



Southwest Ranches Town Council

LOCAL PLANNING AGENCY

Agenda of October 22, 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**
2. **Roll Call**

Resolutions

3. LPA RESOLUTION FOR SCHOOL LEVEL OF SERVICE ULDC AMENDMENT

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO ARTICLE 100, "CONCURRENCY REVIEW" OF THE TOWN OF SOUTHWEST UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO SCHOOL CONCURRENCY LEVEL OF SERVICE; PROVIDING AN EFFECTIVE DATE.

4. LPA RESOLUTION FOR REPEALING THE MEDIUM DENSITY LAND USE CATEGORY

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN ELIMINATING THE RESIDENTIAL MEDIUM-DENSITY (16) LAND USE CATEGORY AND AMENDING RELATED HOUSING ELEMENT POLICIES; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-5)

5. LPA RESOLUTION FOR PA-20-6 SCHOOL FACILITIES

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE PUBLIC SCHOOL FACILITIES AND CAPITAL IMPROVEMENTS ELEMENTS OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, PERTAINING TO SCHOOL

CONCURRENCY LEVEL OF SERVICE; PROVIDING AN EFFECTIVE DATE. (APPLICATION NO. PA-20-6)

6. LPA RESOLUTION - PA-20-7-GREENWAYS TRAILS

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN'S GREENWAYS PLAN MAP AND RELATED POLICIES IN THE RECREATION AND OPEN SPACE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE. (APPLICATION NO. PA-20-7)

7. Approval of Minutes

a. July 30, 2020 Local Planning Agency Meeting

b. October 8, 2020 Local Planning Agency Meeting

8. Adjournment

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



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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 10/22/2020
SUBJECT: LPA RESOLUTION FOR SCHOOL LEVEL OF SERVICE ULDC
AMENDMENT

Recommendation

Staff recommends the LPA approve the resolution.

Strategic Priorities

A. Sound Governance

Background

In October, 2017 the Town Council passed Resolution No. 2018-006 supporting a change to the level of service standard ("LOS") for public schools. The LOS determines the method used to measure the capacity of schools for the purpose of school concurrency. Subsequently, the Mayor executed the Third Amended and Restated Interlocal Agreement For Public School Facility Planning ("ILA") in November, 2017 containing the new LOS standard and agreeing to amend the Town's plan to reflect the new standard.

The ILA requires that all parties to the agreement update their comprehensive plans and land development regulations with the new LOS. The proposed Ordinance amends the level of service standard for public schools in the ULDC to conform with the ILA and amended Comprehensive Plan.

Fiscal Impact/Analysis

Not Applicable.

Staff Contact:

Jeff Katims

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|------------|
| LPA Resolution - School Concurrency - TA Approved | 10/14/2020 | Resolution |

LPA RESOLUTION NO. 2021-_____

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO ARTICLE 100, "CONCURRENCY REVIEW" OF THE TOWN OF SOUTHWEST UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO SCHOOL CONCURRENCY LEVEL OF SERVICE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 9, 2017, pursuant to Resolution 2018-006, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") approved the Third Amended and Restated Interlocal Agreement for Public School Facility Planning in Broward County ("ILA"); and

WHEREAS, the ILA, to which the Town is a party, established a new district-wide Level of Service ("LOS") Standard for the purpose of administering public school concurrency; and

WHEREAS, all signatories to the agreement are required to amend their land development regulations consistent with the new LOS Standard; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, finds that the proposed amendment properly implements the amended LOS Standard for public schools in the adopted Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. Adoption of Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Recommendation. The Local Planning Agency recommends that the Town Council adopt the proposed amendment, attached hereto as Exhibit "A", and incorporated herein by reference.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED this ___ day of ____, 2020 on a motion made by Council Member

_____ and seconded by Council Member _____.

(Signatures on the Following Page)

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
37601048.1

EXHIBIT "A"

Sec. 110-111. - Public school concurrency.

* * *

(B) *Applications subject to a public school concurrency determination.*

- (1) The town shall not approve an application for a plat, replat, plat note amendment, or any site plan with a residential component (hereafter referred to as "application[s]") that generates one (1) or more students, or is not exempt or vested from the requirements of public school concurrency, until the school board has reported that the school concurrency requirement has been satisfied. Residential development of up to four (4) single-family residences exempted in subsection ~~170-010(13)~~120-010(B) from the site plan approval requirement shall constitute a site plan for the purpose of this section.

* * *

(F) *Level of service standards.*

- (1) School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).~~The level of service standard (LOS) shall be one hundred (100) percent of gross capacity (with relocatable classrooms) for each concurrency service area until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be one hundred and ten (110) percent of permanent FISH capacity.~~
- (2) School Type B is a bounded elementary, middle or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.
- (3) The LOS shall be achieved and maintained within the period covered by the five-year schedule of capital improvements contained in the effective five-year adopted District Educational Facilities Plan (DEFP).

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Town Council
Doug McKay, Mayor
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Bob Hartmann, Council Member
Gary Jablonski, Council Member

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

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 10/22/2020
SUBJECT: LPA RESOLUTION FOR REPEALING THE MEDIUM DENSITY LAND
USE CATEGORY

Recommendation

The proposed Ordinance is transmitted to the LPA and Town Council with a recommendation of approval from the Comprehensive Plan Advisory Board.

Strategic Priorities

A. Sound Governance

Background

The Town Council determined in February of this year that the Medium (16) Residential was incompatible with the Town's rural land uses and land use designations, and acted to change the land use of the only parcel having this designation.

The Comprehensive Plan Advisory Board subsequently recommended repealing the Medium (16) designation and transmitted the proposed Ordinance to the Council. The Ordinance repeals the Medium (16) category and amends a portion of two related Housing Element policies.

Fiscal Impact/Analysis

Not Applicable.

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description

Upload Date

Type

LPA Resolution Repealing Medium Density District - TA
Approved

10/14/2020

Resolution

LPA RESOLUTION NO. 2021-_____

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN ELIMINATING THE RESIDENTIAL MEDIUM-DENSITY (16) LAND USE CATEGORY AND AMENDING RELATED HOUSING ELEMENT POLICIES; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-5)

WHEREAS, the Comprehensive Plan Advisory Board ("CPAB") recommended that the Town Council eliminate the Residential Medium-Density (16) land use category from the Comprehensive Plan; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, finds that the proposed amendment is consistent with the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. ADOPTION OF RECITALS. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. RECOMMENDATION. The Local Planning Agency recommends that the Town Council adopt the proposed amendment, as attached hereto as Exhibit "A", and incorporated herein by reference.

Section 3. EFFECTIVE DATE. This Resolution shall be effective immediately upon its passage.

PASSED this ____ day of _____, 2020 on a motion made by Council Member
_____ and seconded by Council Member _____.

(Signatures on the Following Page)

Key: underlined text is added and ~~stricken~~ text is deleted.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
37601215.1

LPA Resolution No. 2021-_____

37601215.1

1 **EXHIBIT "A"**

2 **PROPOSED COMPREHENSIVE PLAN AMENDMENTS**

3
4 **FUTURE LAND USE ELEMENT**

5 ~~15. MEDIUM DENSITY (16) RESIDENTIAL LAND USE CATEGORY~~

6 ~~The primary uses permitted in areas designated for Medium density (16) on the~~
7 ~~Town's~~
8 ~~Future Land Use Map are as follows:~~

9
10 ~~A. — Multi-family housing to serve the needs if the Town's current and future~~
11 ~~very low income, low income, moderate income and affordable income~~
12 ~~families.~~

13 ~~B. — Home occupations and other normally accessory to a dwelling unit.~~

14 ~~C. — Parks and other outdoor recreational facilities, and recreational, civic, or~~
15 ~~other cultural buildings ancillary to the primary outdoor recreational use of~~
16 ~~the site.~~

17 ~~D. — Community facilities designed to serve the community consistent with the~~
18 ~~uses included in Section 2, Permitted Uses in Future Land Use Categories,~~
19 ~~Subsection 11, Utilities Use.~~

20 ~~E. — Utilities facilities designed to serve the community consistent with the~~
21 ~~uses included in Section 2, Permitted Uses in Future Land Use Categories,~~
22 ~~Subsection 11, Utilities Use.~~

23 ~~F. — Agricultural uses.~~

24 ~~G. — Neighborhood offices or services, subject to the review and approval~~
25 ~~requirements of Broward County's Comprehensive Plan Policy 13.01.10 as~~
26 ~~amended in November, 2002 and the following limitations and provisions:~~

27 ~~1. — No more than a total of five (5%) percent of the area designated~~
28 ~~for residential use on the Town's Future Land Use Map with the~~
29 ~~Town's Flexibility Zone 117 may be for neighborhood offices and/or~~
30 ~~services.~~

Key: underlined text is added and ~~stricken~~ text is deleted.

1 2. ~~—The maximum size of contiguous areas used for neighborhood~~
2 offices and/or services may exceed ten (10) acres.

3 3. ~~Regardless of the above constraints, space within residential buildings~~
4 may be used for offices, as long as no more than 50% of the floor
5 area is used for offices.

6
7 **Housing Element.**
8

9 * * *

10 HE POLICY 1.1-a: The Town shall utilize the following principles and criteria to
11 guide the location of affordable housing for the very low, low and moderate
12 income households, mobile homes, group homes and foster care facilities,
13 households with special needs including those with AIDS:

- 14 A. Locate affordable housing along Trafficways.
15 B. Locate affordable housing proximate to employment centers.
16 C. Ensure that adequate infrastructure and public facilities are available to
17 support affordable housing development.
18 D. Ensure residential land is available on the Town's Future Land Use Map
19 (FLUM) ~~at adequate densities up to 16 units per acre~~ to support affordable
20 housing development.

21
22 HE POLICY 1.1-b: Within 6 months after the Shimberg Center at the University
23 of Florida has completed an Affordable Housing Needs Assessment (AHNA) for
24 the Town using updated data from the 2010 Census, the Town shall update the
25 Housing Element as follows:

- 26 A. Incorporate data from the 2010 Census and the AHNA the Housing Study
27 necessary to complete all charts, and tables.
28 B. Revise and adopt in the Town's Comprehensive Plan those Goals,
29 Objectives and Policies, after (AHNA) has been completed necessary to
30 implement the above new information.
31 C. Review and revise as necessary the Town's established principles and
32 criteria (adopted in HE Policy 1.1-a) above) guiding the location for very-

Key: underlined text is added and ~~stricken~~ text is deleted.

LPA Resolution No. 2021-_____

1 low income, low income and moderate income households, manufactured
2 homes, group homes and foster care facilities, households with special
3 needs including rural and farm worker households.

4 D. Based upon the AHNA evaluation described in Section A above, the Town
5 shall either execute an Interlocal Agreement with a neighboring
6 jurisdiction or implement an optional solution such as job training or job
7 creation to satisfy the Town's affordable housing needs per Rule 9J-5.010
8 (3) (c) 8, FAC.

9 E. Designate sufficient sites ~~at sufficient densities~~ within the Town's
10 jurisdiction to accommodate the need for affordable housing over the
11 planning time frame. If the Town seeks to enter into an Interlocal
12 Agreement with another Municipality pursuant to 9J-5.010 (3) (c) (10)
13 FAC, the Town shall prepare and submit data and analysis with future
14 amendments to its Housing Element demonstrating consistency with
15 Florida Statute 163, Part II, and Rule Chapter 9J-5.

16
17

Key: underlined text is added and ~~stricken~~ text is deleted.

LPA Resolution No. 2021-_____

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Gary Jablonski, Council Member

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

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 10/22/2020
SUBJECT: LPA RESOLUTION FOR PA-20-6 SCHOOL FACILITIES

Recommendation

Staff recommends the LPA approve the resolution.

Strategic Priorities

A. Sound Governance

Background

In October, 2017 the Town Council passed Resolution No. 2018-006 supporting a change to the level of service standard ("LOS") for public schools. The LOS determines the method used to measure the capacity of schools for the purpose of school concurrency. Subsequently, the Mayor executed the Third Amended and Restated Interlocal Agreement For Public School Facility Planning ("ILA") in November, 2017 containing the new LOS standard and agreeing to amend the Town's plan to reflect the new standard.

The ILA requires that all parties to the agreement update their comprehensive plans and land development regulations with the new LOS. The proposed Ordinance amends the level of service standard for public schools in the Comprehensive Plan to conform with the ILA.

Fiscal Impact/Analysis

Not Applicable

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description

LPA Reso - School Facilities - TA Approved

Upload Date

10/14/2020

Type

Resolution

LPA RESOLUTION NO. 2021-_____

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE PUBLIC SCHOOL FACILITIES AND CAPITAL IMPROVEMENTS ELEMENTS OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, PERTAINING TO SCHOOL CONCURRENCY LEVEL OF SERVICE; PROVIDING AN EFFECTIVE DATE. (APPLICATION NO. PA-20-6)

WHEREAS, on November 9, 2019, pursuant to Resolution No. 2018-006, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") approved the Third Amended and Restated Interlocal Agreement for Public School Facility Planning in Broward County ("ILA"); and

WHEREAS, the ILA, to which the Town is a party, established a new district-wide Level of Service ("LOS") Standard for the purpose of administering public school concurrency; and

WHEREAS, all signatories to the agreement are required to amend their local comprehensive plans consistent with the new LOS Standard; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, finds that the proposed amendment is internally consistent with the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. Adoption of Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Recommendation. The Local Planning Agency recommends that the Town Council adopt the proposed amendment, attached hereto and incorporated herein by reference as Exhibit "A".

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED this ____ day of _____, 2020 on a motion made by Council Member

_____ and seconded by Council Member _____.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
37601371.1

EXHIBIT "A"

PSFE Amendment.

Policy 1.2-c of the Public School Facilities Element of the adopted Town of Southwest Ranches Comprehensive Plan is hereby amended as follows:

PSFE Policy 1.2-c: The adopted level of service standard shall be as follows: ~~100 percent of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110 percent of permanent FISH capacity for each public elementary, middle and high school.~~

School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).

School Type B is a bounded elementary, middle or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

The LOS shall be achieved and maintained within the period covered by the five-year schedule of capital improvements.

CIE Amendment.

Policy 1.2-b of the Capital Improvement Element of the adopted Town of Southwest Ranches Comprehensive Plan is hereby amended as follows:

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

School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).

School Type B is a bounded elementary, middle or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

The LOS shall be achieved and maintained within the period covered by the five-year schedule of capital improvements.



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COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew Berns, Town Administrator
FROM: Jeff Katims
DATE: 10/22/2020
SUBJECT: LPA RESOLUTION - PA-20-7-GREENWAYS TRAILS

Recommendation

Staff recommends the LPA approve the resolution.

Strategic Priorities

A. Sound Governance

Background

The Town's Greenways Map was recently updated by Town staff in coordination with the Recreation, Forestry and Natural Resources Advisory Board to add several trail alignments listed below, all of which were reviewed by CPAB and Town Council, but not made part of a formal Ordinance amending the Comprehensive Plan until now. The Ordinance also strengthens several policies relating to establishment of Greenways.

1. Connected Country Estates Park to SW 184th.
2. Trail north of Palomino in ROW from SW 148th east to Town boundary.
3. Trail from new Palomino Trail south to Stirling Road in ROW.
4. Trail through Masters Academy to Griffin Road.
5. Designates SW 178th Avenue as both sides.
6. Added east-west trail by old airport.

Fiscal Impact/Analysis

Not Applicable.

Staff Contact:

Jeff Katims

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|------------|
| LPA Resolution - Greenways Trails -TA Approved | 10/14/2020 | Resolution |

LPA RESOLUTION NO. 2021-_____

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN'S GREENWAYS PLAN MAP AND RELATED POLICIES IN THE RECREATION AND OPEN SPACE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE. (APPLICATION NO. PA-20-7)

WHEREAS, Town staff recommends updates to the Town's Greenways Plan Map and related policies in the Recreation and Open Space Element of the adopted Comprehensive Plan; and

WHEREAS, the Town Council, sitting as the LPA, finds the updated Greenways Plan Map and related policy amendments consistent with the goals, objectives and policies of the adopted Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. Adoption of Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Recommendation. The Local Planning Agency recommends that the Town Council adopt the proposed amendment, attached hereto as Exhibits "A" and "B", and incorporated herein by reference.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED this ___ day of ____, 2020 on a motion made by Council Member _____ and seconded by Council Member _____.

(Signatures on the Following Page)

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
37601135.1

EXHIBIT "A"
AMENDMENTS TO THE RECREATION AND OPEN SPACE ELEMENT

III.D. Recreation and Open Space Element (ROS)

ROS GOAL 1

PROVIDE PASSIVE LOCAL AND COMMUNITY OUTDOOR RECREATION, OPEN SPACE AREAS AND MULTI-USE GREENWAY TRAILS WHICH MEET THE TOWN'S NEEDS AND ARE COMPATIBLE WITH AND PROMOTE THE RURAL CHARACTER OF THE TOWN.

* * *

**ROS OBJECTIVE 1.3 BIKEWAYS, PATHWAYS, GREENWAY TRAILS
AND BLUEWAYS**

CONTINUE IMPLEMENTING A SAFE AND ENJOYABLE RECREATIONAL ENVIRONMENT THAT IS CONDUCIVE TO AND PROMOTES THE EXPANSION OF A MULTIUSE GREENWAY TRAIL SYSTEM WITH BIKEWAYS, PATHWAYS, EQUESTRIAN PATHS AND WATERWAYS TO SERVE ALL PARCELS UNDER PUBLIC OWNERSHIP OR UTILIZED FOR EQUESTRIAN MULTI-USE PURPOSES. {BCPC Objective 5.03.00}

Measurement: Adoption of standards for the design and construction of multi-use trails in the Land Development Code.

ROS POLICY 1.3-a: The Town's Greenway Trails System as depicted in the Greenways Plan Map in this Element, is hereby adopted. .{BCPC Policy 5.03.01}

ROS POLICY 1.3-b: Whenever possible, drainage canals and utility easements shall be incorporated into the Town's Comprehensive Multi-Use Greenway trails system. {BCPC Policy 5.03.02}

ROS POLICY 1.3-c: Ample and secure bicycle parking should be provided at schools, libraries, recreational and other nonresidential areas. {BCPC Policy 5.03.03}

Key: Underlined text is added and ~~stricken~~ text is deleted

ROS POLICY 1.3-d: Landscaped bikeways and Greenway trails should be designed to link parks, recreational facilities, schools and other public facilities with nearby residential areas. {BCPC Policy 5.03.04}

ROS POLICY 1.3-e: The Town shall include, within its Land Development Code, design regulations and incentives for constructing new and or enhanced bikeways, pathways and multi-use Greenway recreational trails throughout the Town that directly link to Broward County's Greenway Corridors surrounding the Town.{BCPC Policy 5.03.05 & FCT 3- (4)}

ROS POLICY 1.3-f: The Town shall encourage the South Florida Water Management District to develop and operate canoe and boat ramps along the C-11 Canal and in the Lake Buffer System, where appropriate.

ROS POLICY 1.3-g: Specific trail alignments for the Recreation and Equestrian Trails Map shall be adopted by ordinance of the Town Council.

ROS POLICY 1.3-h: The Town's Greenway Trails System shall be constructed in accordance with the Town's Rural Identification Signage and Landscaping Program.

ROS POLICY 1.3-i: Development applications shall provide trail corridors and improvements consistent with the Greenway trail alignments and Town design standards.

* * *

ROS OBJECTIVE 1.5 PUBLIC ACCESS TO PARKS

ENSURE PUBLIC ACCESS TO LOCAL AND REGIONAL RECREATION SITES AND FACILITIES INCLUDING THE EVERGLADES CONSERVATION AREAS. {BCULUP Objective 9.1}

Measurement: The extent to which Town parks are accessible to different segments of the Town's population in terms of geography, age, disability status, etc.

ROS POLICY 1.5-a: The Town shall utilize the development review process of the Land Development Code to assure adequate local park sites are available within the Town's four rural neighborhood study areas. {BCUALUP Policy 9.1.1}

Key: Underlined text is added and ~~stricken~~ text is deleted

ROS POLICY 1.5-b: The Town shall construct and maintain recreation sites and facilities so that they are accessible to the elderly and the disabled, consistent with the Americans with Disabilities Act (ADA).

ROS POLICY 1.5-c: The Town shall strive to link all recreation sites by equestrian trails, bikeways, vehicles and pedestrian paths by2030.

Key: Underlined text is added and ~~stricken~~ text is deleted

EXHIBIT "B"

New Town of Southwest Ranches Greenways Plan Map



TOWN OF SOUTHWEST RANCHES -CONCEPTUAL- GREENWAYS MAP

Note: All depicted future greenway trails are to be considered future significant bicycle and pedestrian facilities.



LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

July 30, 2020

13400 Griffin Road

Present:

Chair Doug McKay

Vice Chair Denise Schroeder

Board Member Delsa Amundson

Board Member Bob Hartmann

Board Member Gary Jablonski

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

Local Planning Agency of the Town 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 Chair McKay at 7:02 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

3. Nursery Ordinance Recommendation

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT, OR NOT ADOPT, AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO CERTIFICATES OF USE, AGRICULTURAL DEFINITIONS, REGISTRATION AND KEEPING OF VEHICLES AND EQUIPMENT, SALE AND DISPLAY OF COTTAGE FOODS, NURSERY LOCATIONS, USE OF DWELLINGS FOR NONRESIDENTIAL USE, AND LANDSCAPE MAINTENANCE BUSINESSES; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Chair Schroeder and seconded by Board Member Amundson. The vote was as follows: Board Members Amundson, Vice Chair Schroeder, Chair McKay voting Yes and Board Members Hartmann and Jablonski voting No.

MOTION: TO NOT ADOPT AN ORDINANCE AMENDING THE ULDC.

4. Approval of Minutes

- a. **March 14, 2019 Local Planning Agency Meeting**
- b. **March 28, 2019 Local Planning Agency Meeting**
- c. **May 23, 2019 Local Planning Agency Meeting**
- d. **December 12, 2019 Local Planning Agency Meeting**
- e. **January 23, 2020 Local Planning Agency Meeting**

The following motion was made by Board Member Jablonski and seconded by Board Member Hartmann. The vote was as follows: Board Members Amundson, Hartmann, Jablonski, Vice Chair Schroeder, and Chair McKay voting Yes.

MOTION: TO APPROVE THE MINUTES.

5. Adjournment - Meeting was adjourned at 7:15 PM.

Respectfully submitted:

Russell Muniz Assistant Town Administrator/Town Clerk, MMC

*Adopted by the Town Local Planning Agency on
this 22nd day of October, 2020.*

Doug McKay, Chair

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.

LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

October 8, 2020

13400 Griffin Road

Present:

Chair Doug McKay

Vice Chair Denise Schroeder

Board Member Delsa Amundson

Board Member Bob Hartmann

Board Member Gary Jablonski

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

Local Planning Agency of the Town 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 Chair McKay at 7:04 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

3. LPA RESOLUTION FOR US 27 COMPREHENSIVE PLAN TEXT AMENDMENT

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF FUTURE LAND USE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, PERTAINING TO THE US HIGHWAY 27 BUSINESS LAND USE CATEGORY; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-4)

The following motion was made by Board Member Jablonski and seconded by Board Member Hartmann. The vote was as follows: Board Members Jablonski, Hartmann voting Yes, and Board Member Amundson, Vice Chair Schroeder, and Chair McKay voting No.

MOTION: TO APPROVE THE RESOLUTION SUBJECT TO CHANGES REQUESTED BY BOARD MEMBER HARTMANN (CHANGE LINE 49 ON PAGE 6 OF 15 FROM "P" PERMITTED TO "SE" SPECIAL EXCEPTION USE).

The following motion was made by Vice Chair Schroeder and seconded by Board Member Amundson. The vote was as follows Board Member Amundson, Vice Chair Schroeder, and Chair McKay voting Yes, and Board Members Jablonski, and Hartmann voting No.

MOTION: TO APPROVE THE RESOLUTION AS PRESENTED.

4. LPA RESOLUTION FOR US 27 ZONING REGULATIONS

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE A NEW ZONING CLASSIFICATION TO IMPLEMENT THE US HIGHWAY 27 BUSINESS LAND USE CATEGORY; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-4)

The following motion was made by Vice Chair Schroeder and seconded by Board Member Amundson. The vote was as follows Board Member Amundson, Vice Chair Schroeder, and Chair McKay voting Yes, and Board Members Jablonski, and Hartmann voting No.

MOTION: TO APPROVE THE RESOLUTION.

5. Adjournment - Meeting was adjourned at 7:41 PM.

Respectfully submitted:

Russell Muniz Assistant Town Administrator/Town Clerk, MMC

*Adopted by the Town Local Planning Agency on
this 22nd day of October, 2020.*

Doug McKay, Chair

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