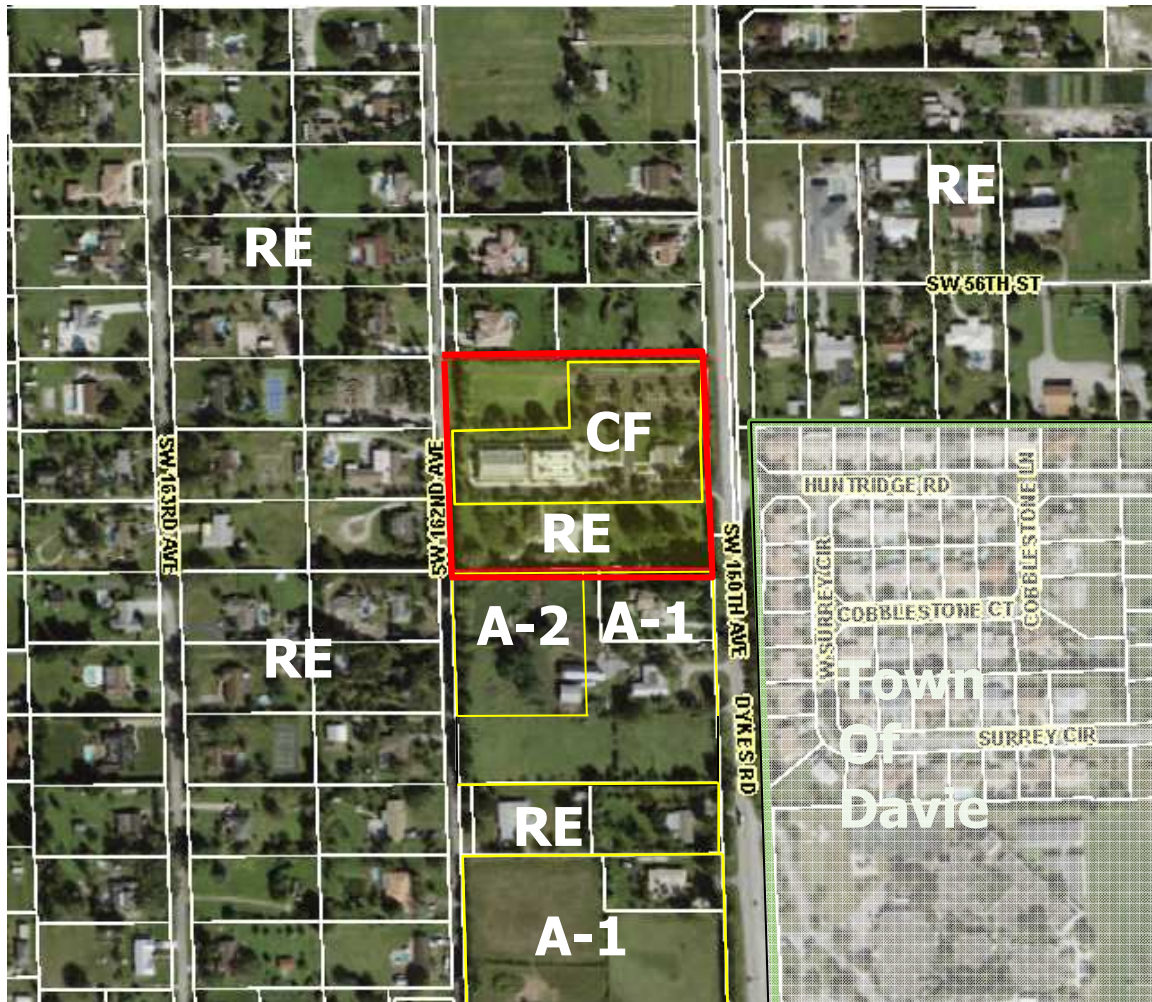
*facilities (i.e. not expansions) are no longer permitted on properties fronting Dykes Road.*

- (3) That the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets. *The proposed rezoning will not create an adverse impact upon public facilities and services pursuant to the binding conceptual plan and Petitioner's other voluntary restrictions.*

#### STAFF RECOMMENDATION

1. The Council could choose to deny this application finding that the applicant has failed to show by competent substantial evidence that they have met the requirements of the ULDC.
2. The Council could table this item to seek additional information.
3. The Council could choose to approve this application with the following conditions:
  - a) Dedicate 30 feet of right-of-way along the entire 162<sup>nd</sup> Avenue frontage (prior to second reading).
  - b) Execute a Unity of Title and Declaration of Restrictive Covenants Agreement formalizing the Petitioner's voluntary stipulations including the following:
    - The Property shall be developed in accordance with the conceptual plan made part of this application.
    - Replat the entire Property as a single plat prior to any site plan approval.
    - The conceptual plan shall act as a restriction in favor of the Town, and does not entitle the construction of any improvements shown thereon. All future improvements require Town site plan approval and are subject to compliance with the Town's ULDC as it exists at the time of site plan application.
    - SW 162<sup>nd</sup> driveway shall be gated, and limited to residential and emergency access only. A Knox box shall be provided provided at the gate location to allow for emergency vehicle access only.
    - The proposed classroom buildings shall be limited to non-academic instruction on Sundays only. Concurrent use of facilities on the overall Property shall be subject to a site plan determination that there is adequate off-street parking to support such use.

# Location Map



## LEGEND

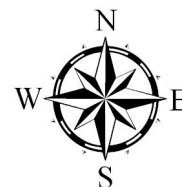
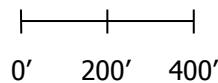


Subject Site

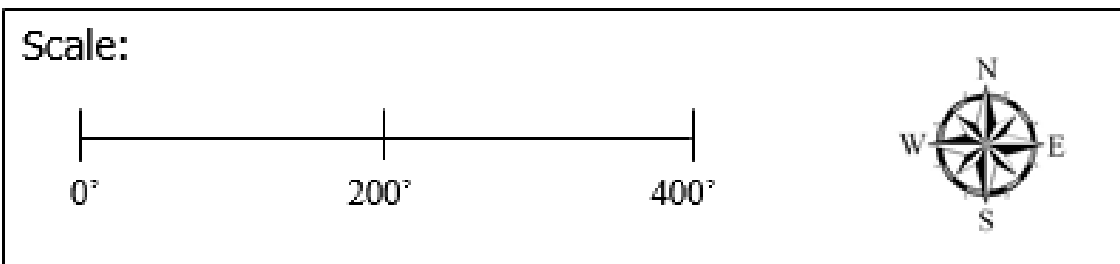


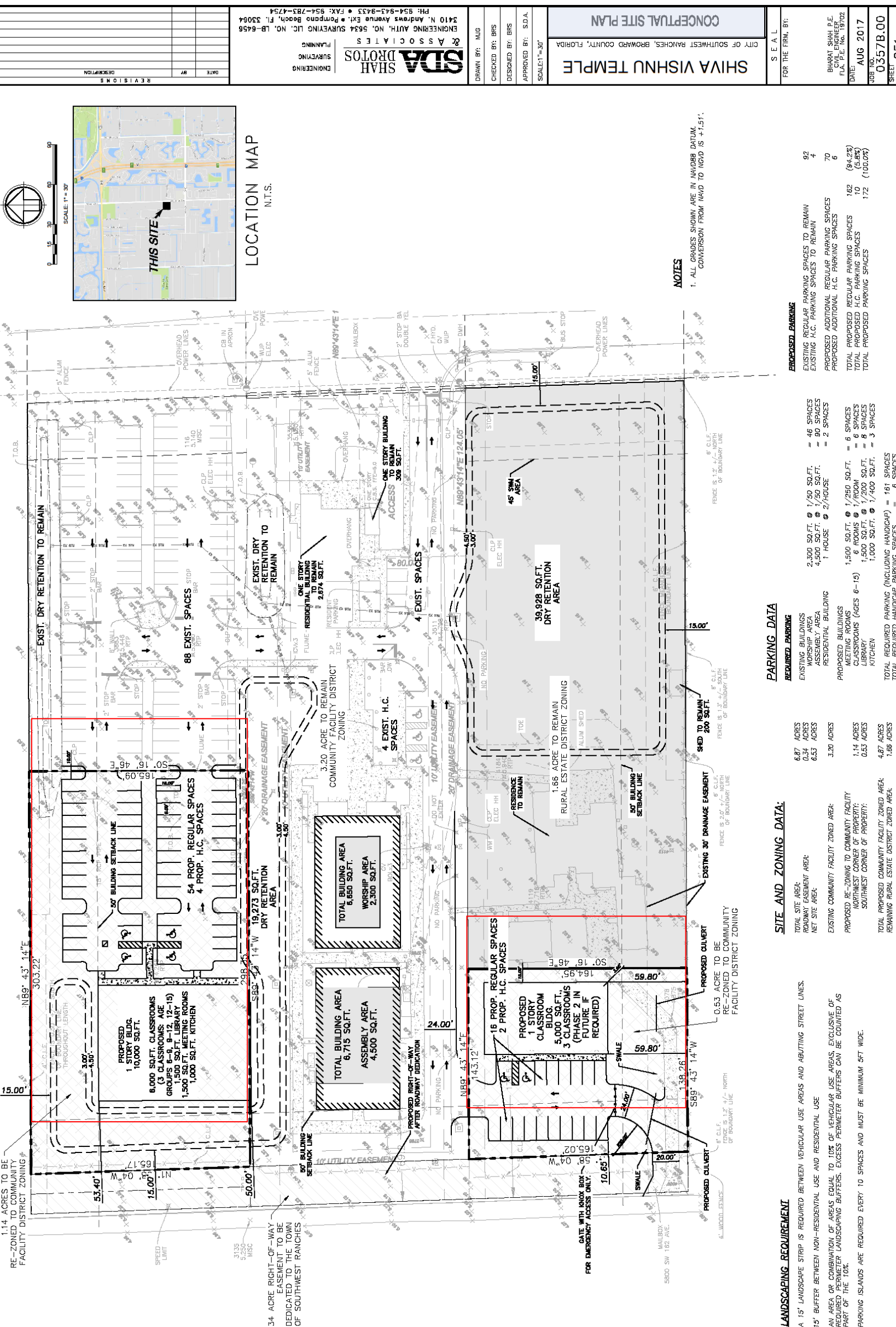
Zoning  
Designations

Scale:



## Detailed Aerial Map





# Sketch and Legal Description of Rezoning 1.14 Acres at NW corner of Temple Property

## SKETCH OF DESCRIPTION PROPOSED RE-ZONE LOT, 1.14 ACRES A PORTION OF THE SOUTH 1/2 TRACT 3 CHAMBERS LAND COMPANY SUBDIVISION PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS

### LAND DESCRIPTION:

A PORTION OF THE SOUTH ONE-HALF OF TRACT 3 IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, CHAMBERS LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5A OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF TRACT 3;

THENCE NORTH 89°43'14" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 3, A DISTANCE OF 30.01 FEET.

THENCE CONTINUE NORTH 89°43'14" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 3, A DISTANCE OF 303.22 FEET;

THENCE SOUTH 01°16'46" EAST 165.09 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 3;

THENCE NORTH 89°43'14" WEST ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 298.35 FEET TO A POINT LYING 30.01 FEET EAST OF THE WEST LINE OF SAID TRACT 3;

THENCE NORTH 01°58'04" WEST A DISTANCE OF 165.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY FLORIDA AND CONTAINING 49,657.91 SQUARE FEET OR 1.14 +/- ACRES.

### SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. THIS IS NOT A BOUNDARY SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 166, PAGE 2, BROWARD COUNTY RECORDS.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR THE FIRM, BY:

*Michael D. Sarver* 5/20/19  
MICHAEL D. SARVER  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION NO. 4174 SHEET 1 OF 2 SHEETS

PROJECT NO: 0357B-01 REZONED LOTS

SKETCH OF DESCRIPTION	MDS	5/20/19		
SKETCH OF DESCRIPTION				
REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA** SHAH  
DROTOS  
& ASSOCIATES

CERTIFICATE OF AUTHORIZATION NO. LB 6456  
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754

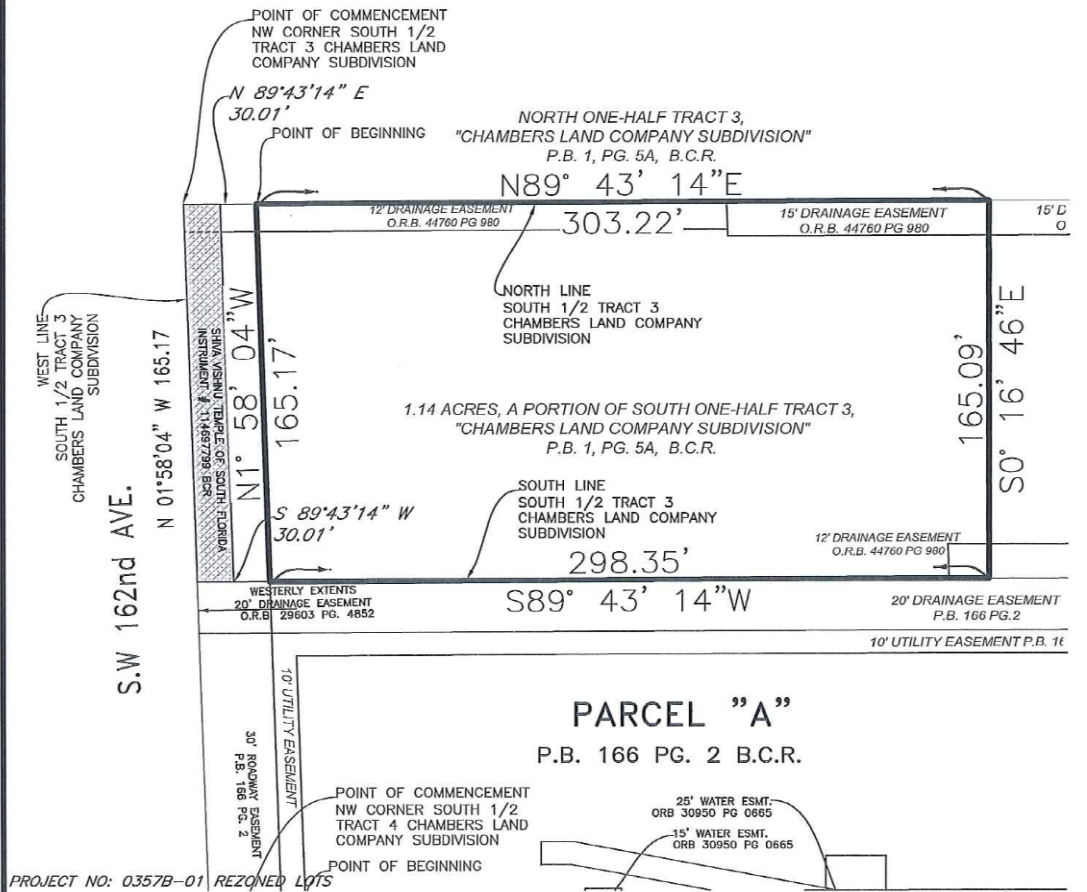
ENGINEERING  
SURVEYING  
PLANNING

X:\Data\Survey\0357B-01\_SHAH\0357B-01 TEMPLE SKETCH REZONED LOTS\0357B-01 SURV-REZONED LOTS.dwg, 5/20/2019 2:42:23 PM

SKETCH OF DESCRIPTION  
 PROPOSED RE-ZONE LOT, 1.14 ACRES  
 A PORTION OF THE SOUTH 1/2 TRACT 3  
 CHAMBERS LAND COMPANY SUBDIVISION  
 PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS



LEGEND:  
 ORB OFFICIAL RECORDS BOOK  
 PB PLAT BOOK  
 PG PAGE  
 BCR BROWARD COUNTY RECORDS



PROJECT NO: 0357B-01

SHEET 2 OF 2 SHEETS

SKETCH OF DESCRIPTION	MDS	5/20/19		
REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA SHAH DROTOS**  
 & ASSOCIATES

CERTIFICATE OF AUTHORIZATION NO. LB 6456  
 3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064  
 PH: 954-943-9433 • FAX: 954-783-4754

ENGINEERING  
 SURVEYING  
 PLANNING

# Sketch and Legal Description of Rezoning 0.53 Acres at SW corner of Temple Property

SKETCH OF DESCRIPTION  
PROPOSED RE-ZONE LOT, 0.53 ACRES  
A PORTION OF THE SOUTH 1/2 TRACT 4  
CHAMBERS LAND COMPANY SUBDIVISION  
PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS

**LAND DESCRIPTION:**

A PORTION OF THE SOUTH ONE-HALF OF TRACT 4 IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, CHAMBERS LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5A OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF TRACT 4;

THENCE NORTH 89°43'14" EAST ALONG THE SOUTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 4, A DISTANCE OF 30.01 FEET.

THENCE CONTINUE NORTH 89°43'14" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 4, A DISTANCE OF 143.12 FEET;

THENCE SOUTH 00°16'46" EAST 164.95 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 4;

THENCE NORTH 89°43'14" WEST ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 138.26 FEET TO A POINT LYING 30.01 FEET EAST OF THE WEST LINE OF SAID TRACT 4;

THENCE NORTH 01°58'04" WEST A DISTANCE OF 165.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY FLORIDA AND CONTAINING 23,205.98 SQUARE FEET OR 0.53 +/- ACRES.

**SURVEY NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. THIS IS NOT A BOUNDARY SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 166, PAGE 2, BROWARD COUNTY RECORDS.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR THE FIRM, BY:

*Michael D. Sarver* 5/20/19  
MICHAEL D. SARVER  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION NO. 4174 SHEET 1 OF 2 SHEETS

PROJECT NO: 0357B-01 REZONED LOTS

SKETCH OF DESCRIPTION	MDS	5/20/19		
SKETCH OF DESCRIPTION				
REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA** SHAH  
DROTOS  
& ASSOCIATES

CERTIFICATE OF AUTHORIZATION NO. LB 6456  
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754

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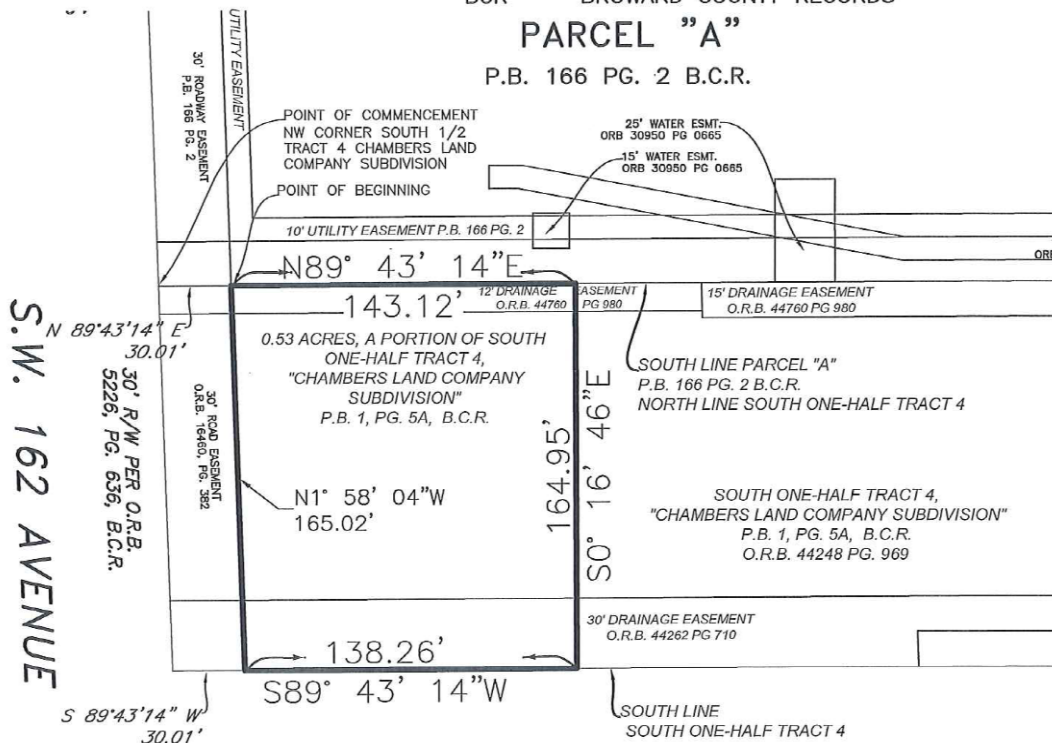
SKETCH OF DESCRIPTION  
 PROPOSED RE-ZONE LOT, 0.53 ACRES  
 A PORTION OF THE SOUTH 1/2 TRACT 4  
 CHAMBERS LAND COMPANY SUBDIVISION  
 PLAT BOOK 1 PAGE 5A, BROWARD COUNTY RECORDS



LEGEND:  
 ORB OFFICIAL RECORDS BOOK  
 PB PLAT BOOK  
 PG PAGE  
 BCR BROWARD COUNTY RECORDS

PARCEL "A"

P.B. 166 PG. 2 B.C.R.



TRACT 5,  
 "CHAMBERS LAND COMPANY SUBDIVISION"  
 P.B. 1, PG. 5A, B.C.R.

PROJECT NO: 0357B-01 REZONED LOTS

SHEET 2 OF 2 SHEETS

SKETCH OF DESCRIPTION	MDS	5/20/19		
REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA** SHAH  
 DROTOS

& ASSOCIATES  
 CERTIFICATE OF AUTHORIZATION NO. LB 6456  
 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064  
 PH: 954-943-9433 • FAX: 954-783-4754

ENGINEERING  
 SURVEYING  
 PLANNING

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## Shiva Vishnu Temple

### Rezoning Justification Statement

Shiva-Vishnu Temple of South Florida Inc. ("Petitioner") is the owner of the +/- 6.94 acre property located at 5661 Dykes Road, which is generally located on the west side of Dykes Road between Griffin Road and Stirling Road ("Overall Property") in the Town of Southwest Ranches ("Town"). Of the Overall Property, +/- 3.22 acres are currently zoned as Community Facility, while the remaining +/-3.72 acres are zoned Rural Estate District. The portion of the Overall Property zoned as Community Facilities is developed with the Shiva Vishnu Temple, which includes existing worship and assembly areas. A residential building is also existing on a portion of the Overall Property with the Rural Estate zoning designation. Petitioner is proposing to develop a portion of the property zoned as Rural Estate District with a proposed +/- 10,000 square foot building which includes three classrooms, a meeting room, a library and a kitchen, and a second +/- 5,000 square foot building with additional classrooms ("Project"). The Project will provide additional space to support the ongoing activities of the Shiva-Vishnu Temple. In order to develop the Project, Petitioner is seeking to rezone +/- 1.75 acres of the Overall Parcel from the Rural Estate District to the Community Facility zoning district ("Rezoning").

In support of the Rezoning, Petitioner will demonstrate compliance with Section 130-030 of the Town's unified land development code ("ULDC"). More specifically, Petitioner will demonstrate: (A) that the request does not meet any one of the criteria whereby the request would be considered spot zoning; (B) there is competent substantial evidence that the request is consistent with (1) that there exists an error or ambiguity which must be corrected, (2) that there exists changed or changing conditions which make approval of the request appropriate, (3) that substantial reasons exist why the property cannot be used in accordance with the existing zoning, or (4) that the request would advance a public purpose, including but not limited to protecting, conserving or preserving environmentally critical areas and natural resources; (C) when determining if one of the criteria delineated in B have been satisfied, consideration of the following factors: (1) that the request is compatible with surrounding zoning districts and land uses, (2) that the request is consistent with or furthers the goals, objectives, policies and intent of the Town's Comprehensive Plan and the Town's future land use map, (3) that the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets; and (D) the reviewing agency shall also consider: (1) the recommendation of staff, (2) the testimony of any applicants, their agents or representatives, (3) the facts and opinions presented to the reviewing agency during public hearings.

*(A) The request does not meet any one of the following criteria whereby the request would be considered spot zoning: (1) the proposed rezoning would give privileges not generally extended to similarly situated property in the area; (2) the proposal is not in the public's best interest and it only benefits the property owner; (3) the proposed zoning request violates the town's comprehensive plan; or (4) the proposed change will result in an isolated district unrelated to adjacent or nearby districts.*

The Rezoning request is not considered spot zoning. The proposed Rezoning to community facilities does not give privileges not generally extended to similarly situated property in the area. Rather, other parcels of land within the Town that are used for religious institutions are typically zoned Community Facilities in their entirety. In this instance, to protect the adjacent neighbors, Petitioner is proposing to maintain a

significant +/- 1.63 acre portion at the south side of the Overall Property as the Rural Estate zoning district. The proposed Community Facilities zoning designation will be consistent with the majority of the Overall Property that shares this designation. The Rezoning will not create a new use on the Overall Property, but will allow for new classrooms, meeting rooms and a kitchen space to support the existing religious use. The classrooms will allow for separate areas for children to gain religious educations while their parents and guardians worship, and the meeting rooms will provide for adult functions and religious studies associated with the existing temple use. The added kitchen space will allow for safer food preparation for celebrations held by the temple. As the Rezoning will allow for additional support space for the existing religious institution, it will be a benefit to the public and residents that worship at the temple. The future land use for the Overall Property is designated as Rural Estates. The Rural Estates Land Use designation allows for community facilities designed to serve the Town's Rural Residential Areas not exceeding five (5) acres. The total area proposed for the Community Facility zoning district is +/- 4.97 acres. As such, the Rezoning does not violate the Town's Comprehensive Plan. Finally, the proposed change will not result in an isolated district as the existing zoning designation for +/- 3.22 acres of the Overall Property is Community Facility. The parcels proposed as part of the Rezoning are immediately adjacent to this existing Community Facility designation and therefore will not create an isolated district.

*(B) There is competent substantial evidence that the request is consistent with (1) that there exists an error or ambiguity which must be corrected, (2) that there exists changed or changing conditions which make approval of the request appropriate, (3) that substantial reasons exist why the property cannot be used in accordance with the existing zoning, or (4) that the request would advance a public purpose, including but not limited to protecting, conserving or preserving environmentally critical areas and natural resources.*

There exists changed or changing conditions which made approval of the Rezoning appropriate. The Shiva Vishnu Temple of South Florida is an established temple that has been operating on the Overall Property for many years. The temple was built around 2001 and has been used for religious worship, celebration and related activities since that time. Since its beginnings roughly eighteen (18) years ago, the needs for the temple have changed. For example, growing families have expanded the need for classrooms for religious education for children while parents and guardians are in worship. Adult classes and programs also now require more space where individuals wishing to further their own religious education and gain support from like-minded peers and religious leaders. The Rezoning to community facilities is appropriate in order to provide sufficient room for these support services of the existing temple. While Petitioner owns the entirety of the Overall Property, as it exists today, only a +/- 3.22 acre portion is available for the temple and related religious uses and this area has been already been developed with the Worship Area, Assembly Area, a residential building and associated parking. In order to develop additional structures for uses to support the temple, additional property owned by the Petitioner needs to be Rezoned from the Rural Estates to the Community Facility zoning district. The remaining property cannot be used by the Petitioner in accordance with the existing zoning designation. Places of worship are not permitted on the remainder of the property with the current Rural Estates designation. As the majority of the Overall Property is already zoned for community facilities, this leaves the balance of the parcel unusable. The Rezoning to Community Facilities will the additional +/- 1.75 acres of land to be used in conjunction with the existing place of worship. Finally, the Rezoning will advance a public purpose as religious institutions play and important role in the lives of many. More specifically, many members of the public at large find religious institutions important in their familial and social lives, celebrating major

events and milestones through religious rituals and ceremonies. Such places of worship can also strengthen morality in society, bring people together, and often help those who may be less fortunate. As such, religious organizations play an important public role. While the existing temple and assembly use support such religious activities, ceremonies and gatherings, the additional structures that may be provided through the Rezoning will support these important religious teachings, studies and gatherings that are incredibly important in the lives of the members of the public associated with this religious denomination. As such, the Rezoning will also advance a public purpose.

*(C) When determining if one of the criteria delineated in B have been satisfied, consideration of the following factors: (1) that the request is compatible with surrounding zoning districts and land uses, (2) that the request is consistent with or furthers the goals, objectives, policies and intent of the Town's Comprehensive Plan and the Town's future land use map, (3) that the anticipated impact of the application would not create an adverse impact upon public facilities such as schools and streets.*

The request is compatible with surrounding zoning districts and land uses. The existing land use for the Overall Property and adjacent parcels is Rural Estates. The Rural Estates district allows for community facilities designed to serve the Town's Rural Residential Areas. Other parcels of land along Dykes road to the north and south also share this designation. Further, the Rezoning will be compatible with the Community Facility zoning designation on the main portion of the Overall Property used for the existing temple. The request is also consistent with the goals, objectives, policies and intent of the Town's Comprehensive Plan and future land use map. Again, the Rural Estates land use designation allows for such community facility uses. The Rezoning also complies with the following goals, objectives and policies:

- Objective 1.12 – Continue implementing community facilities to ensure the availability of suitable land for a complete range of regional and community facilities adequate to meet the current and future needs to the town's population.
- FLUE Policy 1.12-b – Permit compatible community facilities furthering the Town's rural lifestyle on parcels up to five acres.
- FLUE Policy 1.12-c – Community Facility uses within all Future Land Use Categories shall not exceed a Floor Area Ratio of 0.25 (the proposed site plan provides for less than the allowable FAR).
- FLUE Policy 1.12-d – All community facilities shall be developed in a manner so as to minimize the amount of improved and impervious space and to retain or restore the maximum possible amount of the parcel as open space (a significant portion of the property is proposed to remain as open space).
- FLUE Policy 1.12-3 – All proposed public and private uses and structures utilized for community facility purposes must be placed in a zoning district that permits community facilities (the Rezoning will allow for proposed structures to be located in the appropriate zoning category).
- Objective 1.17 – Efficient Use and Coordination of Urban Services (the Rezoning will discourage urban sprawl by locating community facilities and structures for religious institutions on a parcel already utilized and owned by that religious institution; facilities will not need to be located off-site).

Finally, the anticipated impact of the application will not create an adverse impact upon public facilities such as schools and streets. The Rezoning will allow for supporting structures associated with an existing and established religious institution and will not adversely impact schools and streets.

*(D) The reviewing agency shall also consider: (1) the recommendation of staff, (2) the testimony of any applicants, their agents or representatives, (3) the facts and opinions presented to the reviewing agency during public hearings.*

Petitioner reserves the right to provide additional testimony of the applicant, their agents and representatives at public hearings and provide additional materials, facts and evidence to support the Rezoning.

# Shiva Vishnu Temple of South Florida

5661 Dykes Road  
Southwest Ranches, Florida

## TRAFFIC STUDY

prepared for:  
Shiva Vishnu Temple of South Florida, Inc.

**KBP** CONSULTING, INC.

**September 2018**  
**Updated April 2019**

# Shiva Vishnu Temple of South Florida

5661 Dykes Road

Southwest Ranches, Florida

## Traffic Study

September 2018

*Updated April 2019*

*Prepared for:*

Shiva Vishnu Temple of South Florida, Inc.

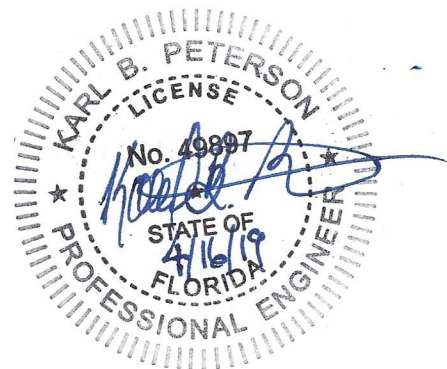
*Prepared by:*

KBP Consulting, Inc.

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

Phone: (954) 560-7103



---

Karl B. Peterson, P.E.

Florida Registration Number 49897

KBP Consulting, Inc.

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

CA # 29939

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## INTRODUCTION

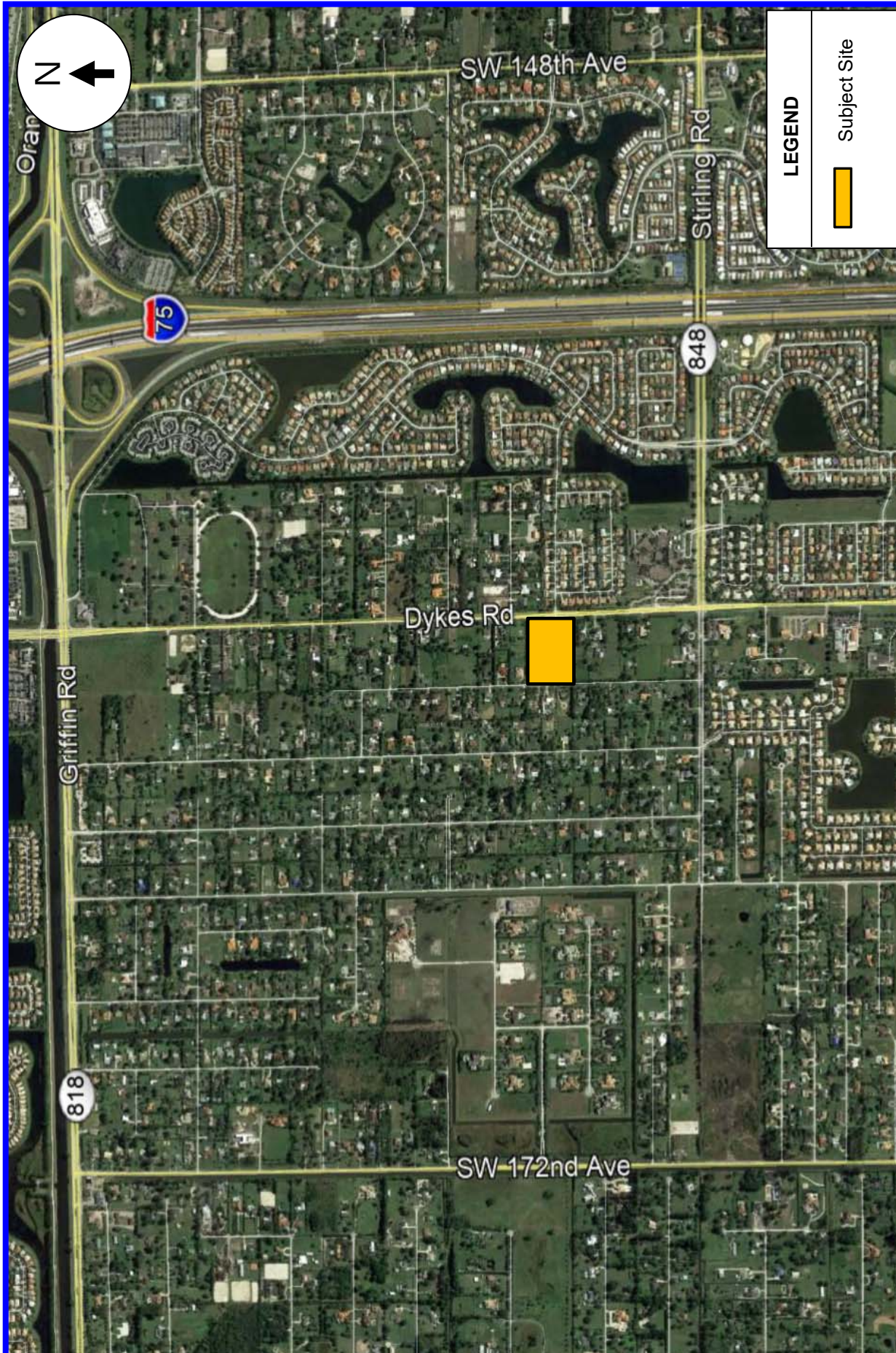
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The Shiva Vishnu Temple of South Florida (hereafter referred to as the Shiva Vishnu Temple) is an existing place of worship / religious facility located on the west side of Dykes Road (SW 160<sup>th</sup> Avenue) at Huntridge Road in Southwest Ranches, Broward County, Florida. More specifically, the site is located at 5661 Dykes Road. The location of the project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Shiva Vishnu Temple of South Florida, Inc. to prepare a traffic impact study in connection with the proposed rezoning of a portion of the existing site and the construction of two (2) new buildings. This study addresses trip generation and the traffic impacts created by the proposed action on the nearby transportation network.

This study is divided into seven (7) sections, as listed below:

1. Inventory
2. Existing Conditions
3. Traffic Counts
4. Trip Generation
5. Trip Distribution and Assignment
6. Traffic Analyses
7. Summary & Conclusions



**FIGURE 1**  
 Shiva Vishnu Temple  
 Southwest Ranches, Florida

## Project Location Map

**KBP**  
 CONSULTING, INC.

## INVENTORY

---

### Existing Land Use and Access

The subject 6.5-acre (+/-) site of the Shiva Vishnu Temple is currently developed with a building for worship, an assembly building, and two (2) residential buildings. Currently this Temple has 153 members. There is a primary vehicular access point on Dykes Road and a secondary vehicular access point on SW 162<sup>nd</sup> Avenue. (The driveway on SW 162<sup>nd</sup> Avenue only serves the private residence of the Temple's priest.)

Weekly services are held on Sundays between 9:00 AM and 1:00 PM. Members are free to arrive and depart at any point within this time period. As a result, there is no specific period when members arrive and depart. Other than special events, there are no major activities at the Temple on weekdays.

### Proposed Land Use and Access

The proposed project will involve the construction of two (2) buildings to be built in two (2) phases. The Phase 1 building will consist of a 10,000 square foot facility with conference rooms, a kitchen, a library, and classrooms to be used only on Sundays.<sup>1</sup> The Phase 2 building will consist of a 5,000 square foot facility with storage space and a meditation area. The existing vehicular access to the site will remain with the primary driveway located on Dykes Road and a secondary driveway on SW 162<sup>nd</sup> Avenue. As with the existing conditions, the driveway on SW 162<sup>nd</sup> Avenue will only serve the priest's private residence. *(In emergency situations, access to the overall site via this driveway will be provided for first responders through a nearby parking lot. The connection to this parking lot will be gated and will include a Knox Box.)*

Over the years, membership at the Shiva Vishnu Temple has been relatively steady and the community does not aggressively solicit new membership. Similarly, the proposed facilities at the Temple are intended to better meet the needs of their existing community and perform their current services and activities more efficiently. In other words, some of their existing facilities serve multiple functions which requires set-up / take down activities on a regular basis.

---

<sup>1</sup> These classrooms within the Phase 1 building will be utilized only on Sundays primarily between the hours of 10:00 AM and 1:00 PM which are the core hours of the temple's weekly services. These classrooms will; however, be open and available for various temple-related activities on Sundays between sunrise and sunset. The focus of this traffic evaluation is on the core or, peak hours. Traffic generated by these classrooms outside of these hours is expected to be minimal and will have little impact on the surrounding transportation network.

---

The new facilities will allow specific areas to serve singular / primary functions. And, there will be no change in the Sunday service times and there will not be any changes to the weekday operations. As a result of these operational characteristics, membership growth attributed to these new facilities is expected to be minimal. Optimistically, an annual growth rate of 3% has been assumed for their membership as a result of this proposed building program. Phases 1 and 2 of this project are anticipated to be completed within five (5) years (i.e. late 2023). Appendix A contains the latest site plan for the project.

## EXISTING CONDITIONS

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This section of the report addresses the transportation system located in the vicinity of the Shiva Vishnu Temple site.

### **Roadway System**

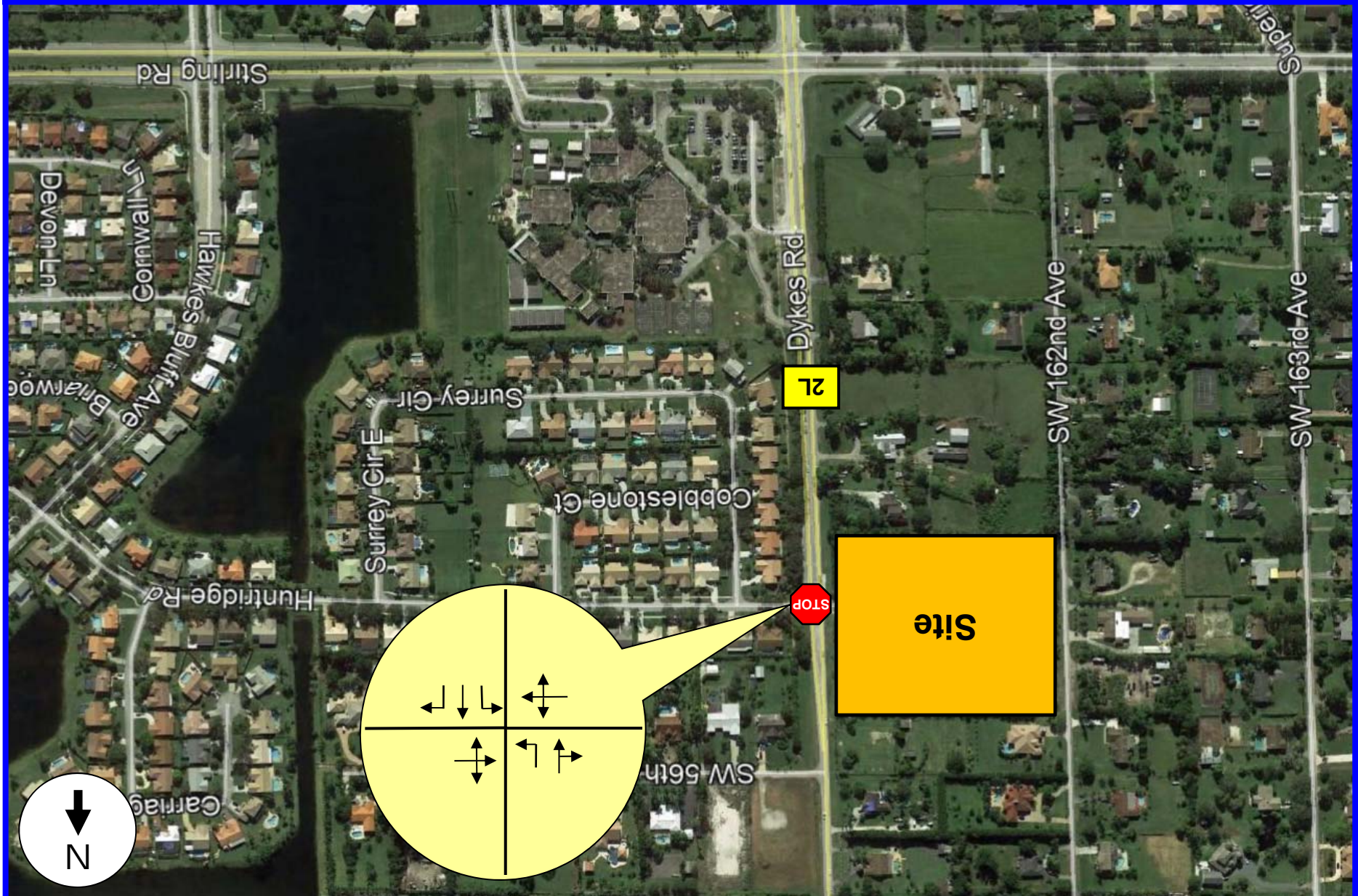
The roadway system located in the general vicinity of the project site includes Dykes Road (SW 160<sup>th</sup> Avenue), SW 162<sup>nd</sup> Avenue, Griffin Road (State Road 818), Stirling Road (State Road 848), and Huntridge Road. Dykes Road is a two-lane, minor arterial roadway oriented in the north-south direction. This facility is County-maintained and has a posted speed limit of 40 miles per hour (mph). Griffin Road and Stirling Road are both state-maintained principal arterial roadways oriented in the east-west direction. Huntridge Road (to the east of the subject site) is a two-lane local residential roadway and SW 162<sup>nd</sup> Avenue is a two-lane local residential roadway along the west side of the site.

### **Study Intersection**

The intersection at the entrance to Shiva Vishnu Temple / Huntridge Road and Dykes Road is the primary intersection impacted by this project and will be the focus of the operational analysis. Figure 2 depicts the existing roadway and intersection geometry within the project study area.

## Existing Lane Geometry

**FIGURE 2**  
Shiva Vishnu Temple  
Southwest Ranches, Florida



## TRAFFIC COUNTS

---

KBP Consulting, Inc., in association with Trident Engineering, LLC, collected traffic data at the following locations:

- **Intersection**
  - Dykes Road and Huntridge Road / Shiva Vishnu Temple Driveway
- **Roadway Segment**
  - Dykes Road
    - Between Huntridge Road and Griffin Road

The weekday intersection turning movement counts were collected on Friday, May 18, 2018 during the AM peak period (9:00 AM to 11:00 AM) and the PM peak period (5:00 PM to 7:00 PM). The Sunday intersection turning movement volumes were collected on May 20, 2018 between 9:00 AM and 1:00 PM. The roadway link counts were collected for four (4) consecutive days beginning Thursday, May 31, 2018 and concluding Sunday, June 3, 2018.

Since there are no weekday activities at the Temple, the focus of this traffic analysis will be on the Sunday time period between 9:00 AM and 1:00 PM. Furthermore, the focus will be on the two (2) highest hours for overall traffic in the area and for the traffic generated by the Temple. These hours are between 11:00 AM and 1:00 PM. Additionally, while there is and will continue to be a driveway located on NW 162<sup>nd</sup> Avenue, this driveway only serves the priest's private residence. No Temple-related traffic will have access to this driveway. Therefore, all project traffic has been assigned to the driveway on Dykes Road. Figures 3 and 4 summarize the results of this traffic data collection effort for these time periods. Appendix B contains the traffic data as collected in the field.





## TRIP GENERATION

The trip generation analysis for the Shiva Vishnu Temple project was based upon actual traffic data collected at the site during the peak time periods. Trip generation rates were developed based upon the current membership (i.e. 153 members) and the inbound and outbound trips on Sundays between 11:00 AM and 1:00 PM. Specific rates were developed for the two (2) peak hour periods on Sundays and the results are as follows:

### **Shiva Vishnu Temple Trip Generation Rates**

- Peak Hour (Sundays 11:00 AM – 12:00 PM):  $T = 0.70 (X)$  (54% in / 46% out)  
*where  $T$  = number of trips and  $X$  = number of members*
- Peak Hour (Sundays 12:00 PM – 1:00 PM):  $T = 0.80 (X)$  (47% in / 53% out)

As indicated earlier, little growth in membership is anticipated as a result of the proposed development program at the Temple. However, an optimistic growth rate of 3% per year has been assumed for the purposes of this analysis. Therefore, the future (2023) membership is projected to be 177 members. Table 1 below summarizes the Sunday peak hour vehicle trips associated with the additional facilities proposed to be located at the Shiva Vishnu Temple in Southwest Ranches.

Table 1				
Trip Generation Summary				
Shiva Vishnu Temple - Southwest Ranches, Florida				
Land Use	Size	Peak Hour Trips		
		In	Out	Total
Time Period (Sundays 11:00 AM - 12:00 PM)				
Existing (2018) Membership	153 Members	58	49	107
Future (2023) Membership	177 Members	67	57	124
Difference (Proposed - Existing)	24 Members	9	8	17
Time Period (Sundays 12:00 PM - 1:00 PM)				
Existing (2018) Membership	153 Members	57	65	122
Future (2023) Membership	177 Members	67	75	142
Difference (Proposed - Existing)	24 Members	10	10	20

*Compiled by: KBP Consulting, Inc. (February 2019).*

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As indicated in Table 1 on the previous page, the net new external trips anticipated to be generated by the proposed project consists of 17 vehicle trips during the 11:00 AM to 12:00 PM time period on Sundays (9 inbound and 8 outbound) and 20 vehicle trips during the 12:00 PM to 1:00 PM time period on Sundays (10 inbound and 10 outbound).

## **TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT**

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The trip distribution for this project was based upon the actual trip distribution measured in the field during the data collection efforts. This data indicates that the project traffic is evenly distributed to the north and south along Dykes Road. That is, 50% of the traffic arrives and departs from/to the north on Dykes Road and 50% of the traffic arrives and departs from/to the south on Dykes Road.

## TRAFFIC ANALYSES

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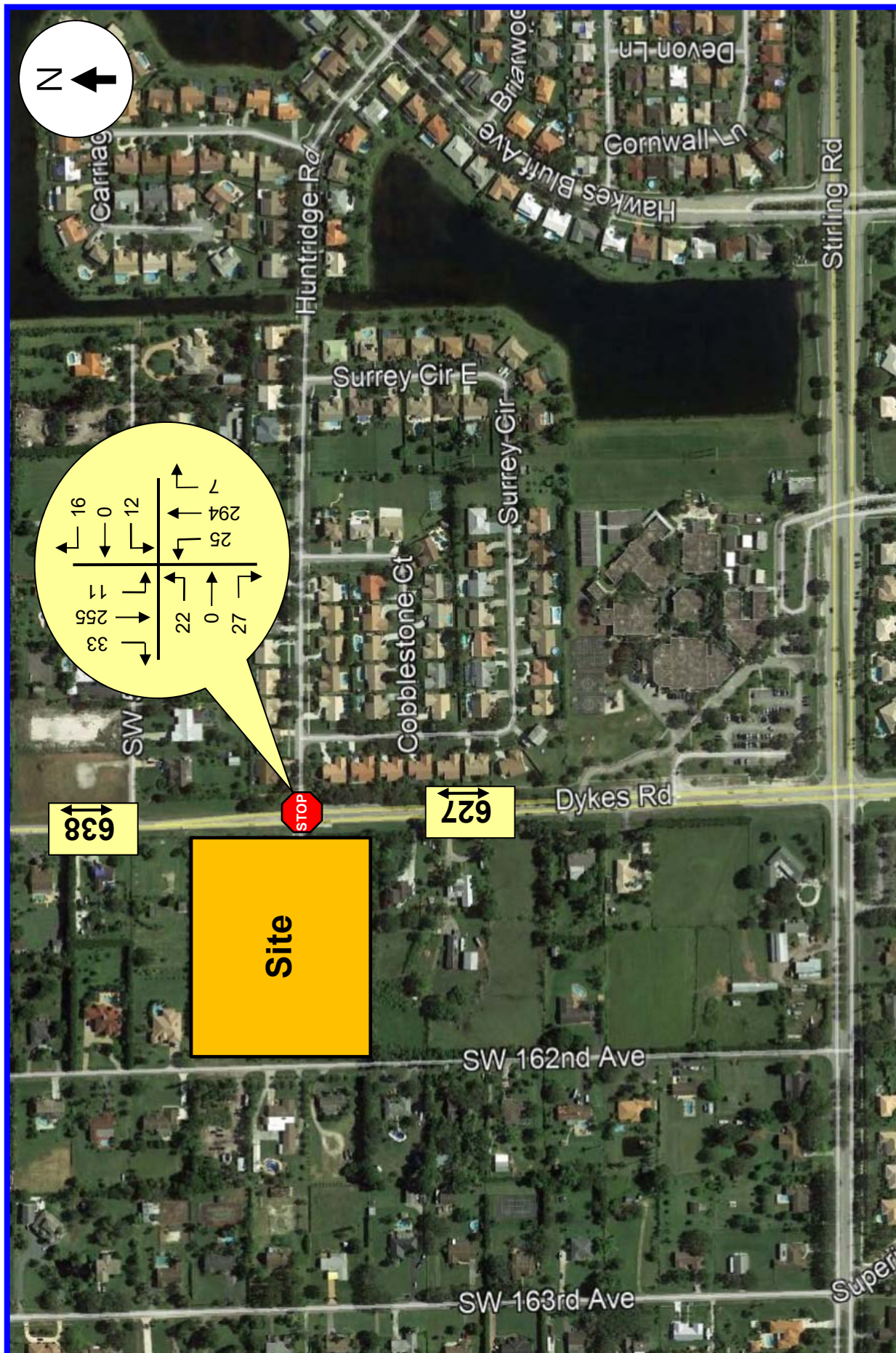
This section of the study is divided into two (2) primary parts. The first part of this section involves the development of the future (2023) build-out traffic volumes for the study area. The second part of this section includes level-of-service analyses for existing and future conditions.

### Future Conditions Traffic Volumes

Future, build-out year (2023) traffic volumes were developed for the project study area in the following manner:

- **Average Peak Season Conversion Factor:** Traffic data collected on May 20, 2018 was reviewed with respect to average peak season conditions. Based on FDOT's Peak Season Factor Category report (see Appendix C), the adjustment factor for data collected during this time period is 1.01.
- **Historic Traffic Growth:** Research relative to the background traffic growth in the area was conducted. The Florida Department of Transportation (FDOT) maintains three (3) traffic count stations (#867074, #869367, and #869473) in the immediate vicinity of the project. The Annual Average Daily Traffic Volumes for these count stations for the past five (5) years exhibit moderate growth. For purposes of this analysis, an annual growth rate of 2.0% has been applied. (The data from FDOT and the growth rate analysis are included as Appendix D.)

The future traffic calculations (peak season adjustments, background traffic growth, and the traffic associated with the proposed Temple development) for the study intersection / project driveway, and roadway links (north and south of the Temple driveway / Huntridge Road) are contained in Appendix E in tabular format. Figures 5 through 8 present the future traffic volumes for the study area. Figures 5 and 6 include future background traffic only (without the proposed project) and Figures 7 and 8 include the additional traffic anticipated to be generated by the increased membership of the Temple.

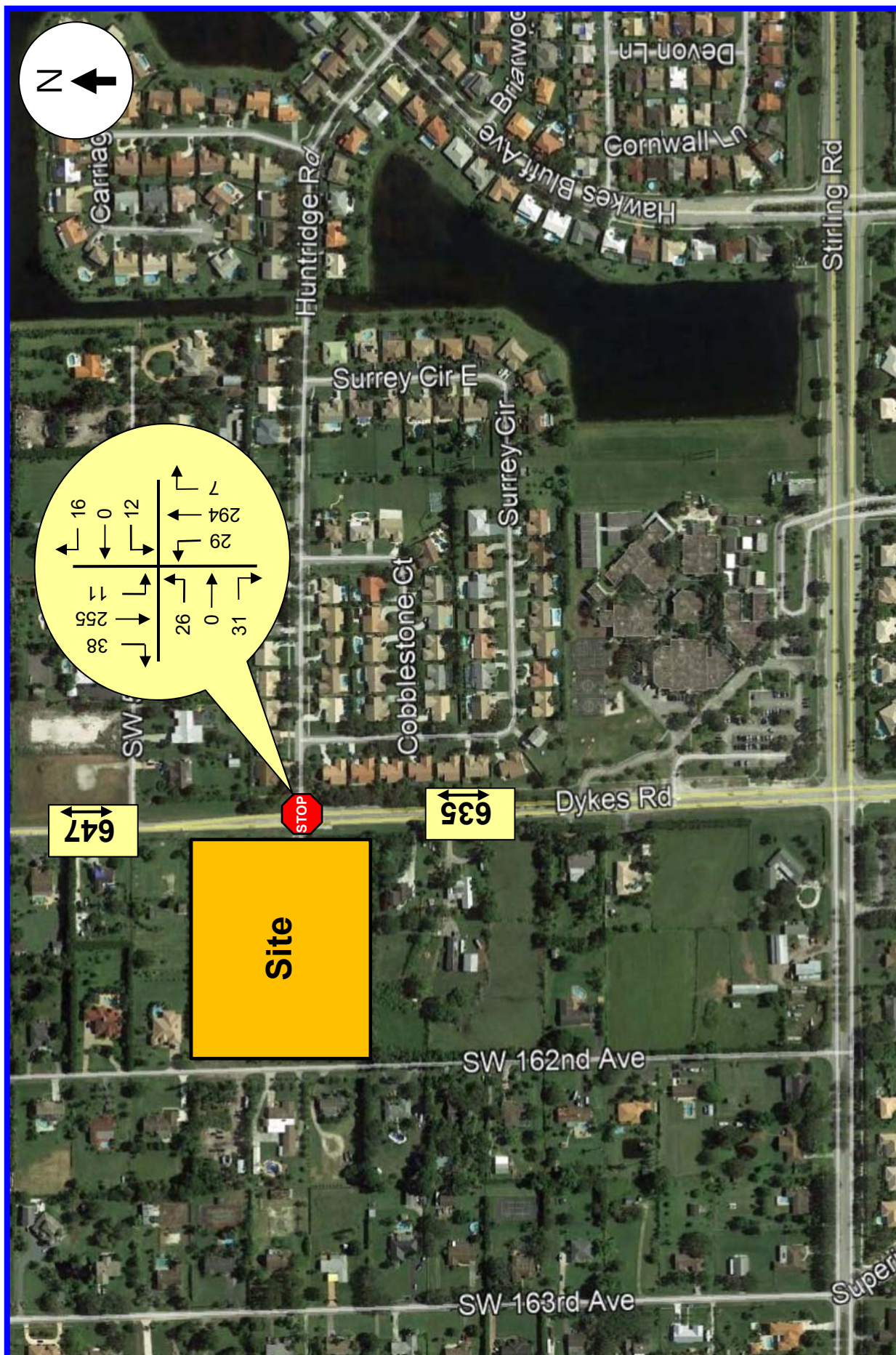


**FIGURE 5**  
Shiva Vishnu Temple  
Southwest Ranches, Florida

**Future (Background) Peak Hour Traffic Volumes  
(Sundays 11:00 AM – 12:00 PM)**

**KBP**  
CONSULTING, INC.





**FIGURE 7**  
Shiva Vishnu Temple  
Southwest Ranches, Florida

**Future (Total) Peak Hour Traffic Volumes  
(Sundays 11:00 AM – 12:00 PM)**

**KBP**  
CONSULTING, INC.



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## Level of Service (LOS) Analyses – Intersections

Intersection capacity / level of service (LOS) analyses were conducted for the study intersection / project driveway on Dykes Road. These analyses were undertaken following the capacity / level of service procedures outlined in the 2010 Highway Capacity Manual (HCM) using the SYNCHRO software. The results of these capacity analyses are summarized in Table 2 below.

<b>Table 2</b> <b>Intersection Levels of Service</b> <b>Shiva Vishnu Temple - Southwest Ranches, Florida</b>						
<b>Intersection</b>	<b>Existing (2018) Conditions</b>		<b>Future (2023) Conditions Without Project Traffic</b>		<b>Future (2023) Conditions With Project Traffic</b>	
	<b>Sunday</b>		<b>Sunday</b>		<b>Sunday</b>	
	<b>11-12 Peak Hour</b>	<b>12-1 Peak Hour</b>	<b>11-12 Peak Hour</b>	<b>12-1 Peak Hour</b>	<b>11-12 Peak Hour</b>	<b>12-1 Peak Hour</b>
<b>Dykes Road &amp; Temple Driveway / Huntridge Road</b>						
Northbound Approach	A (0.7)	A (0.7)	A (0.6)	A (0.6)	A (0.7)	A (0.7)
Southbound Approach	A (0.3)	A (0.4)	A (0.3)	A (0.4)	A (0.3)	A (0.4)
Eastbound Approach	B (13.3)	B (14.6)	B (14.2)	B (15.9)	B (14.6)	B (16.5)
Westbound Approach	B (12.9)	B (11.9)	B (13.6)	B (12.5)	B (13.8)	B (12.7)

Source: Highway Capacity Manual and SYNCHRO.

Legend: B (12.9) = LOS (Average Delay - Seconds / Vehicle)

As indicated in Table 2, the study intersection (including all approaches) is currently operating adequately during the 11:00 AM to 12:00 PM timeframe on Sundays and during the 12:00 PM to 1:00 PM timeframe on Sundays and will continue to do so in the year 2023 with the proposed additions to the Shiva Vishnu Temple. The SYNCHRO printouts of the intersection capacity analyses are contained in Appendix F.

## Level of Service (LOS) Analyses – Roadway Links

Roadway link levels of service were evaluated in accordance with the Florida Department of Transportation's (FDOT) 2012 Quality/Level of Service Handbook Tables (see Appendix G). The results of these analyses are summarized in Table 3 on the following page.

Table 3 Roadway Link Levels of Service Shiva Vishnu Temple - Southwest Ranches, Florida										
Roadway Section	Lanes	LOS "C" Volume	LOS "D" Volume	LOS "E" Volume	Existing (2018) Conditions		Future (2023) Conditions w/out Project Traffic		Future (2023) Conditions with Project Traffic	
					Volume (vph)	LOS	Volume (vph)	LOS	Volume (vph)	LOS
Sundays 11:00 AM - 12:00 PM										
Dykes Road (Stirling Road to Huntridge Rd / Temple DW)	2L	594	1,197	1,269	562	C	627	D	635	D
Dykes Road (Huntridge Rd / Temple DW to Griffin Rd)	2L	594	1,197	1,269	572	C	638	D	647	D
Sundays 12:00 PM - 1:00 PM										
Dykes Road (Stirling Road to Huntridge Rd / Temple DW)	2L	594	1,197	1,269	666	D	743	D	753	D
Dykes Road (Huntridge Rd / Temple DW to Griffin Rd)	2L	594	1,197	1,269	692	D	772	D	782	D

Source: FDOT 2012 Quality / Level of Service (LOS) Handbook Tables.

As indicated in Table 3, both roadway links within the project study area are currently operating at an acceptable level of service (LOS) and will continue to operate at an acceptable LOS in 2023 with and without the project traffic associated with the Shiva Vishnu Temple project.

## SUMMARY & CONCLUSIONS

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The Shiva Vishnu Temple of South Florida (hereafter referred to as the Shiva Vishnu Temple) is an existing place of worship / religious facility located on the west side of Dykes Road (SW 160<sup>th</sup> Avenue) at Huntridge Road in Southwest Ranches, Broward County, Florida. More specifically, the site is located at 5661 Dykes Road.

The proposed project will involve the construction of two (2) buildings to be built in two (2) phases. The Phase 1 building will consist of a 10,000 square foot facility with conference rooms, a kitchen, a library, and classrooms to be used only on Sundays between 10:00 AM and 1:00 PM. The Phase 2 building will consist of a 5,000 square foot facility with storage space and a meditation area. The existing vehicular access to the site will remain with the primary driveway located on Dykes Road and the secondary means of access on SW 162<sup>nd</sup> Avenue. (Access on SW 162<sup>nd</sup> Avenue will only serve the priest's private residence just as it does today.) The proposed project is anticipated to be built and occupied in 2023.

The net new external trips anticipated to be generated by the proposed project consists of 17 vehicle trips during the 11:00 AM to 12:00 PM time period on Sundays (9 inbound and 8 outbound) and 20 vehicle trips during the 12:00 PM to 1:00 PM time period on Sundays (10 inbound and 10 outbound).

Capacity analyses indicate that the study intersection (Dykes Road and Huntridge Road / Temple Driveway) and roadway links (Dykes Road north and south of the site) are currently operating at acceptable levels of service and will continue to do so in the build-out year of 2023 with the proposed buildings in place.

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# **APPENDIX A**

## **Shiva Vishnu Temple Site Plan**



# **APPENDIX B**

## **Traffic Counts**

# **Intersection Turning Movement Counts**

Dykes Road and  
Huntridge Road

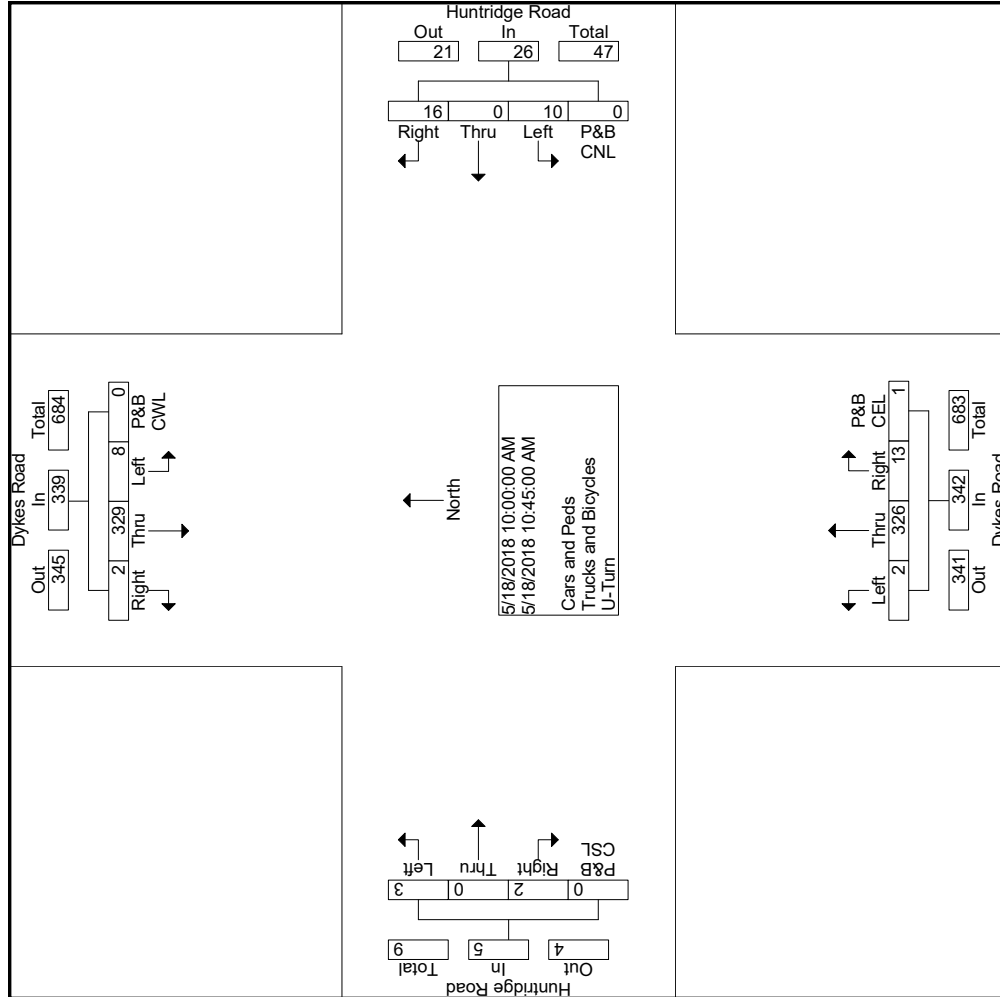
Groups Printed- Cars and Peds - Trucks and Bicycles - U-Turn															
Dykes Road Southbound				Huntridge Road Westbound				Dykes Road Northbound				Huntridge Road Eastbound			
Start Time	Left	Thru	Right	P&B CWL	App. Total	Left	Thru	Right	P&B CNL	App. Total	Left	Thru	Right	P&B CSL	App. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0	
09:00 AM	3	65	3	0	71	2	0	9	0	11	0	80	3	0	83
09:15 AM	6	79	1	0	86	1	0	7	0	8	0	66	2	0	68
09:30 AM	3	61	0	0	64	0	0	4	0	4	1	80	1	0	82
09:45 AM	4	82	0	0	86	0	0	6	0	6	1	72	0	0	73
Total	16	287	4	0	307	3	0	26	0	29	2	298	6	0	306
10:00 AM	1	73	2	0	76	1	0	1	0	2	0	77	2	0	79
10:15 AM	1	98	0	0	99	4	0	6	0	10	2	75	4	0	81
10:30 AM	4	71	0	0	75	1	0	3	0	4	0	95	2	0	97
10:45 AM	2	87	0	0	89	4	0	6	0	10	0	79	5	1	85
Total	8	329	2	0	339	10	0	16	0	26	2	326	13	1	342
*** BREAK ***															
05:00 PM	8	138	0	0	146	2	0	4	0	6	0	97	4	0	101
05:15 PM	12	114	1	0	127	1	0	10	0	11	0	102	9	0	111
05:30 PM	14	127	3	0	144	1	0	5	0	6	0	96	7	0	103
05:45 PM	11	106	2	0	119	2	0	6	0	8	2	108	4	0	114
Total	45	485	6	0	536	6	0	25	0	31	2	403	24	0	429
06:00 PM	8	114	0	0	122	2	0	12	0	14	2	99	3	0	104
06:15 PM	7	118	2	0	127	3	0	8	0	11	2	110	3	0	115
06:30 PM	10	104	4	0	118	2	0	10	0	12	1	103	3	0	107
06:45 PM	7	99	4	0	110	0	0	6	0	6	3	104	5	0	112
Total	32	435	10	0	477	7	0	36	0	43	8	416	14	0	438
Grand Total	101	1536	22	0	1659	26	0	103	0	129	14	1443	57	1	1515
Apprch %	6.1	92.6	1.3	0.0		20.2	0.0	79.8	0.0		0.9	95.2	3.8	0.1	
Total %	3.0	46.2	0.7	0.0	49.9	0.8	0.0	3.1	0.0	3.9	0.4	43.4	1.7	0.0	45.6
															0.7

P&B CWL: Pedestrians and Bicycles crossing West Leg of the intersection  
P&B CNL: Pedestrians and Bicycles crossing North Leg of the intersection  
P&B CEL: Pedestrians and Bicycles crossing East Leg of the intersection  
P&B CSL: Pedestrians and Bicycles crossing South Leg of the intersection

Trident Engineering, LLC  
10232 NW 47th Street  
Sunrise, FL 33351

File Name : TMC\_05-18-2018  
Site Code : 00000000  
Start Date : 5/18/2018  
Page No : 2

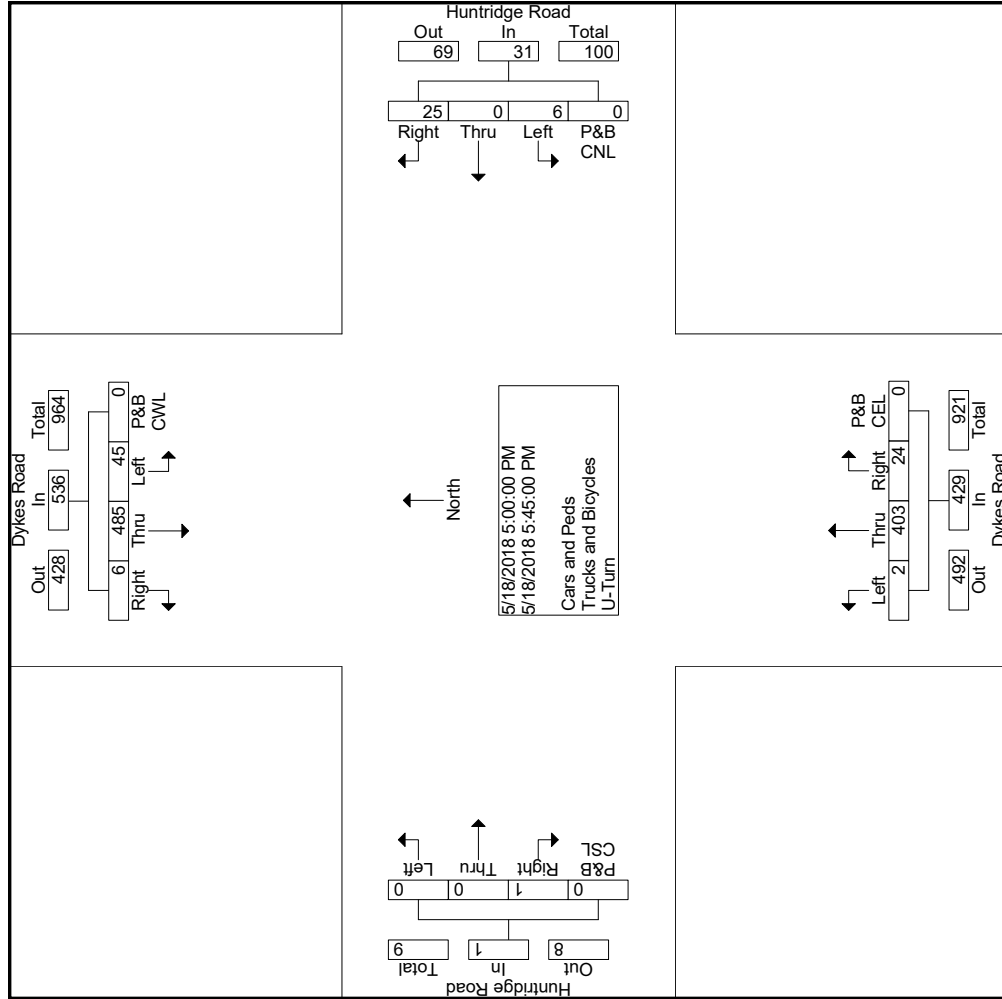
	Dykes Road Southbound					Huntridge Road Westbound					Dykes Road Northbound					Huntridge Road Eastbound						
Start Time	Left	Thru	Right	P&B CWL	App. Total	Left	Thru	Right	P&B CNL	App. Total	Left	Thru	Right	P&B CEL	App. Total	Left	Thru	Right	P&B CSL	App. Total	Int. Total	
Peak Hour From 09:00 AM to 11:45 AM - Peak 1 of 1																						
Intersection																						
Volume	8	329	2	0	339	10	0	16	0	26	2	326	13	1	342	3	0	2	0	5	712	
Percent	2.4	97.1	0.6	0.0		38.5	0.0	61.5	0.0		0.6	95.3	3.8	0.3		60.0	0.0	40.0	0.0			
10:15 Volume	1	98	0	0	99	4	0	6	0	10	2	75	4	0	81	1	0	0	0	1	191	
Peak Factor																						
High Int. Volume	10:15 AM					10:15 AM					10:30 AM					10:00 AM					0.932	
Volume	1	98	0	0	99	4	0	6	0	10	0	95	2	0	97	0	0	2	0	2		
Peak Factor					0.856					0.650					0.881					0.625		



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10232 NW 47th Street  
Sunrise, FL 33351

File Name : TMC\_05-18-2018  
Site Code : 00000000  
Start Date : 5/18/2018  
Page No : 4

Start Time	Dykes Road Southbound					Huntridge Road Westbound					Dykes Road Northbound					Huntridge Road Eastbound					Int. Total
	Left	Thru	Right	P&B CWL	App. Total	Left	Thru	Right	P&B CNL	App. Total	Left	Thru	Right	P&B CEL	App. Total	Left	Thru	Right	P&B CSL	App. Total	
Peak Hour From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Intersection	45	485	6	0	536	6	0	25	0	31	2	403	24	0	429	0	0	1	0	1	997
Volume	8.4	90.5	1.1	0.0		19.4	0.0	80.6	0.0		0.5	93.9	5.6	0.0		0.0	0.0	100.0	0.0		
Percent	14	127	3	0	144	1	0	5	0	6	0	96	7	0	103	0	0	1	0	1	254
05:30 Volume																					0.981
Peak Factor																					
High Int. Volume	05:00 PM	8	138	0	146	05:15 PM	1	0	10	11	05:45 PM	2	108	4	114	05:30 PM	0	1	0	1	
Peak Factor					0.918					0.705					0.941					0.250	



Dykes Road and  
Huntridge Road

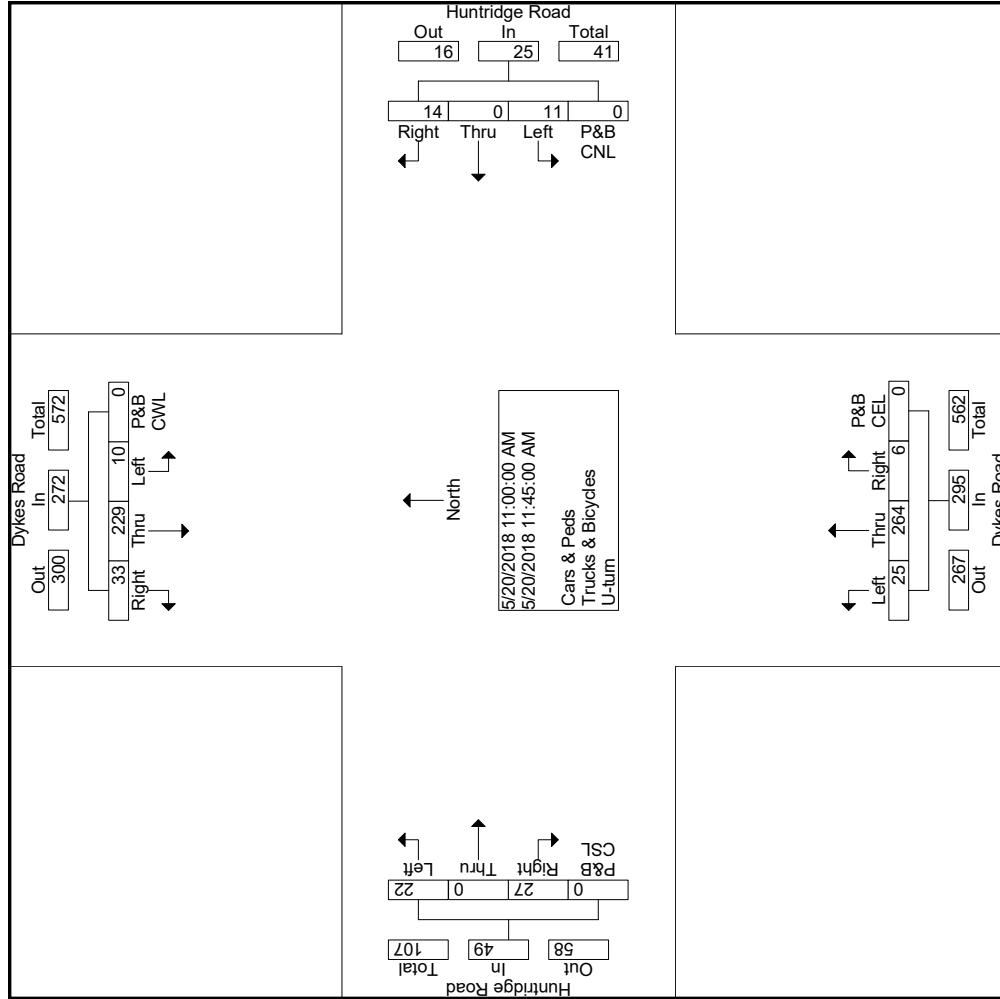
Groups Printed- Cars & Peds - Trucks & Bicycles - U-turn														
Dykes Road Southbound					Huntridge Road Westbound					Dykes Road Northbound				
Start Time	Left	Thru	Right	P&B CWL	App. Total	Left	Thru	Right	P&B CNL	App. Total	Left	Thru	Right	P&B CEL
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0
09:00 AM	0	13	10	0	23	3	0	1	0	4	10	22	2	0
09:15 AM	1	26	6	0	33	3	0	3	0	6	3	24	1	0
09:30 AM	5	21	3	0	29	2	0	0	0	2	5	44	1	0
09:45 AM	0	43	5	0	48	2	0	2	0	4	3	40	1	0
Total	6	103	24	0	133	10	0	6	0	16	21	130	5	0
10:00 AM	3	34	10	0	47	1	0	1	0	2	6	37	3	0
10:15 AM	4	47	6	0	57	2	0	6	0	8	8	41	4	0
10:30 AM	1	61	7	0	69	3	0	4	0	7	4	48	4	0
10:45 AM	3	65	11	0	79	3	0	6	0	9	8	49	0	0
Total	11	207	34	0	252	9	0	17	0	26	26	175	11	0
11:00 AM	1	49	12	0	62	3	0	3	0	6	7	49	1	0
11:15 AM	5	56	7	0	68	1	0	3	0	4	4	64	0	0
11:30 AM	2	46	8	0	56	4	0	5	0	9	4	77	3	0
11:45 AM	2	78	6	0	86	3	0	3	0	6	10	74	2	0
Total	10	229	33	0	272	11	0	14	0	25	25	264	6	0
12:00 PM	7	67	7	0	81	2	0	6	0	8	16	67	0	0
12:15 PM	3	74	6	0	83	1	0	9	0	10	4	81	4	0
12:30 PM	3	68	7	0	78	3	0	3	0	6	4	76	0	0
12:45 PM	4	79	8	0	91	1	0	4	0	5	5	81	0	0
Total	17	288	28	0	333	7	0	22	0	29	29	305	4	0
Grand Total	44	827	119	0	990	37	0	59	0	96	101	874	26	0
Apprch %	4.4	83.5	12.0	0.0		38.5	0.0	61.5	0.0		10.1	87.3	2.6	0.0
Total %	2.0	36.8	5.3	0.0	44.1	1.6	0.0	2.6	0.0	4.3	4.5	38.9	1.2	0.0

P&B CWL: Pedestrians and Bicycles crossing West Leg of the intersection  
P&B CNL: Pedestrians and Bicycles crossing North Leg of the intersection  
P&B CEL: Pedestrians and Bicycles crossing East Leg of the intersection  
P&B CSL: Pedestrians and Bicycles crossing South Leg of the intersection

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10232 NW 47th Street  
Sunrise, FL 33351

File Name : TMC\_05~2  
Site Code : 00001234  
Start Date : 5/20/2018  
Page No : 2

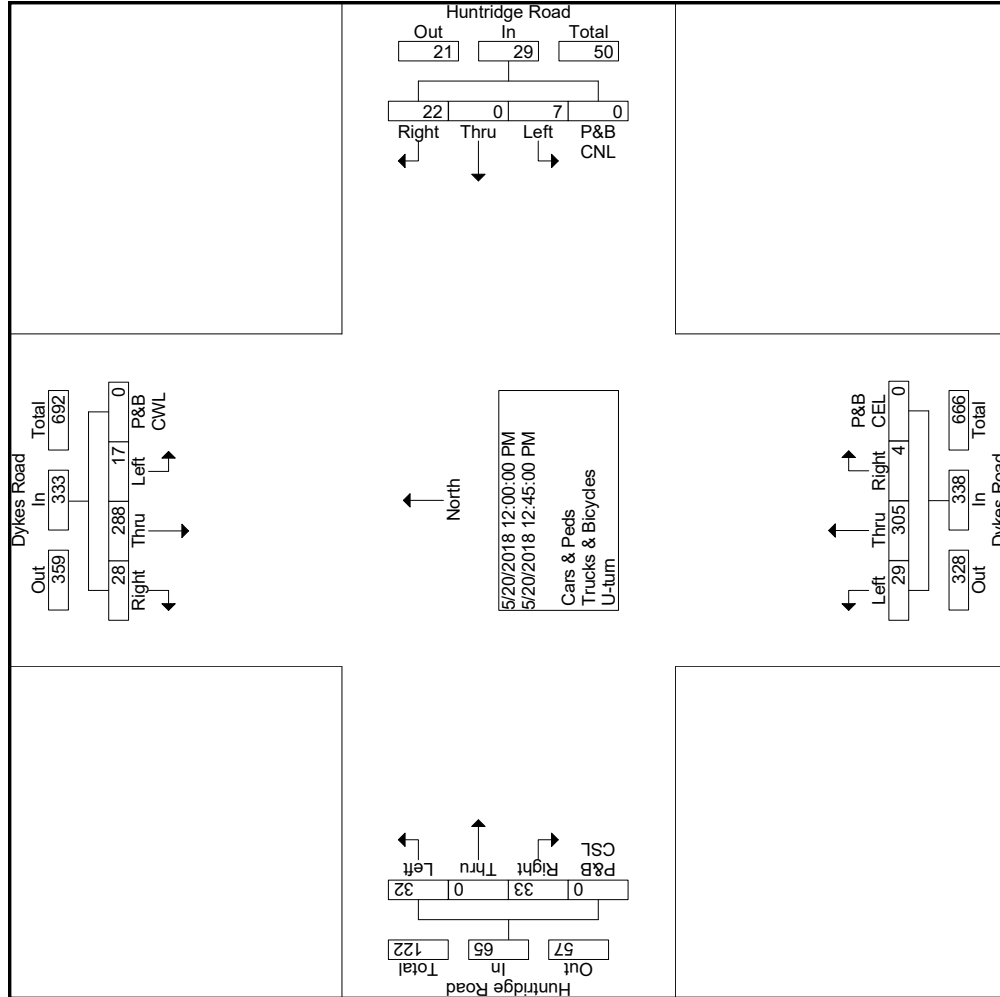
	Dykes Road Southbound					Huntridge Road Westbound					Dykes Road Northbound					Huntridge Road Eastbound					
Start Time	Left	Thru	Right	P&B CWL	App. Total	Left	Thru	Right	P&B CNL	App. Total	Left	Thru	Right	P&B CEL	App. Total	Left	Thru	Right	P&B CSL	App. Total	Int. Total
Peak Hour From 09:00 AM to 11:45 AM - Peak 1 of 1																					
Intersection 11:00 AM																					
Volume	10	229	33	0	272	11	0	14	0	25	25	264	6	0	295	22	0	27	0	49	641
Percent	3.7	84.2	12.1	0.0		44.0	0.0	56.0	0.0	8.5	89.5	2.0	0.0			44.9	0.0	55.1	0.0		
11:45 Volume	2	78	6	0	86	3	0	3	0	6	10	74	2	0	86	1	0	8	0	9	187
Peak Factor																					0.857
High Int. Volume	11:45 AM					11:30 AM				11:45 AM						11:30 AM					
Volume	2	78	6	0	86	4	0	5	0	9	10	74	2	0	86	5	0	10	0	15	
Peak Factor					0.791					0.694					0.858					0.817	



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10232 NW 47th Street  
Sunrise, FL 33351

File Name : TMC\_05~2  
Site Code : 00001234  
Start Date : 5/20/2018  
Page No : 4

Start Time	Dykes Road Southbound					Huntridge Road Westbound					Dykes Road Northbound					Huntridge Road Eastbound					Int. Total
	Left	Thru	Right	P&B CWL	App. Total	Left	Thru	Right	P&B CNL	App. Total	Left	Thru	Right	P&B CEL	App. Total	Left	Thru	Right	P&B CSL	App. Total	
Peak Hour From 12:00 PM to 12:45 PM - Peak 1 of 1																					
Intersection Volume	17	288	28	0	333	7	0	22	0	29	29	305	4	0	338	32	0	33	0	65	765
Percent	5.1	86.5	8.4	0.0		24.1	0.0	75.9	0.0	8.6	8.6	90.2	1.2	0.0		49.2	0.0	50.8	0.0		
12:45 Volume	4	79	8	0	91	1	0	4	0	5	5	81	0	0	86	7	0	9	0	16	198
Peak Factor																					0.966
High Int. Volume	12:45 PM 4	79	8	0	91	12:15 PM 1	0	9	0	10	12:15 PM 4	81	4	0	89	12:00 PM 10	0	12	0	22	
Peak Factor					0.915					0.725					0.949					0.739	



# Roadway Link Counts

**TRIDENT Engineering, LLC**10232 NW 47th Street  
Sunrise, Florida 33351

Page 1

**Dykes Road south of Griffin Road - 5/31 to 6/3/2018  
NB Volume**

Start Time	Thu 5/31/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		13	6	8	8	35	
01:00		3	0	6	1	10	
02:00		6	1	2	3	12	
03:00		0	2	2	2	6	
04:00		4	4	2	11	21	
05:00		7	8	13	22	50	
06:00		18	36	62	74	190	
07:00		74	108	121	134	437	
08:00		136	118	106	113	473	
09:00		94	124	90	90	398	
10:00		64	98	82	87	331	
11:00		92	89	83	91	355	
12:00 PM		91	98	92	90	371	
01:00		98	102	98	75	373	
02:00		140	94	82	108	424	
03:00		94	114	102	116	426	
04:00		118	120	124	103	465	
05:00		118	96	122	121	457	
06:00		110	92	116	86	404	
07:00		74	78	70	68	290	
08:00		74	82	56	55	267	
09:00		49	42	37	33	161	
10:00		35	30	20	16	101	
11:00		19	14	13	11	57	
Day Total						6114	

# TRIDENT Engineering, LLC

10232 NW 47th Street  
Sunrise, Florida 33351

## Dykes Road south of Griffin Road - 5/31 to 6/3/2018 NB Volume

Page 2

Start Time	Fri 6/1/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		19	13	11	9	52	
01:00		3	3	6	3	15	
02:00		2	0	2	3	7	
03:00		6	1	3	3	13	
04:00		3	7	5	9	24	
05:00		5	6	15	20	46	
06:00		20	34	46	60	160	
07:00		70	112	108	142	432	
08:00		144	111	124	124	503	
09:00		96	126	78	88	388	
10:00		86	84	103	94	367	
11:00		84	90	80	108	362	
12:00 PM		104	108	96	102	410	
01:00		113	98	100	102	413	
02:00		150	84	112	126	472	
03:00		106	94	112	104	416	
04:00		112	104	104	104	424	
05:00		103	137	112	111	463	
06:00		110	94	101	111	416	
07:00		102	122	97	113	434	
08:00		82	92	90	76	340	
09:00		72	76	60	58	266	
10:00		49	36	30	28	143	
11:00		28	25	32	10	95	
Day Total						6661	

# TRIDENT Engineering, LLC

10232 NW 47th Street  
Sunrise, Florida 33351

## Dykes Road south of Griffin Road - 5/31 to 6/3/2018 NB Volume

Page 3

Start Time	Sat 6/2/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		18	7	23	12	60	
01:00		14	7	6	5	32	
02:00		3	3	1	5	12	
03:00		2	5	1	4	12	
04:00		5	0	3	8	16	
05:00		3	3	10	5	21	
06:00		12	18	31	23	84	
07:00		27	54	47	58	186	
08:00		70	74	70	84	298	
09:00		70	92	79	73	314	
10:00		82	80	113	94	369	
11:00		95	120	98	107	420	
12:00 PM		95	112	116	123	446	
01:00		119	100	109	115	443	
02:00		107	104	106	78	395	
03:00		110	118	92	98	418	
04:00		119	120	112	110	461	
05:00		99	93	83	86	361	
06:00		92	96	90	86	364	
07:00		76	83	84	72	315	
08:00		65	72	74	63	274	
09:00		58	41	37	44	180	
10:00		45	34	29	33	141	
11:00		40	26	13	16	95	
Day Total						5717	

# TRIDENT Engineering, LLC

10232 NW 47th Street  
Sunrise, Florida 33351

## Dykes Road south of Griffin Road - 5/31 to 6/3/2018 NB Volume

Start Time	Sun 6/3/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		12	13	18	12	55	
01:00		11	9	10	5	35	
02:00		5	6	10	2	23	
03:00		3	6	2	6	17	
04:00		4	2	5	2	13	
05:00		3	2	1	8	14	
06:00		10	7	11	14	42	
07:00		17	30	20	16	83	
08:00		26	25	34	58	143	
09:00		43	64	68	72	247	
10:00		66	66	72	71	275	
11:00		79	86	82	82	329	
12:00 PM		90	90	113	104	397	
01:00		96	84	95	110	385	
02:00		105	116	94	84	399	
03:00		88	100	67	82	337	
04:00		80	76	92	75	323	
05:00		82	76	78	82	318	
06:00		90	90	72	52	304	
07:00		62	46	70	50	228	
08:00		58	54	59	41	212	
09:00		47	42	28	19	136	
10:00		35	20	17	20	92	
11:00		20	19	7	14	60	
Day Total						4467	
Total						22959	

ADT

ADT 5,791

AADT 5,791

# TRIDENT Engineering, LLC

10232 NW 47th Street  
Sunrise, Florida 33351

## Dykes Road south of Griffin Road - 5/31 to 6/3/2018 SB Volume

Page 1

Start Time	Thu 5/31/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		9	16	7	5	37	
01:00		3	0	2	3	8	
02:00		2	1	1	2	6	
03:00		3	0	1	2	6	
04:00		3	2	2	1	8	
05:00		3	7	7	9	26	
06:00		9	18	26	48	101	
07:00		44	74	82	92	292	
08:00		80	74	68	68	290	
09:00		72	74	78	70	294	
10:00		74	91	96	81	342	
11:00		74	82	102	91	349	
12:00 PM		88	96	105	86	375	
01:00		85	100	104	104	393	
02:00		92	102	98	87	379	
03:00		113	106	108	128	455	
04:00		136	117	126	124	503	
05:00		135	148	122	134	539	
06:00		120	88	98	101	407	
07:00		102	96	74	82	354	
08:00		82	60	62	57	261	
09:00		65	53	49	32	199	
10:00		42	22	22	27	113	
11:00		18	18	17	10	63	
Day Total						5800	

# TRIDENT Engineering, LLC

10232 NW 47th Street  
Sunrise, Florida 33351

## Dykes Road south of Griffin Road - 5/31 to 6/3/2018 SB Volume

Page 2

Start Time	Fri 6/1/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		11	18	10	11	50	
01:00		4	1	4	2	11	
02:00		1	2	2	3	8	
03:00		3	2	3	1	9	
04:00		3	5	3	1	12	
05:00		7	3	6	11	27	
06:00		9	13	30	40	92	
07:00		58	71	74	90	293	
08:00		57	84	74	73	288	
09:00		64	90	70	74	298	
10:00		74	89	89	95	347	
11:00		96	94	93	104	387	
12:00 PM		91	112	86	90	379	
01:00		91	90	116	94	391	
02:00		88	86	96	106	376	
03:00		120	118	120	126	484	
04:00		112	108	120	131	471	
05:00		132	146	136	123	537	
06:00		134	163	135	170	602	
07:00		166	111	78	90	445	
08:00		76	86	70	83	315	
09:00		64	61	60	48	233	
10:00		54	46	38	47	185	
11:00		35	45	32	29	141	
Day Total						6381	

# TRIDENT Engineering, LLC

10232 NW 47th Street  
Sunrise, Florida 33351

## Dykes Road south of Griffin Road - 5/31 to 6/3/2018 SB Volume

Start Time	Sat 6/2/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		26	26	20	14	86	
01:00		11	4	5	9	29	
02:00		9	7	5	5	26	
03:00		3	4	2	3	12	
04:00		2	1	4	3	10	
05:00		0	3	4	7	14	
06:00		4	7	8	18	37	
07:00		25	23	39	77	164	
08:00		49	46	41	83	219	
09:00		68	68	64	82	282	
10:00		76	88	83	96	343	
11:00		101	105	115	99	420	
12:00 PM		121	116	124	124	485	
01:00		116	110	109	126	461	
02:00		111	120	108	104	443	
03:00		112	106	108	124	450	
04:00		114	110	94	95	413	
05:00		94	74	112	90	370	
06:00		90	66	80	71	307	
07:00		89	94	69	68	320	
08:00		64	61	53	56	234	
09:00		58	50	51	49	208	
10:00		53	59	58	35	205	
11:00		36	40	23	30	129	
Day Total						5667	

# TRIDENT Engineering, LLC

10232 NW 47th Street  
Sunrise, Florida 33351

## Dykes Road south of Griffin Road - 5/31 to 6/3/2018 SB Volume

Page 4

Start Time	Sun 6/3/2018	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		26	16	13	11	66	
01:00		13	6	13	2	34	
02:00		7	11	8	3	29	
03:00		6	3	3	2	14	
04:00		5	1	3	4	13	
05:00		1	2	8	3	14	
06:00		11	4	5	4	24	
07:00		9	11	16	16	52	
08:00		18	28	24	38	108	
09:00		43	64	40	70	217	
10:00		79	84	63	72	298	
11:00		84	79	96	72	331	
12:00 PM		89	114	120	118	441	
01:00		92	118	101	101	412	
02:00		82	92	80	68	322	
03:00		90	72	74	76	312	
04:00		72	96	82	72	322	
05:00		80	86	69	87	322	
06:00		66	64	54	54	238	
07:00		58	69	51	50	228	
08:00		61	67	36	39	203	
09:00		33	24	31	39	127	
10:00		26	23	19	18	86	
11:00		23	18	15	11	67	
Day Total						4280	
Total						22128	

ADT

ADT 5,564

AADT 5,564

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# **APPENDIX C**

## **FDOT Peak Season Conversion Factor Report**

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 8630 WEST-W OF US441

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2017 - 01/07/2017	1.02	1.05
2	01/08/2017 - 01/14/2017	1.01	1.04
3	01/15/2017 - 01/21/2017	1.00	1.03
4	01/22/2017 - 01/28/2017	0.99	1.02
5	01/29/2017 - 02/04/2017	0.98	1.01
* 6	02/05/2017 - 02/11/2017	0.97	1.00
* 7	02/12/2017 - 02/18/2017	0.96	0.99
* 8	02/19/2017 - 02/25/2017	0.95	0.98
* 9	02/26/2017 - 03/04/2017	0.95	0.98
*10	03/05/2017 - 03/11/2017	0.95	0.98
*11	03/12/2017 - 03/18/2017	0.95	0.98
*12	03/19/2017 - 03/25/2017	0.96	0.99
*13	03/26/2017 - 04/01/2017	0.97	1.00
*14	04/02/2017 - 04/08/2017	0.97	1.00
*15	04/09/2017 - 04/15/2017	0.98	1.01
*16	04/16/2017 - 04/22/2017	0.98	1.01
*17	04/23/2017 - 04/29/2017	0.98	1.01
*18	04/30/2017 - 05/06/2017	0.98	1.01
19	05/07/2017 - 05/13/2017	0.98	1.01
20	05/14/2017 - 05/20/2017	0.98	1.01
21	05/21/2017 - 05/27/2017	0.99	1.02
22	05/28/2017 - 06/03/2017	1.01	1.04
23	06/04/2017 - 06/10/2017	1.02	1.05
24	06/11/2017 - 06/17/2017	1.03	1.06
25	06/18/2017 - 06/24/2017	1.04	1.07
26	06/25/2017 - 07/01/2017	1.05	1.08
27	07/02/2017 - 07/08/2017	1.05	1.08
28	07/09/2017 - 07/15/2017	1.06	1.09
29	07/16/2017 - 07/22/2017	1.05	1.08
30	07/23/2017 - 07/29/2017	1.04	1.07
31	07/30/2017 - 08/05/2017	1.03	1.06
32	08/06/2017 - 08/12/2017	1.02	1.05
33	08/13/2017 - 08/19/2017	1.01	1.04
34	08/20/2017 - 08/26/2017	1.04	1.07
35	08/27/2017 - 09/02/2017	1.07	1.10
36	09/03/2017 - 09/09/2017	1.10	1.13
37	09/10/2017 - 09/16/2017	1.13	1.16
38	09/17/2017 - 09/23/2017	1.10	1.13
39	09/24/2017 - 09/30/2017	1.07	1.10
40	10/01/2017 - 10/07/2017	1.04	1.07
41	10/08/2017 - 10/14/2017	1.01	1.04
42	10/15/2017 - 10/21/2017	0.98	1.01
43	10/22/2017 - 10/28/2017	0.98	1.01
44	10/29/2017 - 11/04/2017	0.98	1.01
45	11/05/2017 - 11/11/2017	0.98	1.01
46	11/12/2017 - 11/18/2017	0.98	1.01
47	11/19/2017 - 11/25/2017	0.99	1.02
48	11/26/2017 - 12/02/2017	1.00	1.03
49	12/03/2017 - 12/09/2017	1.01	1.04
50	12/10/2017 - 12/16/2017	1.02	1.05
51	12/17/2017 - 12/23/2017	1.01	1.04
52	12/24/2017 - 12/30/2017	1.01	1.04
53	12/31/2017 - 12/31/2017	1.00	1.03

\* PEAK SEASON

02-MAR-2018 15:35:06

830UPD

4\_8630\_PKSEASON.TXT

# **APPENDIX D**

## **Historic Traffic Counts**

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 7074 - SW 160 AVE, N OF SHERIDAN ST

Regular Meeting January 23, 2020

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
-----	-----	-----	-----	-----	-----	-----
2017	16800 S	N 8500	S 8300	9.00	57.10	6.20
2016	16400 F	N 8300	S 8100	9.00	56.10	2.90
2015	16000 C	N 8100	S 7900	9.00	56.20	3.40
2014	18000 X			9.00	56.80	7.40
2013	17500 X	0	0	9.00	56.20	7.60
2012	17500 T	0	0	9.00	57.00	5.90
2011	17100 S	0	0	9.00	59.10	6.30
2010	16700 F	N 8300	S 8400	9.60	57.92	9.30
2009	16300 C	N 8100	S 8200	9.71	58.42	5.30
2008	13500 C	N 0	S 0	9.67	56.67	6.50
2007	14500 C	N 0	S 0	10.19	60.63	4.80
2006	14000 C	N 0	S 0	9.61	59.08	2.90
2005	13500 C	N	S	10.00	58.10	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9367 - STIRLING ROAD, E OF SW 160 AVENUE

Regular Meeting January 23, 2020

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
-----	-----	-----	-----	-----	-----	-----
2017	7400 S	E 3600	W 3800	9.00	57.10	6.20
2016	7200 F	E 3500	W 3700	9.00	56.10	2.90
2015	7000 C	E 3400	W 3600	9.00	56.20	3.40
2014	6600 T	E 3300	W 3300	9.00	56.80	7.40
2013	6400 S	E 3200	W 3200	9.00	56.20	7.60
2012	6400 F	E 3200	W 3200	9.00	57.00	5.90
2011	6400 C	E 3200	W 3200	9.00	59.10	6.30
2010	6300 F	E 3200	W 3100	9.60	57.92	9.30
2009	6100 C	E 3100	W 3000	9.71	58.42	5.30
2008	6700 C	E 3400	W 3300	9.67	56.67	6.50
2007	7100 C	E 3500	W 3600	10.19	60.63	4.80
2006	7100 C	E 3200	W 3900	9.61	59.08	2.90
2005	5900 C	E 3000	W 2900	10.00	58.10	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9473 - SW 160 AVENUE, S OF GRIFFIN ROAD

Regular Meeting January 23, 2020

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	13800 F	N 6900	S 6900	9.00	57.10	6.20
2016	13400 C	N 6700	S 6700	9.00	56.10	2.90
2015	10500 V	0	0	9.00	56.20	3.40
2014	10500 R			9.00	56.80	7.40
2013	10500 T	0	0	9.00	56.20	7.60
2012	10500 S	0	0	9.00	57.00	5.90
2011	10500 F	0	0	9.00	59.10	6.30
2010	10500 C	N 0	S 0	9.60	57.92	9.30
2009	11500 F	0	0	9.71	58.42	5.30
2008	11500 C	N 0	S 0	9.67	56.67	6.50
2007	11000 C	N 0	S 0	10.19	60.63	4.80
2006	11500 C	N 0	S 0	9.61	59.08	2.90
2005	10500 C	N	S	10.00	58.10	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

## **Shiva Vishnu Temple**

### **Southwest Ranches**

#### **Growth Rate Analysis**

##### **Site #867074 - SW 160th Avenue - North of Sheridan Street**

<b>Year</b>	<b>Volume</b>	<b>Growth Rate</b>
2012	17,500	
2017	16,800	-0.81%

##### **Site #869367 - Stirling Road - East of SW 160th Avenue**

<b>Year</b>	<b>Volume</b>	<b>Growth Rate</b>
2012	6,400	
2017	7,400	2.95%

##### **Site #869473 - SW 160th Avenue - South of Griffin Road**

<b>Year</b>	<b>Volume</b>	<b>Growth Rate</b>
2012	10,500	
2017	13,800	5.62%

#### **Total - All Count Stations**

<b>Year</b>	<b>Volume</b>	<b>Growth Rate</b>
2012	34,400	
2017	38,000	2.01%

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# **APPENDIX E**

## **Future Traffic Volumes Spreadsheets**

# FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Dykes Road and Huntridge Road / Temple Driveway  
Peak Hour (11:00 AM - 12:00 PM)

Description	Dykes Road Northbound			Dykes Road Southbound			Temple Driveway Eastbound			Huntridge Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/20/2018)	25	264	6	10	229	33	22	0	27	11	0	14
Season Adjustment Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2018 Peak Season Traffic	25	267	6	10	231	33	22	0	27	11	0	14
Annual Growth Rate	0.0%	2.0%	2.0%	2.0%	2.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	2.0%
2023 Background Traffic	25	294	7	11	255	33	22	0	27	12	0	16
Shiva Vishnu Temple	4					5	4		4			
2023 Total Traffic	29	294	7	11	255	38	26	0	31	12	0	16

# FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Dykes Road and Huntridge Road / Temple Driveway  
Peak Hour (12:00 PM - 1:00 PM)

Description	Dykes Road Northbound			Dykes Road Southbound			Temple Driveway Eastbound			Huntridge Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/20/2018) Season Adjustment Factor	29 1.01	305 1.01	4 1.01	17 1.01	288 1.01	28 1.01	32 1.01	0 1.01	33 1.01	7 1.01	0 1.01	22 1.01
2018 Peak Season Traffic	29	308	4	17	291	28	32	0	33	7	0	22
Annual Growth Rate	0.0%	2.0%	2.0%	2.0%	2.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	2.0%
2023 Background Traffic	29	340	4	19	321	28	32	0	33	8	0	25
Shiva Vishnu Temple	5					5	5		5			
2023 Total Traffic	34	340	4	19	321	33	37	0	38	8	0	25

# FUTURE LINK VOLUME ANALYSIS

Peak Hour (11:00 AM - 12:00 PM)

Description	Dykes Road Stirling Rd to Huntridge Rd Through	Dykes Road Huntridge Rd to Griffin Rd Through	Through	Through
Existing Traffic (5/20/2018) Season Adjustment Factor	562 1.01	572 1.01	1.01	1.01
2018 Peak Season Traffic	568	578	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%
2023 Background Traffic	627	638	0	0
Shiva Vishnu Temple	8	9		
<b>2023 Total Traffic</b>	<b>635</b>	<b>647</b>	<b>0</b>	<b>0</b>

# FUTURE LINK VOLUME ANALYSIS

Peak Hour (12:00 PM - 1:00 PM)

Description	NW 87th Ave to NW 89th Ct Through	NW 87th Ave NW 25th St to NW 27th St Through	Through	Through
Existing Traffic (5/20/2018) Season Adjustment Factor	666 1.01	692 1.01	1.01	1.01
2018 Peak Season Traffic	673	699	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%
2023 Background Traffic	743	772	0	0
Shiva Vishnu Temple	10	10		
<b>2023 Total Traffic</b>	<b>753</b>	<b>782</b>	<b>0</b>	<b>0</b>

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# **APPENDIX F**





















## **SYNCHRO Output**

## **Existing (2018) SYNCHRO Output**

# HCM Unsignalized Intersection Capacity Analysis

## 3: Dykes Rd & Temple DW/Huntridge Rd





















9/9/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	0	27	11	0	14	25	264	6	10	229	33
Future Volume (Veh/h)	22	0	27	11	0	14	25	264	6	10	229	33
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	26	0	31	13	0	16	29	307	7	12	266	38
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	690	681	285	686	693	307	304			314		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	690	681	285	686	693	307	304			314		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	92	100	96	96	100	98	98			99		
cM capacity (veh/h)	346	363	759	341	357	738	1268			1258		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2					
Volume Total	57	29	29	307	7	12	304					
Volume Left	26	13	29	0	0	12	0					
Volume Right	31	16	0	0	7	0	38					
cSH	491	485	1268	1700	1700	1258	1700					
Volume to Capacity	0.12	0.06	0.02	0.18	0.00	0.01	0.18					
Queue Length 95th (ft)	10	5	2	0	0	1	0					
Control Delay (s)	13.3	12.9	7.9	0.0	0.0	7.9	0.0					
Lane LOS	B	B	A			A						
Approach Delay (s)	13.3	12.9	0.7			0.3						
Approach LOS	B	B										
Intersection Summary												
Average Delay			2.0									
Intersection Capacity Utilization			31.1%			ICU Level of Service				A		
Analysis Period (min)			15									

# HCM Unsignalized Intersection Capacity Analysis

## 3: Dykes Rd & Temple DW/Huntridge Rd

9/9/2018





















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	0	33	7	0	22	29	305	4	17	288	28
Future Volume (Veh/h)	32	0	33	7	0	22	29	305	4	17	288	28
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	33	0	34	7	0	23	30	314	4	18	297	29
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	744	726	312	741	736	314	326			318		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	744	726	312	741	736	314	326			318		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	89	100	95	98	100	97	98			99		
cM capacity (veh/h)	313	340	733	310	336	731	1245			1253		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2					
Volume Total	67	30	30	314	4	18	326					
Volume Left	33	7	30	0	0	18	0					
Volume Right	34	23	0	0	4	0	29					
cSH	441	555	1245	1700	1700	1253	1700					
Volume to Capacity	0.15	0.05	0.02	0.18	0.00	0.01	0.19					
Queue Length 95th (ft)	13	4	2	0	0	1	0					
Control Delay (s)	14.6	11.9	8.0	0.0	0.0	7.9	0.0					
Lane LOS	B	B	A			A						
Approach Delay (s)	14.6	11.9	0.7			0.4						
Approach LOS	B	B										
Intersection Summary												
Average Delay			2.2									
Intersection Capacity Utilization			37.4%			ICU Level of Service				A		
Analysis Period (min)			15									

## **Future (2023) Background SYNCHRO Output**

# HCM Unsignalized Intersection Capacity Analysis

## 3: Dykes Rd & Temple DW/Huntridge Rd





















9/9/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	0	27	12	0	16	25	294	7	11	255	33
Future Volume (Veh/h)	22	0	27	12	0	16	25	294	7	11	255	33
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	26	0	31	14	0	19	29	342	8	13	297	38
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None						None					
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	761	750	316	754	761	342	335	350				
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	761	750	316	754	761	342	335	350				
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1	4.1				
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2	2.2				
p0 queue free %	92	100	96	95	100	97	98	99				
cM capacity (veh/h)	308	331	729	306	326	705	1236	1220				
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2					
Volume Total	57	33	29	342	8	13	335					
Volume Left	26	14	29	0	0	13	0					
Volume Right	31	19	0	0	8	0	38					
cSH	449	454	1236	1700	1700	1220	1700					
Volume to Capacity	0.13	0.07	0.02	0.20	0.00	0.01	0.20					
Queue Length 95th (ft)	11	6	2	0	0	1	0					
Control Delay (s)	14.2	13.6	8.0	0.0	0.0	8.0	0.0					
Lane LOS	B	B	A	A								
Approach Delay (s)	14.2	13.6	0.6	0.3								
Approach LOS	B	B										
Intersection Summary												
Average Delay	1.9											
Intersection Capacity Utilization	31.2%			ICU Level of Service					A			
Analysis Period (min)	15											

# HCM Unsignalized Intersection Capacity Analysis

## 3: Dykes Rd & Temple DW/Huntridge Rd

9/9/2018





















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	0	33	8	0	25	29	340	4	19	321	28
Future Volume (Veh/h)	32	0	33	8	0	25	29	340	4	19	321	28
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	33	0	34	8	0	26	30	351	4	20	331	29
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	822	800	346	816	811	351	360			355		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	822	800	346	816	811	351	360			355		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	88	100	95	97	100	96	98			98		
cM capacity (veh/h)	275	307	702	275	303	697	1210			1215		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2					
Volume Total	67	34	30	351	4	20	360					
Volume Left	33	8	30	0	0	20	0					
Volume Right	34	26	0	0	4	0	29					
cSH	398	512	1210	1700	1700	1215	1700					
Volume to Capacity	0.17	0.07	0.02	0.21	0.00	0.02	0.21					
Queue Length 95th (ft)	15	5	2	0	0	1	0					
Control Delay (s)	15.9	12.5	8.1	0.0	0.0	8.0	0.0					
Lane LOS	C	B	A			A						
Approach Delay (s)	15.9	12.5	0.6			0.4						
Approach LOS	C	B										
Intersection Summary												
Average Delay			2.2									
Intersection Capacity Utilization			37.9%	ICU Level of Service					A			
Analysis Period (min)			15									

## **Future (2023) Total SYNCHRO Output**

# HCM Unsignalized Intersection Capacity Analysis

## 3: Dykes Rd & Temple DW/Huntridge Rd





















9/9/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	0	31	12	0	16	29	294	7	11	255	38
Future Volume (Veh/h)	26	0	31	12	0	16	29	294	7	11	255	38
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	30	0	36	14	0	19	34	342	8	13	297	44
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	774	763	319	769	777	342	341				350	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	774	763	319	769	777	342	341				350	
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2				2.2	
p0 queue free %	90	100	95	95	100	97	97				99	
cM capacity (veh/h)	300	324	726	296	318	705	1229				1220	
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2					
Volume Total	66	33	34	342	8	13	341					
Volume Left	30	14	34	0	0	13	0					
Volume Right	36	19	0	0	8	0	44					
cSH	442	444	1229	1700	1700	1220	1700					
Volume to Capacity	0.15	0.07	0.03	0.20	0.00	0.01	0.20					
Queue Length 95th (ft)	13	6	2	0	0	1	0					
Control Delay (s)	14.6	13.8	8.0	0.0	0.0	8.0	0.0					
Lane LOS	B	B	A				A					
Approach Delay (s)	14.6	13.8	0.7				0.3					
Approach LOS	B	B										
Intersection Summary												
Average Delay				2.1								
Intersection Capacity Utilization				33.4%	ICU Level of Service				A			
Analysis Period (min)				15								

# HCM Unsignalized Intersection Capacity Analysis

## 3: Dykes Rd & Temple DW/Huntridge Rd

9/9/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	37	0	38	8	0	25	34	340	4	19	321	33
Future Volume (Veh/h)	37	0	38	8	0	25	34	340	4	19	321	33
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	38	0	39	8	0	26	35	351	4	20	331	34
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	835	813	348	831	826	351	365				355	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	835	813	348	831	826	351	365				355	
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2				2.2	
p0 queue free %	86	100	94	97	100	96	97				98	
cM capacity (veh/h)	269	301	700	265	296	697	1205				1215	
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2					
Volume Total	77	34	35	351	4	20	365					
Volume Left	38	8	35	0	0	20	0					
Volume Right	39	26	0	0	4	0	34					
cSH	391	504	1205	1700	1700	1215	1700					
Volume to Capacity	0.20	0.07	0.03	0.21	0.00	0.02	0.21					
Queue Length 95th (ft)	18	5	2	0	0	1	0					
Control Delay (s)	16.5	12.7	8.1	0.0	0.0	8.0	0.0					
Lane LOS	C	B	A				A					
Approach Delay (s)	16.5	12.7	0.7				0.4					
Approach LOS	C	B										
Intersection Summary												
Average Delay			2.4									
Intersection Capacity Utilization			40.5%	ICU Level of Service				A				
Analysis Period (min)			15									

# **APPENDIX G**

## **FDOT 2013 Quality / LOS Handbook Excerpt**

Generalized **Peak Hour Two-Way** Volumes for Florida's  
**Urbanized Areas**<sup>1</sup>

**TABLE 4**

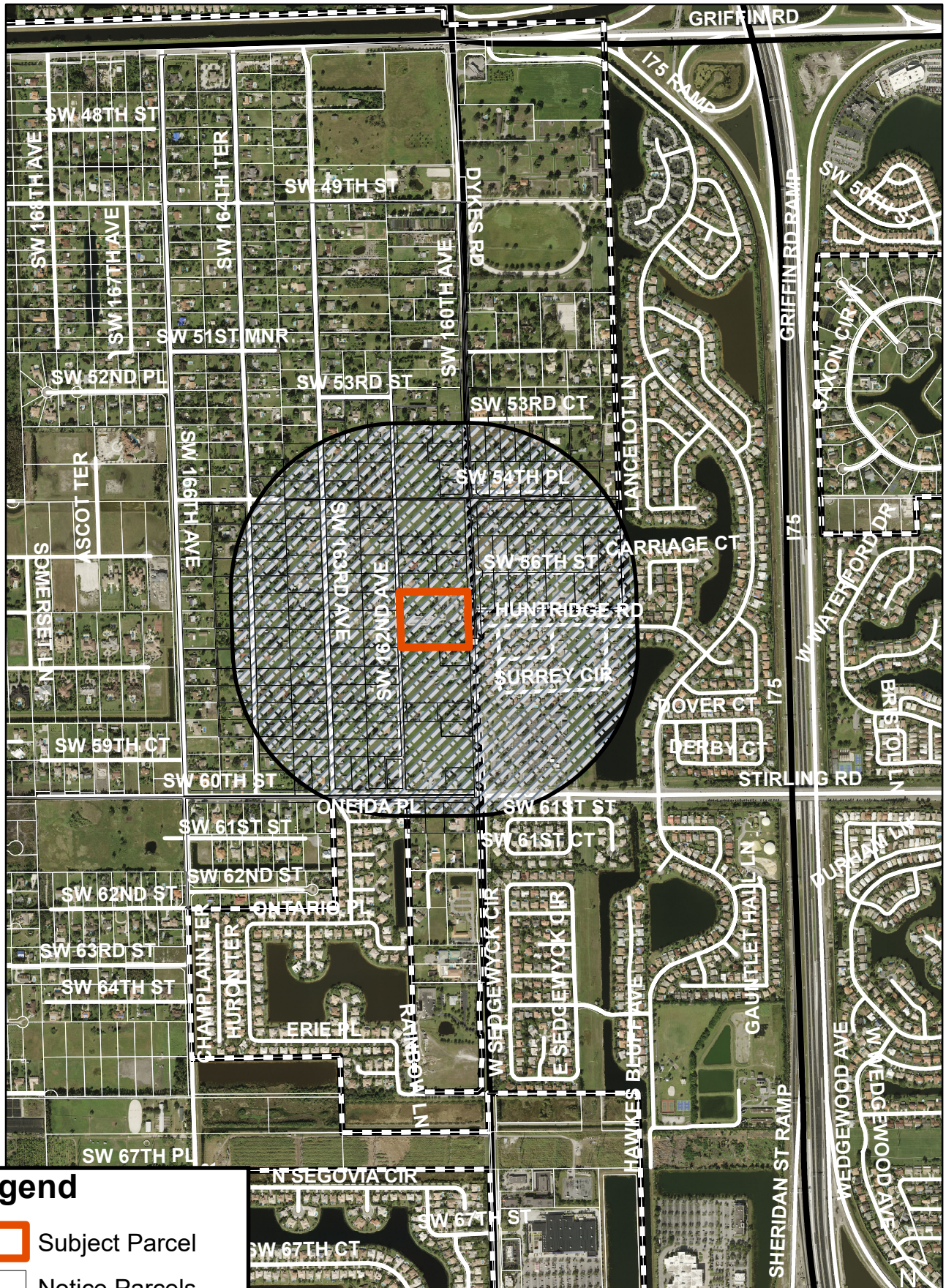
12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	4	4,120	5,540	6,700	7,190	
2	Undivided	*	1,510	1,600	**	6	6,130	8,370	10,060	11,100	
4	Divided	*	3,420	3,580	**	8	8,230	11,100	13,390	15,010	
6	Divided	*	5,250	5,390	**	10	10,330	14,040	16,840	18,930	
8	Divided	*	7,090	7,210	**	12	14,450	18,880	22,030	22,860	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lanes			Ramp		
2	Undivided	*	660	1,330	1,410	Present in Both Directions			Metering		
4	Divided	*	1,310	2,920	3,040	+ 1,800			+ 5%		
6	Divided	*	2,090	4,500	4,590						
8	Divided	*	2,880	6,060	6,130						
Non-State Signalized Roadway Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
(Alter corresponding state volumes by the indicated percent.)						Lanes	Median	B	C	D	E
Non-State Signalized Roadways - 10%						2	Undivided	770	1,530	2,170	2,990
						4	Divided	3,300	4,660	5,900	6,530
						6	Divided	4,950	6,990	8,840	9,790
Median & Turn Lane Adjustments						Uninterrupted Flow Highway Adjustments					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	Exclusive left lanes	Adjustment factors		
2	Divided	Yes	No	+5%		2	Divided	Yes	+5%		
2	Undivided	No	No	-20%		Multi	Undivided	Yes	-5%		
Multi	Undivided	Yes	No	-5%		Multi	Undivided	No	-25%		
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment											
Multiply the corresponding two-directional volumes in this table by 0.6											
BICYCLE MODE <sup>2</sup>						<div><sup>1</sup>Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.</div> <div><sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.</div> <div><sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.</div> <div>* Cannot be achieved using table input value defaults.</div> <div>** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</div>					
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle											
Lane Coverage	B	C	D	E							
0-49%	*	260	680	1,770							
50-84%	190	600	1,770	>1,770							
85-100%	830	1,770	>1,770	**							
PEDESTRIAN MODE <sup>2</sup>											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	250	850							
50-84%	*	150	780	1,420							
85-100%	340	960	1,560	>1,770							
BUS MODE (Scheduled Fixed Route) <sup>3</sup>						<div>Source: Florida Department of Transportation Systems Planning Office <a href="http://www.dot.state.fl.us/planning/systems/sm/los/default.shtm">www.dot.state.fl.us/planning/systems/sm/los/default.shtm</a></div>					
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							




Source:  
Florida Department of Transportation  
Systems Planning Office  
[www.dot.state.fl.us/planning/systems/sm/los/default.shtm](http://www.dot.state.fl.us/planning/systems/sm/los/default.shtm)

# Town of Southwest Ranches

RZ 21-18



## Legend

-  Subject Parcel
-  Notice Parcels
-  1,500 Notice Buffer

0 0.125 0.25 0.5 Miles

NAME_LINE_1	NAME_LINE_2	ADDRESS_LINE_1	CITY	STATE	ZIP
AAA MULTITRADER CORP		15811 SW 54 PL	SOUTHWEST RANCHES	FL	33331
ABRAMS,BARRY S & DARCY	ABRAMS FAM TR	5710 SW 164 TER	SOUTHWEST RANCHES	FL	33331
ACQUARULO,LOUIS		2511 REGALIA WAY	COOPER CITY	FL	33026
ADAMS,FLOYD R & BARBARA ANN	ADAMS FAM REV LIV TR	16231 SW 60 ST	SOUTHWEST RANCHES	FL	33331
ALEN,RUBEN &	BELTRAN,KATIA	5501 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
ALFONSO,VICTORIA	ARBAS,LIZETTE	16301 STIRLING ROAD	SOUTHWEST RANCHES	FL	33331
ALQASEM,RAFIQ & KAREN		5400 SW 164 TERRACE	SOUTHWEST RANCHES	FL	33330
ALVAREZ,EDILBERTO G & NORMA		15700 SW 56 ST	SOUTHWEST RANCHES	FL	33331
AMORTEGUI,NESTOR MAURICIO	AMORTEGUI,CONSUELO	5531 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
ANDERSON,MICHAEL F		5720 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
ARBAS,PEDROS E & LIZETTE M		16301 STIRLING ROAD	FORT LAUDERDALE	FL	33331
ARMADA,HUMBERTO & GREDA		15930 SW 56 ST	SOUTHWEST RANCHES	FL	33331
AUTORE,FRANK J JR & SILVIA D		5920 SW 164 TER	SOUTHWEST RANCHES	FL	33331
BARKETT,TED M & PATRICIA A		5420 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
BARTHEL,CHARLES &	BATCHELLER,LILIA	5520 SW 164 TER	SOUTHWEST RANCHES	FL	33331
BEHRENDT,SONIA H/E	VALLMITJANA,JUAN JOSE	5636 SW 164 TER	SOUTHWEST RANCHES	FL	33331
BERENGUER,RANDOLPH T & MARIANELA		5421 SW 164 TER	SOUTHWEST RANCHES	FL	33331
BETANCOURT,MAYULI		15910 SW 56 ST	SOUTHWEST RANCHES	FL	33331
BILLIE,FAIRUZA		5325 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
CADWALLADER,DIANE J	CADWALLADER,JOHN O	5900 SW 164 TER	SOUTHWEST RANCHES	FL	33331
CALVAR,AVELINO & GENITH M		15801 SW 54 PL	DAVIE	FL	33331
CARBONELL,CLAUDIA & ARTURO		5881 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
CARRASCO,RAFAEL & RENE L		15701 SW 56 ST	SOUTHWEST RANCHES	FL	33331
CECCARELLI,RAFFAELE	OMONTE,MILAGROS K	5450 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
CHARLES,THOMAS A		5740 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
CHARLIP,DAVID &	ST LAWRENCE,SYLVIA	5851 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
CHRISTENSEN,CLINT F & STEPHANIE		15900 SW 56 ST	SOUTHWEST RANCHES	FL	33331
CHRISTOPHERS ORGANIC FRUIT FARM	% BRUCE C KLEIN	PO BOX 841254	PEMBROKE PINES	FL	33084
CLARKE,RICHARD C	PRINSEN,PAULA	5361 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
COOK,BRADLEY E & MICHELE L	SMITH,DAVID C & CAROLYN S	5420 SW 164 TER	SOUTHWEST RANCHES	FL	33331
COSTA,DOUGLAS & LINDA		15921 SW 56 ST	SOUTHWEST RANCHES	FL	33331
COX,RICHARD G		5521 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
D'ALESSANDRO,ANGELO V & DENICE		5610 SW 164 TER	SOUTHWEST RANCHES	FL	33331
DELPHUS,ROBERT A		16291 STIRLING RD	SOUTHWEST RANCHES	FL	33331
DICKMANN,BETH HILLIS		5601 SW 164 TER	SOUTHWEST RANCHES	FL	33331
DIMOV,VESSELIN	UZUNOVA-DIMOVA,KALINA	5621 SW 164 TER	SOUTHWEST RANCHES	FL	33331
DODGE,ERIK M & ANGELA		5621 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
DONOFRIO,DYAN LEE		5810 SW 164 TER	SOUTHWEST RANCHES	FL	33331
DONOFRIO,LYNDA M		5841 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
DOROTHY VICUCICH REDMAN TR	REDMAN,DOROTHY VICUCICH TRSTEE	3308 NARINO DR	RANCHO PALOS VERDES	CA	90275
DUBOIS,YENEISY ZAMORA	MERA,NELSON GARCIA	5721 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
DYER,JAMES J & S ELLEN		5501 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
DYKES FAM REV LIV TR	% CAROL DYKES	241 SW 5 CT	POMPANO BEACH	FL	33060
DYKES,ROBERT M	DYKES,CAROL A	5745 DYKES ROAD	SOUTHWEST RANCHES	FL	33331
ECHAVARRIA,CLAUDIA MARIA	RIOS,PABLO A	5701 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
ECHEVERRY,SANDRA P	MASSARO,MASSIMO C	15810 SW 56 ST	SOUTHWEST RANCHES	FL	33331
EILERS,CHRISTOPHER H/E	RAFIEE,FARID	5731 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
ESTATES OF STIRLING LAKE HMWNRS	% MIAMI MANAGEMENT INC.	1145 SAWGRASS CORPORATE PKWY	SUNRISE	FL	33323
EVEILLARD,MARIE SANGINE &	ROBITAILLE,STEEVE J	5531 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
FERNANDEZ,VICTOR & CLAUDIA		5630 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
FERRO,DANIEL H H/E	FERRO,SILVIA P	5531 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
FRANCIS,ERNIE LE	MARLENE M FRANCIS REV LIV TR	15851 SW 56 ST	SOUTHWEST RANCHES	FL	33331
GARVISO,CARLOS R	PEREZ-GARVISO,MARTHA	16200 ONEIDA PL	DAVIE	FL	33331
GATTO,CLAUDIO & INGRID		5841 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
GEHMAN,ARLAN E & LINDA S		5801 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
GERMAN,VADIM		5901 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
GINDEL,ELAINE & ROLAND LE	ELAINE F GINDEL REV TR	5600 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
GLEISSNER,LUDWIG & MELISSA		5431 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
GONZALEZ,CARL	CARL GONZALEZ REV TR	16261 STIRLING RD	SOUTHWEST RANCHES	FL	33331
GONZALEZ,NIURKA H/E	GONZALEZ,CLODUALDO	5631 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
GONZALEZ,ROBERTO		15910 SW 54 PL	SOUTHWEST RANCHES	FL	33331
GRAVERAN INVESTMENT LLC		3450 W 84 ST #201	HIALEAH	FL	33018
HADRA,JOHN L & MARIA		5351 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
HARRISON,CLARLES E & SHEILA D		5430 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
HERNANDEZ,GEORGE & MICHELLE		5520 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
HERNANDEZ,NARDO & GLADYS		15911 SW 54 PL	SOUTHWEST RANCHES	FL	33331
HOBSON-GARCIA,KIRK	KOLDYS,ANNA	16201 STIRLING ROAD	SOUTHWEST RANCHES	FL	33331
HURST,JOHN		5600 SW 164 TER	SOUTHWEST RANCHES	FL	33331
JACKSON GALARDI TR	GRACE GIGI GALARDI TR	2121 S HIGHLAND DR	LAS VEGAS	NV	89102
JACKSON,EDWARD & KIMBERLY	JACKSON,TEGAN	19151 SW 54 PL	FORT LAUDERDALE	FL	33332
JAUNDOO,MAURICE		4654 SW 127 TER	MIRAMAR	FL	33027
JEVREMOVIC,ALBERT LE	ALBERT JEVREMOVIC REV TR	16321 STIRLING RD	SOUTHWEST RANCHES	FL	33331
JHONSON,DON W		5635 SW 164 TER	SOUTHWEST RANCHES	FL	33331
JONES,ETHYL		5521 SW 160 AVE	SOUTHWEST RANCHES	FL	33331

JURIGA,J A & CONCHITA		5621 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
KELLUM,ALBERT F JR & JENNIFER S		15831 SW 54 PL	SOUTHWEST RANCHES	FL	33331
KELLY,SILA		5820 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
KENNEDY,CAROLYN LOUISE		5401 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
KNORR,JOHN A & JESSICA C		5410 SW 164 TER	SOUTHWEST RANCHES	FL	33331
KOJUSNER,GASTON L & LOPEZ DIEZ,F	KOJUSNER & LOPEZ DIEZ FAM REV TR	5731 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
KOZAKOFF,MATTHEW & VICTORIA		5510 SW 164 TER	SOUTHWEST RANCHES	FL	33331
LEEPER,ERIC		5501 SW 164 TER	SOUTHWEST RANCHES	FL	33331
LENDIAN,OBED		15841 SW 56 ST	SOUTHWEST RANCHES	FL	33331
LEON,PABLO M	CHAMBI,ANA C LATORRE	5251 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
LEYVA,JOSE & MARIA		15941 SW 53 CT	SOUTHWEST RANCHES	FL	33331
LINARES,RIDEL & MILAGROS		16110 STIRLING ROAD	SOUTHWEST RANCHES	FL	33331
LOMBARDI,VINCENT & JENNIFER		16220 SW 53 ST	SOUTHWEST RANCHES	FL	33331
LONDONO,GABRIEL &	VELAZQUEZ,VANESSA	5800 SW 164 TER	SOUTHWEST RANCHES	FL	33331
LORENZO,RICARDO & BLANCA		5785 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
LUIS,JORGE & KIMBERLY		15921 SW 54 PL	SOUTHWEST RANCHES	FL	33331
MAHMOOD,TAHIR	PARVEEN,SAEEDA	223 LA COSTA WAY	FORT LAUDERDALE	FL	33326
MARZOUKA,EVELYN & JOSEPH		5580 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
MATTHEWS,J M & VIRGINIA A		5821 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
MCBRIDE,BARBARA J		5501 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
MCFARLAND,DAVID B & KATHLEEN M		5910 SW 164 TER	SOUTHWEST RANCHES	FL	33331
MENDEZ,LILIANA & SIXTO		5400 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
MERLANO,MARLENE D		5500 SW 164 TER	SOUTHWEST RANCHES	FL	33331
MILLER,MARC A & AIDA A		5500 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
MOLINA,NATALIA		16300 GRIFFIN RD	SOUTHWEST RANCHES	FL	33331
MONTOPOLI,GUISEPPE G & AMY		15821 SW 54 PL	SOUTHWEST RANCHES	FL	33331
MORRIS,R & LISA		5750 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
MORRIS,STEPHANIE		5901 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
MUELLER,KENNETH & CARMEN		5721 SW 164 TER	SOUTHWEST RANCHES	FL	33331
MURPHY,JAMES W & GLORIA J		5711 SW 164 TER	SOUTHWEST RANCHES	FL	33331
OLIVERA,REINALDO J &	OLIVERA,ISABEL M	5900 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
ORELLANA,RICARDO & MARISABEL		5811 SW 164 TER	SOUTHWEST RANCHES	FL	33331
PADRON,LAZARO		5441 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
PADRON,ROBERTO & RUTH E		5831 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
PANTIN,RONALD G	TORO,ALICIA M	5341 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
PARK,DAVID & ROSEMARY		16040 SW 60 ST	SOUTHWEST RANCHES	FL	33331
PARLANTE,LISA M		5720 SW 164 TER	SOUTHWEST RANCHES	FL	33331
PARRISH,JERI R & HENRY		5511 SW 164 TER	SOUTHWEST RANCHES	FL	33331
PEIDRA,ALEJANDRA I MARTINEZ		1091 W OKEECHOBEE RD	HIALEAH	FL	33010
PENA,ANA T		15720 SW 53 COURT	SOUTHWEST RANCHES	FL	33331
PERRY,ROBERT GODFREY	ROBEN,GISELLE	5401 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
PESTA,JOSEF MICHAEL		5821 SW 164 TERRACE	SOUTHWEST RANCHES	FL	33331
PMC SFR HOLDING LLC	%PRETIUM MORTGAGE CREDIT MGMT	120 S SIXTH ST #2100	MINNEAPOLIS	MN	55402
POMPA,LUIS R &	POMPA,RITA T	5620 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
PURSELL,RONALD A & DONNA W		5500 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
RATHGEB,THEROLD JOHN JR		5721 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
RAYA,DAVID & ROSALIE		15901 SW 54 PL	SOUTHWEST RANCHES	FL	33331
RIVERA,KARYN F		5821 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
RIVERO,JORGE H JR		5820 SW 164 TER	SOUTHWEST RANCHES	FL	33331
RODEPE BROTHERS INVESTMENTS INC		5700 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
RONDON,RODOLFO		15830 SW 53 CT	SOUTHWEST RANCHES	FL	33331
ROUSSE,ROBERT & SUSAN		5521 SW 164 TER	SOUTHWEST RANCHES	FL	33331
RYAN,PATRICK J & BARBARA K		5830 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
SAAVEDRA,LIBARDO		15900 SW 54 PL	SOUTHWEST RANCHES	FL	33331
SCHROEDER,EUGENE J & ELIZABETH		15921 SW 53 CT	SOUTHWEST RANCHES	FL	33331
SHEPARD,ROBERT JACKSON & SUSAN		5401 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
SHIVA VISHNU TEMPLE	OF SOUTH FLORIDA INC	5661 DYKES ROAD	SOUTHWEST RANCHES	FL	33331
SHNAYDER,OKSANA	BOROVSKY,DAVID	5511 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
SIKH SOCIETY OF FLORIDA INC		16000 SW 60 ST	SOUTHWEST RANCHES	FL	33331
SOUTH BROWARD DRAINAGE DISTRICT		6591 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
SUAREZ,EVELIO & YEILANY		5350 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
TOLEDO,L W & IRENE		5421 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
TORRON,REINALDO & RANDY R		5730 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
TROTTER,TIFFANY L		5620 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
VIAU,KAREN CHONG		5520 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
WASILEWSKI,IGOR & JACKELYN		5530 SW 163 AVE	SOUTHWEST RANCHES	FL	33331
WEECH,LORRAINE GAIL H/E	WEECH,MICHAEL E	5701 SW 162 AVE	SOUTHWEST RANCHES	FL	33331
WILLIAM E & M CHARLES REV TR	CHARLES,W E & MARYGAY LE TRSTEE	5901 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
WILLIAMS,GEORGE & HEIDI		15720 SW 56 ST	SOUTHWEST RANCHES	FL	33331
WOERNER,VICTORIA E		5801 SW 164 TER	SOUTHWEST RANCHES	FL	33331
ZACHARIAS,BABU &	NEDUMKALLEL,NISHA	5611 SW 164 TER	SOUTHWEST RANCHES	FL	33331
ZERVOUDAKIS,RONALD J & MARTHA I		5521 SW 163 AVE	SOUTHWEST RANCHES	FL	33331

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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:** Keith Poliakoff, Town Attorney  
**DATE:** 1/23/2020  
**SUBJECT:** Adoption of Rural Identification Program for Signage

---

### **Recommendation**

Town Council motion to approve and adopt the ordinance.

### **Unanimous Vote of the Town Council Required?**

No

### **Strategic Priorities**

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

### **Background**

In 2003 the Town's Rural Arts Public Advisory Board created a Rural Identification Program Manual. The purpose of the manual was to create an identification signage program for the purpose of creating a stronger sense of place and community identity by establishing a vision or an overall identity. Although the Rural Identification Program Manual was created, numerous identification signs have been placed on Town property that do not conform with the manual's requirements. In an effort to prevent haphazard identification signage in the future, the Town wishes to adopt the Town of Southwest Ranches Rural Identification Program Manual.

### **Fiscal Impact/Analysis**

None.

**Staff Contact:**

Andrew D. Berns, Town Administrator

**ATTACHMENTS:**

Description	Upload Date	Type
Signage Guidelines SW Ranches - TA Aproved	1/9/2020	Ordinance

- 1
- 2
- 3
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**WHEREAS,** in 2003 the Town's Rural Arts Public Advisory Board created a Rural Identification Program Manual; and

**WHEREAS,** although the Rural Identification Program Manual was created, numerous identification signs have been placed on Town property that do not conform with the manual's requirements; and

**WHEREAS,** the Town believes that the adoption of the Town of Southwest Ranches Rural Identification Program Manual is in the best interest of the health, safety, and welfare of its residents;

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

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

3       **Section 2.** The Town hereby officially adopts the Town of Southwest  
4 Ranches Rural Identification Program Manual for all new identification signage  
5 placed on Town Property.

6       **Section 3.** The Town hereby creates a new Section of its Code entitle  
7 "Rural Identification Signage" that states as follows:

8       Rural Identification Signage  
9

10       (a) All signs placed on Town property, after January 1, 2020, including but not  
11 limited to the Town's right of way, shall conform with the standards and design  
12 guidelines set forth within the Town's Rural Identification Program Manual. Any  
13 identification sign currently located on Town property that needs to be repaired  
14 or replaced after January 1, 2020, shall be repaired or replaced in conformity  
15 with the standards and design guidelines set forth within the Town's Rural  
16 Identification Program Manual.

17       (b) All signs placed on Town property, including but not limited to the Town's  
18 right of way, shall be approved by the Town prior to installation. If Town  
19 approval has not been obtained, the sign may be removed by the Town at  
20 installers expense.

21  
22       **Section 4: Codification.** The Town Clerk shall cause this Ordinance to be  
23 codified as a part of the Town's Code or ULDC during the next codification update cycle.

24       **Section 5: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or  
25 parts of Resolutions in conflict herewith, be and the same are hereby repealed to the  
26 extent of such conflict.

27       **Section 6: Severability.** If any word, phrase, clause, sentence or section of  
28 this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof  
29 shall not affect the validity of any remaining portions of this Ordinance.

Ordinance No. 2020-\_\_

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

**Section 7: Effective Date.** This Ordinance shall take effect immediately upon passage and adoption.

**PASSED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2020 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2020, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

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

\_\_\_\_\_  
Doug McKay, Mayor

ATTEST:

\_\_\_\_\_  
Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, J.D., Town Attorney

Ordinance No. 2020-\_\_\_\_  
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**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

November 12, 2019

13400 Griffin Road

Present:

Mayor Doug McKay

Andrew Berns, Town Administrator

Vice Mayor Gary Jablonski

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Delsa Amundson

Martin D. Sherwood, Town Financial Administrator

Council Member Bob Hartmann

Keith Poliakoff, Town Attorney

Council Member Denise Schroeder

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 6:50 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

District 3 Council Member Delsa Winslow Amundson was sworn in.

**3. Selection of Vice Mayor**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPOINTING COUNCIL MEMBER DENISE SCHROEDER AS THE NEW VICE MAYOR OF THE TOWN OF SOUTHWEST RANCHES; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE RESOLUTION SELECTING DENISE SCHROEDER AS THE NEW VICE MAYOR.

**4. President's Volunteer Service Award – Nikolas Garcia**

Assistant Town Administrator/Town Clerk presented Mr. Garcia with the Presidents Volunteer Service Award on behalf of the Town of Southwest Ranches, the 1000 Points of Light Foundation, and the President's Volunteer Service Award Foundation for his many hours of service to the Town.

**5. Arbor Day 2020 Proclamation**

Assistant Town Administrator/Town Clerk read a proclamation recognizing January 17, 2020 as Arbor Day in the Town of Southwest Ranches.

**6. Public Comment**

The following members of the public addressed the Town Council: David Kuczenski, and George Cailis.

## **7. Board Reports**

Joan Boyd, Chair of the Rural Public Arts and Design Advisory Board along with Board Member Barbara Gonzalez stated the Board desired direction be given to codify the Rural Identification Program for town signage. The Town Council directed Town Attorney Poliakoff to create an ordinance to codify the language.

Steve Breitzkreuz, Chair of the Fire Assessment Report Methodology Committee indicated that the group met recently and offered comments to the Town Attorney and the procurement team for incorporation into the Request For Proposals (RFP) that will be developed and issued.

Mary Gay Chaples, Chair of the Recreation, Forestry, and Natural Resources Advisory Board, advised that a small pavilion had been constructed on the Frontier Trails Park site along with stabilized parking and a dedicated handicap accessible parking spot. She spoke of criticism received on social media about the signage at the park and explained that the signs were required by the agencies providing grants to fund the improvements. She commended the contractor for going above and beyond by putting up a fence to restrict ATV riders, and installing additional landscaping.

Debbie Green, representing the Schools and Education Advisory Board, advised the Board requested the Town Council to petition the Florida Department of Transportation to install a green arrow at the traffic light on US 27 and Griffin Road for those wishing to travel southbound. The Board believes the current configuration of the light is unsafe and wants it changed before a fatality occurs. She also spoke of the upcoming 2<sup>nd</sup> Annual Unity in Diversity 5K Race/Walk and urged everyone to participate.

## **8. Council Member Comments**

Council Member Jablonski spoke of design standard requested by the Rural Public Arts and Design Advisory Board and felt the time was now to move on this issue. He spoke of the Car Show and Chili Cookoff that was recently held and lauded its success. He spoke of the upcoming Fun Horse Show on December 14<sup>th</sup>, and the outreach from Senator Marco Rubio's office on the 12<sup>th</sup>. He advised that Flow Mobile DMV Services would be on hand November 26<sup>th</sup> and also advised 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. He spoke of his idea of having Davie Police use detail officers to enhance traffic enforcement since speeding within the Town has become a major concern. He believed the extra revenue generated from the citations issued would offset any additional cost. He emphasized that this effort was about traffic enforcement, not revenue generation. He reported that Davie Police was offering to do this with a 4 week trial period at no cost. If the program was effective, he asked for Council's support in keeping this program in place after the trail period. The entire Town Council expressed support for this effort.

Vice Mayor Schroeder welcomed Council Member Amundson onto the Town Council. She spoke about the success of the Car Show, and recognized Parks, Recreation and Open Space Manager December Lauretano-Haines for her efforts.

Council Member Hartmann also welcomed Council Member Amundson onto the Town Council. He congratulated Nikolas Garcia for receiving the President's Volunteer Service Award. He asked that everyone be safe and take necessary precautions as they do their holiday shopping this year as experts predicted there would be an increase in theft. In response to Mr. Cailis' comments during Public Comment, he asked Administration to look into the claims and if the neighbor was violating the Special Magistrate Order he needs to be punished. He spoke about conversations he had with the Town Attorney regarding the Sign Ordinance. Town Attorney Poliakoff sought clarity in what the Town Council wanted regarding the Sign Ordinance. He was initially under the impression from Administration that it would only apply to Town signs, but the Rural Public Arts and Design Advisory Board seems to want all signs prospectively to adhere to these standards. The Town Council gave direction that all future public signs should adhere to the standards. Town Attorney Poliakoff indicated the ordinance would be prepared for the January meeting. Council Member Hartmann continued, and praised Parks, Recreation and Open Space Manager December Lauretano-Haines and the contractor for the improvements being made to Frontier Trails Park. He addressed concerns raised by the Schools Education Advisory Board regarding the left turn at Griffin Road and US 27 and he supported any efforts by the State to make that intersection safer. Lastly, he wished everyone a Happy Thanksgiving.

Council Member Amundson thanked Chief Bennet and Lieutenant Matt Amundson for supporting her appointment. She recognized her friendship with Ruth Wolfe and Vince Falletta.

Mayor McKay also welcomed Council Member Amundson onto the Town Council. He spoke of the success of the Car Show and thanked all who participated.

## **9. Legal Comments**

Town Attorney Poliakoff congratulated Council Member Amundson on her appointment. He spoke of a recent internet in Florida Business Daily regarding the 34.2% unemployment rate in Southwest Ranches which generated many phone calls. He clarified that the rate is misleading because many people in Southwest Ranches may not choose to work. Because of this article he was informed that the federal government was sending letters to residents about how to find employment. He stated it was nothing to be alarmed about. He spoke of the federal government's effort to recruit people to assist with the Census. He congratulated Steve Breitkreuz on being named Chair of the Fire Methodology Committee. He clarified that he did not author 2011 RFP document that the Committee was critical of. He spoke about the water and sewer connection clauses in the Broward County Code of Ordinances. He spoke about Town history on this issue and how Broward County had exempted the RR and RE zoning categories from being required to connect. Now, Broward County is considering legislation that would remove this exemption. He stated that the Town is not in any water utility service area, and therefore any Town residents wanting to connect to a utility would be subject to their agreements and the residents would have little leverage and no recourse. He indicated that he and Town Administrator Berns will be proposing language to the Assistant County Attorney that if a resident is outside of a designated service area they will not be required to connect. He was concerned how future water service being brought to homes under construction in Town from municipal utilities would impact existing homes currently on wells and septic. Regarding the concerns raised by the Schools Education

Advisory Board, he felt the only way to get the State to make any improvements to the intersection was to lobby FDOT District IV Secretary Gerry O'Reilly. As the Mayor would be in Tallahassee for Broward Days he suggested he try to meet with Secretary O'Reilly.

## **10. Administration Comments**

Town Administrator Berns welcomed Council Member Amundson onto the Town Council and pledged to do everything he could to help. He spoke of the success of the Car Show as well and commended the winner of the Chili Cookoff. Regarding the safety concerns raised about the intersection of US 27 and Griffin Road, he indicated that a letter to FDOT had been drafted requesting they reconsider their denial to change the signalization. He spoke of the concerns raised by Mr. Cailis, he informed that the Order will be enforced. He noted that the farm was cited for vehicles that were parking outside. He advised that an Interfaith Holiday Lighting Celebration was scheduled Thursday December 19<sup>th</sup> in front of Town Hall. Lastly, he advised that due to numerous concerns raised by both the public and members of the Town Council a noise ordinance had been drafted and he sought Council direction of either having a workshop or sending it to the Comprehensive Plan Advisory Board for review. Vice Mayor Schroeder expressed her desire for a workshop on this issue due to the complexity of the issue. Council Member Jablonski suggested that it go to the Comprehensive Plan Board first, and then to the Town Council for a workshop. The majority of the Town Council supported the issue be scheduled for a Town Council workshop.

## Resolutions

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING THE SELECTION AND NEGOTIATION COMMITTEE'S RECOMMENDATION AND AWARDING CONTINUING CONTRACTS TO CRAVEN THOMPSON AND ASSOCIATES, INC., CALVIN GIORDANO AND ASSOCIATES, INC., AND KIMLEY-HORN AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING 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 Vice Mayor Schroeder, seconded by Council Member Hartmann and passed by 5-0 roll call vote. The vote was as follows: Council Members Amundson, Hartmann, Jablonski, Vice Mayor Schroeder, and Mayor McKay voting Yes.

**MOTION:** TO APPROVE THE RESOLUTION.

**12.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELATING TO THE MEMORANDUM OF UNDERSTANDING REGARDING A COLLABORATIVE STUDY AND SUBSEQUENT DEVELOPMENT OF AN INTEGRATED SOLID WASTE AND RECYCLING SYSTEM; APPOINTING MEMBERS OF THE TOWN COUNCIL TO REPRESENT THE TOWN IN THE WORKING GROUP; [ELECTING TO NOT] APPOINT[ING] MEMBERS OF THE TOWN COUNCIL TO REPRESENT THE TOWN IN THE TECHNICAL GROUP; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE RESOLUTION AND APPOINT MAYOR MCKAY TO REPRESENT THE TOWN ON THE WORKING GROUP.

**13.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A YEAR END BUDGET ADJUSTMENT FOR THE FISCAL YEAR 2018-2019 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE RESOLUTION.

- 14.** Approval of Minutes
- a. August 20, 2019 Special Meeting
  - b. August 8, 2019 Regular Meeting

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

**MOTION:** TO APPROVE THE MINUTES.

**15. Adjournment**

Meeting was adjourned at 8:39 p.m.

*Respectfully submitted:*

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*Russell Muñiz, Assistant Town Administrator/Town Clerk*

*Adopted by the Town Council on this day of January 23, 2020.*

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*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.

DRAFT