



Southwest Ranches Town Council

REGULAR MEETING

Agenda of October 23, 2014

Southwest Ranches Council Chambers
7:00 PM THURSDAY

13400 Griffin Road
Southwest Ranches, FL 33330

Mayor
Jeff Nelson

Vice-Mayor
Gary Jablonski

Town Council
Steve Breitzkreuz
Freddy Fisikelli
Doug McKay

Town Administrator
Andrew D. Berns

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

Town Attorney
Keith M. Poliakoff, J.D.

Town Clerk
Russell C. Muñiz, MMC

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

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Public Comment

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

4. Board Reports

5. Council Member Comments

6. Legal Comments

7. Administration Comments

8. Ordinance – 2nd Reading - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE AND UTILITIES ELEMENTS OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO ESTABLISH AN EMPLOYMENT CENTER LAND USE DESIGNATION WITH SUPPORTING OBJECTIVES AND POLICIES; REVISING THE LISTS OF PERMITTED USES WITHIN NONRESIDENTIAL LAND USE DESIGNATIONS AND SUPPORTING OBJECTIVES AND POLICIES; ESTABLISHING CRITERIA FOR THE EXTENSION OF CENTRALIZED POTABLE WATER AND SANITARY SEWER SERVICE WITHIN THE TOWN; MAKING REVISIONS OF A HOUSEKEEPING NATURE; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. {Tabled from October 9, 2014 - Approved on first reading on July 10, 2014 – Requires Super Majority Vote}

9. **Ordinance – 1st Reading** - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REPEALING ARTICLE 155 ENTITLED "ADMINISTRATIVE FARM CLAIM DETERMINATIONS", OF THE TOWN'S UNIFIED LAND DEVELOPMENT CODE IN ITS ENTIRETY, AND REPLACING IT WITH A NEW ARTICLE 155 ENTITLED "NON-COMMERCIAL FARM SPECIAL EXCEPTIONS"; AMENDING ARTICLE 10 "DEFINITION OF TERMS", SECTION 010-030 TO CREATE A NEW DEFINITION FOR "FARM" AND TO PROVIDE A DEFINITION FOR A "NON-COMMERCIAL FARM"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
10. **Ordinance – 1st Reading** - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN'S UNIFIED LAND DEVELOPMENT CODE TO DISTINGUISH BETWEEN FARMS AND NONCOMMERCIAL FARMS AND APPLICABLE REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
11. **Resolution** - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA RATIFYING A QUOTE WITH PHI CONSTRUCTION, INC. FOR \$11,156.25 TO REMOVE AND REPLACE APPROXIMATELY EIGHTY-FIVE SECTIONS OF SIDEWALK ALONG SW 148TH AVENUE ALONG IVANHOE ESTATES; AND PROVIDING FOR AN EFFECTIVE DATE.
12. **Resolution** - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN COUNCIL MEETING SCHEDULE FOR THE CALENDAR YEAR 2015; AND PROVIDING FOR AN EFFECTIVE DATE.
13. **Resolution** - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN HOLIDAY SCHEDULE FOR THE CALENDAR YEAR 2015; AND PROVIDING AN EFFECTIVE DATE.
14. **Discussion** – Update on Strategic Plan
15. **Discussion** – TSDOR Schedule
16. **Approval of Minutes**
 - a. Minutes for September 30, 2014 – Regular Council Meeting
 - b. Minutes for September 30, 2014 – 2nd Budget Hearing
17. **Adjournment**

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



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

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

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

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

TOWN COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Council

THRU: Andy Berns, Town Administrator

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

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

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

CHANGES SINCE FIRST READING

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

BACKGROUND

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

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

ANALYSIS

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

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

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

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

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

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

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

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

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





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

RECOMMENDATIONS FOR US 27 CORRIDOR

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

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

Key points:

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

RECOMMENDATIONS FOR MUNICIPAL WATER AND SEWER EXTENSIONS

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

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

RECOMMENDATIONS FOR COMMUNICATIONS FACILITIES

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

INCIDENTAL RECOMMENDATIONS

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

Fiscal Impact

A separate revenue analysis has been prepared by Administration.

Staff Contact

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

ORDINANCE NO. 2014 -

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Signatures on following page]

Nelson _____
Breitkreuz _____
Fisikelli _____
Jablonski _____
McKay _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Jeff Nelson, Mayor

Attest:

Russell Muñiz, MMC, Town Clerk

Approved as to Form and Correctness:

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

11809864.1

1 **II. ADMINISTRATION**

2
3 **II.A. DEFINITIONS**

4
5 * * * * *

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

8
9 * * * * *

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

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

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

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

22
23 * * * * *

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

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27 -----
28
29 **FLUE POLICY 1.1-b:** Land Use Plan amendments to more intensive categories shall be
30 prohibited unless consistent with, and authorized by, FLUE objective 1.3 and particularly
31 policies 1.3-c, 1.3-d, and 1.3-e pertaining to evaluation of land use plan amendment
32 requests; 1.7 (Commercial Category); 1.8 (Employment Center Category); 1.12
33 (Community Facilities Category), or unless the Town Council determines that the more
34 intensive use is consistent with and furthers the overall goal to protect the Town's rural
35 lifestyle.

36
37 -----
38
39 **FLUE POLICY 1.3-c:** The compatibility of existing and future land uses shall be a
40 primary consideration in the review and approval of amendments to the Broward County
41 and the Southwest Ranches Land Use Plans.

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

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

FLUE OBJECTIVE 1.7 COMMERCIAL LAND USE CATEGORY

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

Measurement: maintenance of a commercial land use category.

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

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

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

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

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

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

FLUE OBJECTIVE 1.8 EMPLOYMENT CENTER LAND USE CATEGORY

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

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

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

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

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

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

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

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

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

- 38 (i) Since U.S. 27 is a Class 2 Controlled Access Facility, the Town will not approve an
39 application to amend the Land Use Plan Map to Employment Center until a
40 conceptual master access management plan ("access plan") shall have been
41 accepted by the Florida Department of Transportation (FDOT) for the entire US 27
42 corridor within the Town.
43 (ii) It shall be the responsibility of an applicant for such map amendment to prepare
44 the access plan and coordinate its acceptance by FDOT and Broward County
45 Highway Construction and Engineering Department, and to coordinate the plan
46 with owners of all other properties with frontage on U.S. 27.
47 (iii) The access plan, as may be amended with the consent of FDOT, shall be binding
48 upon all properties.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FLUE OBJECTIVE 1.14

FLUE OBJECTIVE 1.17 EFFICIENT USE AND COORDINATION OF URBAN SERVICES

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

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

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

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

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

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

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

2. PERMITTED USES IN FUTURE LAND USE CATEGORIES

1. AGRICULTURAL CATEGORY

2. COMMERCIAL CATEGORY

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

Uses permitted in areas designated commercial are as follows:

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

3. COMMUNITY FACILITIES CATEGORY

4. CONSERVATION CATEGORY

5. EMPLOYMENT CENTER CATEGORY

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

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

- A. Performance Standards.

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

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

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

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

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

(The following are changes to headings only)

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

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1 **11. TRANSPORTATION USE CATEGORY**

2 **12. UTILITIES CATEGORY**

3 **13. WATER CATEGORY**

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

9 **A. COMMUNICATION FACILITIES**

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

- 15 1. 2Commercial
- 16 3. Industrial
- 17 4. Employment Center

19 **B. SPECIAL RESIDENTIAL FACILITIES**

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

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

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**EXHIBIT “B”
UTILITIES ELEMENT AMENDMENT**

UE OBJECTIVE 1.2 POTABLE WATER & SANITARY SEWER

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

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

Measurement:

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

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

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

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

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

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

{BCUALUP Policy 5.3.2}

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EXHIBIT “B” UTILITIES ELEMENT AMENDMENT

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

{BCUALUP Policy 5.3.4}

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

{BCUALUP Policy 5.3.5}

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

{BCUALUP Objective 5.4}

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

{BCPC Policy 8.03.09}

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

{BCUALUP Objective 4.2}

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

Cooper City Facilities: 101.33 gallons per capita per day

City of Sunrise: 65 gallons per capita per day

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

{BCUALUP Policy 4.2.8}

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EXHIBIT “B” UTILITIES ELEMENT AMENDMENT

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

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

{BCUALUP Policy 4.4.1}

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

{BCUALUP Policy 4.4.9}

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

{BCUALUP Objective 4.5}

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

{BCUALUP Policy 4.6.2}

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

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

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EXHIBIT “B” UTILITIES ELEMENT AMENDMENT

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

{BCPC Policy 8.03.0}

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

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

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

{BCPC Policy 9.02.05}

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

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

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Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

**ANANTH PRASAD, P.E.
SECRETARY**

September 11, 2014

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

Dear Mr. Berns:

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

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

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

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

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

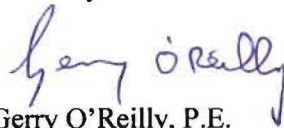
To avoid or minimize adverse impacts to US-27 and protect its ability to serve its strategic mobility function, the Department recommends that the Town modify or add policies to provide for the following:

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

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

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

Sincerely,



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

GO:lh

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

Birgit Olkuch, FDOT District Four
Lois Bush, FDOT District Four
Larry Hymowitz, FDOT District Four
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Town Council
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Gary Jablonski, Vice Mayor
Steve Breitzkreuz, Council Member
Freddy Fisikelli, Council Member
Doug McKay, Council Member

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

TOWN COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Council

THRU: Andy Berns, Town Administrator

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

DATE: October 16, 2014

SUBJECT:

- 1. Ordinance amending the Land Development Code to create a “Noncommercial Farm” use classification and associated regulations.**
- 2. Ordinance amending the Land Development Code to establish procedures for granting zoning relief to Noncommercial Farms.**

RECOMMENDATION

Consideration of the proposed ordinance on first reading.

ISSUE

A change in state law eliminated exemptions from zoning and building code requirements that many agricultural properties in the Town previously enjoyed. The intent of the proposed ordinances is to provide a measure of relief to properties that were previously classified as “farms” under state law, as well as new, noncommercial (i.e. hobby farm) agricultural endeavors.

BACKGROUND

In July, 2013 the Florida Legislature narrowed the definition of “farm” to exclude agricultural operations that do not have an agricultural property tax exemption from the county property appraiser. The effect of this change in state law is that many agricultural properties in Southwest Ranches no longer qualify as farms. The legislature made no provision for grandfathering nonresidential farm structures (“farm structures”) that were built legally under the state zoning preemption for farms, yet are now declassified as farms and no longer exempt from zoning. As a result, many agricultural properties have structures that are illegal because they do

not comply with one or more of the Town's zoning regulations. Additionally, property owners who wish to engage in small-scale agricultural activities for personal purposes (hobby farms) may be limited in their pursuit by zoning restrictions such as minimum setback requirements and maximum plot coverage and height restrictions.

ANALYSIS

Staff has proposed two ordinances to address the changes in state law. The first ordinance creates a new use classification called "noncommercial farms", which are hobby farms and other agricultural uses that do not qualify for a property tax exemption. The ordinance amends each provision in the land development code that applies to farming in order to clarify whether the regulation applies to AG-exempt commercial farms ("farms") or to noncommercial farms. The table on the following page identifies how the various farm-related provisions would be amended by the two proposed ordinances. It is noted that the Land Development Code, as currently written, mostly treats farms as a single category of use, but does make distinctions in some cases between farms that are agriculturally exempt from property taxes and those with only the more liberally issued Town farm designation.

The second ordinance repeals Article 155 and replaces it in its entirety with a new Article 155. The existing Article 155 establishes the procedures for making town farm determinations and granting waivers to nonresidential farm structures for setbacks, plot coverage and height when necessary for farming. The proposed replacement provisions are geared strictly toward noncommercial farms, since the town's farm determination program is no longer applicable under state law. The new provisions establish procedures and criteria for granting "special exceptions" (waivers) to allow noncommercial, nonresidential farm structures to encroach into required yards, exceed plot coverage limitations or exceed height limits if, and only if, the town administrator (for requests that don't exceed a 10% waiver) or town council (for requests that exceed a 10% waiver) find that the applicable code requirement would unduly limit a bona fide agricultural activity if the special exception were not granted. All special exceptions would become null and void if the property changes ownership and the new owner does not apply for a special exception; if the structure is converted to a nonagricultural use; and if the agricultural use of the property ceases for a period of 60 days.

The second ordinance also provides a grandfathering procedure for agricultural structures that were not built in compliance with zoning regulations, but were exempt from same at the time because they were on property classified as a farm under state law. The grandfathering will expire under the same conditions that would cause a special exception to expire. Both special exceptions for new agricultural structures and the grandfathering provisions for existing structures require that the property owner execute and record a deed restriction that acknowledges the terms under which the relief will become null.

Fiscal Impact N/A

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

Summary of Changes Proposed by the Two Farm Ordinances

Code Section	Existing Regulation	Proposed Change
015-80(A)	General reference to exceptions in code for properties with town farm designation.	[HOUSEKEEPING] Deletes reference to town farm designation, leaving only the term "farm".
015-80(B)	This provision was added by the "roof eaves" ordinance. Requires property owners with nonconforming "farm" structures due to the loss of Farm Act protection to execute a deed restriction limiting the building to agricultural use only.	Coordinates this provision with the proposed deed restriction requirements in Article 155.
015-90(B)	References "town farm designation."	[HOUSEKEEPING] Eliminates the reference to town farm designation.
045-30(D)(6)	Allows one truck body as an accessory structure on plots with a town farm designation but no AG exemption.	Deleted in its entirety. **An alternative would be to allow them by special exception of the council only per the proposed procedures in Article 155.
045-30(J)(1)	Allows farms to display and sell crops and plants grown onsite.	Clarifies that this applies both farms and noncommercial farms.
045-30(J)(2)	Allows nurseries to display and sell accessory items (tools, mulch, etc.).	Limits display and sales of such items to nurseries that are farms only.
045-30(L)	Exempts farmland from landscape code requirements.	Clarifies that both agricultural portions of both farms and noncommercial farms are exempt from landscape code requirements.
045-80(A)(3)	Allows farms to apply for waiver of plot coverage limitation.	Clarifies that noncommercial farms can apply for such a waiver. **Same change made to 060-70(A)(1) for noncommercial farms in the CF District**
045-90	Allows farms to apply for waiver of height limitation.	Clarifies that noncommercial farms can apply for such a waiver. .**Same change made to 060-80 for noncommercial farms in the CF District**
045-100(A)-(C)	Allows farms to apply for waiver of setback requirements.	Clarifies that noncommercial farms can apply for such a waiver. **Same change made to 060-020(G)(6) for noncommercial farms in the CF District**
070-50(D)(3)	Exempts signs on farms from permits	Limits the exemption to signs that pertain to farm activities, and extends the exemption to noncommercial farms provided building code does not require a permit.
070-90(A)	Establishes permitted farm sign specifications	Establishes separate permitted sign specifications for noncommercial farms.
010-30	Defines "farm"	[HOUSEKEEPING] Updates statutory reference and deletes reference to town farm determination.
010-30		Defines "noncommercial farm"
Article 155	Establishes procedures for granting town farm designations, and for granting zoning waivers for farm structures.	Repeals Article 155 in its entirety and replaces it with procedures for granting special exceptions (waivers) for noncommercial farm structures, and addresses the disposition of structures on lots that used to be farms under state law, but are no longer, and which do not comply with zoning regulations.

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AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REPEALING ARTICLE 155 ENTITLED "ADMINISTRATIVE FARM CLAIM DETERMINATIONS", OF THE TOWN'S UNIFIED LAND DEVELOPMENT CODE IN ITS ENTIRETY, AND REPLACING IT WITH A NEW ARTICLE 155 ENTITLED "NON-COMMERCIAL FARM SPECIAL EXCEPTIONS"; AMENDING ARTICLE 10 "DEFINITION OF TERMS", SECTION 010-030 TO CREATE A NEW DEFINITION FOR "FARM" AND TO PROVIDE A DEFINITION FOR A "NON-COMMERCIAL FARM"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2013 the Florida Legislature adopted HB 203, which helped to define the term “farm” and helped to clarify the rights of farms under F.S. Section 604.50; and

WHEREAS, as a result of this statutory amendment, the Town desires to amend its Unified Land Development Code to be consistent with the statutory changes and to offer additional protection to “non-commercial farms” within the Town; and

WHEREAS, the Town Council believes that this Ordinance is in the best interest of the health, safety, and welfare of its residents.

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

Section 1. Article 155 entitled "Administrative Farm Claim Determinations" shall be repealed in its entirety and shall be replaced as follows:

ARTICLE 155. NON-COMMERCIAL FARM SPECIAL EXCEPTIONS

Sec. 155-010. Applicability.

In the event that the owner of a property that contains a “non-commercial farm” finds that the town’s Unified Land Development Code relating to height, setbacks, or plot coverage inordinately prohibits, restricts, or limits a generally accepted farming practice, the property owner may seek a special exception from these provisions of the Town’s Unified Land Development Code as they pertain to the noncommercial farm.

Sec. 155-020. Administrative Non-commercial Farm Special Exception Procedure

(A) In the event that the owner of a property containing a non-commercial farm seeks a special exception to deviate ten percent (10%) or less from the Town's Unified Land Development Code requirements, such special exception may be approved administratively by the town administrator provided that the applicant has demonstrated by competent substantial evidence that the administrative special exception is warranted as set forth in Sec. 155-030 below

(B) Applications for an administrative special exception shall be made to the town administrator. There shall be no fee for the application.

(C) The town administrator shall review the application and any supporting documents to determine, in a quasi-judicial capacity, whether the applicant has demonstrated by competent substantial evidence that the criteria set forth in Sec. 155-030 has been satisfied and that an administrative special exception is warranted. Within twenty (20) business days after the receipt of a complete and sufficient application, the town administrator shall either grant the application or respond to the applicant in writing the reason or reasons for denial. The decision shall be mailed by U.S. Mail to the address indicated on the application, return receipt requested. Copies of the town administrator's decision shall be provided to the town council and to the town attorney. All approvals shall be placed into recordable form and shall only be valid upon satisfaction of the requirements set forth in Section (E) below.

(D) If the applicant disagrees with the decision of the town administrator, the applicant may file a non-administrative special exception for review by the town council as set forth in Section 155-040 below. The town administrator's decision shall be made part of the record.

(E) If the applicant is granted an administrative special exception, such special exception shall remain valid until any of the following conditions occur: property ownership changes; the agricultural use of a building or structure, for which a special exception is granted, is converted to a nonagricultural use; or the noncommercial farm activity ceases for sixty (60) days or more. Upon any of the preceding occurrences, the administrative special exception shall be deemed to be immediately revoked, and the improvements that were the subject of the special exception shall be in violation of the chapter until they are brought into compliance with the height, setback, and/or plot coverage standards from which the special exception was granted. The property owner shall execute a deed restriction acknowledging the terms of this subsection, in a form and format approved by the town attorney, which shall be recorded, at the applicant's expense, in the Public Records of Broward County Florida, prior to receiving the administrative special exception. In the event that the town administrator approves a setback reduction, the reduced side shall have a buffer consisting of an opaque fence or wall, hedge or berm to a minimum height of six (6) feet.

Sec. 155-030. Criteria for Administrative Non-commercial Farm Special Exception

1 (A) To grant an administrative non-commercial farm special exception, the town
2 administrator must find that the applicant has demonstrated by competent
3 substantial evidence that it satisfies the following criteria:

4 (1) The application relates to a "non-commercial farm", as defined by Section 010-030
5 of the Town's Unified Land Development Code.

6 (2) The Town's ULDC inordinately prohibits, restricts, or limits a generally accepted
7 farming practice;

8 (3) That the administrative special exception proposed is the minimum that will make
9 possible the reasonable use of the property as a non-commercial farm;

10 (4) That the granting of the administrative special exception will not negatively impact
11 the neighboring properties.

12 **Sec. 155-040. Non-commercial Farm Special Exception Procedure**

13 (A) In the event that the owner of a property that contains a non-commercial farm seeks
14 a special exception to deviate more than ten percent (10%) from the Town's Unified
15 Land Development Code requirements, or in the event that an administrative non-
16 commercial farm special exception has been denied, a special exception may be
17 approved by the town council, in a quasi-judicial capacity, provided that the
18 applicant has demonstrated by competent substantial evidence that the special
19 exception is warranted as set forth in Sec. 155-50 below.

20 (B) Applications for a special exception shall be made to the town administrator. The
21 town administrator shall confirm the sufficiency of all applications within ten (10)
22 business days of receipt. Completed applications will be scheduled to be heard at
23 the next available regularly scheduled council meeting as a quasi-judicial item.
24 There shall be no cost for the application, however the applicant shall reimburse the
25 Town its cost for advertising the item. In the event that the town has other public
26 hearing items on the agenda, the applicant shall solely pay the amount necessary
27 to cover the cost of the additional copy. In the event that there are no public hearing
28 items on an the agenda, the applicant shall have the option of paying the full cost
29 of the advertisement or waiting for the next regularly scheduled council meeting
30 containing advertised public hearing items.

31 (C) The application shall be heard in accordance with the town's rules for quasi-
32 judicial procedures. The town council shall review the application, supporting
33 documents, and testimony received to determine whether the applicant has
34 demonstrated by competent substantial evidence that the criteria set forth in Sec.
35 155-050 has been satisfied and that an administrative special exception is
36 warranted. The town council may deny the special exception, may approve the
37 special exception, may approve the special exception with conditions, or it may table
38 the item in order to obtain additional information. All final decisions of the town
39 council shall be recorded, at the applicants expense, in the Public Records of
40 Broward County, Florida. All approvals or approvals with conditions shall only be
41 valid upon satisfaction of the requirements set forth in Section (D) below.

- (D) If the applicant is granted a special exception or a special exception with conditions, such special exception shall remain valid until any of the following conditions occur: property ownership changes; the agricultural use of a building or structure, for which a special exception is granted, is converted to a nonagricultural use; or the noncommercial farm activity ceases for sixty (60) days or more. Upon any of the preceding occurrences, the administrative special exception shall be deemed to be immediately revoked, and the improvements that were the subject of the special exception shall be in violation of the chapter until they are brought into compliance with the height, setback, and/or plot coverage standards from which the special exception was granted. The property owner shall execute a deed restriction acknowledging the terms of this subsection, in a form and format approved by the town attorney, which shall be recorded, at the applicant's expense, in the Public Records of Broward County Florida, prior to receiving the special exception. In the event that the town council approves a setback reduction, the reduced side shall have a buffer consisting of an opaque fence or wall, hedge or berm to a minimum height of six (6) feet.

Sec. 155-050. Criteria for Non-commercial Farm Special Exception

- (A) To grant a non-commercial farm special exception, the Town Council must find that the applicant has demonstrated by competent substantial evidence that it satisfies the following criteria:
- (1) The application relates to a "non-commercial farm", as defined by Section 010-030 of the Town's Unified Land Development Code; and
 - (2) The Town's ULDC inordinately prohibits, restricts, or limits a generally accepted farming practice; and
 - (3) That the administrative special exception proposed is the minimum that will make possible the reasonable use of the property as a non-commercial farm; and,
 - (4) That the granting of the administrative special exception will not negatively impact the neighboring properties.

Sec. 155-060. Denial of Non-commercial Farm Special Exceptions & Appeals

- (A) Whenever the town council has taken action to reject a non-commercial farm special exception, the town council shall not consider any further requests for a non-commercial farm on any part of the same property for a period of twelve (12) months from the date of such action (or date of any final court order denying the non-commercial farm special exception).
- (B) An appeal from a decision of the town council shall be as provided by law.

Sec. 155-070. Existing structures.

- (A) Any nonresidential farm building or farm structure on a non-commercial farm that had obtained a town farm certification and/or was constructed pursuant to Section

604.50, Florida Statutes, prior to July 1, 2013, which nonresidential farm building or farm structure is not in compliance with ULDC regulations governing plot coverage, height or setbacks, shall enjoy relief from such regulations without the need to apply for a special exception, subject to the requirements in subsections (B) and (C).

(B) In order to qualify for such relief, the property owner shall submit information to the town administrator on a standard form to be prepared by the town administrator, as to the farm buildings and farm structures for which relief is required, and the extent of noncompliance with the ULDC requirements, and shall execute a deed restriction acknowledging the terms of subsection (C) within twelve (12) months from the date of adoption of the ordinance from which this section is derived. The deed restriction shall be in a form and format approved by the town attorney, which shall be recorded, at the applicant's expense, in the Public Records of Broward County Florida. Failure of a property owner to comply with the requirements of this subsection shall cause any noncompliant nonresidential farm building or farm structure on a non-commercial farm, to be in violation of the ULDC.

(C) Upon compliance with subsection (B), relief from plot coverage, height and/or setback requirements shall remain in effect until there is a change in property ownership, the agricultural use of the building or structure changes to a nonagricultural use, or the non-commercial farm activity ceases for sixty (60) days or more. Upon any of the preceding occurrences, the improvements that were the subject of the ULDC relief shall be in violation of the chapter until they are brought into compliance with the applicable ULDC height, setback, and/or plot coverage regulations.

Section 2. Article 10 of the Town's Unified Land Development Code entitled "Definition of Terms", Section 010-030 shall be amended as follows (new text is underlined and deleted text is stricken):

. . . .

Farm. The term "farm" means the land, buildings, structures, support facilities, machinery, and other appurtenances used in the production of farm and agricultural products when such land is classified agricultural pursuant to F.S. § 193.461(3)(b), as may be amended from time to time, ~~or has been determined to be a farm pursuant to administrative determination by the town administrator, or a final determination of the town council in accordance with article 155, "Administrative Farm Claim Determinations."~~

Non-commercial Farm. The term “non-commercial farm” means the use of a property for bona fide agricultural purposes, that fails to meet the requirements of F.S. § 193.461(3)(b), as may be amended from time to time.

Section 3. Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 4. Severability. If any portion of this Ordinance is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Ordinance. If any Court determines that this Ordinance, or any portions hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstances(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property, or circumstance.

Section 5. Inclusion in Code. It is the intention of the Town Council that the provisions of this Ordinance shall become and be made part of the Town of Southwest Ranches Unified Land Development Code; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 6. Effective Date. This Ordinance shall be effective immediately upon its adoption.

PASSED ON FIRST READING this ____ day of _____, 2014 on a motion
by _____ and seconded by _____.

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

Nelson _____
Breitkreuz _____
Fisikelli _____
Jablonski _____
McKay _____

Ayes _____
Nays _____
Absent _____

[Signatures on next page]

Jeff Nelson, Mayor

ATTEST:

Russell Muñiz, MMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney

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

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

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

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

TOWN COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Council

THRU: Andy Berns, Town Administrator

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

DATE: October 16, 2014

SUBJECT:

- 1. Ordinance amending the Land Development Code to create a “Noncommercial Farm” use classification and associated regulations.**
- 2. Ordinance amending the Land Development Code to establish procedures for granting zoning relief to Noncommercial Farms.**

RECOMMENDATION

Consideration of the proposed ordinance on first reading.

ISSUE

A change in state law eliminated exemptions from zoning and building code requirements that many agricultural properties in the Town previously enjoyed. The intent of the proposed ordinances is to provide a measure of relief to properties that were previously classified as “farms” under state law, as well as new, noncommercial (i.e. hobby farm) agricultural endeavors.

BACKGROUND

In July, 2013 the Florida Legislature narrowed the definition of “farm” to exclude agricultural operations that do not have an agricultural property tax exemption from the county property appraiser. The effect of this change in state law is that many agricultural properties in Southwest Ranches no longer qualify as farms. The legislature made no provision for grandfathering nonresidential farm structures (“farm structures”) that were built legally under the state zoning preemption for farms, yet are now declassified as farms and no longer exempt from zoning. As a result, many agricultural properties have structures that are illegal because they do

not comply with one or more of the Town's zoning regulations. Additionally, property owners who wish to engage in small-scale agricultural activities for personal purposes (hobby farms) may be limited in their pursuit by zoning restrictions such as minimum setback requirements and maximum plot coverage and height restrictions.

ANALYSIS

Staff has proposed two ordinances to address the changes in state law. The first ordinance creates a new use classification called "noncommercial farms", which are hobby farms and other agricultural uses that do not qualify for a property tax exemption. The ordinance amends each provision in the land development code that applies to farming in order to clarify whether the regulation applies to AG-exempt commercial farms ("farms") or to noncommercial farms. The table on the following page identifies how the various farm-related provisions would be amended by the two proposed ordinances. It is noted that the Land Development Code, as currently written, mostly treats farms as a single category of use, but does make distinctions in some cases between farms that are agriculturally exempt from property taxes and those with only the more liberally issued Town farm designation.

The second ordinance repeals Article 155 and replaces it in its entirety with a new Article 155. The existing Article 155 establishes the procedures for making town farm determinations and granting waivers to nonresidential farm structures for setbacks, plot coverage and height when necessary for farming. The proposed replacement provisions are geared strictly toward noncommercial farms, since the town's farm determination program is no longer applicable under state law. The new provisions establish procedures and criteria for granting "special exceptions" (waivers) to allow noncommercial, nonresidential farm structures to encroach into required yards, exceed plot coverage limitations or exceed height limits if, and only if, the town administrator (for requests that don't exceed a 10% waiver) or town council (for requests that exceed a 10% waiver) find that the applicable code requirement would unduly limit a bona fide agricultural activity if the special exception were not granted. All special exceptions would become null and void if the property changes ownership and the new owner does not apply for a special exception; if the structure is converted to a nonagricultural use; and if the agricultural use of the property ceases for a period of 60 days.

The second ordinance also provides a grandfathering procedure for agricultural structures that were not built in compliance with zoning regulations, but were exempt from same at the time because they were on property classified as a farm under state law. The grandfathering will expire under the same conditions that would cause a special exception to expire. Both special exceptions for new agricultural structures and the grandfathering provisions for existing structures require that the property owner execute and record a deed restriction that acknowledges the terms under which the relief will become null.

Fiscal Impact N/A

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

Summary of Changes Proposed by the Two Farm Ordinances

Code Section	Existing Regulation	Proposed Change
015-80(A)	General reference to exceptions in code for properties with town farm designation.	[HOUSEKEEPING] Deletes reference to town farm designation, leaving only the term "farm".
015-80(B)	This provision was added by the "roof eaves" ordinance. Requires property owners with nonconforming "farm" structures due to the loss of Farm Act protection to execute a deed restriction limiting the building to agricultural use only.	Coordinates this provision with the proposed deed restriction requirements in Article 155.
015-90(B)	References "town farm designation."	[HOUSEKEEPING] Eliminates the reference to town farm designation.
045-30(D)(6)	Allows one truck body as an accessory structure on plots with a town farm designation but no AG exemption.	Deleted in its entirety. **An alternative would be to allow them by special exception of the council only per the proposed procedures in Article 155.
045-30(J)(1)	Allows farms to display and sell crops and plants grown onsite.	Clarifies that this applies both farms and noncommercial farms.
045-30(J)(2)	Allows nurseries to display and sell accessory items (tools, mulch, etc.).	Limits display and sales of such items to nurseries that are farms only.
045-30(L)	Exempts farmland from landscape code requirements.	Clarifies that both agricultural portions of both farms and noncommercial farms are exempt from landscape code requirements.
045-80(A)(3)	Allows farms to apply for waiver of plot coverage limitation.	Clarifies that noncommercial farms can apply for such a waiver. **Same change made to 060-70(A)(1) for noncommercial farms in the CF District**
045-90	Allows farms to apply for waiver of height limitation.	Clarifies that noncommercial farms can apply for such a waiver. .**Same change made to 060-80 for noncommercial farms in the CF District**
045-100(A)-(C)	Allows farms to apply for waiver of setback requirements.	Clarifies that noncommercial farms can apply for such a waiver. **Same change made to 060-020(G)(6) for noncommercial farms in the CF District**
070-50(D)(3)	Exempts signs on farms from permits	Limits the exemption to signs that pertain to farm activities, and extends the exemption to noncommercial farms provided building code does not require a permit.
070-90(A)	Establishes permitted farm sign specifications	Establishes separate permitted sign specifications for noncommercial farms.
010-30	Defines "farm"	[HOUSEKEEPING] Updates statutory reference and deletes reference to town farm determination.
010-30		Defines "noncommercial farm"
Article 155	Establishes procedures for granting town farm designations, and for granting zoning waivers for farm structures.	Repeals Article 155 in its entirety and replaces it with procedures for granting special exceptions (waivers) for noncommercial farm structures, and addresses the disposition of structures on lots that used to be farms under state law, but are no longer, and which do not comply with zoning regulations.

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AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN'S UNIFIED LAND DEVELOPMENT CODE TO DISTINGUISH BETWEEN FARMS AND NONCOMMERCIAL FARMS AND APPLICABLE REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2013 the Florida Legislature adopted HB 203, which helped to define the term “farm” and helped to clarify the rights of farms under F.S. Section 604.50; and

WHEREAS, as a result of this statutory amendment, the Town desires to amend its Unified Land Development Code ("ULDC") to be consistent with the statutory changes and to offer additional protection to "non-commercial farms" within the Town; and

WHEREAS, the Town Council believes that this Ordinance is in the best interest of the health, safety, and welfare of its residents.

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

Section 1. That article 15 of the ULDC entitled, "General provisions" is hereby amended as follows:

* * * *

Sec. 015-080. - Farms.

(A) *Generally.* Various provisions of this ULDC provide for modifications or exceptions to regulations as they apply to farms. Such modifications and exceptions apply only to plots the town has determined to be that are farms as defined in sec. 010-030. ~~pursuant to article 155, "Administrative Farm Claim Determinations."~~

(B) *Noncommercial farm buildings and structures.* In all zoning categories, any property owner erecting a noncommercial, nonresidential farm building or roofed farm structure, which is not in accordance with Section 604.50, Florida Statutes, as may be amended from time to time, that deviates from the applicable plot coverage, setback and/or height regulations of this chapter, shall comply with the procedures and requirements of Article 155, "Noncommercial farm special exceptions." ~~Any or any~~ property owner that has previously erected a nonresidential farm building or ~~roofed farm~~ structure, which is not in accordance

1 with Section 604.50, Florida Statutes, as may be amended from time to time, or
2 which no longer meets the legal requirements of Section 604.50, Florida Statutes,
3 as may be amended from time to time, is required to comply with the procedures
4 and requirements of Sec. 155-070, "Existing structures", shall, prior to the issuance
5 of any permit, and in no event later than December 31, 2014. Such compliance
6 shall include, but may not be limited to, recording a deed restriction in the Public
7 Records of Broward County, Florida, in a form and format approved by the Town
8 Attorney, restricting the use of the noncommercial, nonresidential farm buildings
9 and/or ~~roofed~~ farm structures to bona fide agricultural purposes, and
10 acknowledging the requirements as contained in Subsec. 155-070 (C) — farm
11 purposes, in accordance with Section 823.14, Florida Statutes, as may be amended
12 from time to time. Such deed restriction shall be removed in the event that the
13 noncommercial, nonresidential farm buildings and/or ~~roofed farm~~ structure has
14 been legally converted to an alternative use in accordance with this chapter.

15
16 Sec. 015-090. - Prohibited accessory structures.

17 * * * *

18
19 (B) Truck bodies shall be prohibited in all zoning districts as accessory structures except
20 as provided in section 045-030(D) for ~~plots with a town farms designation and/or~~
21 classification as agricultural exempt by the county property appraiser's office, and
22 also provided that properties owned or used by the town are exempt from this
23 prohibition.

24
25 **Section 2.** That article 45 of the ULDC entitled, "Agricultural and rural districts" is
26 hereby amended as follows:

27 Sec. 045-030. - General provisions.

28 The following general requirements shall apply in all agricultural and rural districts:

29 * * * *

30 (D) *Miscellaneous storage.*

31 * * * *

32 (4) One (1) shipping container not exceeding twenty-seven hundred (2,700)
33 cubic feet capacity and nine and one-half (9½) feet in height (typically forty
34 (40) feet long and eight (8) feet wide) may be kept on a plot as an accessory
35 storage structure regardless of plot size; provided that plots with a current
36 agricultural exempt classification from the county property appraiser's office
37 are permitted a total of two (2) containers for agricultural use on a minimum

Underlined language is new and ~~stricken~~ language is deleted

five (5) net acres, and a total of three (3) containers for agricultural use on seven and one-half (7½) or more acres. Containers shall not be stacked. Shipping containers shall be subject to all required yard and setback requirements, and shall be screened from view of adjacent properties and rights-of-way.

(5) One (1) truck body may be kept on a plot with a current classification of agricultural exempt from the county property appraiser's office, as an accessory storage structure, in lieu of each shipping container permitted in subsection (D)(4) of this section, subject to all required yard and setback requirements, and provided the truck bodies are screened from the view of adjacent properties and rights-of-way. Truck bodies must be registered to the property owner of the plot upon which they are placed, except for operable semitrailers with a valid motor vehicle tag and registration that are periodically removed and replaced when new supplies are delivered.

~~(6) One (1) truck body may be kept on a plot without a classification of agricultural exempt from the county property appraiser's office, provided:~~

~~a. The plot has a current town farm designation;~~

~~b. That the truck body is used exclusively for the storage of feed accessory to the keeping, breeding or boarding of horses or other farm animals; and~~

~~c. That all of the requirements of subsection (D)(5) of this section shall apply.~~

(6)~~(7)~~ Nothing herein shall preclude the temporary storage of shipping containers or tractor trailers as an accessory use to a developed plot within the CF district, having loading dock facilities designed for semitrailer deliveries, which facility is collecting goods for the distribution to the needy or for individuals recovering from a natural disaster. Notwithstanding the aforesaid, the number of containers or trailers, in aggregate, shall not exceed five (5) at any given time. Said containers and/or trailers shall not exceed twenty-seven hundred (2,700) cubic feet capacity and nine and one-half (9½) feet in height.

(7)~~(8)~~ Nothing herein shall preclude the use of shipping containers and/or truck bodies on property owned or used by the town.

(8)~~(9)~~ All feed stored, accumulated, or kept shall be kept and stored in a rat-free and rat-proof structure or container.

* * * *

(J) Farm, plant and tree nursery on-site display and sales (commercial and noncommercial).

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(1) On-premise sales and display for farms and non-commercial farms are limited to crops or plants grown or cultivated on the plot where they are being sold.

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

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

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

* * * *

(L) *Landscaping*. Except for portions of plots used for farm or non-commercial farm operations, installation and maintenance of landscaping shall be subject to compliance with article 75, "Landscaping Requirements."

* * * *

Sec. 045-080. - Plot coverage, floor area ratio and pervious area.

(A) The combined area occupied by all buildings and roofed structures shall not exceed twenty percent (20%) of the area of a plot in A-1, A-2, and RE districts, and ten percent (10%) of the area of a plot area in the RR district less any public or private street right-of-way, except as follows:

* * * *

(3) The aforesaid limitations shall not apply to farm buildings used for growing plants, including, but not limited to, shade houses, greenhouses, and hydroponics nurseries. To the extent that a noncommercial farm applicant needs to exceed the plot coverage, the ~~farm~~ applicant must follow the review procedures set forth in article 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm special exceptions." The non-commercial farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice.

* * * *

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1 Sec. 045-090. Height.

2 No building or structure, or part thereof, shall be erected or maintained to a height
3 exceeding thirty-five (35) feet, except as permitted by section 015-030, "Exclusions from
4 height limits," and article 40, "Telecommunications Towers and Antennas." To the extent
5 that a non-commercial farm applicant needs to exceed the maximum height, the farm
6 applicant must follow the review procedures set forth in article 155, "~~Administrative Farm~~
7 ~~Claim Determinations~~ Non-commercial farm special exceptions." The non-commercial
8 farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise
9 limits a generally accepted farming practice.

10 Sec. 045-100. - Required yards.

11 All plots in agricultural and rural districts shall maintain yards for all buildings,
12 structures and accessory uses not less than the following, except as provided in section
13 015-100, "Yard encroachments":

14 (A) *Yard footage requirements for non-commercial farms.* Any building or roofed
15 structure, pen or coop or fish breeding tank used for the shelter, housing or
16 keeping of animals, birds, fowl, poultry or fish shall be subject to a fifty (50) foot
17 yard requirement, including veterinary clinics, veterinary hospitals, and kennels.
18 To the extent that a non-commercial farm applicant needs to decrease the yard,
19 the non-commercial farm applicant must follow the review procedures set forth
20 in article 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm
21 special exceptions." The noncommercial farm applicant must demonstrate that
22 the requirement prohibits, restricts, or otherwise limits a generally accepted
23 farming practice. If a noncommercial farm is granted a yard reduction, it shall
24 have a buffer consisting of an opaque fence or wall, hedge or berm to a minimum
25 height of six (6) feet.

26 (B) *Front yard.* A front yard of at least fifty (50) feet must be provided. To the extent
27 that a non-commercial farm applicant needs to reduce the yard, the non-
28 commercial farm applicant must follow the review procedures set forth in article
29 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm special
30 exceptions." The non-commercial farm applicant must demonstrate that the
31 requirement prohibits, restricts, or otherwise limits a generally accepted farming
32 practice.

33 (C) *All other yards.* On all remaining sides of any plot or portion thereof, there shall
34 be a yard of at least twenty-five (25) feet. To the extent that a non-commercial
35 farm applicant needs to decrease the required yard, the noncommercial farm
36 applicant must follow the review procedures set forth in article 155,
37 "~~Administrative Farm Claim Determinations~~ Non-commercial farm special
38 exceptions." The noncommercial farm applicant must demonstrate that the
39 requirement prohibits, restricts, or otherwise limits a generally accepted farming

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practice. If a noncommercial farm is granted a yard reduction, it shall have a buffer consisting of an opaque fence or wall, hedge or berm at a minimum height of six (6) feet.

(D) *Minimum separation.* The minimum separation for all dwellings and nonfarm buildings and roofed structures shall be ten (10) feet. There shall be no minimum separation between detached farm buildings or structures on a single plot, or portion thereof, occupied by a farm.

Section 3. That article 60 of the ULDC entitled, "Community facility district" is hereby amended as follows:

* * * *

Section 060-020. General provisions.

* * * *

(G) *Required yards and plot dimensions.*

* * * *

(6) Any building or roofed structure, pen or coop or fish breeding tank used for the shelter, housing, or keeping of animals, birds, fowl, poultry or fish shall be located not less than fifty (50) feet from any plot line. To the extent that a non-commercial farm applicant needs to decrease the required yard, the non-commercial farm applicant must follow the review procedures set forth in article 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm special exceptions." The farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice. If a non-commercial farm is granted a yard reduction it shall have a buffer consisting of an opaque fence or wall, hedge or berm to a minimum height of six (6) feet.

* * * *

Sec. 060-070. - Plot coverage, floor area ratio and pervious area.

(A) *Maximum plot coverage.* Properties that have a community facilities land use plan designation and had a zoning designation of I-1 prior to May 9, 2002, shall have a maximum plot coverage of thirty-five (35) percent. All other properties shall be limited to the plot coverage allowed in the most restrictive of the abutting zoning districts.

(1) The plot coverage limitation shall not apply to any buildings used for growing plants, including, but not limited to, shade houses, greenhouses, and hydroponics nurseries. To the extent that a non-commercial farm applicant needs to exceed the maximum plot coverage, the non-commercial farm applicant must follow the review procedures set forth in article 155, "~~Administrative Farm Claim~~

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Determinations Non-commercial farm special exceptions." The non-commercial farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice.

* * * *

Sec. 060-080. - Height.

The maximum height of buildings and structures (except telecommunication towers and antennas) is thirty-five (35) feet, except that nonhabitable structures within cemeteries shall not exceed twenty (20) feet in height. To the extent that any non-commercial farm applicant needs to exceed the maximum height, the non-commercial farm applicant must follow the review procedures set forth in article 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm special exceptions." The non-commercial farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice.

* * * *

Section 4. That article 70 of the ULDC entitled, "Sign regulations" is hereby amended as follows:

* * * *

Sec. 070-050. – Sign permits.

* * * *

(D) *Permit requirement exceptions.* Permits shall not be required for the following signs:

(1) Public service signs;

(2) Traffic control signs;

(3) Any sign on a farm that pertains to farm activities; and any sign on a plot, or portion of a plot, used as a noncommercial farm and pertaining to farm permitted agricultural activities, provided that a building permit is not required under the building code when such plot, or portion of plot has been determined to be a farm according to article 155, "Administrative Farm Claim Determinations," where the sign is located.

* * * *

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1 Sec. 070-090. - Permitted permanent signs.

2 * * * *

3 Signs specified in Table 70-2 shall be permitted, subject to limitations contained in
4 section 070-080, "Basic design schedule for nonresidential signs," and subject to the
5 following additional limitations and requirements:

6 (A) *Agricultural uses* ~~(farms)~~.

7 (1) Farms. One (1) non-illuminated identification sign, which may be double-faced,
8 not to exceed thirty-two (32) square feet in area per side and related to farm
9 activities on the plot or portion thereof, shall be permitted on the portion of any plot
10 occupied by a farm or principal agricultural use. It is specifically recognized that any
11 structure which would otherwise constitute a billboard, shall be subject to all
12 conditions, restrictions and prohibitions applicable to billboards set forth within this
13 ULDC.

14 (2) Non-commercial farms.

15 (a) One (1) non-illuminated identification sign, which may be double-faced,
16 identifying the name of the non-commercial farm shall be permitted on the
17 portion of any plot occupied by a non-commercial farm, not to exceed twelve
18 (12) square feet in area and five (5) feet in height along arterial and collector
19 road frontages, and not to exceed eight (8) square feet in area and four (4) feet
20 in height along all other road frontages. The standards for sign area in Table 70-
21 1 shall not apply.

22 (b) One (1) non-illuminated sign, which may be double-faced, is permitted for the
23 advertising of the non-commercial farm activities offered on the premises, limited
24 to six (6) square feet on arterial and collector road frontages and three (3)
25 square feet on all other road frontages, not to exceed four (4) feet in height
26 along any frontage. Said signage may be incorporated onto the identification
27 sign in lieu of a second sign, in which case the permitted area of the single sign
28 shall be the sum of the permitted identification and product/service signage
29 allowance. Such signage shall be approved by the town administrator to verify
30 such non-commercial farm activities, at no cost to the applicant.

31 (c) The signage permitted in this subsection for non-commercial farms shall be in
32 lieu of the identification signage allowance for single-family homes set forth in
33 subsection (F).

34 (32) Incidental signs.

35 * * * *

36 **Section 5.** That article 10 of the Town's Unified Land Development Code
37 entitled, "Definition of terms", section 010-030 shall be amended as follows:

38 * * * *

Underlined language is new and ~~stricken~~ language is deleted

1 *Farm.* The term "farm" means the land, buildings, structures, support facilities,
2 machinery, and other appurtenances used in the production of farm and agricultural
3 products when such land is classified agricultural pursuant to F.S. § 193.461(3)(b), as
4 may be amended from time to time, ~~or has been determined to be a farm pursuant to~~
5 ~~administrative determination by the town administrator, or a final determination of the~~
6 ~~town council in accordance with article 155, "Administrative Farm Claim Determinations."~~

7 * * * *

8 *Non-commercial Farm.* The term "non-commercial farm" means the use of a
9 property for bona fide agricultural purposes, that fails to meet the requirements of F.S. §
10 193.461(3)(b), as may be amended from time to time.

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

14 **Section 7.** Severability. If any portion of this Ordinance is determined by any
15 Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect
16 the validity of the remainder of this Ordinance. If any Court determines that this
17 Ordinance, or any portions hereof, cannot be legally applied to any individual(s),
18 group(s), entity(ies), property(ies), or circumstances(s), such determination shall not
19 affect the applicability hereof to any other individual, group, entity, property, or
20 circumstance.

21 **Section 8.** Inclusion in Code. It is the intention of the Town Council that the
22 provisions of this Ordinance shall become and be made part of the Town of Southwest
23 Ranches Unified Land Development Code; and that the sections of this Ordinance may
24 be renumbered or relettered and the word "ordinance" may be changed to "section,"
25 "article," or such other appropriate word or phrase in order to accomplish such intentions.

26 **Section 9.** Effective Date. This Ordinance shall be effective immediately upon its
27 adoption.

28 **PASSED ON FIRST READING** this ____ day of _____, 2014 on a motion
29
30 by _____ and seconded by _____.

31
32 **PASSED AND ADOPTED ON SECOND READING** this ____ day of _____,
33
34 2014 on a motion by _____ and seconded by _____.

35
36
Underlined language is new and ~~stricken~~ language is deleted

1 Nelson Ayes
2 Breitkreuz Nays
3 Fisikelli Absent
4 Jablonski
5 McKay

6
7 [Signatures on next page]
8
9

10
11 _____
12 Jeff Nelson, Mayor

13 ATTEST:
14

15 _____
16 Russell Muñiz, MMC, Town Clerk
17

18 Approved as to Form and Correctness:
19

20 _____
21 Keith Poliakoff, Town Attorney

22 11112434.1

Underlined language is new and ~~stricken~~ language is deleted

Ordinance No. 2015-____

10



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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Town Council

THRU: Andy Berns, Town Administrator

FROM: Emily McCord, Community Services Coordinator

DATE: **October 23, 2014**

SUBJECT: **Award of Quote to PHI Construction, Inc. for Removal and Replacement of Eighty-Five Sections of Sidewalk Along SW 148th Avenue**

Recommendation

To place this item on the agenda to execute a Purchase Order to PHI Construction, Inc. for the removal and replacement of eighty-five sections of sidewalk in the public right-of-way along SW 148th Avenue near Ivanhoe Estates.

Background

A contractor is needed to remove and replace broken sections of sidewalk for public safety. Staff received four quotes to remove and replace approximately eighty-five 5'x5' sections (2,125 square feet) of broken sidewalk that is 4" thick. The concrete will be 2500 PSI regular concrete.

Fiscal Impact

Funds **were budgeted and** are available in the Fiscal Year 2014-2015 Transportation Fund Capital Projects account #101-5100-541-63365 (Infrastructure Major Sidewalk Repairs) **in the amount of \$20,000**. A breakdown of the quotes received is below:

Company	Amount
PHI Construction, Inc.	\$11,156.25
Anything Asphalt, Inc.	\$19,650.00
Anzco, Inc.	\$20,400.00
Weekley Paving, Inc.	\$25,925.00

Staff Contact

Emily McCord, Community Services Coordinator

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RESOLUTION NO. 2015 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA RATIFYING A QUOTE SUBMITTED BY PHI CONSTRUCTION, INC. FOR \$11,156.25 TO REMOVE AND TO REPLACE APPROXIMATELY EIGHTY-FIVE SECTIONS OF SIDEWALK ALONG SW 148TH AVENUE ADJACENT TO IVANHOE ESTATES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, sections of sidewalk along SW 148th Avenue adjacent to the Ivanhoe Estates neighborhood in public right-of-way are damaged and need to be replaced; and

WHEREAS, the Town sought quotes to remove and to replace eighty-five sections of concrete sidewalk; and

WHEREAS, the Town received four quotes in response to the request; and

WHEREAS, PHI Construction, Inc. has provided the lowest-priced responsive and responsible quote; and

WHEREAS, the Town of Southwest Ranches desires to issue a purchase order for this work; and

WHEREAS, it is in the public's best interest to repair this sidewalk.

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

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

Section 2. The Town Council hereby ratifies a quote submitted by PHI Construction, Inc. for \$11,156.25 to remove and to replace approximately eight-five sections of sidewalk along SW 148th Avenue adjacent to Ivanhoe Estates.

Section 3. That this Resolution shall become effective immediately upon its adoption.

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

Ranches, Florida, this ____ day of _____, _____ on a motion by

_____ and seconded by _____.

Nelson _____
Jablonski _____
Breitkreuz _____
Fisikelli _____
McKay _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Jeff Nelson, Mayor

Attest:

Russell Muñiz, MMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney

111970899.1

P.H.I. Construction, Inc.

12555 Orange Drive Suite 4093
Davie, Fl. 33330
(954) 577-2929 office
(954) 520-6105 Cell

Estimate

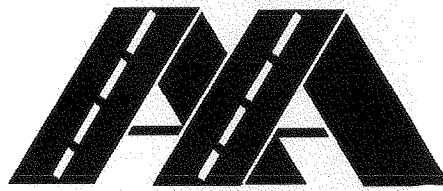
Date	Estimate #
9/5/2014	3705

Name / Address
Town Of Southwest Ranches- 13400 Griffin Road Southwest Ranches, FL 33330 Attention: Emily

Project

Description	Total
Remove and replace approximately 85 sections of 5' x 5' concrete sidewalks per plans and specks provided on September 5th 2014. Sidewalks are approximately 4" thick. Concrete will be 2500 PSI regular concrete. Demo as needed. Dispose of debris as needed. Sod restoration by others. Permit by SWR/Others. MOT not included. If additional areas are needed they will be billed at \$5.25 per Sq. Ft. Restore sod and sprinklers as needed.	11,156.25
Thank you for your business.	Total \$11,156.25

Licenses
CC#90-1193
Occ. #211043



Anything Asphalt
4301 South Flamingo Road Suite #106-140
Davie, Florida 33330
Phone (954) 577-9255

Name: City of Southwest Ranches	Date: 8/4/14	954-343-7453
Job Location: Southwest Ranches FL	Bill To: same	

Job specifications for materials and labor to repair approx. 85 locations of broken concrete sidewalks. Each section is approx. 5' x 5'. Contract covers up to 2,125 ft.² of concrete repair work:

- ◆ These areas will be saw cut on edges, the old concrete will be removed and new concrete will be installed in place.
- ◆ Contractor will block off work areas as needed to avoid use during work.
- ◆ Contract covers up to a total of 2,125 ft.² of concrete repair work. If any additional work is requested, it will be measured upon completion and billed at \$9.25 per square foot. Final field measurements will prevail.
- ◆ Owner to provide any engineer drawings that may be required for obtaining the permit. (if needed)
- ◆ Permit and permit service fees are additional to below price. (if needed)

Anything Asphalt hereby proposes to furnish labor and materials in accordance with above specifications for the sum of **Nineteen Thousand Six Hundred Fifty** dollars (\$19,650.00) with payment to be made \$9,825.00 deposit, balance due upon completion.

Material is guaranteed as specified, and all work completed according to standard practices. Any changes from above specifications will be extra costs and will be added to the above price. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal may be withdrawn if not accepted within 10 days. See notes and conditions on reverse side.

Authorized Signature, Anything Asphalt

Acceptance of proposal

The prices, specifications, notes and conditions are hereby accepted. Anything Asphalt is authorized to do the work. Payment will be as outlined above.

Signature

Date

PROPOSAL

Anzco Inc.

9671 Carousel Circle South
Boca Raton, Fl. 33434
Office: 561-488-0822
Fax 561-807-7224
Mobil: 561-699-3602
Email: jzak@anzcoinc.com
CGC 1518065



Fax: 954-434-1490

Date: 9/12/14

QUOTE NO. 91214

Project –Ivanhoe Estates sidewalk replacement
Volunteer Road
Southwest Ranches, Fl. 33330

Attention: Emily McCord
Dear Emily

We propose to furnish supervision, labor, and equipment and materials to perform the following scope of work per the jobsite visit and sidewalk construction drawing.

Remove existing sidewalks and replace with 4" thick sidewalk

Approx. 85 sections 5'-0" by 5'-0" 2125 square feet

1. Remove concrete sidewalk as marked
2. Form and pour new 4" sidewalk min. 2500 psi concrete
3. Remove materials and restore sod.

Total

\$20,400.00

Schedule approx... 10 days

EXCLUSIONS: permits if required, inspections by Southwest ranches

If there are any questions please do not hesitate to call.

Sincerely yours,

John B. Zak



Town of Southwest Ranches
Continuing Contract for Roadway Repairs and Traffic Signs Maintenance Services
IFB No. 12-010
PROPOSAL

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ROADWAY PAY ITEMS					
52	SIDEWALK; CONCRETE; REMOVE & DISPOSE	SY	236.11	\$ 10.00	\$ 2,361.11
52	SIDEWALK; CONCRETE; 4 INCHES THICK	SY	236.11	\$ 89.00	\$ 21,013.89
100	BARRICADE, TYPE II, USAGE ONLY	ED	2,550.00	\$ 1.00	\$ 2,550.00
					\$ -
					\$ -
					\$ -
			SUBTOTAL ROADWAY =		\$ 25,925.00

TOTAL SCHEDULE OF BID ITEMS = \$ 25,925.00

NOTE: *The above quote is to remove and replace only 85 sections of (5' x 5') 4" thick sidewalk along Voluneer Road per Emily S. McCord of the Town of Southwest Ranches.*

Bidder Company Name: WEEKLEY ASPHALT PAVING, INC.

Signature of Official Authorized to Bind Bidder

Print Name: DANIEL D. WEEKLEY

Title: PRESIDENT



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

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

Town Council
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Freddy Fisikelli, Council Member
Doug McKay, Council Member

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Town Council

THRU: Andrew D. Berns, Town Administrator

FROM: Russell C. Muñiz, MMC, Town Clerk

DATE: October 8, 2014

SUBJECT: Town Council Meeting Schedule for Calendar Year 2015

Recommendation:

Town Staff is requesting Town Council's consideration and approval of the Town Council meeting schedule for calendar year 2015.

Issue:

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

Background:

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

Fiscal Impact:

No impact.

Staff Contact:

Andrew D. Berns, Town Administrator
Russell C. Muñiz, MMC, Town Clerk

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RESOLUTION NO. 2015 -

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN
COUNCIL MEETING SCHEDULE FOR THE CALENDAR YEAR 2015;
AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

Section 2: The Town Council hereby approves the meeting schedule, attached hereto and incorporated herein by reference as Exhibit "A", for the Town Council meetings for calendar year 2015.

Section 3: The Town Council reserves the right to amend this Resolution to establish additional meetings and to change meetings dates as may be necessary.

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

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

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

Ranches, Florida, this ____ day of _____, on a motion by

_____ and seconded by _____.

Nelson _____
Jablonski _____
Breitkreuz _____
Fisikelli _____
McKay _____

Ayes 0
Nays 0
Absent 0

Jeff Nelson, Mayor

Attest:

Russell Muñiz, MMC, Town Clerk

Approved as to Form and Correctness:

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

111971069.1

Exhibit A

2015 Town Council Meeting Schedule

Regular Town Council Meetings to be held at 7:00 PM on the **SECOND** and **FOURTH THURSDAY** each month.

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

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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Nelson and Town Council

THRU: Andy Berns, Town Administrator

FROM: Russell C. Muñiz, MMC, Town Clerk

DATE: October 8, 2014

SUBJECT: Town Holiday Schedule for Calendar Year 2015

Recommendation:

Town Staff is requesting Town Council's consideration and approval of the Town holiday schedule for calendar year 2015.

Issue:

2015 holiday schedule is consistent with the 2014 holiday schedule.

Background:

These holidays are consistent with the local and federal government schedules for calendar year 2015.

Fiscal Impact:

No Impact.

Staff Contact:

Andy Berns, Town Administrator
Russell C. Muñiz, MMC, Town Clerk

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RESOLUTION NO. 2015 –

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN
HOLIDAY SCHEDULE FOR THE CALENDAR YEAR 2015; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Town Council desires to establish an official 2015 holiday schedule for the Town of Southwest Ranches; and

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

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

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

Section 2: The Town Council hereby approves the following official holiday schedule for the Town of Southwest Ranches for calendar year 2015.

Schedule:

Month	Date	Holiday	Day
January	1 st	New Year's Day	Thursday
January	19 th	Martin Luther King, Jr. Day	Monday
February	16 th	President's Day	Monday
May	25 th	Memorial Day	Monday
July	3 rd	Independence Day	Friday
September	7 th	Labor Day	Monday
November	11 th	Veteran's Day	Wednesday
November	26 th	Thanksgiving	Thursday
November	27 th	Day After Thanksgiving	Friday
December	25 th	Christmas Day	Friday

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

Ranches, Florida, this _____ day of _____, on a motion by

_____ and seconded by _____.

Nelson _____
Jablonski _____
Breitkreuz _____
Fisikelli _____
McKay _____

Ayes 0
Nays 0
Absent 0

Jeff Nelson, Mayor

Attest:

Russell Muñiz, MMC, Town Clerk

Approved as to Form and Correctness:

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

111972432.1

TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM



**DIAB ADOPTED
OCTOBER 15, 2014**

TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year	
	Street Name	Street Name	Street Name								
W	SW 209th Avenue	Griffin Road (SR 818)	SW 50th Street	Y	6	5	6	0.16	\$27,500.00	2016	
W	SW 50th Street	SW 208th Lane	SW 210th Terrace	Y	5	5	5	0.13	\$16,800.00	2016	
W	SW 210th Terrace	SW 50th Street	SW 54th Place	Y	4	3	4	0.51	\$83,500.00	2016	
W	SW 210th Terrace*	SW 54th Place	Stirling Road	N	N/A	N/A	N/A	0.00	\$0.00	2016	
W	SW 54th Place	SW 208th Lane	East dead end.	Y	2	2	2	0.05	\$7,700.00	2016	
W	SW 54th Place	SW 210th Terrace	E/W dead ends	Y	3	3	3	0.06	\$7,700.00	2016	
W	SW 208th Lane	SW 50th Street	South dead end.	Y	4	4	4	0.50	\$83,200.00	2016	
W	SW 205th Avenue	Griffin Road (SR 818)	Town Limit	Y	4	3	6	0.39	\$61,800.00	2016	
W	SW 48th Place	SW 205th Avenue	E/W dead ends	Y	4	3	4	0.15	\$22,600.00	2016	
W	SW 49th Court	SW 205th Avenue	E/W dead ends	Y	4	3	4	0.14	\$19,900.00	2016	
W	SW 50th Place	SW 205th Avenue	E/W dead ends	Y	4	3	4	0.20	\$28,000.00	2016	
* NOT INCLUDED IN KING STUDY							TOTALS		2.28	\$358,700.00	2016
							INFLATION & CONTINGENCY			\$18,000.00	2016
							TOTAL FISCAL YEAR PROJECTS			\$376,700.00	2016

* NOT INCLUDED IN KING STUDY



SW 50TH ST

SW 51ST MNR

SW 51ST MNR

SW 190TH AVE

SW 54Tt

SW 56TH ST

SW 57TH CT

SW 59TH ST

STIRLING R

SW 61ST MNR

SW 63RD ST

W 189TH WAY

SW 209TH AVE

RY DR

SW 210TH TER

SW 208TH LN

SW 49TH CT

SW 50TH PL

SW 51ST ST

SW 52ND MNR

SW 53RD PL

SW 54TH PL

SW 205TH AVE

SW 48TH ST

SW 48TH PL

SW 202ND AVE

SW 201ST TER

SW 52ND PL

SW 199TH AVE

SW 198TH TER

SW 196TH LN

SW 195TH TER

SW 192ND TER

SW 192ND WAY

SW 57TH CT

SW 60TH ST SW 60TH ST

SW 60TH CT

W 196TH AVE

SW 195TH AVE

SW 194TH AVE

SW 192ND AVE

SW 191ST AVE

SW 190TH AVE

SV

NOT INCLUDED
IN KING STUDY
NO R.O.W.

LIMITS OF ROAD CONSTRUCTION:

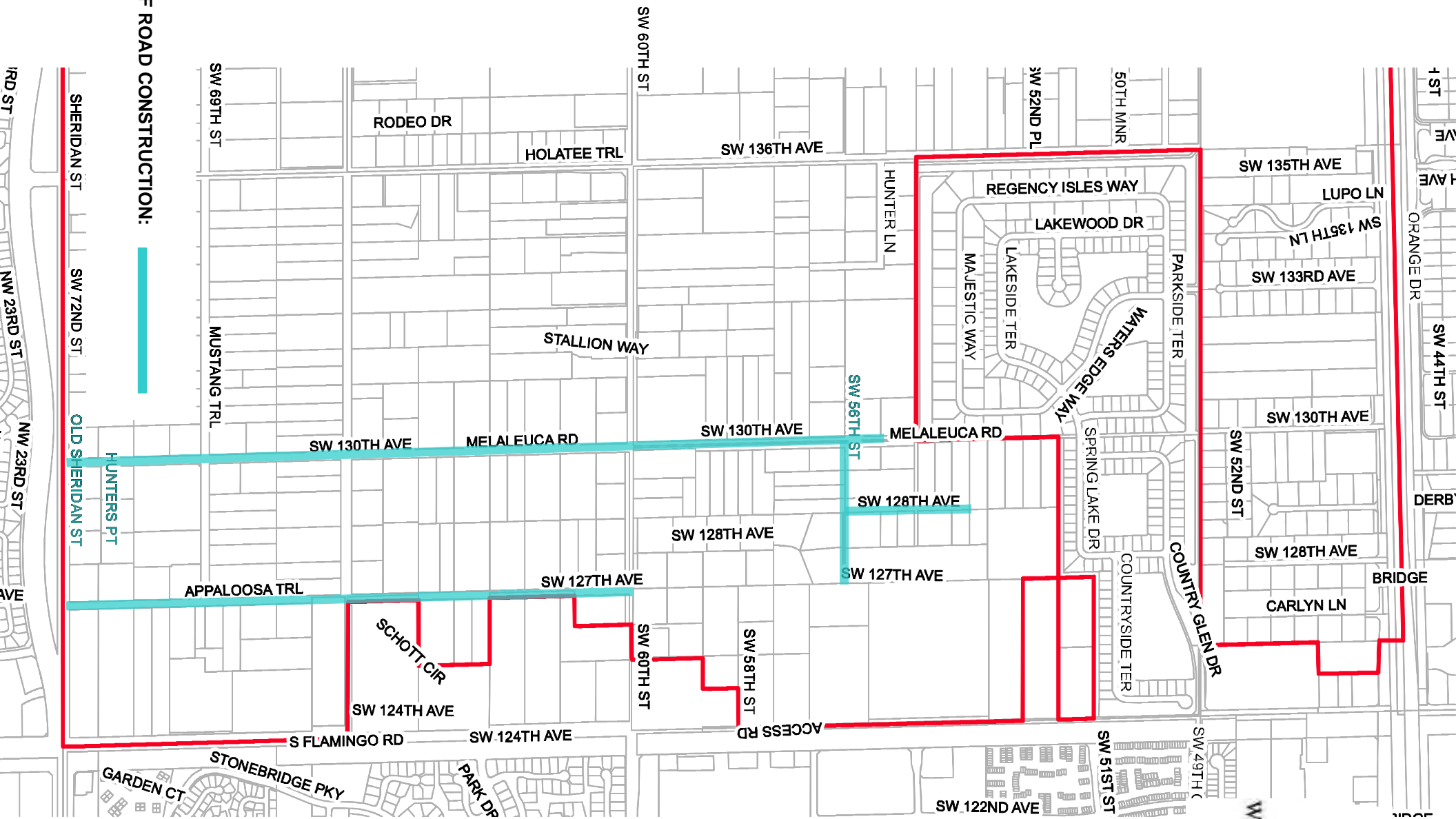
TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
E	SW 128th Ave.	SW 56 Street	North dead end.	Y	8	7	9	0.23	\$57,800.00	2017
E	SW 56th Street	Melaleuca Rd	SW 128th Ave	Y	3	2	4	0.12	\$12,800.00	2017
E	SW 56th Street	SW 128th Ave	SW 127th Ave	Y	5	4	5	0.12	\$12,800.00	2017
E	Melaleuca Drive	SW 56th Street	North dead end.	N	5	5	5	0.12	\$12,500.00	2017
E	Melaleuca Drive	Stirling Road (SW 60th St)	SW 56th Street	Y	5	4	6	0.37	\$58,200.00	2017
E	Melaleuca Drive (* 2011)	Stirling Road (SW 60th St)	Old sheridan Street	Y	4	4	6	0.99	\$156,400.00	2017
E	Appaloosa Trail (* 2011)	Stirling Road (SW 60th St)	Old Sheridan Street	Y	6	4	6	1.00	\$168,800.00	2017
						TOTALS		2.95	\$479,300.00	2017
						INFLATION & CONTINGENCY			\$24,000.00	2017
						TOTAL FISCAL YEAR PROJECTS			\$503,300.00	2017

Note: This road segment was included in the King Study, but is situated at the north end of SW 130th Avenue (Private Road)

E	SW 52nd Street	SW 130 Avenue	60' of SW 52nd St.	Y	2	2	2	0.04	\$2,600.00	????
---	----------------	---------------	--------------------	---	---	---	---	------	------------	------

2017



LIMITS OF ROAD CONSTRUCTION:



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	SW 188th Avenue (*2009)	Griffin Road (SR 818)	South dead end.	Y	4	3	5	1.47	\$222,000.00	2018
W	SW 51st Manor	SW 188th Avenue	E/W Dead ends	Y	4	4	4	0.12	\$16,900.00	2018
W	SW 54th Place	SW 188th Avenue	E/W Dead ends	Y	4	4	4	0.12	\$17,800.00	2018
W	SW 57th Court	SW 188th Avenue	E/W Dead ends	Y	4	4	4	0.12	\$18,300.00	2018
W	Stirling Road	SW 188th Avenue	E/W Dead ends	Y	4	3	4	0.11	\$17,800.00	2018
W	SW 63rd Street	SW 185th Way	W. of SW 188th Ave	Y	5	4	6	0.25	\$37,700.00	2018
W	SW 186th Way	SW 61st Court	South Cul-de-sac end	Y	4	3	5	0.23	\$29,600.00	2018
W	SW 61st Court	SW 185th Way	SW 186th Way	Y	4	4	4	0.08	\$13,200.00	2018
						TOTALS		2.50	\$373,300.00	2018
						INFLATION & CONTINGENCY		\$74,700.00	2018	
						TOTAL FISCAL YEAR PROJECTS		\$448,000.00	2018	

Based Upon November 5, 2013 "Streets Condition Assessment" Pavement Management Plan by King Engineering Associates, Inc.



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	SW 202nd Avenue (*2011)	Griffin Road (SR 818)	Town Limit	Y	3	3	4	0.37	\$57,500.00	2019
W	SW 48th Street	SW 202nd Avenue	West Cul-de-sac.	Y	4	4	5	0.13	\$18,200.00	2019
W	SW 48th Place	SW 202nd Avenue	E/W dead ends	Y	3	3	4	0.12	\$19,500.00	2019
W	SW 49th Court	SW 202nd Avenue	West Dead end	Y	4	4	4	0.10	\$13,800.00	2019
W	SW 201st Terrace	SW 50th Manor	N/S cul-de-sac	Y	4	3	5	0.47	\$74,300.00	2019
W	SW 199th Avenue	Griffin Road (SR 818)	Town Limit	Y	4	4	4	0.47	\$73,000.00	2019
W	SW 50th Manor	SW 199th Avenue	West Cul-de-sac.	Y	4	3	4	0.38	\$59,000.00	2019
W	SW 196th Lane (*2011)	Griffin Road (SR 818)	Old Stirling Road	Y	4	4	6	1.25	\$202,400.00	2019
TOTALS								3.28	\$517,700.00	2019
INFLATION ADJUSTMENT									\$37,900.00	2019
TOTAL FISCAL YEAR PROJECTS									\$555,600.00	2019

Based Upon November 5, 2013 "Streets Condition Assessment" Pavement Management Plan by King Engineering Associates, Inc.

S WHITEWATER AVE

SENECA AVE

2019



CEMETERY DR

SW 209TH AVE

SW 48TH PL

SW 48TH ST

SW 48TH PL

SW 49TH CT

SW 50TH PL

SW 51ST ST

SW 51ST CT

SW 52ND MNR

SW 53RD PL

SW 54TH PL

SW 52ND PL

SW 202ND AVE

SW 205TH AVE

STIRLING RD

SW 60TH ST

SW 210TH TER

SW 208TH LN

SW 199TH AVE

SW 198TH TER

SW 196TH LN

SW 195TH TER

SW 193RD LN

SW 51ST MNR

SW 51ST MNR

SW 50TH ST

SW 190TH AVE

SW 54TH

SW 56TH ST

SW 57TH CT

SW 59TH ST

SW 57TH CT

SW 60TH ST

SW 60TH ST

STIRLING RD

SW 60TH CT

SW 61ST MNR

SW 63RD S

SW 190TH AVE

SW 189TH WAY

SW 192ND AVE

SW 191ST AVE

SW 194TH AVE

SW 195TH AVE

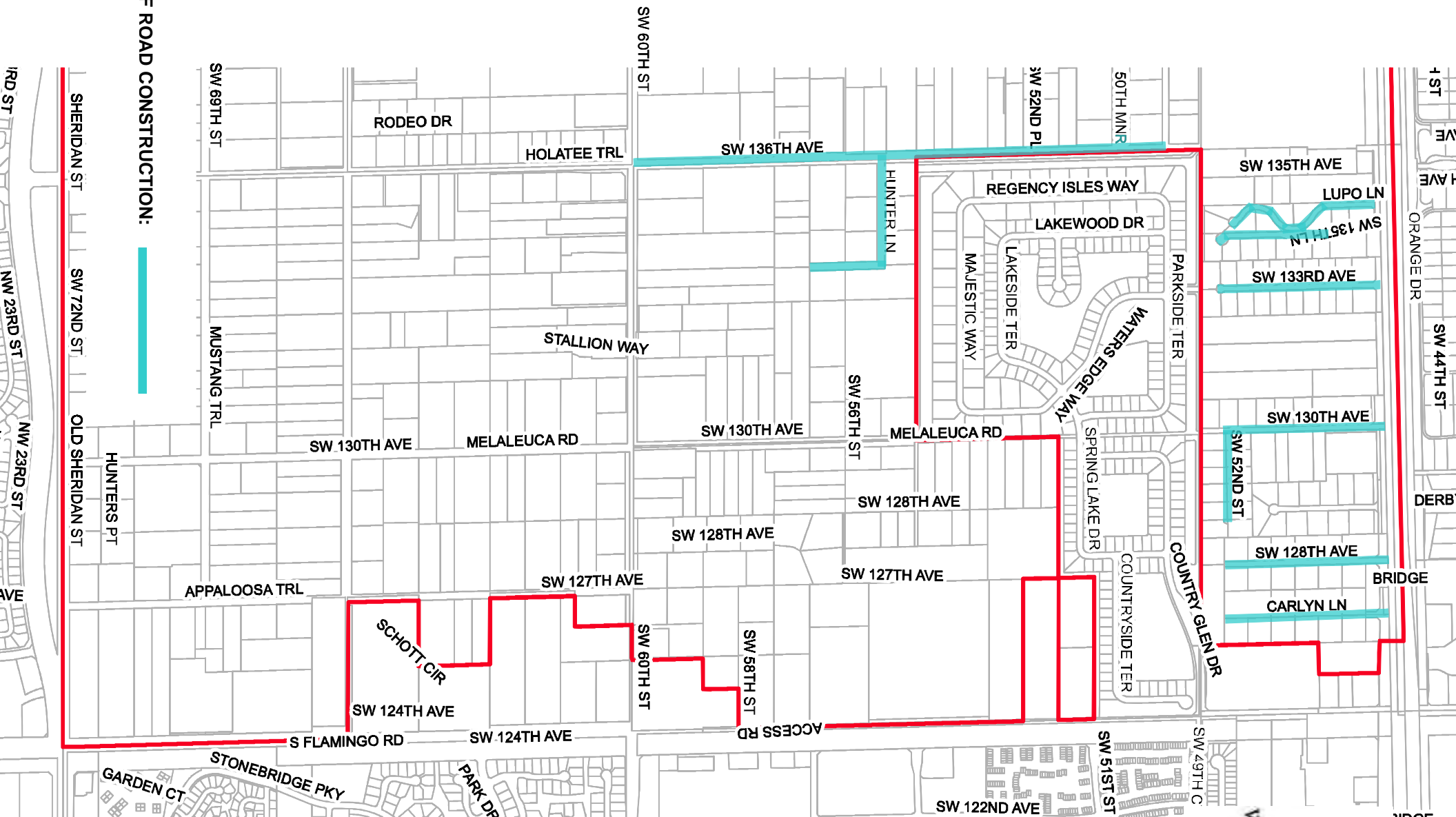
SW 196TH AVE

LIMITS OF ROAD CONSTRUCTION:



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
E	Carlyn Lane (* 2011)	Griffin Road (SR 818)	South dead end.	N	5	4	8	0.28	\$66,500.00	2020
E	SW 128th Ave. (* 2011)	Griffin Road	South dead end.	Y	6	3	7	0.27	\$78,900.00	2020
E	SW 130th Ave. (* 2011)	Griffin Road	South dead end.	Y	5	4		0.28	\$44,400.00	2020
E	SW 52nd Street	60' SW 52nd St.	East dead end.	N	7	2	10	0.12	\$25,400.00	2020
E	SW 133rd Avenue	Griffin Road (SR 818)	South dead end.	Y	1	1	2	0.29	\$45,000.00	2020
E	Lupo Lane	Griffin Road (SR 818)	South dead end.	Y	2	2	4	0.30	\$47,100.00	2020
E	SW 134th Ave.	North cul-de-sac	South cul-de-sac	Y	3	3	3	0.21	\$32,600.00	2020
E	Hunter Lane	Holatee Trail	SW 134 Ave	Y	5	2	8	0.19	\$35,600.00	2020
E	SW 134th Ave.	SW 55th Street	South dead end.	Y	4	4	6	0.17	\$24,300.00	2020
E	Holatee Trail	East Palomino Drive	Stirling Road	Y	3	2	5	0.91	\$142,900.00	2020
TOTALS								3.01	\$542,700.00	2020
INFLATION ADJUSTMENT									\$53,500.00	2020
TOTAL FISCAL YEAR PROJECTS									\$596,200.00	2020



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

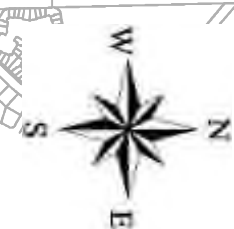
East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	Green Meadow Drive	Griffin Road (SR 818)	Stirling Road	Y	4	3	6	1.25	\$204,700.00	2021
W	SW 49th Street	SW 163rd Avenue	East dead end.	Y	3	3	3	0.07	\$7,400.00	2021
W	SW 53rd Street	SW 163rd Avenue	SW 162nd Avenue	Y	3	3	3	0.12	\$19,000.00	2021
W	SW 162nd Avenue	Stirling Road	SW 53rd St. (Nde.)	Y	4	3	5	0.68	\$75,400.00	2021
W	SW 164th Terrace	Griffin Road (SR 818)	Stirling Road	Y	5	4	6	1.25	\$205,600.00	2021
TOTALS								3.37	\$512,100.00	2021
INFLATION ADJUSTMENT									\$63,900.00	2021
TOTAL FISCAL YEAR PROJECTS									\$576,000.00	2021

SW 45TH ST

DIAMOND PL
DIAMOND PL

SW 160TH RD

2021



I75 RAMP

SW 170TH AVE
SW 168TH AVE
SW 167TH AVE
SW 164TH TER
SW 163RD AVE
SW 160TH AVE
DYKES RD

SET DR
SW 173RD WAY

BELLA DR

SW 51ST AVE

SW 172ND AVE

SW 54TH ST

STRATFORD CT

WINDSOR BLVD

BERKSHIRE CT

SW 59TH ST
SW 59TH CT

STIRLING RD

SURREY CIR

HUNTRIDGE RD

SW 56TH ST

SW 54TH PL

SW 53RD CT

LANCELOT LN

KING ARTHUR

CARRIAGE C

BRIARW

DOVE

W 61ST CT

SW 173RD WAY

SW 62ND ST

SW 62ND CT

SW 63RD ST

SW 64TH CT

SW 64TH ST

SW 62ND ST

SW 62ND CT

HUDSON DR

HUDSON DR

SW 68TH ST

SW 67TH PL

N SEGOVIA CIR

SW 67TH CT

SW 161ST AVE

ACCESS RD

HAWKES BLUFF AVE

W SEDGEWYCK CIR

E SEDGEWYCK CIR

SW 159TH AVE

RAVENSWICK

CHAMPLAIN TER

HURON TER

ERIE PL

RAINBOW LN

ONTARIO PL

SW 62ND ST

SW 61ST ST

SW 61ST CT

LIMITS OF ROAD CONSTRUCTION:



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year	
	Street Name	Street Name	Street Name								
W	SW 166th Avenue	Griffin Road (SR 818)	Stirling Road	Y	4	4	4	1.25	\$197,800.00	2022	
W	SW 166th Avenue	Stirling Road	South Cul-de-sac.	Y	2	2	4	0.76	\$118,400.00	2022	
W	SW 51st Mnr	SW 166th Avenue	East dead end.	N	3	3	3	0.18	\$23,700.00	2022	
W	SW 52nd Place	SW 166th Avenue	West dead end.	Y	3	3	3	0.22	\$34,100.00	2022	
W	SW 54th Place (North Lane)	SW 166th Avenue	East dead end.	Y	3	3	4	0.17	\$54,600.00	2022	
W	SW 54th Place (South Lane)	SW 166th Avenue	East dead end.	Y	3	3	4	0.17	\$54,600.00	2022	
W	SW 59th Court	SW 166th Avenue	West dead end.	Y	1	1	1	0.25	\$29,400.00	2022	
							TOTALS		3.00	\$512,600.00	2022
							INFLATION ADJUSTMENT			\$77,700.00	2022
							TOTAL FISCAL YEAR PROJECTS			\$590,300.00	2022

SW 45TH ST

DIAMOND PL

DIAMOND PL

SW 160TH RD

2022



I75 RAMP

1ST

SW 170TH AVE

SW 168TH AVE

SW 48TH ST

BELL DR

SW 167TH AVE

SW 164TH TER

SW 163RD AVE

DYKES RD

SW 160TH AVE

KING ARTHUR

LANCELOT LN

CARRIAGE C

BRIARW

DOVEI

DER

SW 56TH ST

SURREY CIR

HUNTRIDGE RD

W SURREY CIR

RAVENSWICK

SW 159TH AVE

E SEDGEWYCK CIR

W SEDGEWYCK CIR

RAINBOW LN

ERIE PL

HURON TER

CHAMPLAIN TER

ONEIDA PL

SW 61ST ST

ONTARIO PL

SW 62ND ST

SW 62ND SI

SW 63RD ST

SW 64TH ST

SW 64TH CT

HUDSON DR

SW 67TH PL

SW 68TH ST

SW 68TH ST

N SEGOVIA CIR

SW 67TH CT

SW 161ST AVE

ACCESS RD

NW 158TH MN

NW 159TH LN

SHERIDAN ST

NW 161ST SI

NW 24TH SI

H AVE

R

AVE

SW 173RD WAY

SW 173RD WAY

SW 172ND AVE

SW 54TH ST

STRATFORD CT

WINDSOR BLVD

BERKSHIRE CT

SW 59TH ST

SW 59TH CT

STIRLING RD

SW 173RD WAY

SET DR

TON LI

3T

9TH CT

61ST CT

SW 63RD MNR

5TH CT

HUDSON DR

TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

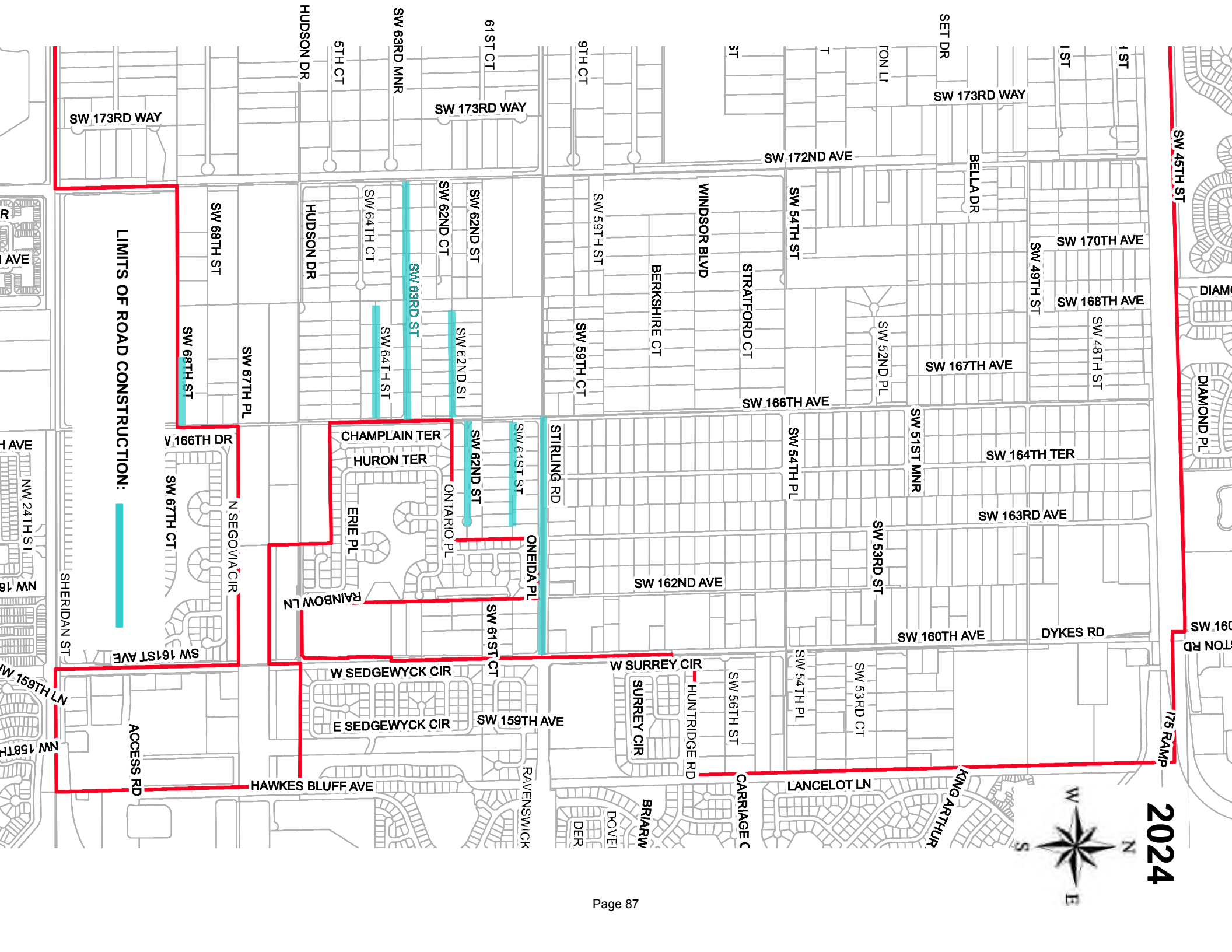
East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
E	Holatee Trail (* 2011)	Stirling Road	Old Sheridan St.	Y	5	4	7	0.91	\$169,500.00	2023
E	Luray Road	Melaleuca Drive	Volunteer Road	Y	5	3	6	1.51	\$246,700.00	2023
E	Luray Road	Appaloosa Trail	Melaleuca Drive	Y	2	2	2	0.23	\$36,500.00	2023
TOTALS								2.66	\$452,700.00	2023
INFLATION ADJUSTMENT									\$81,000.00	2023
TOTAL FISCAL YEAR PROJECTS									\$533,700.00	2023



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	Stirling Road (North Lane)	Dykes Road	SW 166th Avenue	Y	4	3	5	0.50	\$160,600.00	2024
W	Stirling Road (South Lane)	Dykes Road	SW 166th Avenue	Y	4	3	4	0.50	\$160,600.00	2024
W	SW 61st Street	SW 166th Avenue	East cul-de-sac	N	5	4	6	0.23	\$31,300.00	2024
W	SW 62nd Street	SW 166th Avenue	East cul-de-sac	Y	3	3	6	0.23	\$27,500.00	2024
W	SW 62nd Street	SW 166th Avenue	West dead end.	Y	6	5	7	0.22	\$41,300.00	2024
W	SW 63rd Manor	SW 172nd Avenue	SW 166th Ave	Y	3	3	4	0.50	\$68,200.00	2024
W	SW 64th Street	SW 166th Avenue	West dead end	Y	1	1	1	0.22	\$30,100.00	2024
W	SW 69th Street	SW 166th Avenue	West dead end.	Y	3	3	4	0.22	\$24,300.00	2024
TOTALS								2.61	\$543,900.00	2024
INFLATION ADJUSTMENT									\$112,600.00	2024
TOTAL FISCAL YEAR PROJECTS									\$656,500.00	2024

2024



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

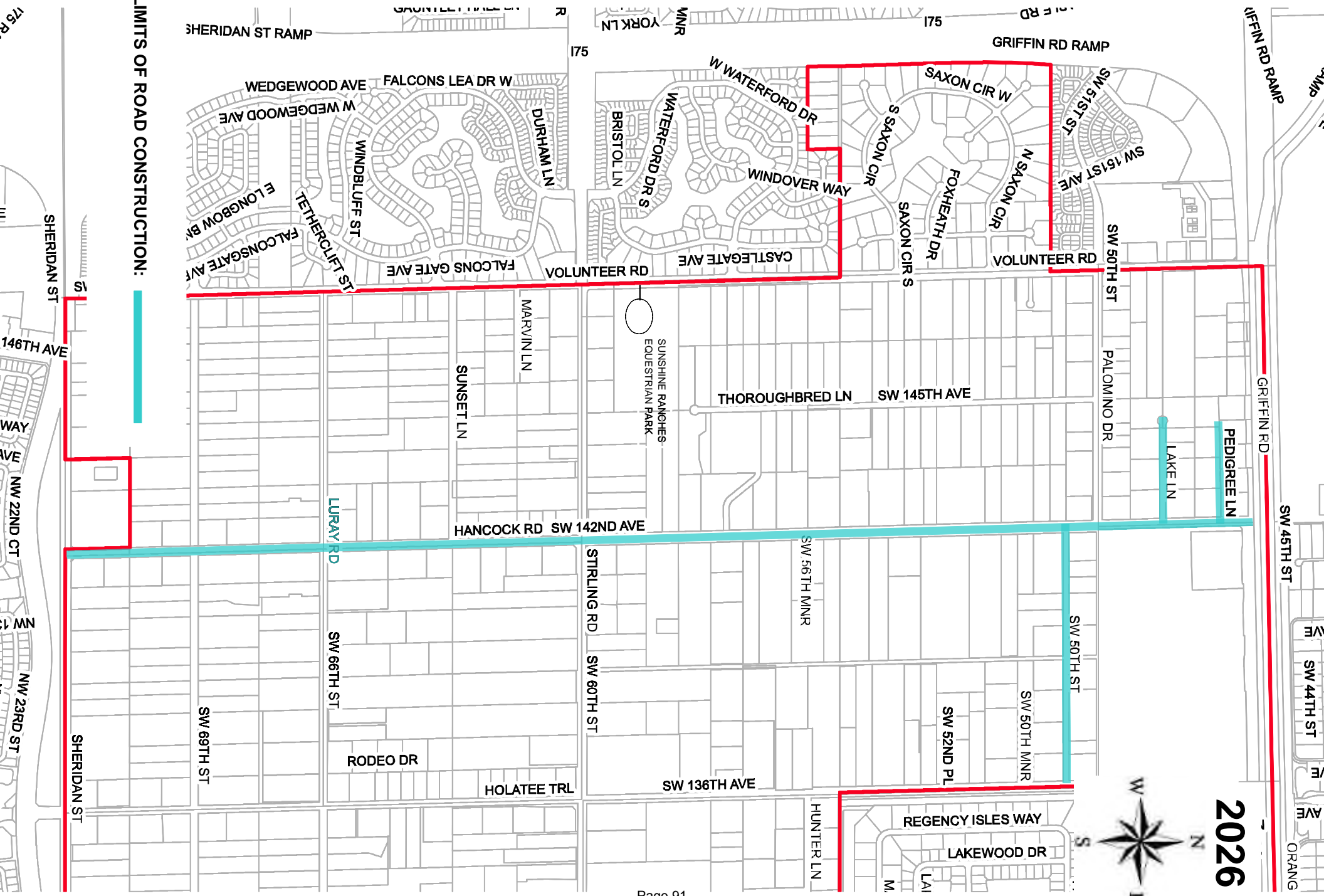
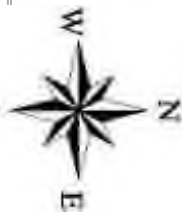
East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	SW 195th Terrace (*2011)	Griffin Road (SR 818)	Old Stirling Road	N	4	3	5	1.25	\$202,900.00	2025
W	SW 54th Place	SW 195th Terrace	E/W dead ends	Y	5	4	5	0.24	\$35,600.00	2025
W	SW 57th Court	SW 195th Terrace	E/W dead ends	Y	3	3	3	0.24	\$35,100.00	2025
W	Old Stirling Road	SW 195th Terrace	E/W dead ends	Y	3	3	3	0.24	\$35,700.00	2025
W	SW 193rd Lane	Griffin Road (SR 818)	SW 51 Manor	Y	4	3	6	0.44	\$69,700.00	2025
W	SW 51st Manor	SW 192nd Terrace	SW 193rd Lane	Y	3	3	4	0.19	\$27,300.00	2025
W	SW 192nd Terrace	SW 51st Manor	South cul-de-sac	Y	2	2	3	0.70	\$109,600.00	2025
W	SW 54th Place	SW 192nd Terrace	E/W dead ends	Y	3	3	3	0.11	\$17,500.00	2025
W	SW 57th Court	SW 192nd Terrace	E/W dead ends	Y	3	3	3	0.12	\$17,300.00	2025
						TOTALS		3.53	\$550,700.00	2025
						INFLATION ADJUSTMENT			\$129,800.00	2025
						TOTAL FISCAL YEAR PROJECTS			\$680,500.00	2025



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
E	Hancock Road	Griffin Road (SR 818)	Old Sheridan Street	Y	2	2	2	2.29	\$358,700.00	2026
E	Pedigree Lane	Hancock Road	West dead end.	N	3	3	4	0.20	\$31,100.00	2026
E	Lake Lane	Hancock Road	West cul-de-sac	Y	1	1	1	0.20	\$31,700.00	2026
E	East Palomino Drive	Holatee Trail	Hancock Road	Y	2	2	2	0.51	\$80,000.00	2026
TOTALS								3.21	\$501,500.00	2026
INFLATION ADJUSTMENT									\$133,000.00	2026
TOTAL FISCAL YEAR PROJECTS									\$634,500.00	2026

2026



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	Mather Blvd.	Griffin Road (SR 818)	South Dead end.	Y	2	2	3	2.27	\$356,400.00	2027
W	Clydesdale Road	SW 178th Avenue	SW 173rd Way (Pinion Way)	Y	3	3	3	0.37	\$54,400.00	2027
W	Clydesdale Road	SW 178th Avenue	Lago Mar Lane	Y	3	3	3	0.37	\$48,600.00	2027
W	Lago Mar Lane	SW 70th Place	N/S Cul-de-sacs.	Y	3	3	5	0.17	\$27,000.00	2027
W	Pinion Way	Clydesdale Road	N/S Dead ends.	Y	3	3	3	0.17	\$27,300.00	2027
						TOTALS		3.37	\$513,700.00	2027
						INFLATION ADJUSTMENT			\$151,700.00	2027
						TOTAL FISCAL YEAR PROJECTS			\$665,400.00	2027



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TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	Ponderosa Lane	SW 178th Avenue	West cul-de-sac	Y	3	3	3	0.48	\$64,500.00	2028
W	Ponderosa Lane	SW 178th Avenue	East cul-de-sac	Y	3	3	4	0.47	\$63,200.00	2028
W	Hudson Drive	SW 178th Avenue	East cul-de-sac	Y	3	3	3	0.43	\$55,800.00	2028
W	Hudson Drive	SW 178th Avenue	West dead end.	Y	3	3	3	0.48	\$61,800.00	2028
W	Cherokee Lane	SW 66th Street	North cul-de-sac	Y	3	3	3	0.50	\$77,900.00	2028
W	Haystack Road*	SW 66th Street	North cul-de-sac	Y	3	3	4	0.25	\$38,800.00	2028
W	Greenbriar Manor	SW 178th Avenue	East cul-de-sac	Y	3	3	4	0.45	\$62,200.00	2028
W	Avocado Manor	SW 178th Avenue	East cul-de-sac	Y	3	3	3	0.47	\$62,000.00	2028
W	SW 63rd Manor	SW 178th Avenue	West cul-de-sac	Y	3	3	3	0.13	\$20,800.00	2028
* ACTUAL LENGTH OF ROAD IS 0.25 MILES, NOT 0.50 MILES AS SHOWN IN KING STUDY						TOTALS		3.67	\$507,000.00	2028
						INFLATION ADJUSTMENT			\$165,300.00	2028
						TOTAL FISCAL YEAR PROJECTS			\$672,300.00	2028

* ACTUAL LENGTH OF ROAD IS 0.25 MILES, NOT 0.50 MILES AS SHOWN IN KING STUDY



LIMITS OF ROAD CONSTRUCTION:



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
E	Stirling Road	Appaloosa Trail	Volunteer Road	Y	4	3	4	2.01	\$313,800.00	2029
E	Equestrian Park	Volunteer Road	East cul-de-sac (Loop)	Y	2	2	3	0.10	\$16,400.00	2029
E	Marvin Lane	Volunteer Road	East dead end	Y	1	1	1	0.17	\$26,700.00	2029
E	Sunset Lane	Hancock Road	Volunteer Road	Y	2	2	2	0.49	\$77,700.00	2029
TOTALS								2.78	\$434,600.00	2029
INFLATION ADJUSTMENT									\$155,400.00	2029
TOTAL FISCAL YEAR PROJECTS									\$590,000.00	2029

TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	Mesquite Drive	SW 178th Avenue	SW 173rd Way	Y	3	3	3	0.37	\$55,200.00	2030
W	SW 173rd Way	SW 61st Court	N/S Dead ends.	Y	3	3	3	0.17	\$27,300.00	2030
W	Stirling Road	SW 178th Avenue	West dead end.	Y	6	5	8	0.39	\$55,300.00	2030
W	SW 180th Terrace	SW 60th Street	South cul-de-sac	Y	3	3	3	0.21	\$33,000.00	2030
W	Camille Court	SW 178th Avenue	East cul-de-sac	Y	3	2	3	0.47	\$61,200.00	2030
W	Kingwood Road	SW 178th Avenue	East cul-de-sac	Y	3	3	3	0.47	\$67,300.00	2030
W	Maple Street	SW 178th Avenue	West cul-de-sac	Y	2	2	3	0.45	\$58,500.00	2030
W	SW 56th Street	SW 178th Avenue	East cul-de-sac	N	3	3	3	0.38	\$53,900.00	2030
W	The Barn Driveway (*2011)	SW 56th Street (East)	SW 56th Street(West)	Y	6	6	7	0.22	\$28,900.00	2030
W	Redwood Street	SW 178th Avenue	West cul-de-sac	Y	2	2	3	0.45	\$58,500.00	2030
TOTALS								3.58	\$499,100.00	2030
INFLATION ADJUSTMENT									\$194,600.00	2030
TOTAL FISCAL YEAR PROJECTS									\$693,700.00	2030



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	Poinciana Street	SW 178th Avenue	West cul-de-sac	N	4	2	10	0.12	\$21,500.00	2031
W	Poinciana Street	SW 178th Avenue	East cul-de-sac	N	3	2	4	0.42	\$55,300.00	2031
W	SW 182nd Terrace	SW 52nd Street	South cul-de-sac	Y	1	1	2	0.17	\$27,700.00	2031
W	SW 52nd Lane	SW 182nd Terrace	East cul-de-sac	Y	1	1	1	0.07	\$10,300.00	2031
W	Carolton Lane	SW 178th Avenue	East cul-de-sac	N	2	2	2	0.37	\$52,500.00	2031
W	Sunset Drive	SW 178th Avenue	SW 173rd Way	N	2	2	2	0.36	\$52,200.00	2031
W	SW 173rd Way	SW 51st Street	North dead end.	N	2	2	3	0.18	\$29,300.00	2031
W	Spring Road	SW 178th Avenue	West cul-de-sac	Y	3	3	3	0.44	\$61,200.00	2031
W	Park Place	SW 178nd Avenue	West cul-de-sac	Y	3	3	5	0.44	\$60,300.00	2031
W	SW 182nd Terrace	SW 50th Street	SW 48th Street	Y	2	2	3	0.13	\$19,600.00	2031
W	SW 48th Street	SW 182nd Terrace	E/W cul-de-sac	Y	3	3	3	0.17	\$22,200.00	2031
W	SW 48th Street	SW 178th Avenue	East cul-de-sac	Y	3	3	3	0.43	\$56,000.00	2031
W	SW 46th Street	SW 178th Avenue	East cul-de-sac	Y	3	2	3	0.41	\$54,300.00	2031
TOTALS								3.72	\$522,400.00	2031
INFLATION ADJUSTMENT									\$220,900.00	2031
TOTAL FISCAL YEAR PROJECTS									\$743,300.00	2031

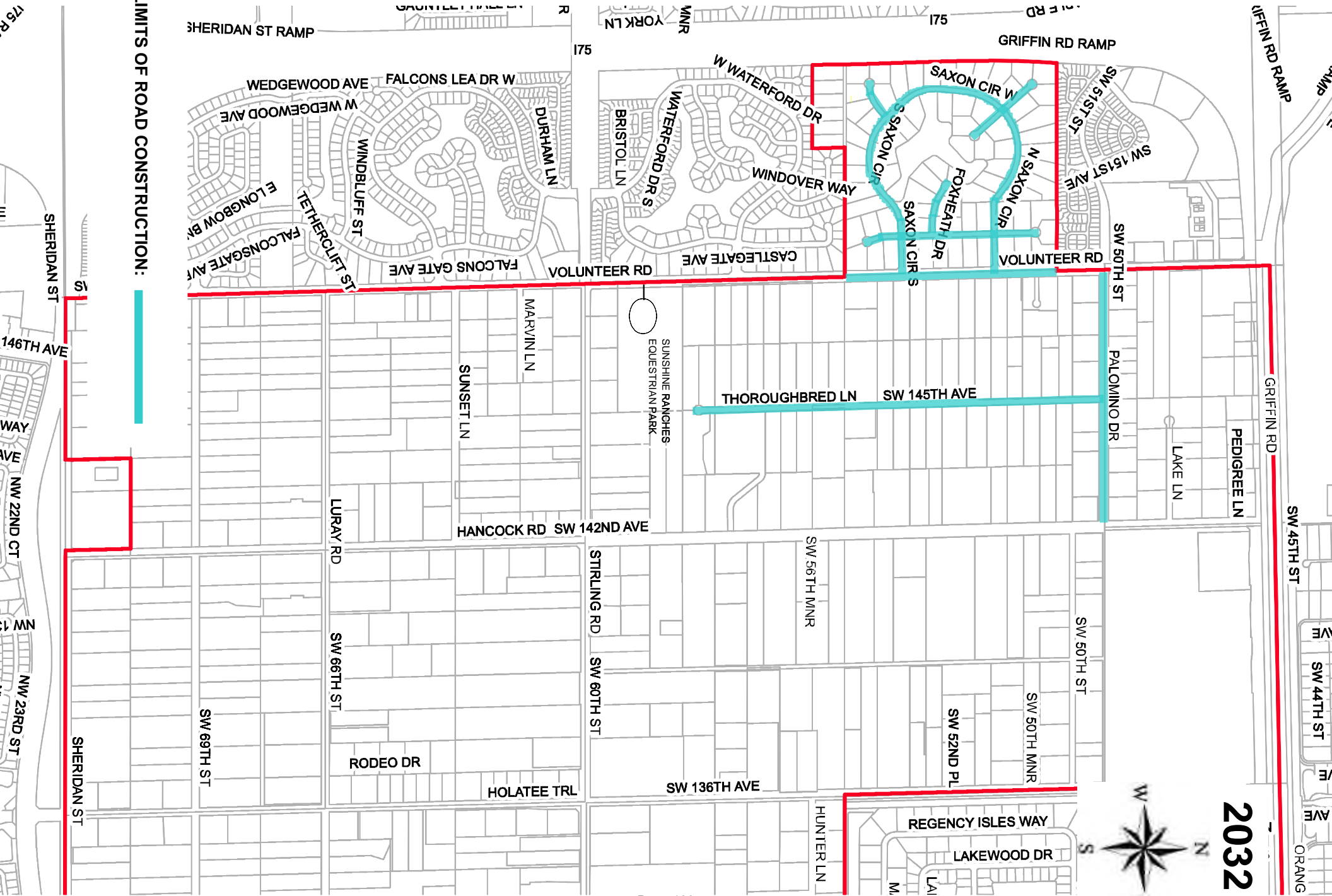
Based Upon November 5, 2013 "Streets Condition Assessment" Pavement Management Plan by King Engineering Associates, Inc.



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
E	Foxheath Drive (* 2011)	Hawk Hurst Ave	Dead-end west	Y	3	2	3	0.11	\$16,800.00	2032
E	Tatenshall Trail (* 2011)	Northeast Cul-de-sac	Souteast Cul-de sac	Y	3	2	3	0.17	\$26,400.00	2032
E	Whetstone Way (* 2011)	South Saxon Circle	Dead-end south	Y	3	2	3	0.08	\$11,900.00	2032
E	Hawk Hurst Avenue (* 2011)	Saxon Circle (South Cul-de-sac)	Saxon Circle (North Cul-de-sac)	Y	2	2	3	0.34	\$53,300.00	2032
E	N/W/S Saxon Circle (* 2011)	Volunteer North	Volunteer South	Y	2	2	2	0.90	\$140,900.00	2032
E	Volunteer Road	2000' so of Griffin Rd.	4200' so. of Griffin Rd.	Y	2	2	2	0.42	\$65,200.00	2032
E	SW 54th Place	Volunteer Road	West cul-de-sac	Y	3	3	3	0.05	\$6,500.00	2032
E	West Palomino Drive	Hancock Road	Volunteer Road	Y	2	2	2	0.51	\$80,000.00	2032
E	Thoroughbred Lane	West Palomino Drive	South cul-de-sac	Y	2	2	2	0.78	\$122,600.00	2032
TOTALS								3.35	\$523,600.00	2032
INFLATION ADJUSTMENT									\$239,100.00	2032
TOTAL FISCAL YEAR PROJECTS									\$762,700.00	2032

Based Upon November 5, 2013 "Streets Condition Assessment" Pavement Management Plan by King Engineering Associates, Inc.



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	Dykes Road	Griffin Road (SR 818)	Huntridge Road	Y	2	2	3	0.98	\$154,000.00	2033
W	Dykes Road	SW 66th Street	Sheridan Street	Y	3	3	3	0.50	\$78,200.00	2033
W	SW 51st Manor	Dykes Road	East dead end.	N	2	2	3	0.24	\$25,100.00	2033
W	SW 53rd Court	Dykes Road	East cul-de-sac	N	3	2	4	0.22	\$25,700.00	2033
W	SW 54th Place	Dykes Road	East dead end.	Y	5	3	5	0.23	\$26,800.00	2033
W	SW 56th Street	Dykes Road	East dead end.	N	5	3	8	0.24	\$53,500.00	2033
W	SW 161st Avenue	SW 61st Court	South Dead end	N	2	2	2	0.07	\$10,400.00	2033
W	SW 168th Avenue	Griffin Road (SR 818)	South Cul-de-sac.	N	4	3	5	0.49	\$77,800.00	2033
W	SW 48th Street	SW 168th Avenue	East cul-de-sac	N	3	3	3	0.18	\$25,300.00	2033
W	SW 170th Avenue	Griffin Road (SR 818)	South Cul-de-sac.	N	3	3	5	0.49	\$77,300.00	2033
W	SW 48th Street	SW 170th Avenue	West cul-de-sac	N	3	3	3	0.13	\$16,300.00	2033
TOTALS								3.77	\$570,400.00	2033
INFLATION ADJUSTMENT									\$280,300.00	2033
TOTAL FISCAL YEAR PROJECTS									\$850,700.00	2033

Based Upon November 5, 2013 "Streets Condition Assessment" Pavement Management Plan by King Engineering Associates, Inc.

SW 45TH ST

DIAMOND PL

DIAMOND PL

DIAMOND PL

DIAMOND PL

DIAMOND PL

DIAMOND PL

DIAMOND PL

DIAMOND PL

2033



I76 RAMP

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 160TH RD

SW 170TH AVE

SW 168TH AVE

SW 48TH ST

SW 49TH ST

SW 167TH AVE

SW 164TH TER

SW 163RD AVE

DYKES RD

SW 160TH AVE

SW 53RD ST

SW 51ST MNR

SW 52ND PL

SW 54TH PL

SW 54TH ST

SW 172ND AVE

SW 173RD WAY

BELLA DR

NSET DR

ROLTIC

ST

STRATFORD CT

WINDSOR BLVD

BERKSHIRE CT

SW 59TH ST

SW 59TH CT

9TH CT

STIRLING RD

W SURREY CIR

SURREY CIR

HUNTRIDGE RD

BRIARW

DOVE

DER

LANCELOT LN

CARRIAGE C

KING ARTHUR

RAVENSWICK

SW 159TH AVE

SW 61ST CT

SW 62ND ST

ONTARIO PL

SW 62ND CT

SW 173RD WAY

W 61ST CT

SW 63RD MNR

SW 64TH CT

SW 64TH ST

HUDSON DR

HUDSON DR

5TH CT

CHAMPLAIN TER

HURON TER

ERIE PL

RAINBOW LN

W SEDGEWYCK CIR

E SEDGEWYCK CIR

HAWKES BLUFF AVE

SW 68TH ST

SW 67TH PL

V 166TH DR

SW 67TH CT

N SEGOVIA CIR

SW 161ST AVE

ACCESS RD

LIMITS OF ROAD CONSTRUCTION:



SW 173RD WAY

R

AVE

H AVE

NW 24TH ST

NW 16TH ST

NW 159TH LN

NW 158TH LN

SHERIDAN ST

TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	SW 186th Avenue	Griffin Road (SR 818)	SW 55th Street	Y	2	2	3	0.78	\$112,200.00	2034
W	SW 55th Street	SW 186th Avenue	East cul-de-sac	Y	3	2	3	0.13	\$19,400.00	2034
W	SW 185th Way	SW 55th Street	Sheridan Street	Y	2	2	2	1.44	\$218,000.00	2034
W	SW 58th Street	SW 185th Way	East cul-de-sac	Y	4	4	4	0.06	\$9,800.00	2034
W	SW 190th Avenue*	Griffin Road (SR 818)	South dead end	Y	2	2	2	0.20	\$31,100.00	2034
W	SW 49th Street	SW 172nd Avenue	East dead end.	Y	2	2	3	0.67	\$88,400.00	2034
W	SW 167th Avenue	SW 49th Street	South Cul-de-sac.	N	3	3	4	0.25	\$36,200.00	2034
W	SW 54th Street (* 2009)	SW 172nd Avenue	East dead end.	Y	7	5	9	0.17	\$33,600.00	2034
TOTALS								3.53	\$548,700.00	2034
INFLATION ADJUSTMENT									\$289,100.00	2034
TOTAL FISCAL YEAR PROJECTS									\$837,800.00	2034

Based Upon November 5, 2013 "Streets Condition Assessment" Pavement Management Plan by King Engineering Associates, Inc.



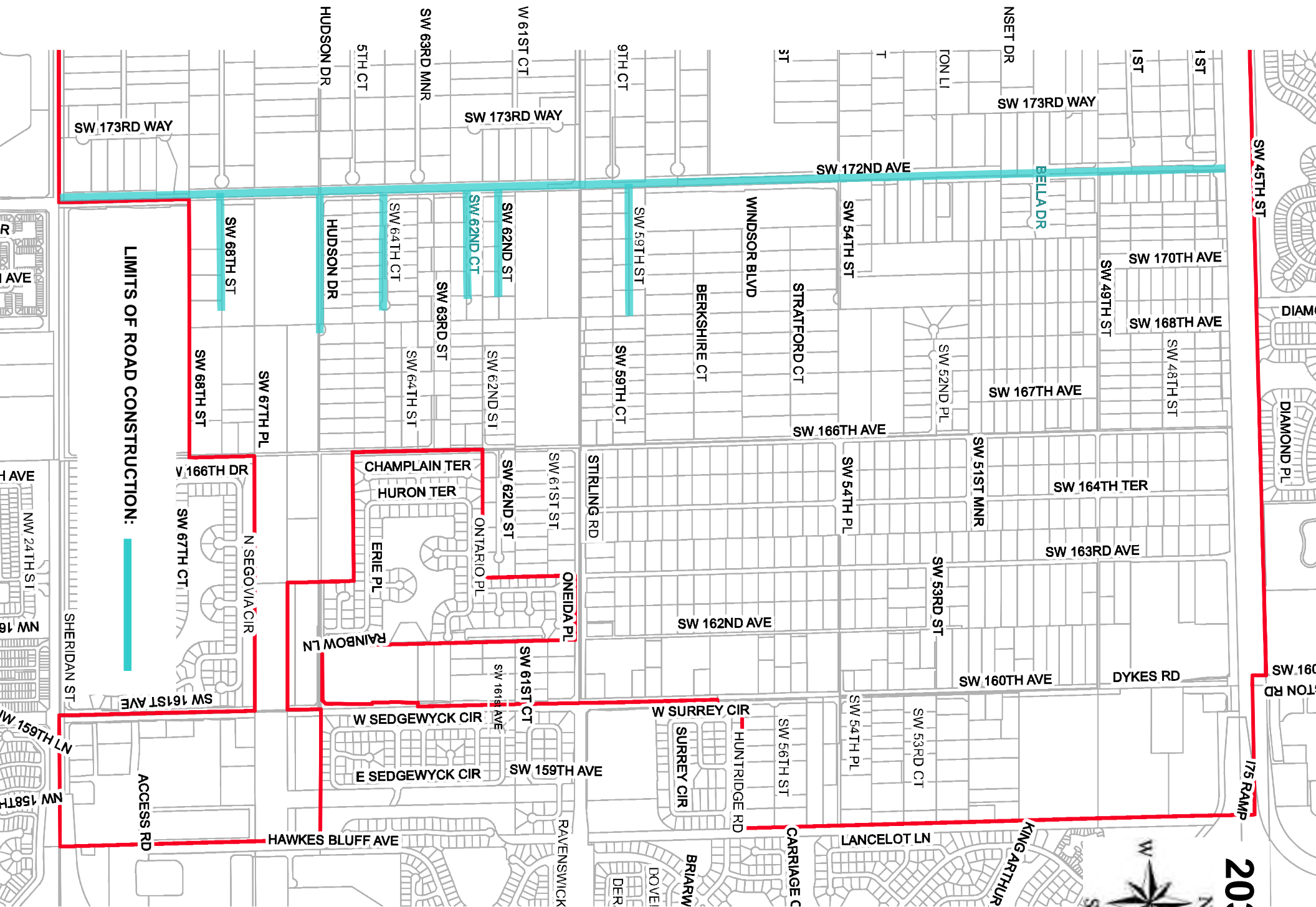
TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
E	Mustang Trail	Appaloosa Trail	Volunteer Road	Y	2	2	2	1.74	\$274,200.00	2035
E	Old Sheridan Street	Appaloosa Trail	West Cul-de Sac	Y	1	1	1	1.70	\$266,400.00	2035
						TOTALS		3.45	\$540,600.00	2035
						INFLATION ADJUSTMENT			\$304,600.00	2035
						TOTAL FISCAL YEAR PROJECTS			\$845,200.00	2035



TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) CONSTRUCTION PROGRAM SCHEDULE

East/West of I-75	Street Name	From	To	Full Public R/W (Y/N) (Provided by Town)	Average Rating	Minimum Rating	Maximum Rating	Length (miles)	Resurfacing & Swale Restoration Cost	Fiscal Year
	Street Name	Street Name	Street Name							
W	SW 172nd Avenue	Griffin Road (SR 818)	Sheridan Street	Y	2	2	4	2.28	\$356,900.00	2036
W	SW 59th Street	SW 172nd Avenue	East dead end.	N	2	2	3	0.24	\$29,900.00	2036
W	SW 62nd Street	SW 172nd Avenue	East dead end	N	6	5	6	0.21	\$29,100.00	2036
W	SW 62nd Court (* 2009)	SW 172nd Avenue	East dead end	Y	6	3	9	0.20	\$39,200.00	2036
W	SW 64th Court	SW 172nd Avenue	East dead end	Y	2	1	10	0.19	\$25,000.00	2036
W	SW 66th Street	SW 172nd Avenue	East dead end	Y	5	5	6	0.25	\$34,500.00	2036
W	SW 68th Street	SW 172nd Avenue	East cul-de-sac.	N	4	3	8	0.23	\$25,600.00	2036
						TOTALS		3.60	\$540,200.00	2036
						INFLATION ADJUSTMENT			\$324,300.00	2036
						TOTAL FISCAL YEAR PROJECTS			\$864,500.00	2036



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REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Monday 7:00 PM

September 30, 2014

13400 Griffin Road

Present:

Mayor Jeff Nelson

Vice Mayor Gary Jablonski

Council Member Doug McKay

Council Member Freddy Fisikelli

Council Member Steve Breitkreuz

Andrew Berns, Town Administrator

Keith Poliakoff, Town Attorney

Martin Sherwood, Town Financial Administrator

Russell Muñiz, Town Clerk

Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Nelson at 7:10 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. Proclamation - Domestic Violence Awareness Month

Mayor Nelson read the proclamation into the record and presented it to Katie Ortiz who was in attendance representing Women In Distress.

Mayor Nelson also read a proclamation into the record recognizing 2014 Fire Prevention Week and presented it to Chief Bennett.

Mayor Nelson recognized Financial Administrator Martin Sherwood and the rest of the Finance staff for receiving the Government Finance Officers Association (GFOA) Certificate of Achievement for the 2013 Comprehensive Annual Financial Report (CAFR).

4. Ordinance – 2nd Reading - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE REZONING OF APPROXIMATELY 1.06 ACRES FROM RURAL ESTATE DISTRICT TO COMMUNITY FACILITY DISTRICT, GENERALLY LOCATED 600 FEET SOUTH OF GRIFFIN ROAD ON THE WEST SIDE OF SW 130TH AVENUE, MORE PARTICULARLY DESCRIBED AS THE SOUTH 173.00 FEET OF THE NORTH 844.00 FEET OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST, LYING SOUTH OF SOUTH NEW RIVER CANAL, LESS THE EAST 2631.70 FEET AND LESS THE WEST 2331.66 FEET, LESS THE EAST 50.00 FEET THEREOF (SOUTH FLORIDA HINDU TEMPLE, 5000 SW 130TH AVENUE, APPLICATION #RZ-017-12); PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. **{Tabled from the August 28, 2014 Town Council Meeting}**

The following motion was made by Council Member McKay, seconded by Council Member Breitkreuz.

MOTION: TO DENY THE ORDINANCE.

Attorney Steve Wherry, speaking on behalf of the applicant advised that the applicant wished to withdraw the item rather than it be denied.

Council Member Breitzkreuz withdrew his second to deny.

The following motion was made by Council Member McKay, seconded by Council Member Breitzkreuz and passed by 4-1 roll call vote. The vote was as follows: Council Members Breitzkreuz, McKay, Jablonski, Mayor Nelson voting Yes, and Council Member Fisikelli voting No.

MOTION: TO ACCEPT THE APPLICANT'S WITHDRAWAL SUBJECT TO NOT ALLOWING RESUBMITTAL BY THE APPLICANT FOR AT LEAST 6 MONTHS.

5. Public Comment

No members of the public addressed the Town Council.

6. Board Reports

There were no board reports presented to the Town Council.

7. Council Member Comments

Vice Mayor Jablonski advised that the Aster Knight Parks Foundation Hoe Down was October 11th at the Weekley Pavilion. He announced that on October 18th the Southwest Ranches Country Roads Arts and Crafts Festival would be held at the Equestrian Park. He further advised the School Education Advisory Board would be hosting a Food Truck Event at the Equestrian Park on October 25th. Lastly, he spoke about a discussion he had with a resident regarding safety on Griffin Road. The discussion prompted him to discuss the feasibility with Council of creating a bike lane bike path between from Bonaventure Boulevard to Everglades Holiday Park, on the north side of Griffin Road.

Council Member Fisikelli asked about work going on with the Australian Pines at Country Estates Fishing Hole Park, and he provided an update on progress.

Council Member Breitzkreuz gave an update on the roadway on 190th Avenue and the HOA Meeting with Griffin 3-4-5. The residents supported the plan to place the control device on the north side of 190th Avenue, and closing off the roads on 54th and 57th between 190th and 188th Avenues. Council Member McKay felt that donating a control device that was previously purchased by the Town, was a better option than spending Town funds to purchase a new one.

Mayor Nelson advised that he and Town Attorney Poliakoff were at a deposition earlier in the day concerning the Corrections Corporation of America (CCA) site. He provided a brief update on the case.

8. Legal Comments

Town Attorney Poliakoff elaborated on the legal proceedings in the case regarding CCA.

9. Administration Comments

Town Administrator Berns thanked the Town Council for their support on the budget process and also thanked Town Financial Administrator Sherwood and his staff. Mr. Berns advised that a Town Council Workshop has been scheduled for November 6th at 6 p.m. to discuss the Southwest Ranches Volunteer Fire Rescue Department. Lastly, he advised that the clearing of the invasives/exotics had begun at Country Estates Fishing Hold Park.

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

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

MOTION: TO APPROVE THE RESOLUTION.

11. Resolution – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A LEASE AGREEMENT WITH CANON FINANCIAL SERVICES, INC. AND A CUSTOMER AGREEMENT WITH CANON SOLUTIONS AMERICA, INC. FOR A WIDE FORMAT MULTI-FUNCTION PRINTER, COPIER, AND SCANNER; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

12. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AND RELATED PRODUCTS AND SERVICES FOR THE COUNTRY ESTATES FISHING HOLE PARK FROM GAMETIME DIVISION OF PLAYCORE, INC./DOMINICA RECREATION PRODUCTS, FOR AN AMOUNT NOT TO EXCEED \$20,886.86; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

13. Discussion/Motion – Gary Poliakoff Tribute

Town Administrator Berns advised that there would be a joint meeting of the Rural Public Arts and Design Advisory Board and the Recreation, Forestry, and Natural Resources Advisory Board on October 14th to discuss a fitting tribute. He requested, and received, support from the Town Council to order and install a park bench in tribute to Town Attorney Emeritus Gary Poliakoff to be placed outside of the front entrance to Town Hall.

14. Approval of Minutes

- a. Minutes for August 28, 2014 – Regular Council Meeting

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

MOTION: TO APPROVE THE MINUTES.

15. Adjournment – Meeting was adjourned at 9:47 p.m.

Respectfully submitted:

Russell Muñiz, MMC, Town Clerk

*Adopted by the Town Council on
this 23rd day of October, 2014.*

Jeff Nelson, Mayor

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

**SECOND BUDGET HEARING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida**

Monday 6:00 PM

September 30, 2014

13400 Griffin Road

Present:

Mayor Jeff Nelson

Vice Mayor Gary Jablonski

Council Member Doug McKay

Council Member Freddy Fisikelli

Council Member Steve Breitkreuz

Andrew Berns, Town Administrator

Keith Poliakoff, Town Attorney

Martin Sherwood, Town Financial Administrator

Russell Muñiz, Town Clerk

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

4. Administrator Comments

Town Administrator Berns advised what had been accomplished at the first budget hearing on September 15th and advised that the purpose of this meeting was set the final millage rate and adopt the final version of the budget. He introduced Town Financial Administrator Sherwood who prepared a presentation for the Town Council.

5. Presentation by Finance

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

Mayor Nelson read the narrative as required by State Law.

Millage Rate and Budget Hearing

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

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

MOTION: TO APPROVE THE RESOLUTION.

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

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

MOTION: TO APPROVE THE ORDINANCE.

8. Adjournment – Meeting was adjourned at 6:40 p.m.

Respectfully submitted:

Russell Muñiz, MMC, Town Clerk

*Adopted by the Town Council on
this 23rd day of October, 2014.*

Jeff Nelson, Mayor

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