



# Southwest Ranches Town Council

**REGULAR MEETING**  
Agenda of May 23, 2019

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

13400 Griffin Road  
Southwest Ranches, FL 33330

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

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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. Recognition of Davie Police Officer Veronica Love**

### Quasi-Judicial Hearings

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

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

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

Anyone representing an organization must present written evidence of his or her authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears during a public hearing shall identify himself or herself and give their address, and if appearing on behalf of an organization state

the name and mailing address of the organization. The Council may, on its own motion or at the request of any person, continue the hearing to a fixed date, time and place.

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

#### **4. Site Plan Re-approval - Terra Ranches**

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RE-APPROVING THE EXPIRED TERRA RANCHES SITE PLAN; 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 THEREFOR. **{Item tabled from April 25, 2019 Meeting}**

#### **5. 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.

#### **6. Board Reports**

#### **7. Council Member Comments**

#### **8. Legal Comments**

#### **9. Administration Comments**

#### **Ordinance - 1st Reading**

- 10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA PERTAINING TO THE REGULATION OF NEW COMMERCIAL PLANT NURSERIES AS A SPECIAL EXCEPTION USE; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE (“ULDC”) BY AMENDING SECTION 10-30, “TERMS DEFINED;” AMENDING ARTICLE 45, “AGRICULTURAL AND RURAL DISTRICTS,” SECTIONS 045-030, “GENERAL PROVISIONS” AND 045-050, “PERMITTED AND PROHIBITED USES;” AMENDING ARTICLE 60, “COMMUNITY FACILITY DISTRICT,” SECTION 060-030, “PERMITTED AND PROHIBITED USES;” AMENDING ARTICLE 100, “APPLICATION SUBMITTAL AND NOTICE PROCEDURES,” SECTIONS 100-020, “GENERAL APPLICATION REQUIREMENTS,” 100-030, “MINIMUM REQUIRED CONTENT FOR ALL PUBLIC HEARING NOTIFICATIONS,” AND 100-060, “MAIL NOTICE REQUIREMENTS FOR PUBLIC HEARINGS;” CREATING ARTICLE 112, “SPECIAL EXCEPTION USES;” PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE**

**DATE. {Item tabled from March 28, 2019 - Second Reading to be held June 13, 2019}**

**11. Approval of Minutes**

- a. March 14, 2019 Regular Minutes**
- b. April 11, 2019 Regular Minutes**

**12. Adjournment**

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



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

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

Town Council  
Doug McKay, *Mayor*  
Gary Jablonski, *Vice Mayor*  
Freddy Fisikelli, *Council Member*  
Bob Hartmann, *Council Member*  
Denise Schroeder, *Council Member*

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

## COUNCIL MEMORANDUM

**TO:** Honorable Mayor McKay and Town Council  
**VIA:** Andy Berns, Town Administrator  
**FROM:** Jeff Katims  
**DATE:** 5/23/2019  
**SUBJECT:** Site Plan Re-approval - Terra Ranches

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### Recommendation

Staff recommends approval with conditions.

### Unanimous Vote of the Town Council Required?

Yes

### Strategic Priorities

A. Sound Governance

### Background

The Council approved the Terra Ranches site plan and plat in 2013 for 11 single-family lots and a lake. The site plan expired in May 2014 upon failure to apply for building permits, and the petitioner is requesting re-approval of the plan. The site plan remains unchanged, except for minor, technical revisions that Staff requested.

### Fiscal Impact/Analysis

N/A

### Staff Contact:

Jeff Katims, AICP, CNU-A

**ATTACHMENTS:**

Description	Upload Date	Type
Terra Ranches Site Plan Reso - TA Approved - Revised	5/16/2019	Resolution
Staff Report	4/4/2019	Backup Material
Site Plan	4/4/2019	Exhibit
Engineering Plans	4/4/2019	Exhibit
Survey	4/4/2019	Exhibit
Landscape Plan Sheet 1	4/4/2019	Exhibit
Landscape Plan Sheet 2	4/4/2019	Exhibit
Landscaping Plan Sheet 3	4/4/2019	Exhibit
Landscaping Plan Sheet 4	4/4/2019	Exhibit
Irrigation Plan Sheet 1	4/4/2019	Exhibit
Irrigation Plan Sheet 2	4/4/2019	Exhibit
Mail Notice List	4/4/2019	Backup Material

**RESOLUTION NO. 2019- XXX**

**A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RE-APPROVING THE EXPIRED TERRA RANCHES SITE PLAN; 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 THEREFOR.**

**WHEREAS**, Terra Ranches Investments, LLC (“Owner”) is the owner of real property described as Terra Ranches, according to the plat thereof recorded in Plat Book 181, Page 49 of the Public Records of Broward County, Florida (“Property”); and

**WHEREAS**, the Town Council of the Town of Southwest Ranches, Florida (“Town Council”) approved Site Plan Application No. SP-52-13 on May 23, 2013 for eleven single-family dwelling lots on the Property; and

**WHEREAS**, the SP-52-13 approval expired on May 23, 2014 pursuant to Sec. 120-060 of the Unified Land Development Regulations (“ULDRs”); and

**WHEREAS**, Owner has applied for re-approval of the site plan; and

**WHEREAS**, the Broward County Findings of Adequacy for the Terra Ranches Plat remain valid through April 28, 2023; and

**WHEREAS**, the Town Council, having considered Owner’s request, submitted evidence, criteria set forth in the ULDRs, analysis and recommendations of the Town Staff, and comments from other interested parties, upon motions duly made and acted upon, approved the site plan modification subject to the conditions set forth herein.

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

**Section 1. Recitals.** That the foregoing recital clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated and made a specific part of this Resolution.

**Section 2. Site Plan Approval.** That, upon reviewing the testimony and the evidence submitted at a duly noticed public hearing held April 25, 2019 the Town Council approves Application No. SP-75-19, subject to the following stipulated conditions:

- (A) Homeowners association ("HOA") documents shall not restrict the keeping of horses or other animals except as restricted by the ULDC.
- (B) HOA documents shall require that HOA maintain the bridal/multi-purpose trail within the Stirling Road right-of-way.
- (C) Developer shall provide final homeowners association documents to the Town Attorney for review and approval prior to issuance of the first building permit.
- (D) Construction of any models with associated signage and parking shall be subject to Town Council approval.
- (E) Any construction trailer shall be subject to Town Council approval.
- (F) Construct southbound left turn lane with 200 feet of storage and 100 feet of transition prior to issuance of the 4th building permit for a residence.

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

**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption.

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

Ranches, Florida, this 23<sup>rd</sup> day of May, 2019 on a motion by \_\_\_\_\_

and seconded by \_\_\_\_\_.

McKay	_____	Ayes	_____
Jablonski	_____	Nays	_____
Fisikelli	_____	Absent	_____
Hartman	_____	Abstaining	_____
Schroeder	_____		

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

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

Approved as to Form and Correctness:

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Keith M. Poliakoff, Town Attorney

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

April 25, 2019

- SUBJECT:** Site Plan application SP-75-19
- ADDRESS:** 6000-6100 block of SW 172<sup>nd</sup> Avenue
- LOCATION:** Generally located on the east side of SW 172<sup>nd</sup> Avenue, immediately south of unimproved Stirling Road
- PETITIONER:** Cynthia Pasch, Greenspoon Marder LLP
- OWNER:** Terra Ranches Investments, LLC
- LAND USE PLAN DESIGNATION:** Rural Estates
- ZONING:** RE, Rural Estates
- PUBLIC NOTICE:** Newspaper advertisement, sign posting, mail notice
- EXHIBITS:** Site plan, survey, aerial photograph, notification map and mailing label list, DRC technical memorandum.

BACKGROUND

The subject property ("Property") comprises 17.6 acres of vacant land with 650 feet of frontage on SW 172<sup>nd</sup> Avenue and 1,305 feet of frontage on unimproved Stirling Road. The Council approved the Terra Ranches site plan and plat in 2013 for 11 single-family lots and a lake. The site plan expired in May 2014 upon failure to apply for building permits, and the petitioner is requesting re-approval of the plan. The plat was recorded and remains in effect, as do the findings of adequacy (compliance with concurrency requirements).

The site plan remains unchanged, except for minor, technical revisions that Staff requested. It is noted that most of the conditions attached to the approval of the original site plan have been satisfied. The application is accompanied by a request that the Town release the declaration of restrictive covenants that the Town required as a condition of the 2013 site plan approval. The covenants served as notice to prospective purchasers that the property was adjacent to an active private airstrip.

Subsequently, a judge ruled that the airstrip easement was invalid, and the airstrip was permanently closed. A resolution releasing the restrictive covenants is attached.

### ANALYSIS

The Property and adjacent parcels to the north, south and east are designated Rural Estates on the land use plan map and zoning map, which allows one (1) single-family dwelling unit per acre. Immediately west of SW 172<sup>nd</sup> Avenue, the zoning and land use designations are Rural Ranch, which requires a minimum lot size of two (2) net acres or two and one-half (2.5) gross acres.

The proposed residential subdivision has 11 lots ranging in size from approximately 43,580 to 49,377 square feet (1.0 to 1.133 acres). All lots exceed the minimum required width of 125 feet and meet or exceed the minimum lot size requirement of 43,560 square feet for the Rural Estate District. Access to the lots will be from a new cul-de-sac street (SW 61<sup>st</sup> Street) that will extend east from SW 172<sup>nd</sup> Avenue. On both corners of the entrance to Terra Ranches, there will be a landscaped entry feature with 15 square feet of subdivision identification signage on a stacked-stone and stucco wall 29.3 feet in length and 6.5 feet in height. The proposed entry feature with signage complies with code requirements.

Landscape and irrigation plans have been approved by the Town's Landscape Inspector. Removal of all protected species of trees will be mitigated as shown on the approved Landscape Plan and requires tree removal/relocation permits from the Town. The landscape plan includes a row of live oaks along each side of SW 61<sup>st</sup> Street and around its cul-de-sac. The landscape island within the cul-de-sac features a Royal Poinciana tree surrounded by shrubs and groundcover. One row each of Mahogany and Sweet Bay Magnolia trees will be planted along SW 172<sup>nd</sup> Avenue, accompanied by a Green Buttonwood hedge. The Property contains areas of jurisdictional wetlands that will be mitigated in a 0.9-acre portion of the 4.7-acre lake (included in the plat as Tract "A"). The site was cleared in 2016 and will need partial re-clearing of growth that occurred in the subsequent three years.

The homeowner's association will be responsible for the maintenance of all common areas, including SW 61<sup>st</sup> Street. Following the Town's Master Trail Map, a 15-foot wide bridle path to the north of the lake, and within the right-of-way dedication for unimproved Stirling Road, will be de-mucked and stabilized by the developer.

There are 10-foot drainage easements between all lots, except lots 4 and 5, which contain 24-inch pipes to conduct stormwater into the lake. There will be two dry hydrants and two wells as approved by the Davie Fire Marshal. There will be no street lights, curbing or sidewalks.

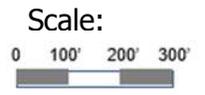
### RECOMMENDATION

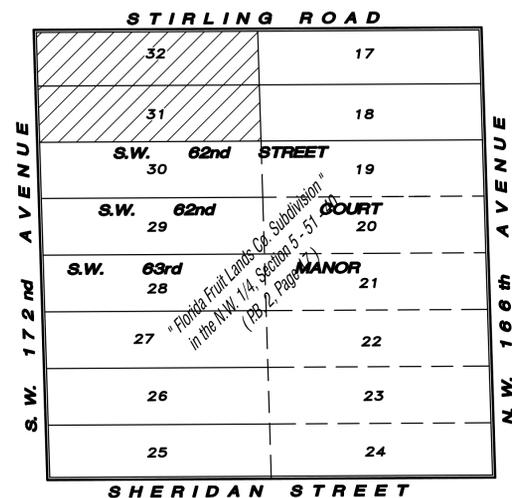
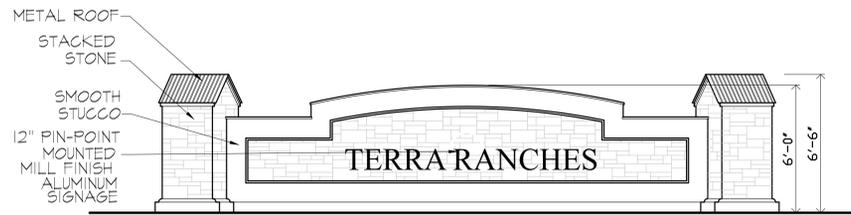
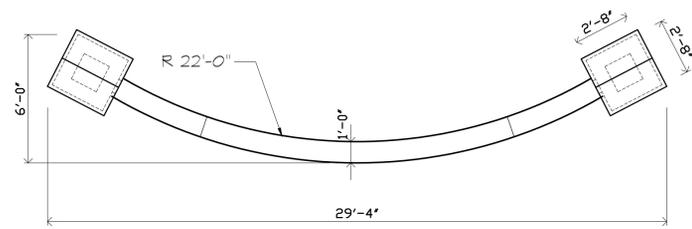
Staff finds that Site Plan Application No. SP-75-19 complies with the applicable provisions of the Unified Land Development Regulations and recommends approval subject to the following conditions:

- a. Homeowners association documents shall not restrict the keeping of horses or other animals except as restricted by the ULDC.
- b. Homeowner's association documents shall require that the homeowner's association maintain the bridal/multi-purpose trail within the Stirling Road right-of-way.
- c. Developer shall provide final homeowners association documents to the Town Attorney for review and approval prior to issuance of the first building permit.
- d. Construction of any models with associated signage and parking shall be subject to Town Council approval.
- e. Any construction trailer shall be subject to Town Council approval.

### SP-75-19 AERIAL PHOTOGRAPH LOCATION MAP







LOT DATA	Sq. Ft.	ACRES
LOT 1	43,796	1.005
LOT 2	43,631	1.001
LOT 3	43,606	1.000
LOT 4	43,592	1.000
LOT 5	43,582	1.000
LOT 6	47,280	1.085
LOT 7	49,161	1.128
LOT 8	43,900	1.007
LOT 9	43,910	1.008
LOT 10	49,377	1.133
LOT 11	45,997	1.078

ADJACENT LAND USE	FUTURE LAND USE	EXISTING LAND USE
NORTH	RURAL ESTATES	AIRSTRIP & SINGLE FAMILY
EAST	RURAL ESTATES	SINGLE FAMILY
SOUTH	RURAL ESTATES	SINGLE FAMILY
WEST	RURAL RANCHES	SINGLE FAMILY

Site Plan Notes:

1. No street lighting on this project.
2. Potable water services to be provided by individual wells.
3. Sanitary sewer services to be provided by individual septic tanks.

Legal Description:

TRACTS 31 AND 32, IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

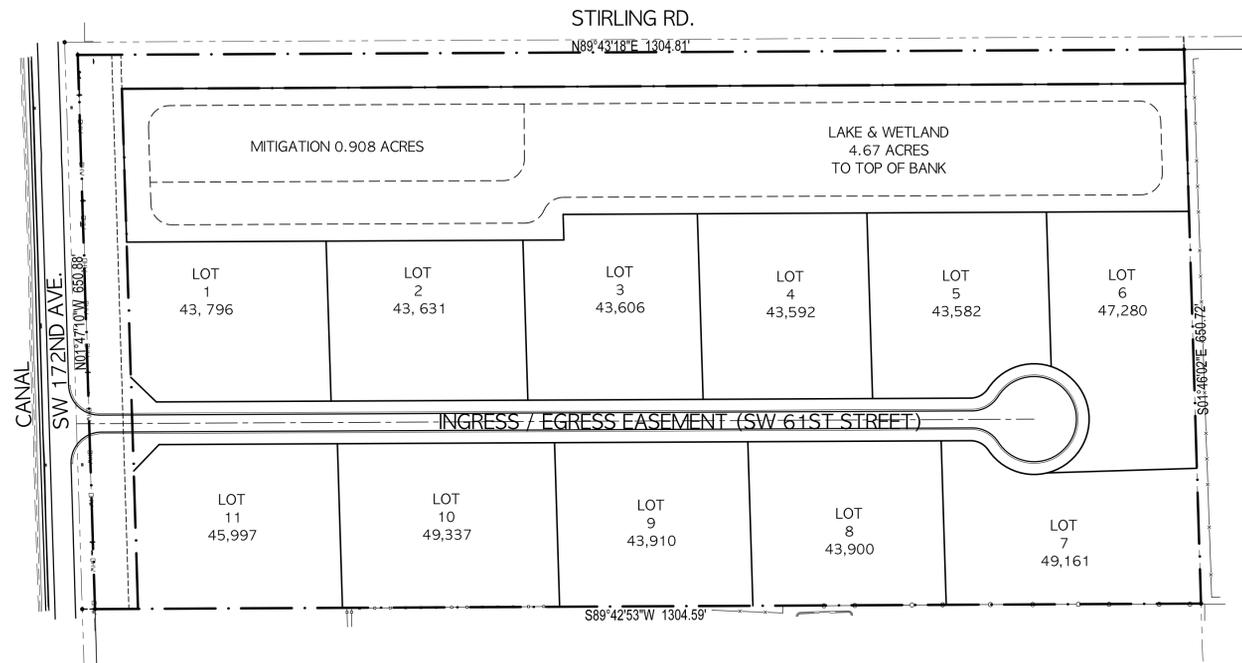
SAID LANDS SITUATE IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

ZONING: RE (RURAL ESTATES) LAND USE: RURAL ESTATE	Sq. Ft.	ACRES
Gross Area	848,810	19.486
Stirling Rd. & SW 172nd Ave. ROW Dedication	83,194	1.91
Ingress/Egress Easement (SW 61st St.)	64,253	1.48
Lake Area x	203,574	4.67
Net Dry Area	497,789	11.42
DENSITY		PROVIDED
Units		11
Gross density		1.77
Net Density		1.04

CALCULATIONS	Sq.Ft.	%
Lot Area	497,789	58.6%
Stirling Rd. & SW 172nd ROW Dedication	83,194	9.8%
Ingress/Egress Easement (SW 61st St.)	64,253	7.6%
Lake Area x	203,574	24.0%
TOTAL	848,810	100.00%
LOT AREA BREAKDOWN	Acres	%
Lot Area	11.42	100.00%
Covered Building Area	2.28	20.00%
Green Areas xx	9.14	80.00%

x Lake Area measured from Top of Bank to Top of Bank  
xx Optional non-covered pool, patios & private driveways shall be subtracted from the Green Area total as long as the lot coverage maximum is not exceeded & water management areas are not reduce.

ZONING DATA	REQUIRED
Min. Lot Area	43,560 Sq. Ft.
Min. Lot Width	125 Sq. Ft.
Max. Building Coverage	20.00%
Min. Pervious Area	40.00%
Front Setback	50'-0"
Side Interior Setback	25'-0"
Side Street Setback	25'-0"
Rear Setback	25'-0"
Min. Building Separation	10'-0"
Max. Building Height	35'-0"
Max. Fence Height	8'-0"
Max. Guest House	600 Sq. Ft.



KEY PLAN

1" = 100'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES

ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

EDGARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067

AT THE BEACON CENTER  
1300 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
http://www.ppkarch.com

COMPILED BY PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS. THE ARCHITECTURAL DESIGN AND DETAILS SHOWN ON THIS PLAN AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

REVISIONS:

OWNER:  
TERRA WORLD INVESTMENTS, LLC  
2665 S BAYSHORE DR.  
SUITE 1020  
MIAMI, FL 33133  
PHONE: 305.773.0550  
EMAIL: DMARTIN@TERRAGROUP.COM

TERRA RANCHES  
BY  
TERRA WORLD INVESTMENTS, LLC  
SOUTHWEST RANCHES (BROWARD COUNTY), FLORIDA

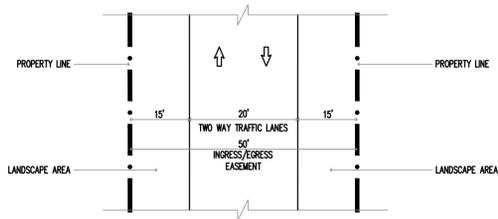
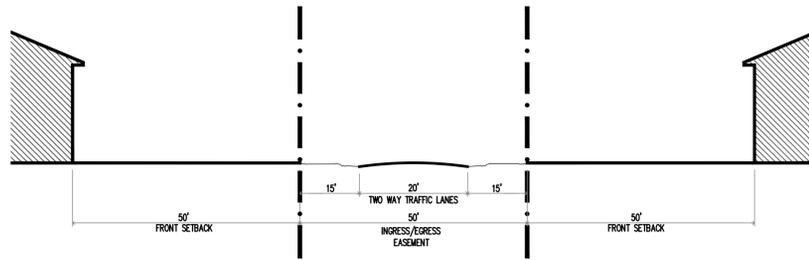
SEAL:

SITE PLAN

DATE: 12.20.2012  
SCALE: AS SHOWN  
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CHECK BY: XX  
JOB NO.:

SP-1

SHEET NO.:



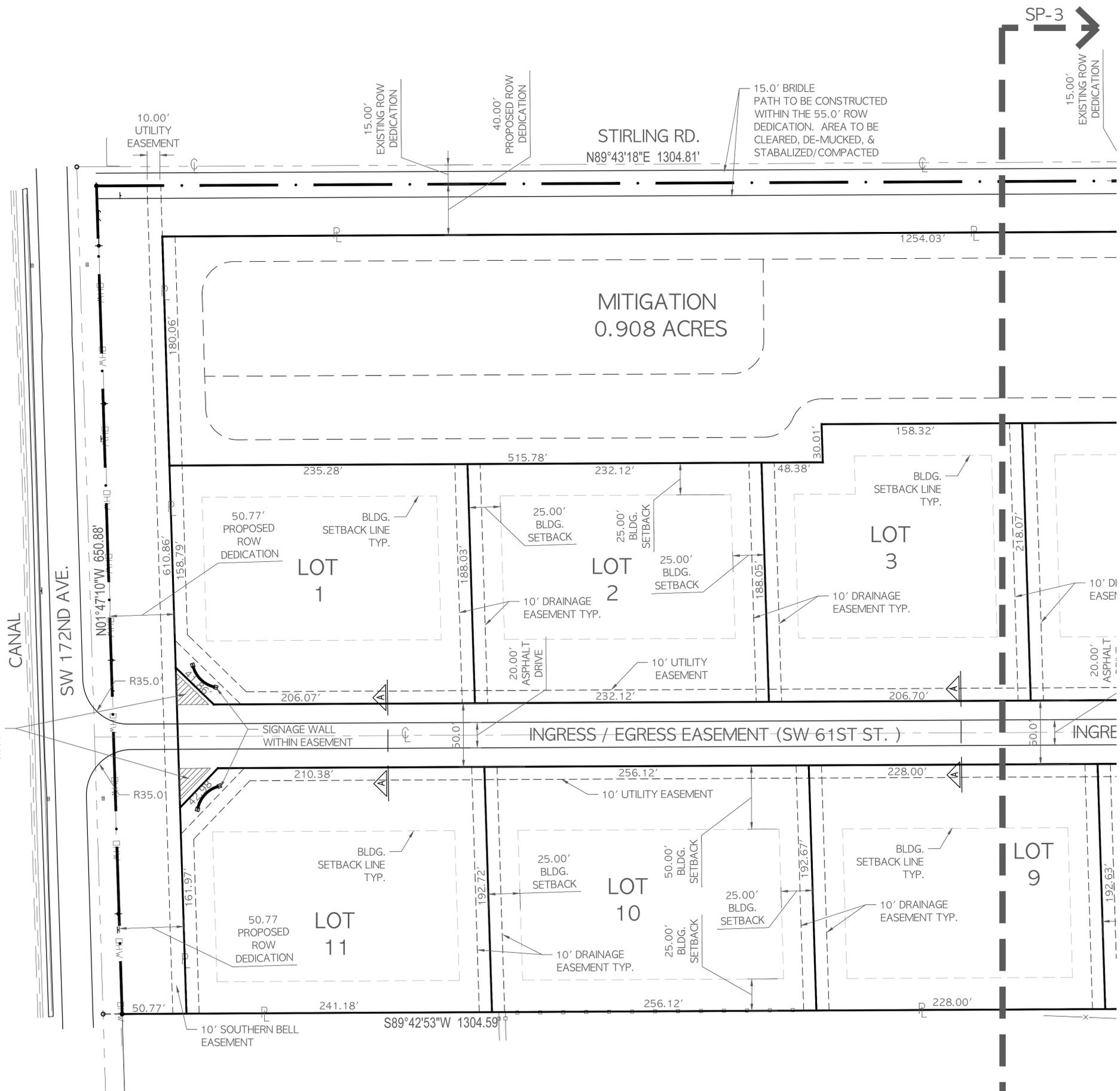
STREET SECTION A-A  
N.T.S.

LOT DATA	Sq. Ft.	ACRES
LOT 1	43,796	1.005
LOT 2	43,631	1.001
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SITE PLAN  
1" = 40'

25' X 25'  
SITE DISTANCE  
TRIANGLE



**PASCUAL PEREZ KILIDDJIAN & ASSOCIATES**  
ARCHITECTS - PLANNERS  
LICENSE # AA 2601357

EDGARDO PEREZ, AIA  
LICENSE No.: AR 0013394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067

AT THE BEACON CENTER  
1300 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
http://www.ppkarch.com

COMPILED BY PASCUAL PEREZ KILIDDJIAN & ASSOCIATES ARCHITECTS - PLANNERS  
The architectural design and detail drawings of this building and/or project are the legal property of, and all rights are reserved by the architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the architect.

REVISIONS:

OWNER:  
TERRA WORLD INVESTMENTS, LLC  
2665 S. BAYSHORE DR.  
SUITE 1020  
MIAMI, FL 33133  
PHONE: 305.77.3050  
EMAIL: DMARTIN@TERRAGROUP.COM

TERRA RANCHES  
BY  
TERRA WORLD INVESTMENTS, LLC  
SOUTHWEST RANCHES (BROWARD COUNTY), FLORIDA

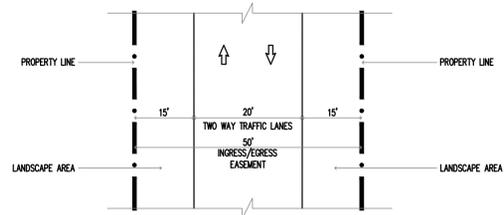
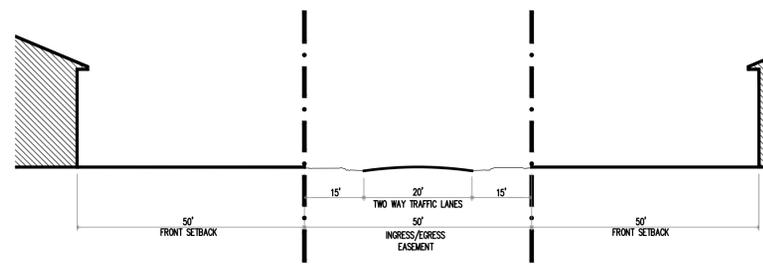
SCALE:

SITE PLAN

DATE: 12.20.2012  
SCALE: AS SHOWN  
DRAWN: AIS  
CHECK BY: XX  
JOB NO.:

SP-2

SHEET NO.:

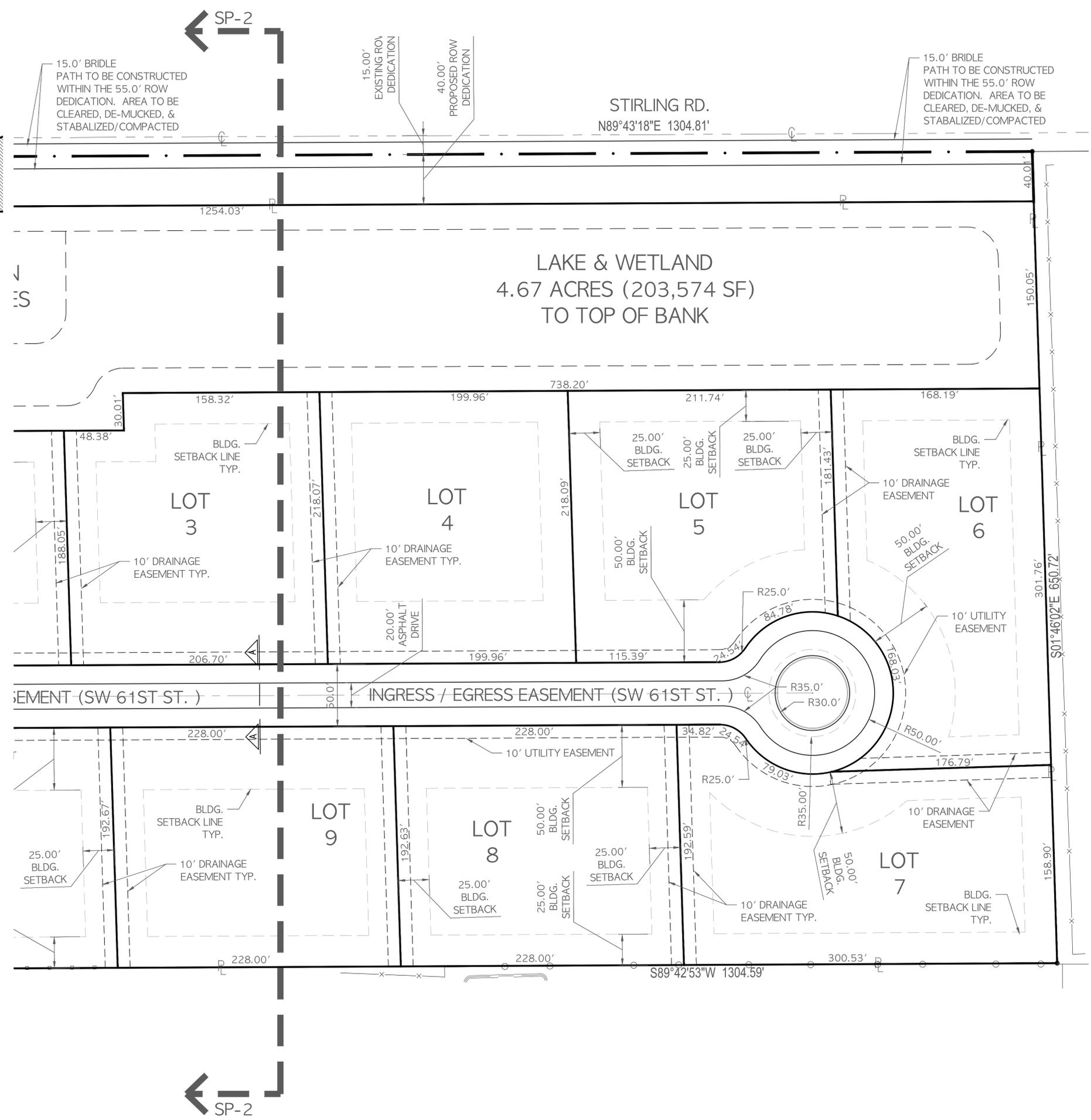


STREET SECTION A-A  
N.T.S.

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SITE PLAN  
1" = 40'



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http://www.ppkarch.com

COMMENTS: PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS. The architectural design and detail change of this building and/or project are the legal property of, and all rights are reserved by the architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the architect.

REVISIONS:

OWNER:  
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EMAIL: DMARTIN@TERRAGROUP.COM

TERRA RANCHES  
BY  
TERRA WORLD INVESTMENTS, LLC  
SOUTHWEST RANCHES (BROWARD COUNTY), FLORIDA

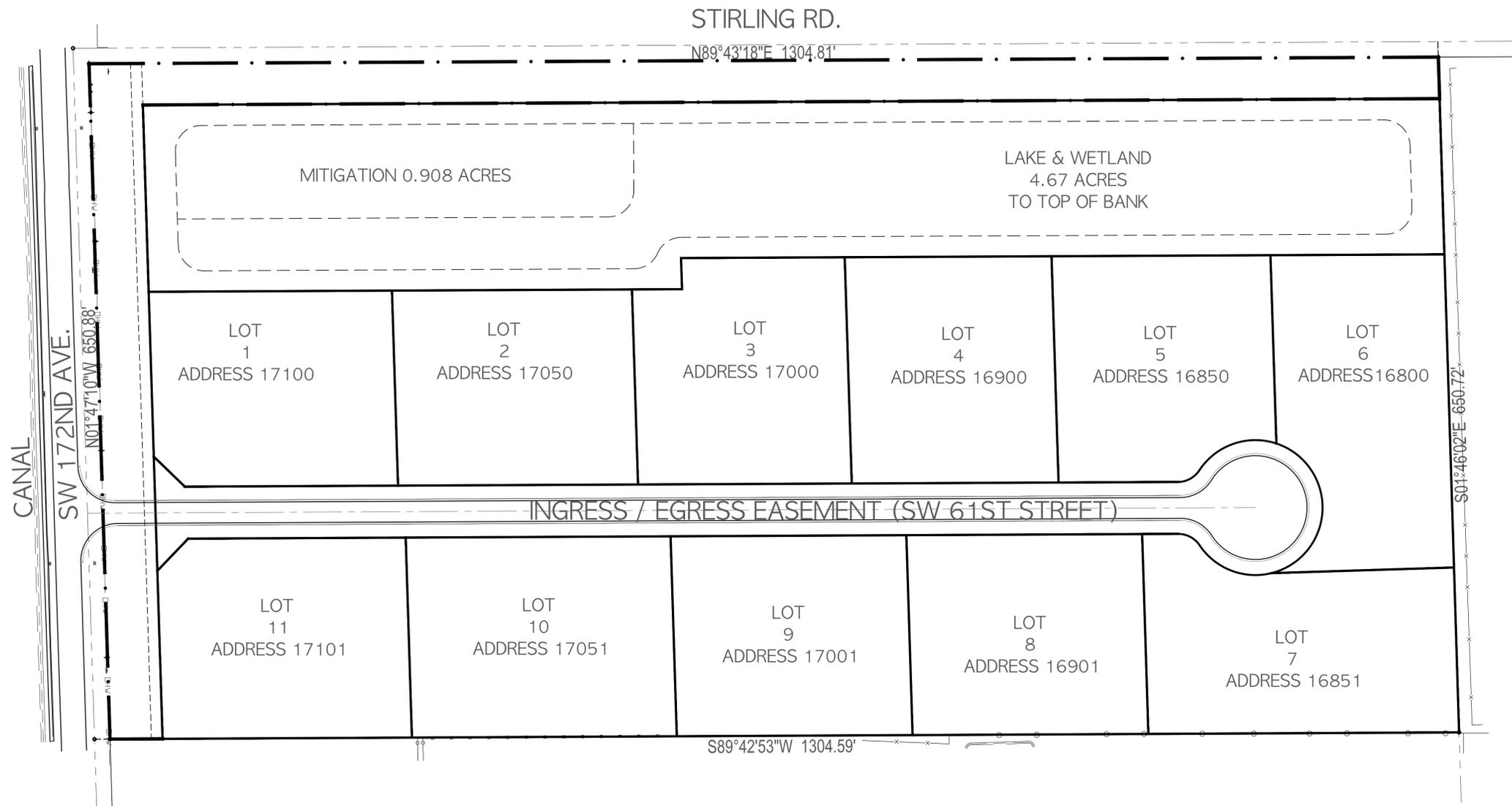
SCALE:

SITE PLAN

DATE: 12.20.2012  
SCALE: AS SHOWN  
DRAWN: AIS  
CHECK BY: XX  
JOB NO.:

SP-3

SHEET NO.:



ADDRESSING PLAN

1" = 60'

SEAL:

SITE PLAN

ADDRESSING PLAN

DATE: 12.20.2012

SCALE: AS SHOWN

DRAWN: AIS

CHECK BY: XX

JOB NO.:

**SP-4**

SHEET NO.:

# TERRA RANCHES

## TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

# TERRA RANCHES INVESTMENTS, LLC.

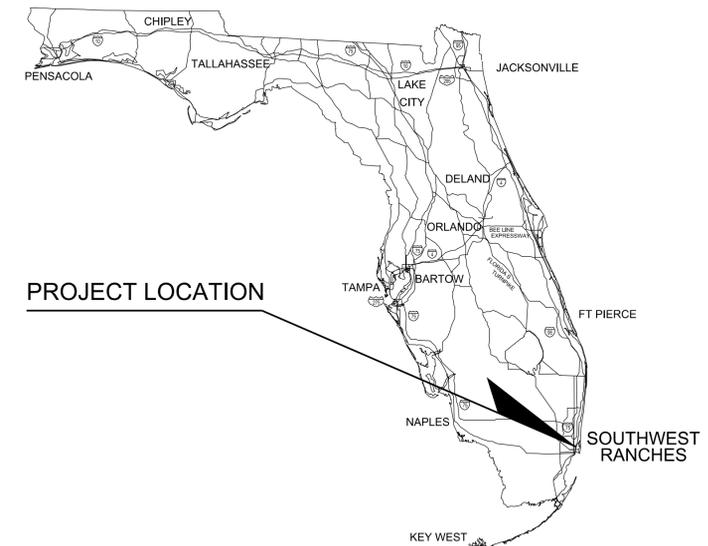
**INDEX OF CONSTRUCTION PLANS**

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
PD-1	PAVING AND DRAINAGE PLAN
PD-2	PAVING AND DRAINAGE PLAN
PD-3	PAVING AND DRAINAGE DETAILS
PD-4	PAVING AND DRAINAGE DETAILS
PD-5	PAVING AND DRAINAGE DETAILS
PD-6	SOUTH BROWARD DRAINAGE DISTRICT DETAILS
PM-1	SIGNING AND PAVEMENT MARKING PLAN
SWPP-1	POLLUTION PREVENTION PLAN
SWPP-2	N.P.D.E.S. NOTES
SWPP-3	EROSION CONTROL DETAILS



**LOCATION SKETCH**

SCALE: 1" = 300'  
SECTION 5 / TOWNSHIP 51 S / RANGE 40 E



**LEGAL DESCRIPTION:**

TRACTS 31 AND 32, IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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

# PAVING AND DRAINAGE PLANS

**GENERAL NOTES:**

- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2367; ELEVATION: 6.950'.
- THE FINISHED FLOOR ELEVATION SHALL COMPLY WITH CHAPTER 4 OF THE TOWN CODE OF ORDINANCES AND THE NEW BUILDING CODE, WHICHEVER IS MORE STRINGENT.



**HSQ GROUP, INC.**

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Boca Raton, Florida 33486 · 561.392.0221  
CA26258 · LB7924

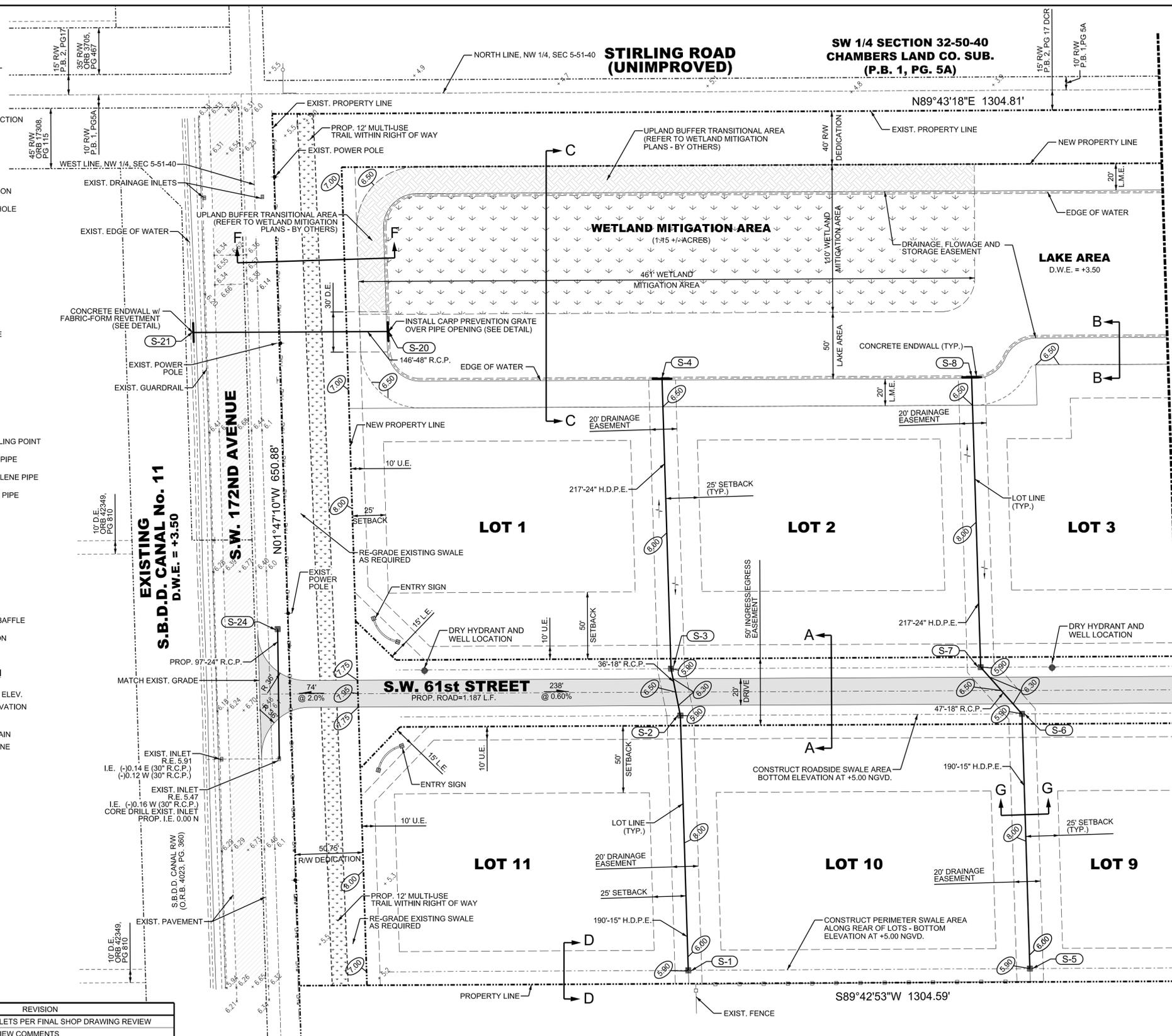
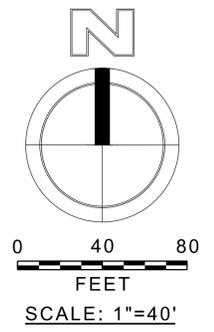
**ENGINEER'S CERTIFICATION**  
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

**Sunshine811**  
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
*Check positive response codes before you dig!*

Date: 2/18/2019 Seal  
Approved by: ANTONIO QUEVEDO  
Registered Engineer Number: 59471  
State of Florida

**LEGEND**

- 100'-24" R.C.P. LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- PAVEMENT SLOPE & DIRECTION
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- F.F. = +12.00 FINISHED FLOOR ELEVATION
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- SAWCUT & WIDENING
- CONFLICT DESIGN INFORMATION
- 15" D = +15.00 SIZE & BOTTOM OF PIPE ELEV.
- 8" S = +13.50 SIZE & TOP OF PIPE ELEVATION
- W = WATER MAIN
- S = SANITARY SEWER MAIN
- D = STORM DRAINAGE LINE



**DRAINAGE STRUCTURES**

- S-1 TYPE 'C' DITCH BOTTOM INLET PER FDOT INDEX 232 W/ U.S.F. 6606 GRATE  
R.E. 5.90  
I.E. 2.25 N
- S-2 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.25 S  
2.00 NW
- S-3 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.00 SE  
1.50 N (P.R.B.)
- S-4 11'-0" CONCRETE HEADWALL PER FDOT INDEX 250  
CAP OF HEADWALL 4.50  
I.E. 1.25 S
- S-5 TYPE 'C' DITCH BOTTOM INLET PER FDOT INDEX 232 W/ U.S.F. 6606 GRATE  
R.E. 5.90  
I.E. 2.25 N
- S-6 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.25 S  
2.00 NW
- S-7 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.00 SE  
1.50 N (P.R.B.)
- S-8 11'-0" CONCRETE HEADWALL PER FDOT INDEX 250  
CAP OF HEADWALL 4.50  
I.E. 1.25 S
- S-20 19'-0" CONCRETE HEADWALL PER FDOT INDEX 250  
CAP OF HEADWALL 4.50  
I.E. (-) 0.75 W
- S-21 19'-0" CONCRETE HEADWALL PER FDOT INDEX 250  
CAP OF HEADWALL 5.50  
I.E. (-) 0.75 E
- S-24 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.50  
I.E. 1.00 S

MATCH LINE - SEE SHEET PD2

- GENERAL NOTES:**
1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2367; ELEVATION: 6.950'.
  2. THE CONVERSION FROM NGVD TO NAVD IS (-) 1.55 FEET.
  3. THE FINISHED FLOOR ELEVATION SHALL COMPLY WITH CHAPTER 4 OF THE TOWN CODE OF ORDINANCES AND THE NEW BUILDING CODE, WHICHEVER IS MORE STRINGENT.
  4. ALL P.R.B.s AND WEIRS SHALL BE REMOVABLE AND COMPLY WITH SOUTH BROWARD DRAINAGE DISTRICT STANDARDS.
  5. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED AND RE-SODDED WITH BAHIA SOD.

NO.	DATE	BY	REVISION
8	11/3/14	A.Q.	ADJUSTED DRAINAGE INLETS PER FINAL SHOP DRAWING REVIEW
7	1/30/14	A.Q.	REVISED PER SBDD REVIEW COMMENTS
6	11/26/13	A.Q.	REVISED PER SBDD REVIEW COMMENTS
5	10/17/13	R.W.	REVISED PER SFWMD & SBDD REVIEW COMMENTS
4	8/12/13	A.Q.	REVISED PER SFWMD & BROWARD COUNTY REVIEW COMMENTS
3	8/5/13	A.Q.	REVISED PER SFWMD & BROWARD COUNTY REVIEW COMMENTS
2	4/1/13	R.W.	REVISED PER TOWN OF SOUTHWEST RANCHES REVIEW COMMENTS
1	3/8/13	R.W.	REVISED PER TOWN OF SOUTHWEST RANCHES REVIEW COMMENTS

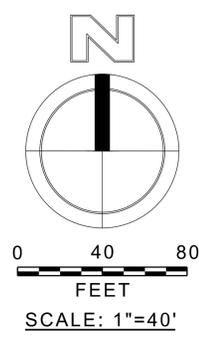
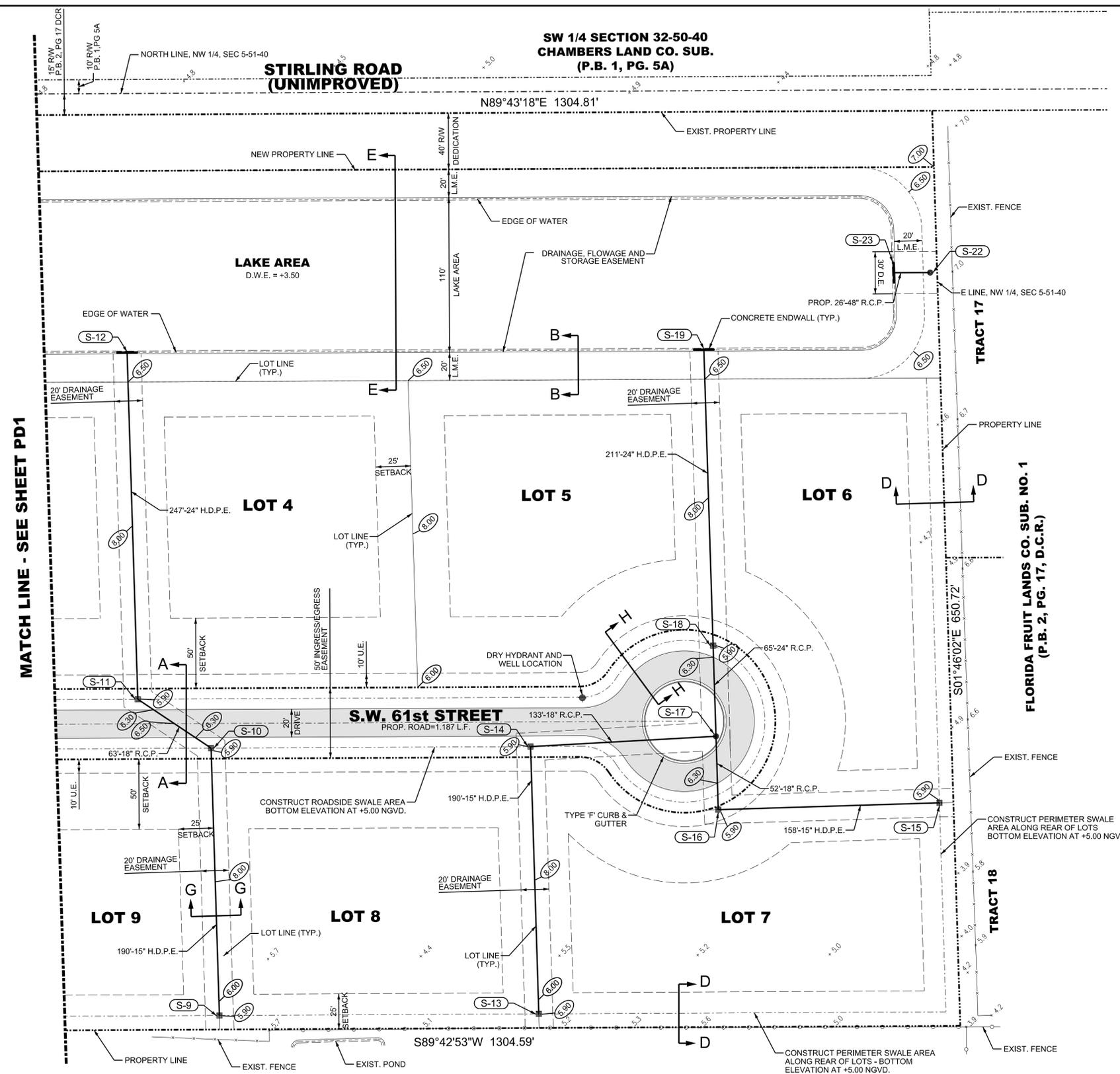
Designed by: A.Q. Date: 12/12  
 Approved by: ANTONIO QUEVEDO Date: 2/18/2019  
 Drawn by: R.W. Date: 12/12  
 Checked by: N.S. Date: 12/12  
 Registered Engineer Number 54971  
 State of Florida



**HSQ GROUP, INC.**  
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 1489 West Palmetto Park Road, Suite 340  
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 C26258 · LB7924

**TERRA RANCHES**  
 PAVING AND DRAINAGE PLAN

PROJECT NUMBER  
 1211-59  
 SHEET NUMBER  
 PD-1



**DRAINAGE STRUCTURES**

- S-9** TYPE 'C' DITCH BOTTOM INLET PER FDOT INDEX 232 W/ U.S.F. 6606 GRATE  
R.E. 5.90  
I.E. 2.25 N
- S-10** 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.25 S  
2.00 NW
- S-11** 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.00 SE  
1.50 N (P.R.B.)
- S-12** 11'-0" CONCRETE HEADWALL  
FDOT INDEX 250  
CAP OF HEADWALL 4.50  
I.E. 1.25 S
- S-13** TYPE 'C' DITCH BOTTOM INLET PER FDOT INDEX 232 W/ U.S.F. 6606 GRATE  
R.E. 5.90  
I.E. 2.25 N
- S-14** 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.25 S  
2.00 E
- S-15** TYPE 'C' DITCH BOTTOM INLET PER FDOT INDEX 232 W/ U.S.F. 6606 GRATE  
R.E. 5.90  
I.E. 2.25 W
- S-16** 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 2.00 N  
2.25 E
- S-17** 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER  
R.E. 7.00  
I.E. 1.50 N  
2.00 W  
2.00 S
- S-18** 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6614 FRAME & GRATE  
R.E. 5.90  
I.E. 1.50 N (P.R.B.)  
1.50 S
- S-19** 11'-0" CONCRETE HEADWALL  
FDOT INDEX 250  
CAP OF HEADWALL 4.50  
I.E. 1.25 S
- S-22** 5' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER  
R.E. 5.75  
I.E. (-) 0.75 W
- S-23** 19'-0" CONCRETE HEADWALL  
FDOT INDEX 250  
CAP OF HEADWALL 4.50  
I.E. (-) 0.75 E

NO.	DATE	BY	REVISION
8	11/3/14	A.Q.	ADJUSTED DRAINAGE INLETS PER FINAL SHOP DRAWING REVIEW
7	1/30/14	A.Q.	REVISED PER SBDD REVIEW COMMENTS
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5	10/17/13	R.W.	REVISED PER SFWMD & SBDD REVIEW COMMENTS
4	8/12/13	A.Q.	REVISED PER SFWMD & BROWARD COUNTY REVIEW COMMENTS
3	8/5/13	A.Q.	REVISED PER SFWMD & BROWARD COUNTY REVIEW COMMENTS
2	4/1/13	R.W.	REVISED PER TOWN OF SOUTHWEST RANCHES REVIEW COMMENTS
1	3/8/13	R.W.	REVISED PER TOWN OF SOUTHWEST RANCHES REVIEW COMMENTS

Designed by: A.Q. Date: 12/12 Approved by: ANTONIO QUEVEDO Date: 2/18/2019

Drawn by: R.W. Date: 12/12

Checked by: N.S. Date: 12/12 Registered Engineer Number 54971  
State of Florida



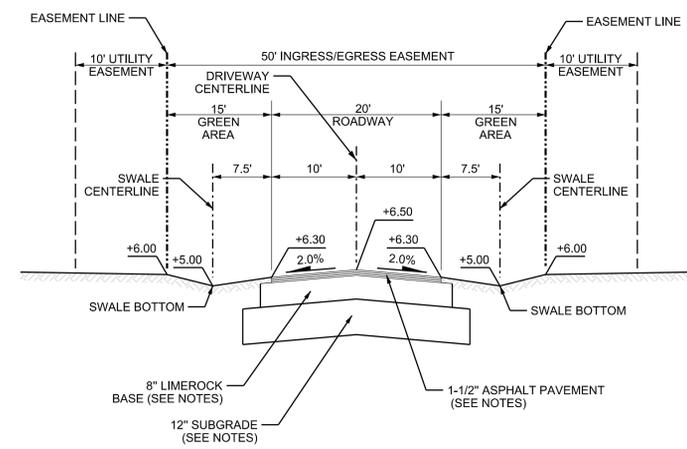
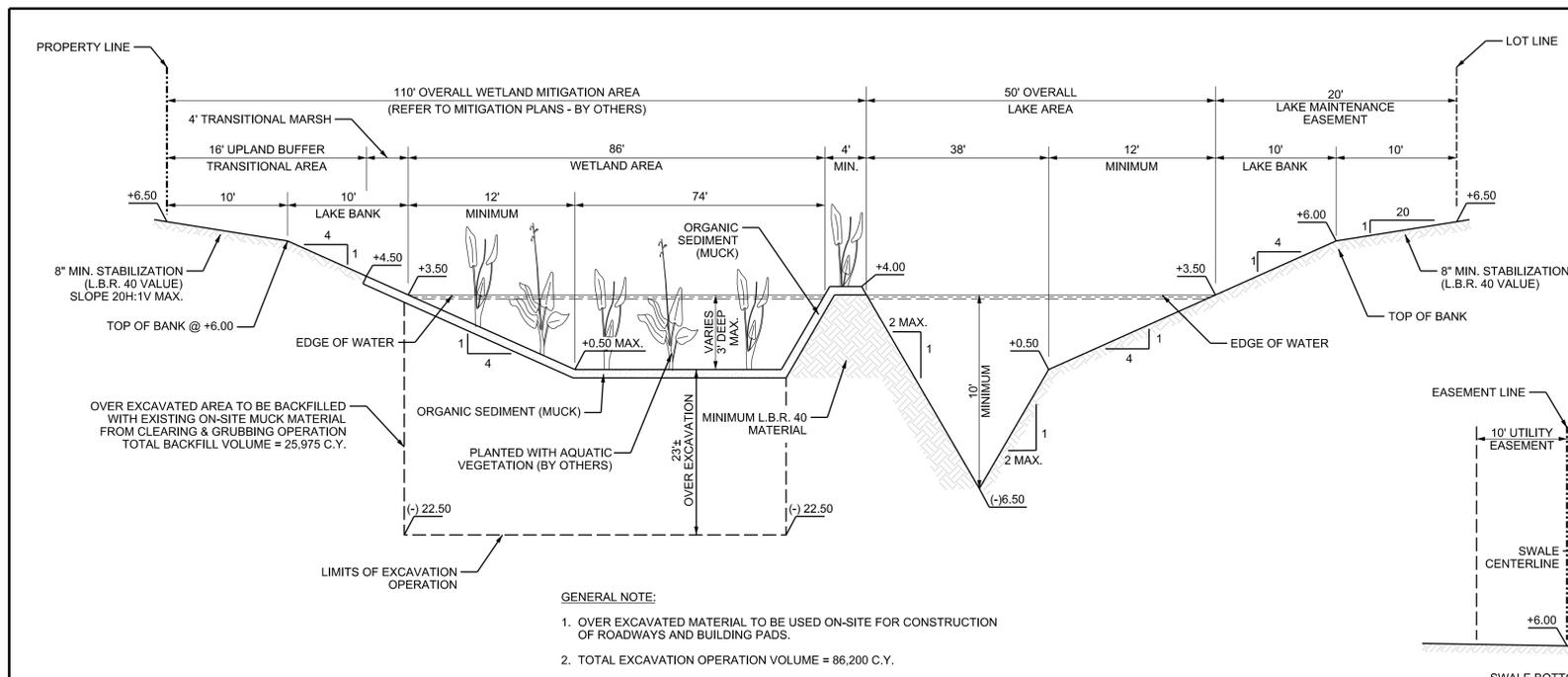
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**TERRA RANCHES**  
PAVING AND DRAINAGE PLAN

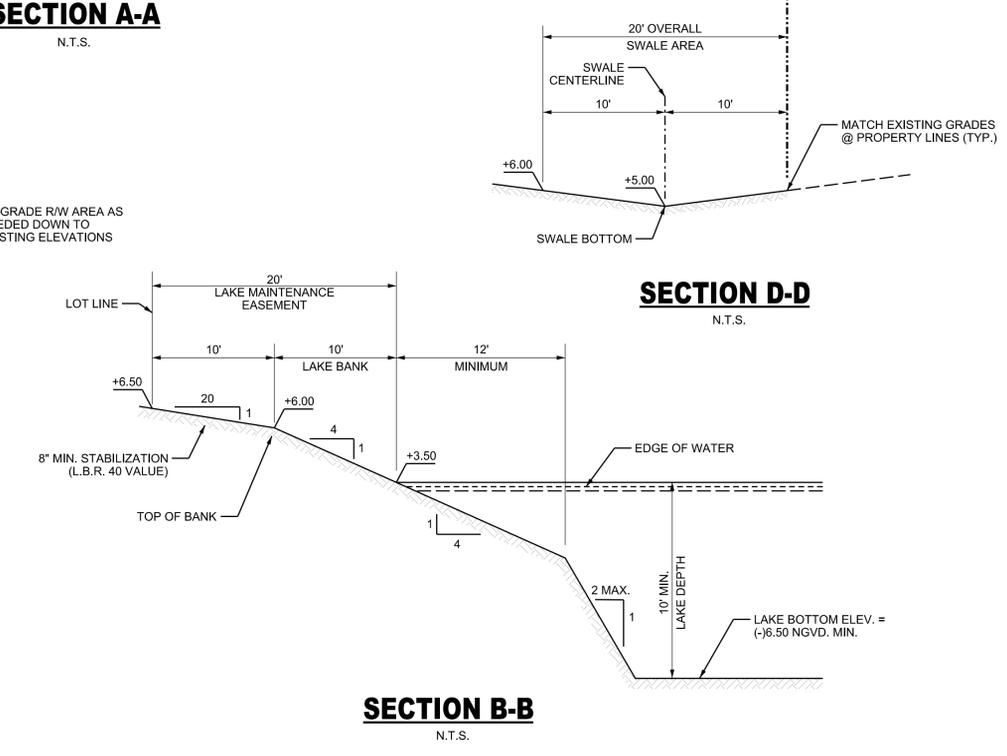
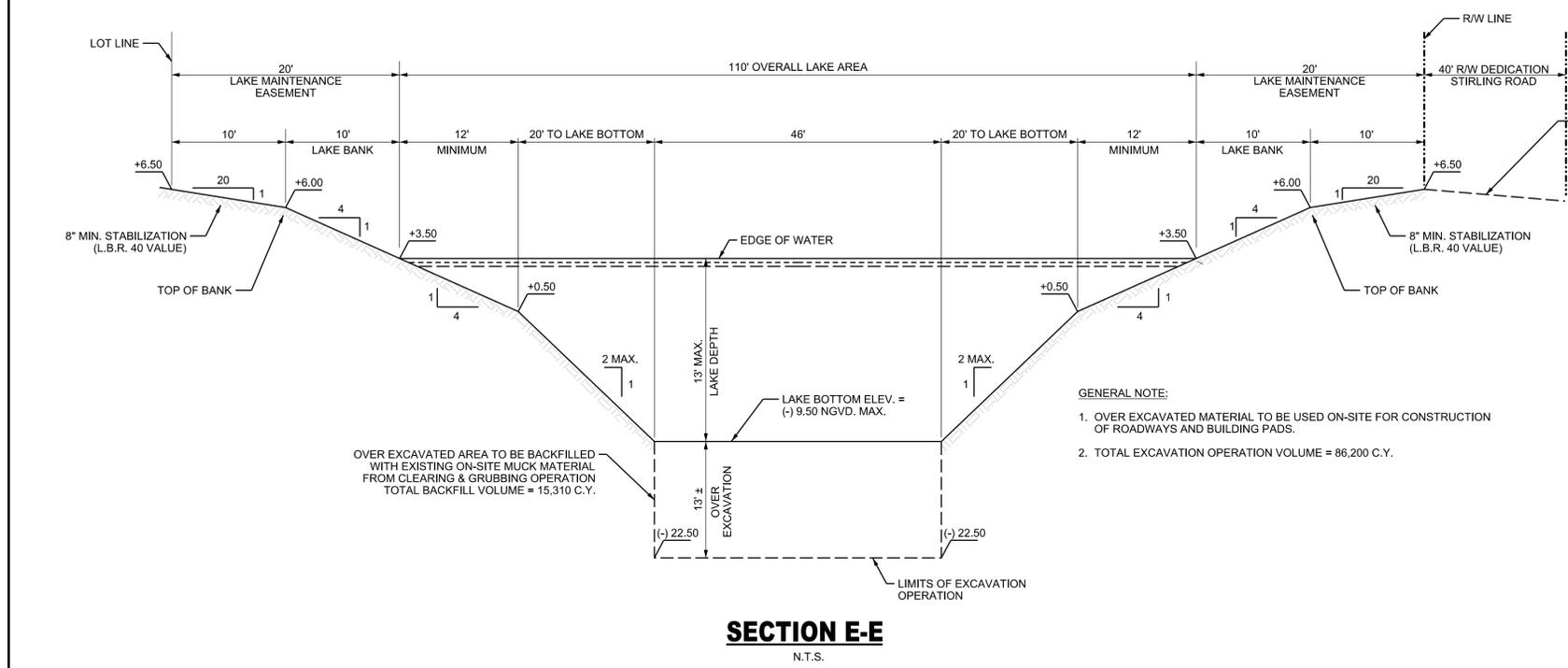
PROJECT NUMBER  
**1211-59**

SHEET NUMBER  
**PD-2**

2/18/2019 Terra Ranches Drawings Construction Plans\121159-PD02.dgn



- PAVEMENT NOTES**
1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
  2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
  3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
  4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
  5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
  6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT.
  7. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL. UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
  8. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
  9. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.



NO.	DATE	BY	REVISION
5	11/26/13	A.Q.	REVISED SECTION C-C PER BROWARD COUNTY REVIEW COMMENTS
4	10/17/13	R.W.	REVISED PER SFWMD & SBDD REVIEW COMMENTS
3	8/5/13	A.Q.	REVISED PER SFWMD & BROWARD COUNTY REVIEW COMMENTS
2	4/1/13	R.W.	REVISED PER TOWN OF SOUTHWEST RANCHES REVIEW COMMENTS
1	3/8/13	R.W.	REVISED PER TOWN OF SOUTHWEST RANCHES REVIEW COMMENTS

Designed by: A.Q. Date: 12/12

Approved by: ANTONIO QUEVEDO Date: 2/18/2019

Drawn by: R.W. Date: 12/12

Checked by: N.S. Date: 12/12

Registered Engineer Number 59471  
State of Florida

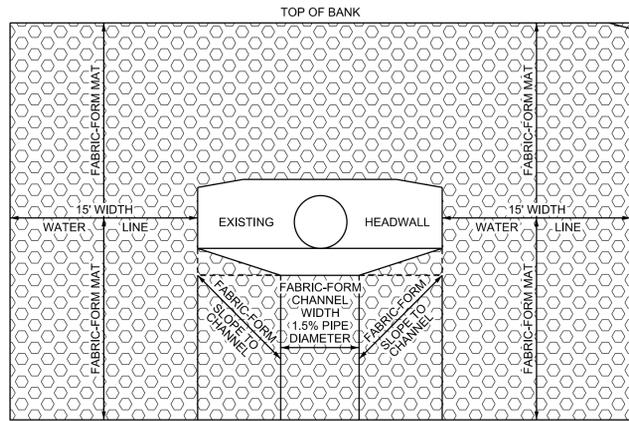
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**TERRA RANCHES**  
PAVING AND DRAINAGE DETAILS

PROJECT NUMBER  
1211-59

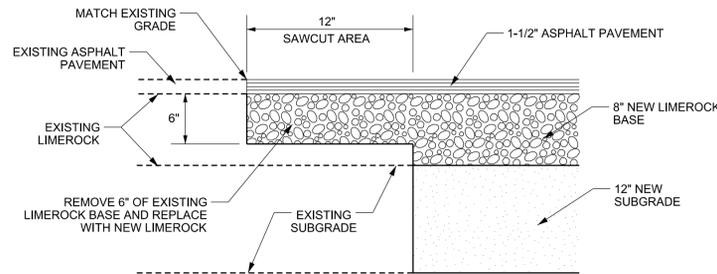
SHEET NUMBER  
PD-3

2/18/2019  
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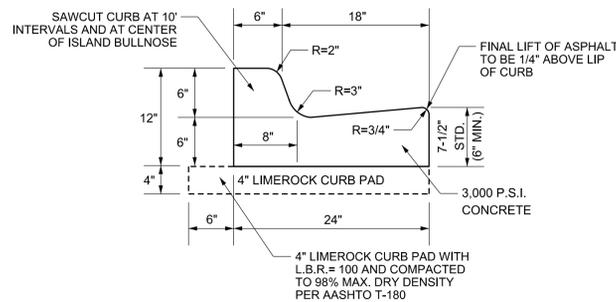
**TYPICAL FABRIC FORM HEADWALL WRAP DETAIL**

N.T.S.



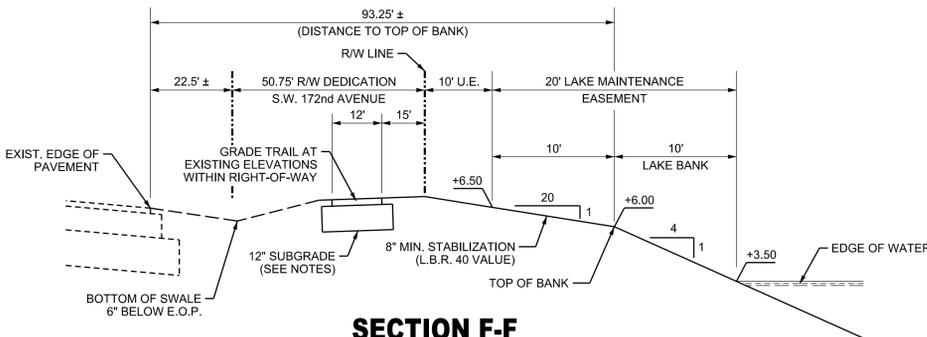
**PAVEMENT CONNECTION DETAIL**

N.T.S.



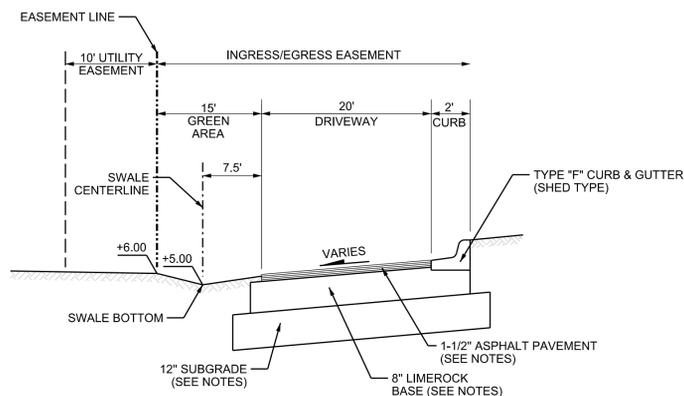
**TYPE "F" CURB & GUTTER DETAIL**

N.T.S. - PER F.D.O.T. INDEX 300



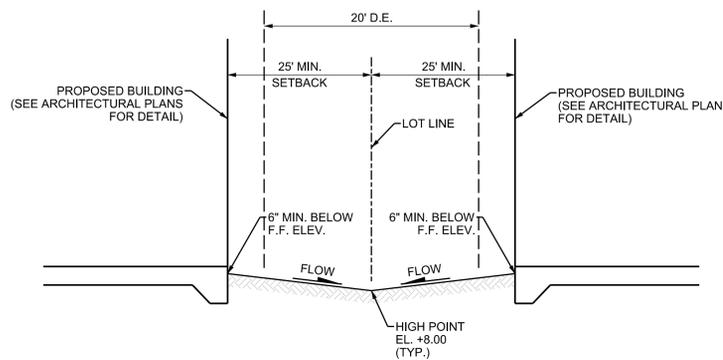
**SECTION F-F**

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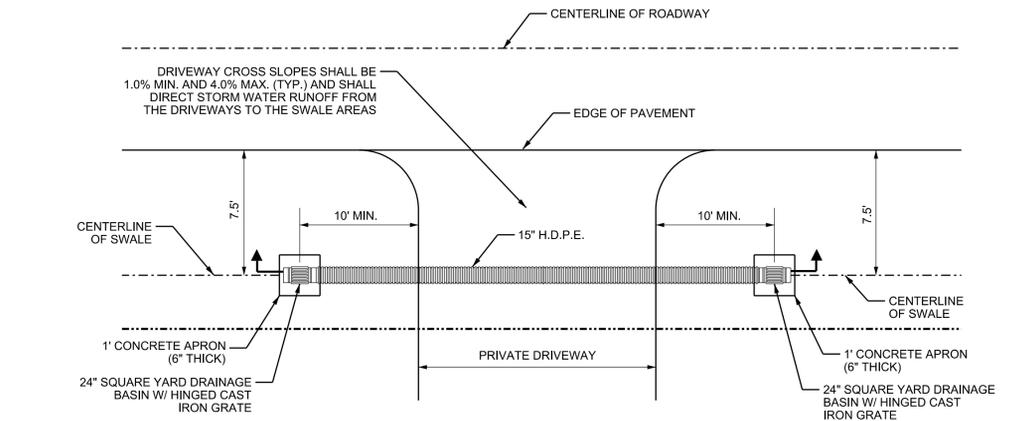
**SECTION H-H**

N.T.S.

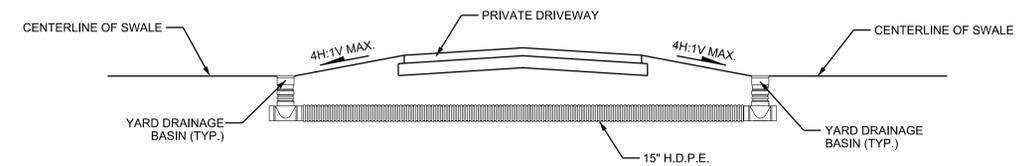


**SECTION G-G**

N.T.S.



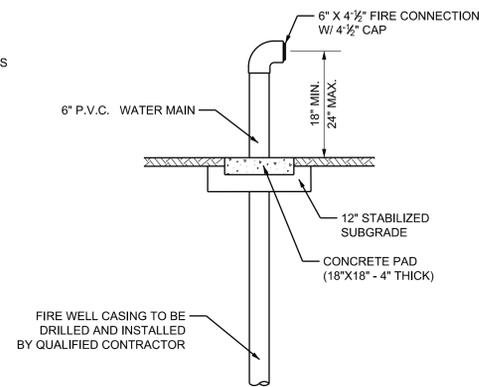
**PLAN VIEW**



**SECTION**

**TYPICAL DRIVEWAY UNDER-DRAIN DETAIL**

N.T.S.



**DRY HYDRANT & WELL DETAIL**

N.T.S.

**DRY HYDRANT & WELL NOTES**

1. DRY HYDRANTS AND WELLS SHALL BE PROPERLY INSTALLED TO BE FREE OF ALL GRAVEL AND SAND.
2. BEFORE ACCEPTANCE OF DRY HYDRANT & WELL ASSEMBLIES, AS MEETING SPECIFICATIONS AND REQUIREMENTS, THEY SHALL BE TESTED BY THE BROWARD COUNTY FIRE MARSHALL.
3. STABILIZED SUBGRADE AREAS UNDER FIRE HYDRANTS SHALL HAVE A MINIMUM L.B.R. OF 40 AND BE COMPACTED TO A MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.

NO.	DATE	BY	REVISION
4	1/30/14	A.Q.	REVISED PER SBDD REVIEW COMMENTS
3	11/26/13	A.Q.	REVISED PER SBDD REVIEW COMMENTS
2	10/17/13	R.W.	REVISED PER SFWMD & SBDD REVIEW COMMENTS
1	8/5/13	AQ	REVISED PER SFWMD. & BROWARD COUNTY REVIEW COMMENTS

Designed by:	A.Q.	Date:	7/13	Approved by:	ANTONIO QUEVEDO	Date:	2/18/2019
Drawn by:	R.W.	Date:	7/13				
Checked by:	N.S.	Date:	7/13	Registered Engineer Number:	59471		
				State of Florida			

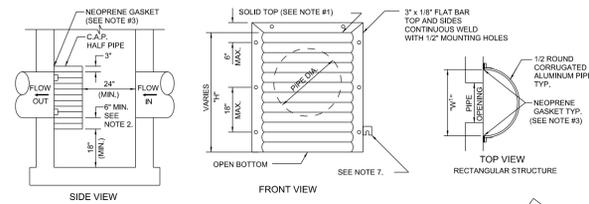


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**TERRA RANCHES**  
 PAVING AND DRAINAGE DETAILS

PROJECT NUMBER  
 1211-59  
 SHEET NUMBER  
 PD-4





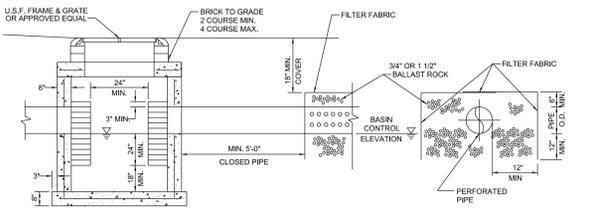
**TABLE 1: POLLUTION RETARDANT BAFFLE DIMENSIONS**

PIPE DIA. (IN)	W <sup>1</sup> (IN)	W <sup>2</sup> (IN)	T (GAUGE)	H (IN)
15"	21"	21"	18	VARIES
18"	24"	24"	18	VARIES
21"	30"	30"	18	VARIES
24"	36"	36"	18	VARIES
30"	42"	42"	14	VARIES
36"	48"	48"	14	VARIES
42"	54"	54"	14	VARIES
48"	60"	60"	14	VARIES
54"	66"	66"	14	VARIES

**TABLE 2: RECTANGULAR STRUCTURE DIMENSIONS**

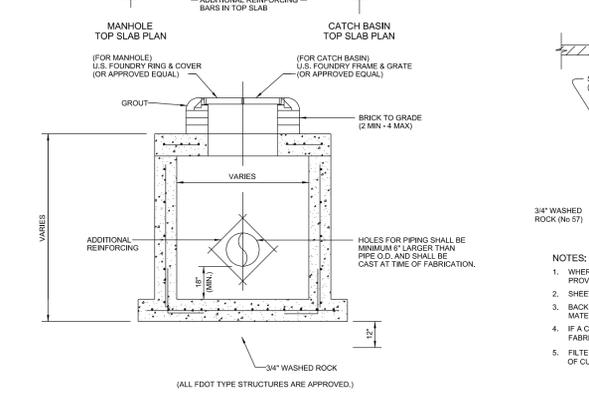
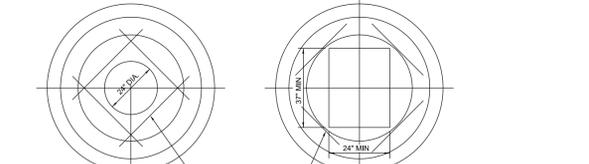
PIPE DIA. (IN)	W <sup>1</sup> (IN)	W <sup>2</sup> (IN)	T (GAUGE)	H (IN)
15"	21"	21"	18	VARIES
18"	24"	24"	18	VARIES
21"	30"	30"	18	VARIES
24"	36"	36"	18	VARIES
30"	42"	42"	14	VARIES
36"	48"	48"	14	VARIES
42"	54"	54"	14	VARIES
48"	60"	60"	14	VARIES
54"	66"	66"	14	VARIES

**POLLUTION RETARDANT BAFFLE DETAIL**  
N.T.S.

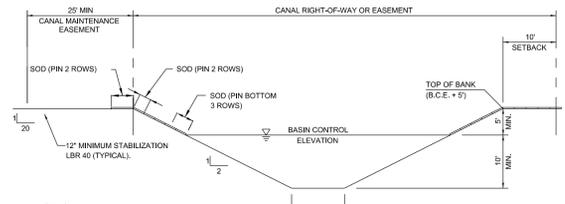


- NOTES:**
- PIPES SHALL TERMINATE 2' FROM END OF TRENCH (CAP ENDS OF PIPE) OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
  - SIDES AND TOP OF TRENCH ONLY TO BE LINED WITH FILTER FABRIC. OVERLAP LINDER A MINIMUM OF 2' AT THE TOP OF THE TRENCH.
  - BALLAST ROCK SHALL BE FROM FRESH WATER, WASHED AND FREE OF DELETERIOUS MATTER.
  - ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE. (SEE POLLUTION RETARDANT BAFFLE DETAIL, EXHIBIT 16)
  - GASKETS SHALL BE USED WITH RCP IN EXFILTRATION TRENCH.

**EXFILTRATION TRENCH DETAIL**  
N.T.S.

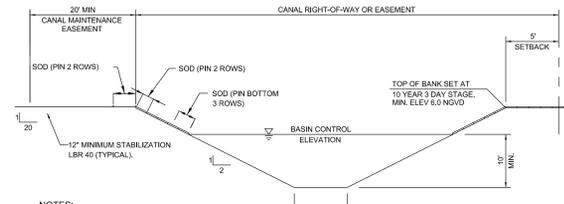


**PRECAST CATCH BASIN AND MANHOLE DETAIL**  
N.T.S.



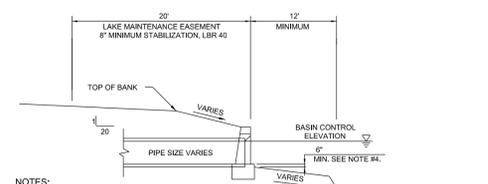
- NOTES:**
- ALL CANALS MUST HAVE A MINIMUM DEPTH OF 10' FROM CONTROL ELEVATION TO BOTTOM OF EXCAVATION.
  - MINIMUM CANAL BOTTOM IS 10' WIDE.
  - MINIMUM CANAL BOTTOM IS 10' WIDE.
  - THERE SHALL BE NO MUCK WITHIN THE CANAL RIGHT OF WAY AND MAINTENANCE EASEMENT.
  - SOD PINS MUST BE WOOD.

**PRIMARY CANAL MINIMUM DESIGN SECTION AND CANAL MAINTENANCE EASEMENT**  
N.T.S.



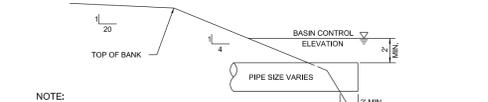
- NOTES:**
- ALL CANALS MUST HAVE A MINIMUM DEPTH OF 10' FROM CONTROL ELEVATION TO BOTTOM OF EXCAVATION.
  - MINIMUM CANAL BOTTOM IS 10' WIDE.
  - ALL PROPERTIES ADJACENT TO THE CANAL MUST SLOPE BANKS, SOD AND PROVIDE AS-BUILTS TO THE ABOVE DESIGN.
  - THERE SHALL BE NO MUCK WITHIN THE CANAL RIGHT OF WAY AND MAINTENANCE EASEMENT.
  - SOD PINS MUST BE WOOD.

**SECONDARY CANAL MINIMUM DESIGN SECTION AND CANAL MAINTENANCE EASEMENT**  
N.T.S.



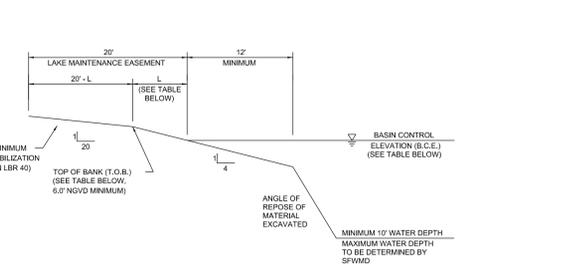
- NOTES:**
- TOP OF CAP TO BE 1' ABOVE THE BASIN CONTROL ELEVATION FOR LAKES AND 2' ABOVE BASIN CONTROL ELEVATION FOR CANALS, UNLESS OTHERWISE APPROVED BY THE DISTRICT.
  - REQUIRED FOR ALL LAKES AND CANAL INTERCONNECTS.
  - CONCRETE AND RIP-RAP ENDWALLS ARE ACCEPTED PER FOOT INDEX 250-255 AND INDEX 256 WITH EXCEPTIONS AS NOTED IN SECTION 2.15 OF THE SBD0 DESIGN CRITERIA MANUAL.
  - CHANNEL IN FRONT OF PIPE TO BE MIN 6" BELOW THE INVERT OF THE PIPE AND AT LEAST 1 1/2 TIMES THE DIA. OF THE PIPE TO THE DEEP CUT LINE AND CENTERED ON THE PIPE.

**LAKE OUTFALL DETAIL WITH HEADWALL**  
N.T.S.



- NOTE:**
- OUTFALL SHALL EXTEND PAST DEEP CUT LINE OF LAKE NO LESS THAN 2' AND NO MORE THAN 5'.

**LAKE OUTFALL DETAIL WITHOUT HEADWALL**  
N.T.S.



BASIN No.	B.C.E. (FT-NGVD)	T.O.B. (FT-NGVD)	L (FT)	BASIN No.	B.C.E. (FT-NGVD)	T.O.B. (FT-NGVD)	L (FT)
S-1	2.50	6.50	16.00	S-8	3.50	6.00	10.00
S-2 & S-7	2.70	6.00	13.20		4.00	6.50	10.00
S-3	3.00	6.50	14.00	S-9 & S-10	3.50	6.50	12.00
S-4	3.50	6.00	10.00		4.00	6.50	10.00
S-5	4.00	6.00	8.00	S-12	3.00	6.50	14.00
	4.25	6.50	9.00	S-13	3.00	6.50	14.00
	4.50	6.50	8.00				

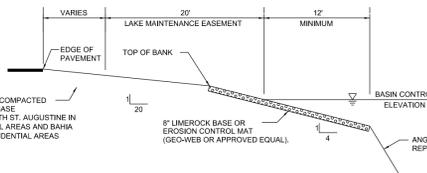
**LAKE CROSS SECTION AND CANAL MAINTENANCE EASEMENT**  
N.T.S.

**GENERAL NOTES:**

- THE FOLLOWING GENERAL NOTES ARE REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT (SBD0). THEY ARE NOT MEANT TO BE ALL INCLUSIVE. IT IS THE ENGINEER'S RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENTS OF SBD0.
- THE CONTRACTOR SHALL CONTACT SBD0 48 HOURS OR TWO (2) WORKING DAYS PRIOR TO ANY REQUIRED INSPECTION. TO SCHEDULE INSPECTIONS, PLEASE CALL SBD0 AT (954)690-3377. SBD0'S WORKING HOURS ARE FROM 8:00 AM TO 4:30 PM, MONDAY THROUGH FRIDAY EXCEPT HOLIDAYS.
- ANY REVISIONS TO PLANS PERMITTED BY SBD0 MUST BE APPROVED BY SBD0 PRIOR TO CONSTRUCTION.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND HELD AT LEAST FIVE (5) DAYS PRIOR TO BEGINNING CONSTRUCTION.
- A SET OF SHOP DRAWINGS SHALL BE SUBMITTED TO SBD0 AFTER APPROVAL BY THE ENGINEER OF RECORD.
- DURING CONSTRUCTION, SBD0 PERSONNEL WILL INSPECT THE FOLLOWING:
  - INSTALLATION OF ALL UNDERGROUND DRAINAGE FACILITIES BEFORE BACKFILLING.
  - BACKFILLING OF DRAINAGE TRENCHES.
  - SHEPPING OF CANAL AND LAKE BANKS FROM THE DEEP CUT TO THE UPLAND ORIGINAL SURFACE LINE OR AS REQUIRED BY SBD0.
  - AND ANY OTHER DRAINAGE RELATED CONSTRUCTION WORK.
- REINSPECTIONS OR EXTRAORDINARY INSPECTIONS WILL BE SUBJECT TO ADDITIONAL FEE CHARGES BY SBD0.
- THE CONTRACTOR CONSTRUCTING OR EXCAVATING LAKES OR OTHER WATER BODIES SHALL EXERCISE EXTREME CAUTION TO ENSURE THAT THE SIDE SLOPES AND DEEP CUT LINES ARE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS FOR THE DEVELOPMENT. THE CONTRACTOR OR OWNER SHALL PERIODICALLY, OR AS REQUIRED BY SBD0, OBTAIN A SURVEY, FROM A LICENSED REGISTERED SURVEYOR OF THE LOCATION OF THE DEEP CUT LINES PRIOR TO FORMING THE SIDE SLOPES. THIS SURVEY SHALL BE PERFORMED PRIOR TO THE OWNER/CONTRACTOR BEGINNING CONSTRUCTION OF ANY BUILDING PADES ADJACENT TO THE WATER BODY. IN THE EVENT THAT THE CONTRACTOR OVER DIGS THE WATER BODY, THE OWNER/CONTRACTOR SHALL SUBMIT TO SBD0 ITS SOLUTION TO CORRECT THE OVER DIGGING. ANY SUGGESTED REMEDY OR CORRECTION MUST BE APPROVED BY SBD0 BEFORE THE CONTRACTOR BEGINS THE PROPOSED CORRECTION/REMEDY.
- PAVING AND DRAINAGE "AS-BUILT" PLANS CERTIFIED BY THE ENGINEER OF RECORD AND APPROVED BY SBD0'S ENGINEER AND DIRECTOR WILL BE REQUIRED BEFORE THE RELEASE OF THE BOND OR LETTER OF CREDIT. AS-BUILTS SHALL BE PROVIDED AS AN OVERLAY OF THE APPROVED CONSTRUCTION DRAWINGS AND AT THE SAME SCALE AS ORIGINALLY SUBMITTED. AS-BUILT SUBMITTALS SHALL CONFORM TO THE REQUIREMENTS OF SECTION SIX (6) OF SBD0'S CRITERIA MANUAL. AS-BUILTS MUST ALSO BE PROVIDED ON AN AUTOCAD DISK.
- AS-BUILT DRAWINGS OF WATER BODIES SHALL INCLUDE THE DATA ADDRESSED IN THE "AS-BUILT" LAKE SECTION OF EXHIBIT 26 OF SBD0'S CRITERIA MANUAL. THE AS-BUILT CROSS SECTIONS SHALL BE PROVIDED AT NOT MORE THAN 100 FOOT INTERVALS AND AT ALL OUTFALL PIPES CONSTRUCTED WITHOUT HEADWALLS.
- SBD0 SHALL NOT COMPLETE THE FINAL INSPECTION UNTIL THE AS-BUILT PACKAGE WHICH MUST INCLUDE THE ENGINEER'S CERTIFICATION AND TEST RESULTS FOR STABILIZATION OF LAKE/CANAL MAINTENANCE EASEMENTS, ARE RECEIVED.

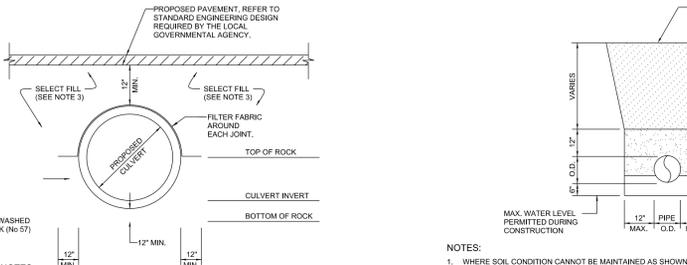
**NOTE TO THE DESIGN ENGINEER FROM THE SBD0 DISTRICT ENGINEER:**

- YOU ARE WELCOME TO REVISE DETAILS ON THIS SHEET TO MEET THE SPECIFIC REQUIREMENTS OF A PROJECT PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET.
- REVISIONS MUST NOT BE IN CONFLICT WITH THE DISTRICT'S DESIGN CRITERIA.
  - YOU MUST CLOUD EACH REVISION AND NOTE IT IN THE REVISION BOX BELOW.



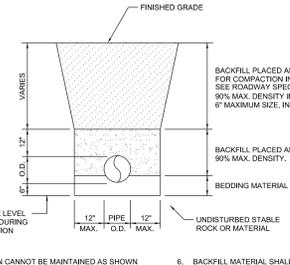
- NOTES:**
- LOCATION OF BOAT RAMPS MUST BE IDENTIFIED, INSPECTED AND APPROVED BY SBD0 PRIOR TO CONSTRUCTION.
  - SLOPE DETAILS AS OUTLINED ABOVE MUST BE INSPECTED AND APPROVED BY THE DISTRICT PRIOR TO INSTALLATION OF EROSION CONTROL MAT.
  - UPON COMPLETION OF BOAT RAMP, DISTRICT MUST BE NOTIFIED FOR FINAL APPROVAL.
  - BOAT RAMP MUST INTERSECT ADJACENT ROAD AND WATER BODY AT 90° ANGLE UNLESS OTHERWISE APPROVED.
  - THE BOAT RAMP(S) MUST BE MINIMUM 12' WIDE.
  - PROVIDE DROP CURB AT PAVEMENT WHERE APPLICABLE.
  - FOR BOAT RAMP CONSTRUCTED ON AN SBD0 CANAL A SLOPE OF 2:1 CAN BE USED FROM EDGE OF WATER UP TO TOP OF BANK.
  - BOAT RAMPS SHALL BE CONSTRUCTED OF LIMEROCK OR EROSION CONTROL MAT, AT THE DISCRETION OF THE DISTRICT.
  - IF SBD0 OPTS FOR AN EROSION CONTROL MAT, THE MAT SHALL BE FILLED WITH AT LEAST 4" OF 3/4" ROCK.

**BOAT RAMP DETAIL**  
N.T.S.



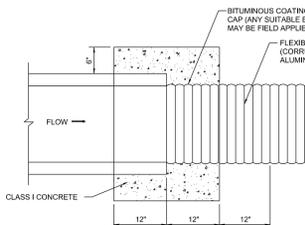
- NOTES:**
- WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
  - WHERE REQUIRED SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENTAL AGENCY.
  - MUCK OR OTHER UNSUITABLE MATERIAL SHALL BE COMPLETELY REMOVED.
  - WHEN THE PIPE IS LAD IN THE PREPARED TRENCH, TRUE TO LINE AND GRADE, THE PIPE BARREL SHALL RECEIVE CONTINUOUS UNIFORM SUPPORT. WHERE NECESSARY, COURSE SAND, PEA ROCK OR 1/4" LIMESTONE GRAVEL SHALL BE USED TO PROVIDE UNIFORM BEDDING.
  - JOINTS MAY BE REQUIRED TO BE WRAPPED AT THE DISCRETION OF THE DISTRICT AND THE SITE CONDITIONS.
  - BACKFILL MATERIAL SHALL BE NON-COHESIVE AND NON-PLASTIC SOIL THAT IS FREE OF ALL DEBRIS, LUMPS, WOOD BROKEN PAVING OR ANY ORGANIC OR UNSUITABLE MATERIAL. BACKFILL MATERIAL PLACED WITHIN 12" OF THE PIPE SHALL CONTAIN NO ROCKS OR STONES LARGER THAN 3/4" IN DIAMETER. NO ROCKS OR STONES LARGER THAN 6" IN DIAMETER WILL BE PERMITTED IN THE REMAINING BACKFILL UNLESS OTHERWISE SPECIFIED.
  - TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY AASHTO T-99. BACKFILL AND COMPACTON SHALL BE IN ACCORDANCE TO THE STANDARD ENGINEERING DESIGN REQUIRED BY THE LOCAL GOVERNMENTAL AGENCY.

**LAKE/CANAL INTERCONNECT BEDDING DETAIL**  
N.T.S.



- NOTES:**
- WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
  - WHERE REQUIRED SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENTAL AGENCY.
  - MUCK OR OTHER UNSUITABLE MATERIAL SHALL BE COMPLETELY REMOVED.
  - WHEN THE PIPE IS LAD IN THE PREPARED TRENCH, TRUE TO LINE AND GRADE, THE PIPE BARREL SHALL RECEIVE CONTINUOUS UNIFORM SUPPORT. WHERE NECESSARY, COURSE SAND, PEA ROCK OR 1/4" LIMESTONE GRAVEL SHALL BE USED TO PROVIDE UNIFORM BEDDING.
  - JOINTS MAY BE REQUIRED TO BE WRAPPED AT THE DISCRETION OF THE DISTRICT AND THE SITE CONDITIONS.
  - BACKFILL MATERIAL SHALL BE NON-COHESIVE AND NON-PLASTIC SOIL THAT IS FREE OF ALL DEBRIS, LUMPS, WOOD BROKEN PAVING OR ANY ORGANIC OR UNSUITABLE MATERIAL. BACKFILL MATERIAL PLACED WITHIN 12" OF THE PIPE SHALL CONTAIN NO ROCKS OR STONES LARGER THAN 3/4" IN DIAMETER. NO ROCKS OR STONES LARGER THAN 6" IN DIAMETER WILL BE PERMITTED IN THE REMAINING BACKFILL UNLESS OTHERWISE SPECIFIED.
  - TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY AASHTO T-99. BACKFILL AND COMPACTON SHALL BE IN ACCORDANCE TO THE STANDARD ENGINEERING DESIGN REQUIRED BY THE LOCAL GOVERNMENTAL AGENCY.

**TRENCH EXCAVATION DETAIL**  
N.T.S.



- NOTES:**
- A CONCRETE JACKET SHALL NOT BE USED TO JOIN:
    - METAL PIPE OF DISSIMILAR MATERIALS.
    - FLEXIBLE PIPE WHEN THE MAXIMUM COVER REQUIRED IN ACCORDANCE WITH F.D.O.T. INDEX No. 205 CANNOT BE OBTAINED.
  - OPTIONAL FOR LAKE OR CANAL OUTFALL.
  - WHEN USED FOR LAKE OUTFALL, JACKET SHALL BE CENTERED 8' LANDWARD OF THE BASIN CONTROL ELEVATION.

**CONCRETE JACKET DETAIL**  
N.T.S.

NO.	DATE	BY	REVISION
1	3/8/13	R.W.	REVISED PER TOWN OF SOUTHWEST RANCHES REVIEW COMMENTS

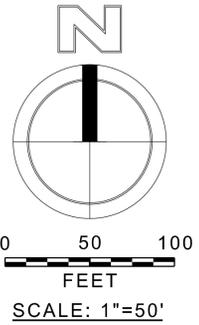
Designed by:	A.Q.	Date:	12/12	Approved by:	ANTONIO QUEVEDO	Date:	2/18/2019
Drawn by:	R.W.	Date:	12/12				
Checked by:	N.S.	Date:	12/12	Registered Engineer Number:	54971		
				State of Florida			



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Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

**TERRA RANCHES**  
SOUTH BROWARD DRAINAGE DISTRICT DETAILS

PROJECT NUMBER	1211-59
SHEET NUMBER	PD-6



**SIGN LEGEND:**

-  R1-1 "STOP SIGN"  
(30" X 30")
-  W14-2 "NO OUTLET SIGN"  
(30" X 30")
-  W11-7 "EQUESTRIAN TRAIL AHEAD"  
(30" X 30")
-  R2-1-30 "30 MPH SPEED LIMIT SIGN"  
(24" X 30")
-  D3-1 "STREET SIGN"  
SEE PLAN FOR STREET NAMES

**NOTE:**  
ALL SIGNS TO BE MOUNTED IN ACCORDANCE WITH  
FDOT INDEX 11860

PROP. R1-1 STOP SIGN  
& 24" WHITE STOP BAR  
W/ 40'-6" DBL. YELLOW

**S.W. 172ND AVENUE**

**S.W. 61st STREET**



NO.	DATE	BY	REVISION
1	10/17/13	R.W.	REVISED PER SFWMD REVIEW COMMENTS

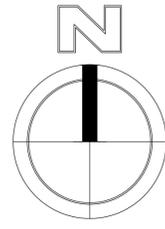
Designed by: <u>A.Q.</u>	Date: <u>5/13</u>	Approved by: <u>ANTONIO QUEVEDO</u>	Date: <u>2/18/2019</u>
Drawn by: <u>R.W.</u>	Date: <u>5/13</u>		
Checked by: <u>N.S.</u>	Date: <u>5/13</u>	Registered Engineer Number <u>54971</u>	
		State of Florida	



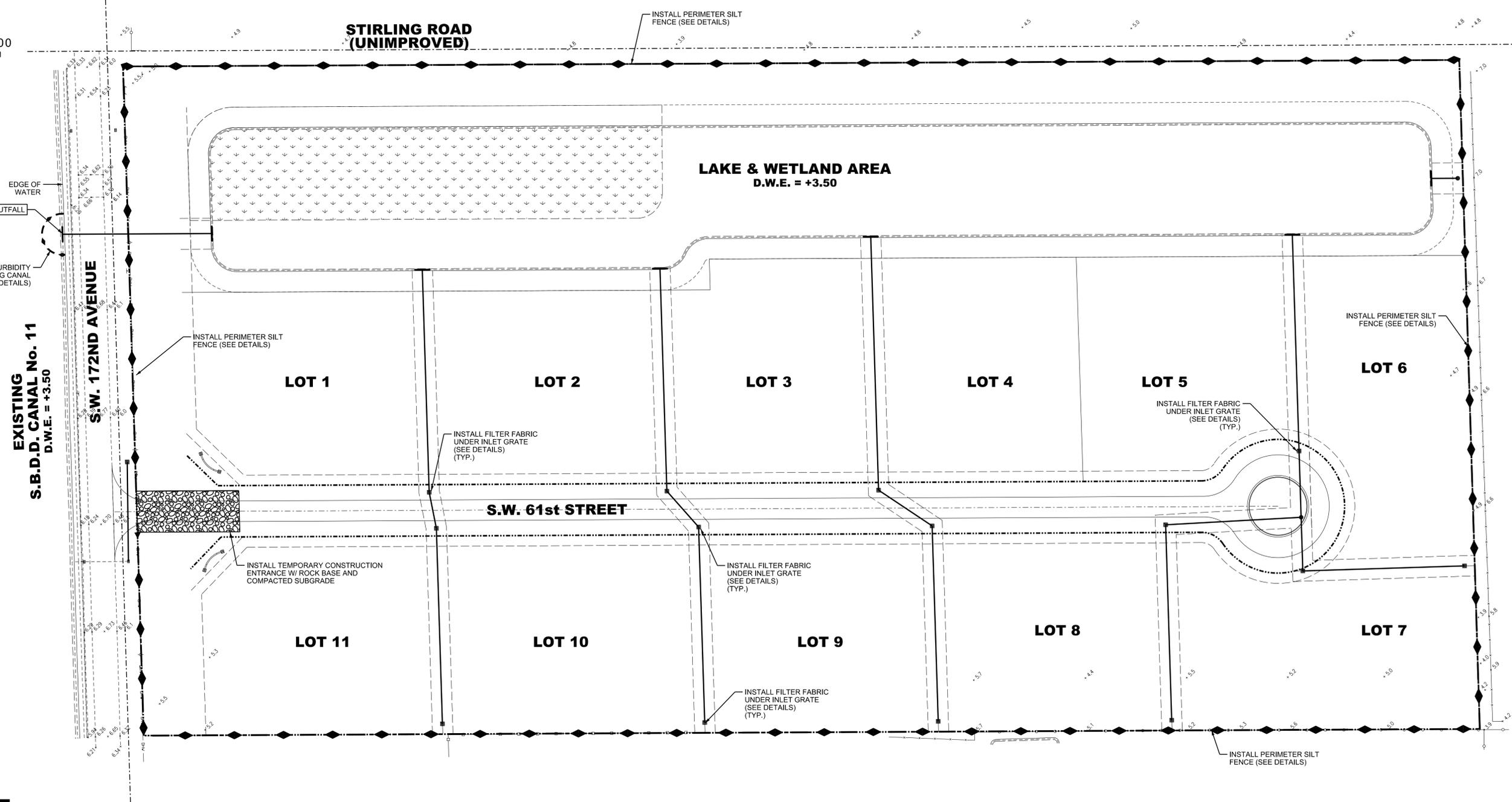
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**TERRA RANCHES**  
SIGNING AND PAVEMENT MARKING PLAN

PROJECT NUMBER <b>1211-59</b>
SHEET NUMBER <b>PM-1</b>



0 50 100  
FEET  
SCALE: 1"=50'



NO.	DATE	BY	REVISION
1	10/17/13	R.W.	REVISED PER SFWMD REVIEW COMMENTS

Designed by: A.Q. Date: 5/13  
 Drawn by: R.W. Date: 5/13  
 Checked by: N.S. Date: 5/13

Approved by: ANTONIO QUEVEDO Date: 2/18/2019  
 Registered Engineer Number: 54971  
 State of Florida



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**TERRA RANCHES**  
 STORMWATER POLLUTION PREVENTION PLAN

PROJECT NUMBER  
1211-59  
 SHEET NUMBER  
SWPP-1

Z:\HSQ Data\Civil\Projects\2012\1211-59 Terra Ranches\Drawings\Construction Plans\121159-SWPP001.dgn 2/18/2019

PROJECT LOCATION:	TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	19.49 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	19.49 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF 11 SINGLE FAMILY HOMES WITHIN A 19.49 ACRE PROPERTY AS WELL AS LAKE AREA. THE SITE IS CURRENTLY VACANT WITH EXISTING VEGETATION. SEVERAL EXISTING TREES ARE TO REMAIN OR BE RELOCATED.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	<ol style="list-style-type: none"> <li>FENCE OFF EXISTING TREES TO REMAIN OR BE RELOCATED</li> <li>CLEAR &amp; GRUB REMAINING VEGETATION WITHIN THE SITE.</li> <li>HAUL OFF SITE CLEARED MATERIAL.</li> <li>IMPORT FILL ONTO SITE.</li> <li>START SITE EARTHWORK GRADING</li> </ol>
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS SAND AND MUCK WITH LIMESTONE UNDERNEATH.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	0.01 AC.
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	DISCHARGE POINTS: 26° 2'36.90"N, 80°22'40.02"W  RECEIVING SYSTEM: S.B.B.D. CANAL No. 11

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATIONS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY ENTRANCE OFF OF SW 172ND AVE USING THE SOIL TRACKING PREVENTION DEVICE PER THE FLORIDA EROSION CONTROL MANUAL.
OTHER:	N/A

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPs) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.
<ol style="list-style-type: none"> <li>A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.</li> <li>FILTER FABRIC MATERIAL SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.</li> </ol>
DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.
THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTILL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.
DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.
<ol style="list-style-type: none"> <li>SILT FENCES</li> <li>FILTER FABRIC MATERIAL</li> </ol>

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).
<ol style="list-style-type: none"> <li>PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.</li> <li>SITE CIVIL INSPECTOR WILL CONDUCT WEEKLY INSPECTIONS.</li> <li>INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.</li> </ol>

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.
NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.
<ol style="list-style-type: none"> <li>TEMPORARY SEDIMENT BASINS WILL BE CONSTRUCTED AS REQUIRED WITHIN THE SITE DURING UNDERGROUND UTILITY INSTALLATION OPERATIONS. (ONLY IF NEEDED)</li> </ol>
DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.
A PERMANENT PERIMETER BERM AND RETENTION AREA WILL BE CONSTRUCTED WITHIN THE SITE AS PART OF THE PROPOSED STORM WATER MANAGEMENT SYSTEM.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.
<ol style="list-style-type: none"> <li>THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.</li> <li>THE SITE CIVIL INSPECTOR WILL INSPECT THE EROSION AND TURBIDITY CONTROL DEVICES DURING EACH SCHEDULED INSPECTION AND/OR AFTER EACH HEAVY STORM EVENT AS REQUIRED.</li> <li>ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.</li> </ol>

CONTRACTOR CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

NO.	DATE	BY	REVISION

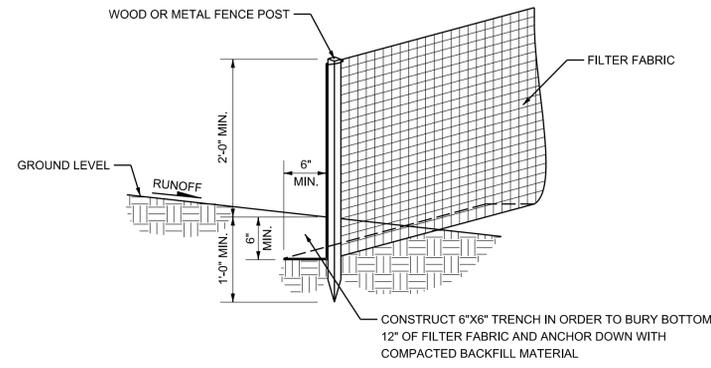
Designed by: <u>A.Q.</u> Date: <u>5/13</u>	Approved by: <u>ANTONIO QUEVEDO</u> Date: <u>2/18/2019</u>
Drawn by: <u>R.W.</u> Date: <u>5/13</u>	
Checked by: <u>N.S.</u> Date: <u>5/13</u>	Registered Engineer Number <u>59471</u> State of Florida



**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

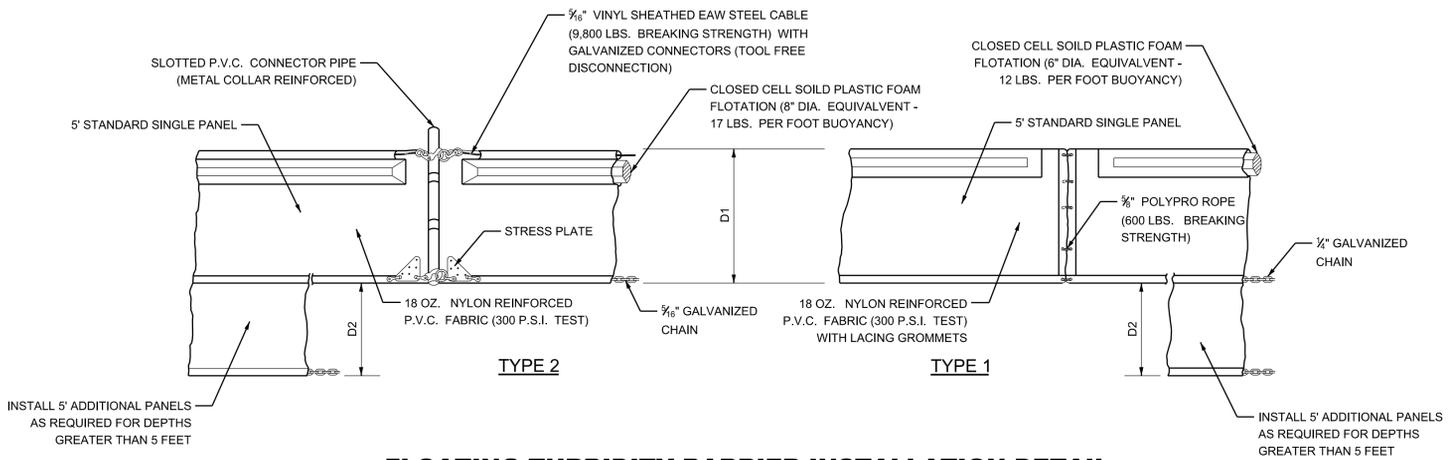
**TERRA RANCHES**  
N.P.D.E.S. NOTES

PROJECT NUMBER 1211-59
SHEET NUMBER SWPP-2



**POST & FILTER FABRIC  
INSTALLATION DETAIL**

N.T.S.

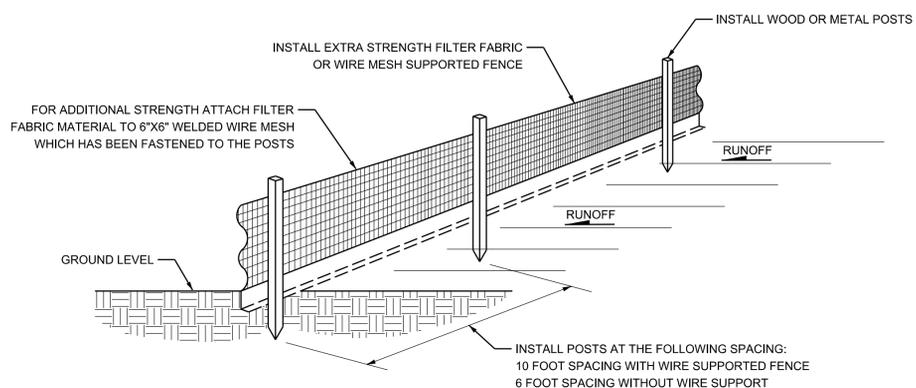


**FLOATING TURBIDITY BARRIER INSTALLATION DETAIL**

N.T.S.

**FLOATING TURBIDITY BARRIER INSTALLATION NOTES**

1. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXACT LOCATIONS.
2. CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
3. THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE EXISTING WATER ELEVATION. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.

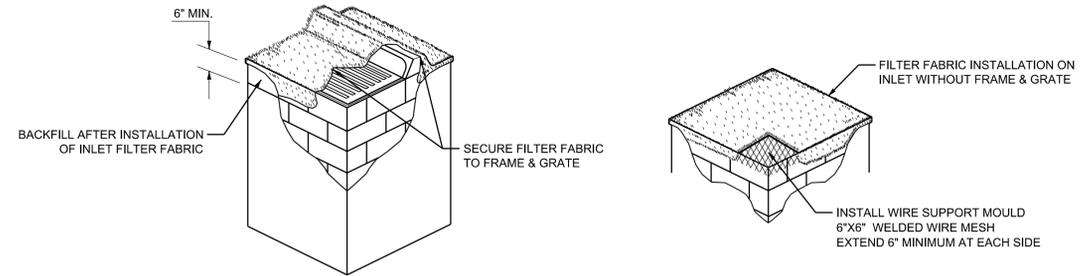


**SILT FENCE INSTALLATION DETAIL**

N.T.S.

**SILT FENCE & POST INSTALLATION NOTES**

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"x6" TRENCH SHALL BE CONSTRUCTED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



**FILTER FABRIC INSTALLATION DETAIL**

N.T.S.

**FILTER FABRIC INSTALLATION NOTES**

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

**GENERAL EROSION AND TURBIDITY CONTROL NOTES**

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCRUCH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

NO.	DATE	BY	REVISION

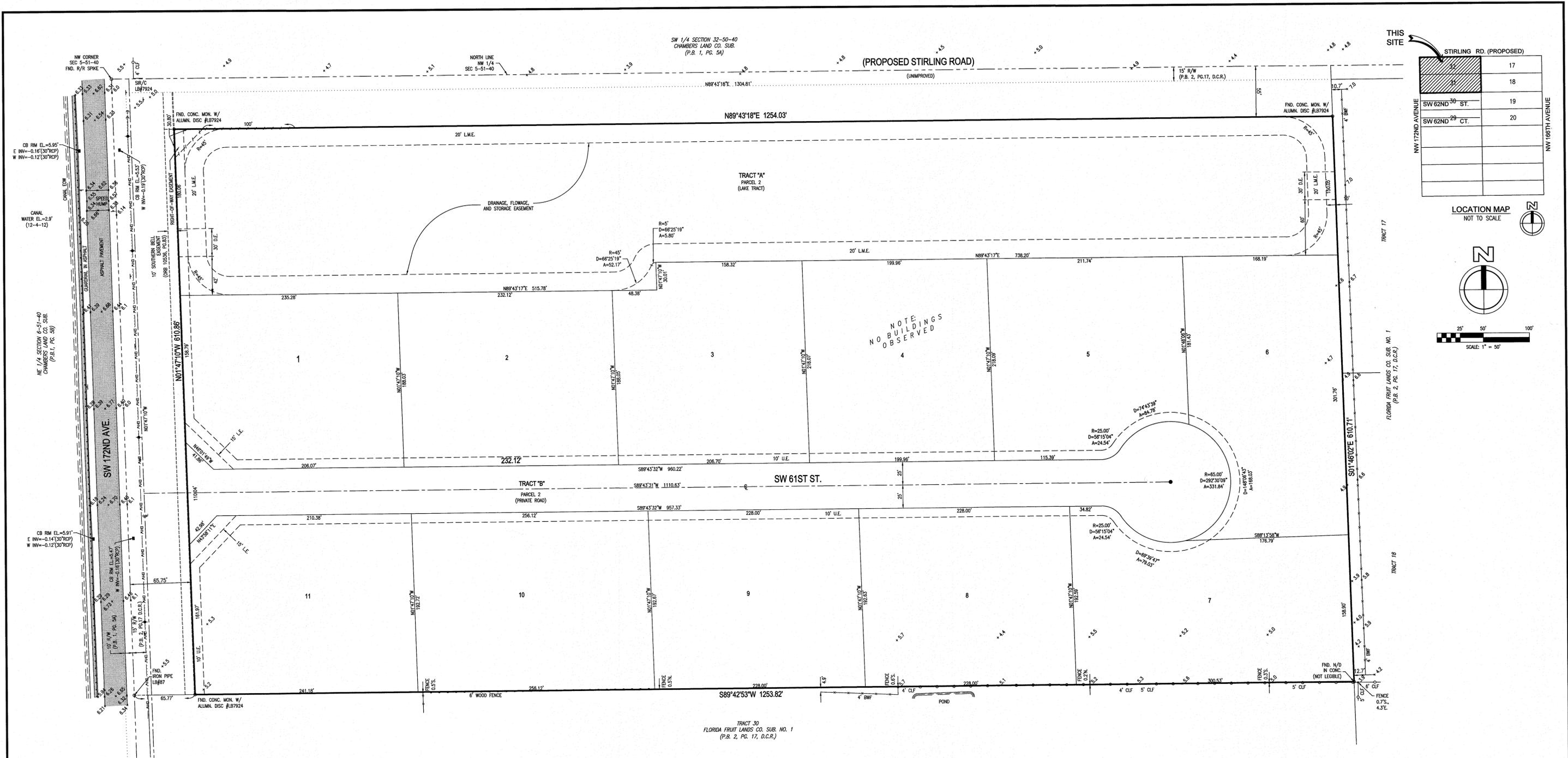
Designed by: A.Q.	Date: 5/13	Approved by: ANTONIO QUEVEDO	Date: 2/18/2019
Drawn by: R.W.	Date: 5/13		
Checked by: N.S.	Date: 5/13	Registered Engineer Number 59471	State of Florida



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**TERRA RANCHES**  
EROSION CONTROL DETAILS

PROJECT NUMBER	1211-59
SHEET NUMBER	SWPP-3



TITLE COMMITMENT INFORMATION TABLE					
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	PERTAINS TO PARCEL	PLOTTED
4	RESERVATIONS	QUIT CLAIM TO EVERGLADES DRAINAGE DISTRICT	D.B. 472, PG. 239 D.B. 472, PG. 234	NO	NO
5	RESERVATIONS	TRUSTEES OF THE INTERNAL IMPROVEMENT FUND	D.B. 472, PG. 290 O.R.B. 2995, PG. 469	YES	NO
6	RIGHT-OF-WAY EASEMENT	SOUTHERN BELL TELEPHONE COMPANY	O.R.B. 10536, PG. 83	NO	YES
7	TERMS PROVISIONS AND CONDITIONS	DECLARATION OF RESTRICTIVE COVENANTS	O.R.B. 50105, PG. 924 & INSTRUMENT NO. 113072101	YES	NO
8	TERMS PROVISIONS AND CONDITIONS	DECLARATION OF RESTRICTIVE COVENANTS	O.R.B. 50105, PG. 930	YES	NO
9	PLAT OF TERRA RANCHES	RESTRICTIONS EASEMENTS	P.B. 181, PG. 49	YES	NO
10	TERMS AND PROVISIONS	JOINT DEED OF CONSERVATION EASEMENT	INSTRUMENT NO. 113836691	YES	NO

- ABBREVIATIONS:**
- B.C.R. = BROWARD COUNTY RECORDS
  - BWF = BARBED WIRE FENCE
  - D.E. = DRAINAGE EASEMENT
  - CB = CATCH BASIN
  - CLF = CHAIN LINK FENCE
  - CMP = CORRUGATED METAL PIPE
  - CONC. = CONCRETE
  - EL. = ELEVATION
  - FR/C = FOUND IRON ROD W/CAP
  - FND. = FOUND
  - INV. = INVERT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - L.E. = LANDSCAPE EASEMENT
  - N/D = NAIL AND DISC
  - ONB = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - PROP. = PROPOSED
  - RCF = REINFORCED CONCRETE PIPE
  - ROW = RIGHT OF WAY
  - R/R = RAILROAD
  - SEC = SECTION
  - SIR/C = SET 1/2" IRON ROD W/CAP LB7924
  - U.E. = UTILITY EASEMENT
- LEGEND:**
- ANCHOR
  - CATCH BASIN
  - ELEVATION
  - POLE, WOOD
  - SIGN
  - WIRES, OVERHEAD

- NOTES:**
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE AREA OF THIS PROPERTY IS 17.576 ACRES, MORE OR LESS.
  - ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
  - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
  - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 5-51-40 HAVING A GRID BEARING OF N89°43'18"E, ACCORDING TO CRAVEN THOMPSON AND ASSOCIATES INC. RESURVEY ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST (MISC. P.B. 6, PG. 4, B.C.R.) AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT.
  - RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
  - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2367: ELEVATION: 6.950'.
  - FLOOD ELEVATION INFORMATION:
    - A. FIRM NO.: 1201IC0540H
    - B. EFFECTIVE DATE: AUGUST 18, 2014
    - C. ZONE: AH
    - D. BASE FLOOD EL.: 5' (NAVD88)

**LEGAL DESCRIPTION**

PARCEL 1:  
LOTS 1 THROUGH 11, INCLUSIVE, OF TERRA RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:  
TRACTS "A" AND "B", OF TERRA RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATION:**

TO: TERRA RANCHES INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION  
CHICAGO TITLE INSURANCE COMPANY  
GREENBERG TRAURIG, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7(A), 8, 9, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/26/17.

*Donna C. West*  
DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4290

NO.	DATE	BY	CHK'D	REVISIONS	FB/PG
4	8-7-17	EC	DCW	UPDATE TITLE COMMITMENT	FILE
3	7-28-17	EC	DCW	UPDATE SURVEY, ADD TERRA RANCHES PLAT & ALTA REQUIREMENTS	FILE
2	8-14-13	WJR	DCW	UPDATE SURVEY & ADD UPDATED TITLE COMMITMENT INFO	FILE
1	12-20-12	GTW	DCW	AMEND ELEVATIONS	N/A

SCALE: 1"=50'

DATE: 12/05/12

DRAWN BY: GTW

FIELD BOOK: 004/33-36

CHECKED BY: DCW

SURVEY TYPE: BOUNDARY

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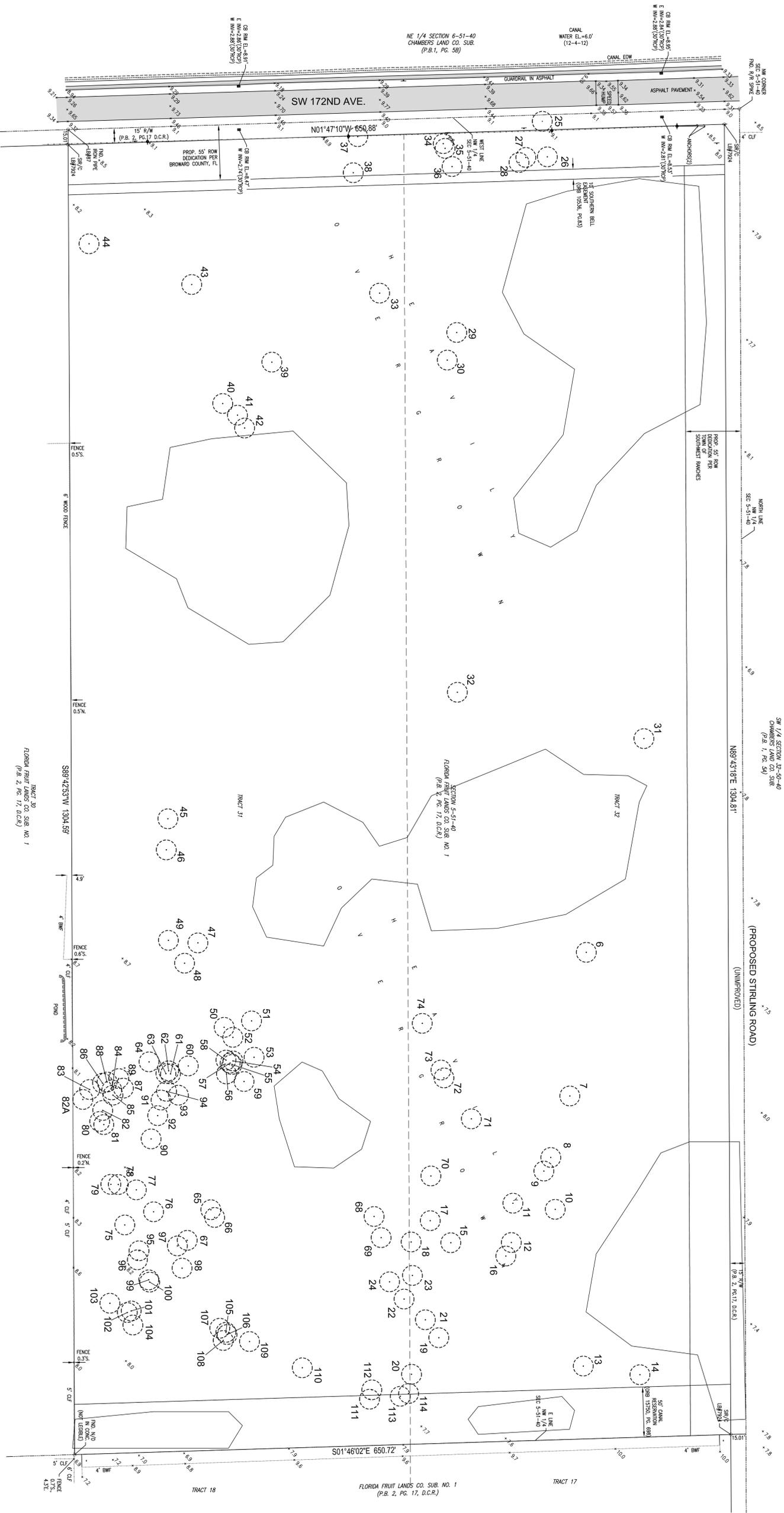
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CA26258 · LB7924

**MAP OF ALTA/NSPS LAND TITLE SURVEY**  
**TERRA RANCHES**  
**TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA**

PROJECT NUMBER  
1211-59

SHEET NUMBER  
1 OF 1





# TREE DISPOSITION PLAN

Scale: 1" = 50'-0"

**Legend**

- Tree Location
- Jurisdictional Wetland Areas per BDC/PCMD

**TREE SURVEY PROVIDED BY:**

**E Sciences, Incorporated**  
 5310 NW 33rd Ave, STE 201  
 Fort Lauderdale, FL 33309  
 www.esciencesinc.com  
 Phone: 561-484-8500  
 Fax: 561-484-1540



Drawing: Tree Disposition Plan  
 Date: 1/18/2013  
 Scale: 1"=50'-0"  
 Drawn By: CE  
 Sheet No.:

L-2

Cad Id: 2012-094

Seal:  
 Lic. # LA000889  
 Member: A.S.L.A.

Revisions:

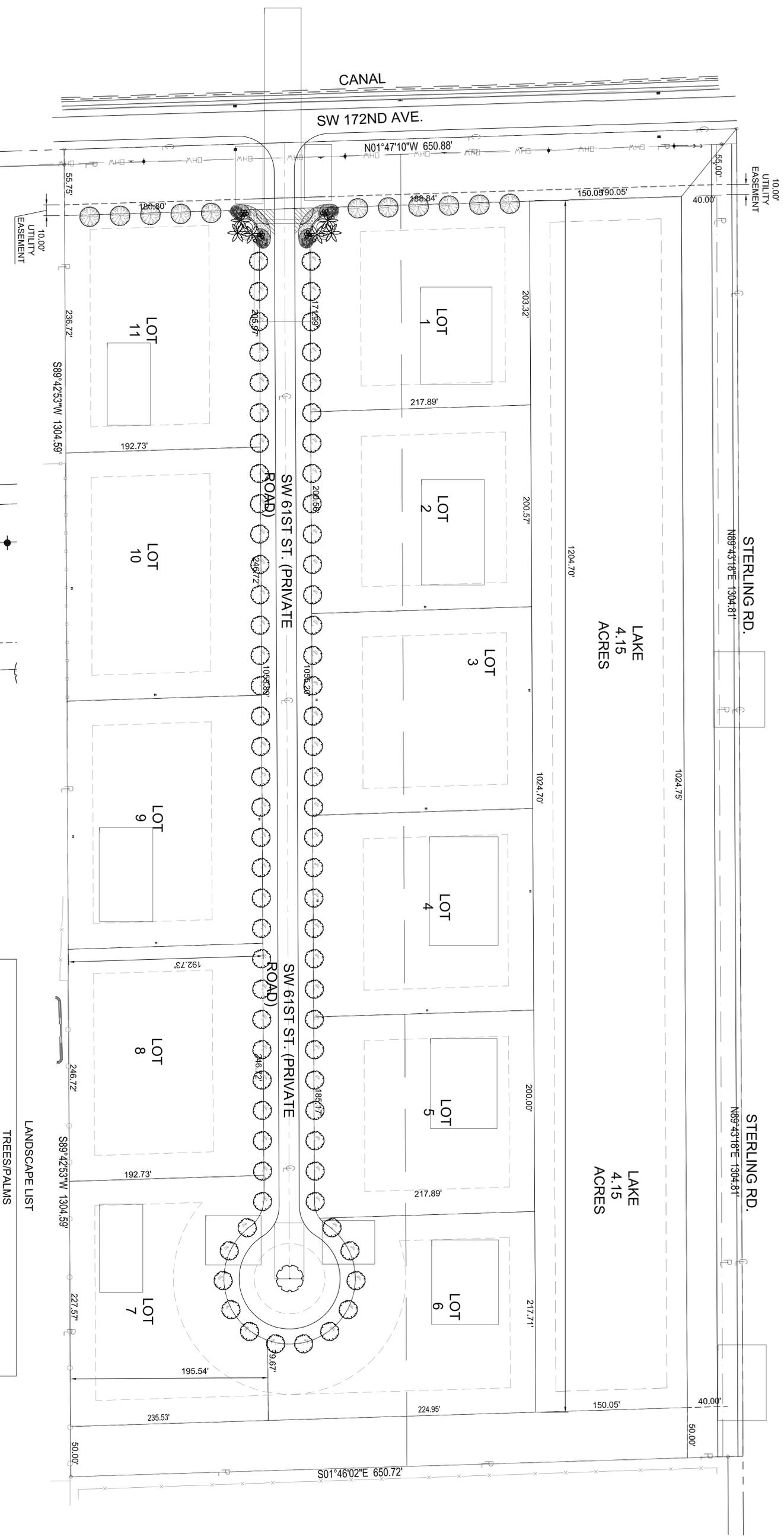
Project:

## SOUTHWEST RANCHES

BROWARD COUNTY, FLORIDA

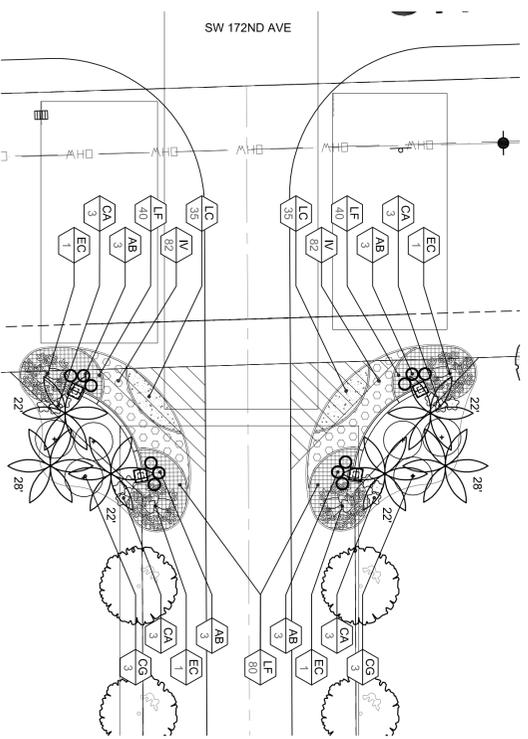
### TREE DISPOSITION PLAN

**WITKIN HULTS  
 DESIGN GROUP**  
 307 south 21st avenue hollywood, florida  
 phone: 954.923.9681 facsimile: 954.923.9689  
 www.witkindesign.com



# OVERALL LANDSCAPE PLAN

Scale: 1"=50'-0"



# ENTRY FEATURE LANDSCAPE PLAN

Scale: 1"=20'-0"

## LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
<b>TREES/PALMS</b>			
	11	*Bursera simarouba GUMBO LIMBO	16 HT. X 9" SPR. 2" CAL. F.G.
	76	*Quercus virginiana LIVE OAK	12 HT. X 8" SPR. 2" CAL. MIN. F.G.
	6	*Roystonea elata ROYAL PALM	SEE PLAN FOR O.A. HEIGHTS F.G.
	1	*Dorstenia inglia ROYAL POINCIANA	12 HT. X 5" SPR. 2" CAL. F.G., F.F.
<b>SHRUBS AND GROUNDCOVERS</b>			
PROPOSED MATERIAL			
SPECIFICATIONS			
AB	12	*Machnea blanchetiana BRIGHT YELLOW BROMELIAD	36" HT. X 24" SPR. 10" POT
CA	12	*Chinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL.
CG	6	Clusia guttata SMALL LEAF CLUSIA	8' O.A. 45 GAL.
EC	4	Euphorbia corollata RED SPURGE	6-7' O.A. HT. 25 GAL.
IV	164	*Ilex vomitoria 'Stokes Dwarf' DWARF YALPORN	18" HT. X 18" SPR. / 18" O.C. 10 GAL.
LC	70	*Lantana camara YELLOW COMMON LANTANA	10" HT. X 10" SPR. / 15" O.C. 1 GAL.
LF	160	Leucophyllum frutescens SILVER TEXAS SAGE	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Sternopogon secundatum 'Fovialam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES



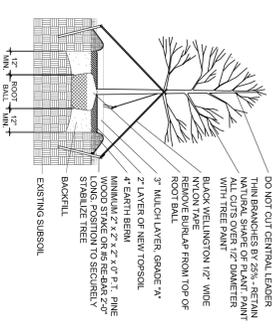
Drawing: Landscape Plan  
 Date: 1/18/2013  
 Scale: see plan  
 Drawn by: CE  
 Sheet No.:  
**L-3**  
 Cad Id: 2012-094

Title: L-3  
 Author: M. J. S. L. S.  
 Date: 1/18/2013

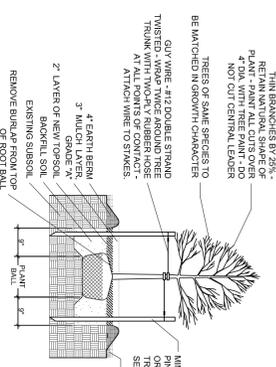
Revisions:  
 Scale:

Project:  
**SOUTHWEST RANCHES**  
 BROWARD COUNTY, FLORIDA  
 LANDSCAPE PLAN

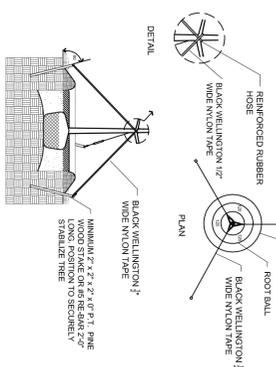
**WITKIN HULTS DESIGN GROUP**  
 307 south 21st avenue hollywood, florida  
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 www.witkindesign.com



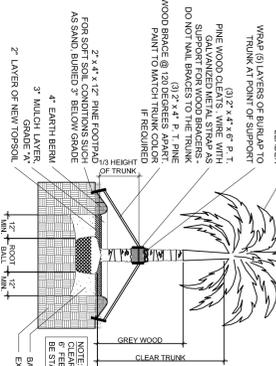
LARGE TREE PLANTING DETAIL



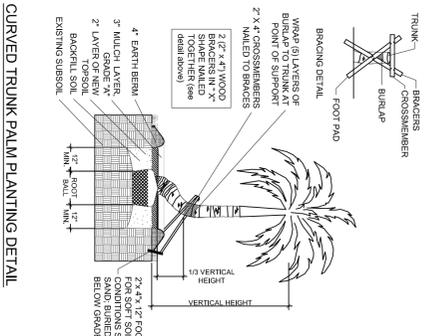
SMALL TREE PLANTING DETAIL



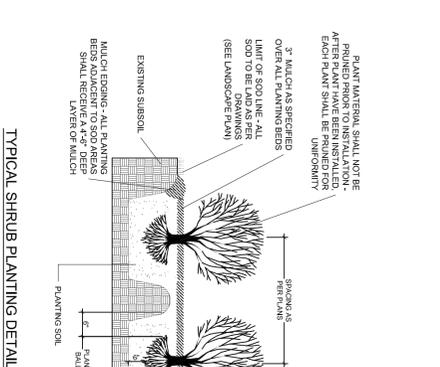
TYPICAL TREE GUYING DETAIL



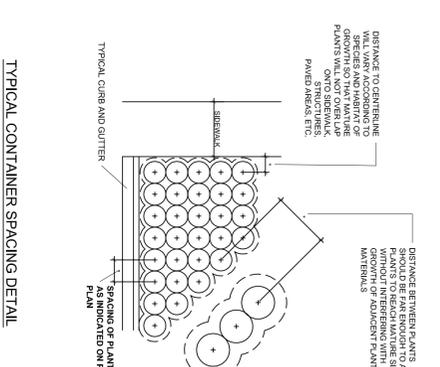
STRAIGHT TRUNK PALM PLANTING DETAIL



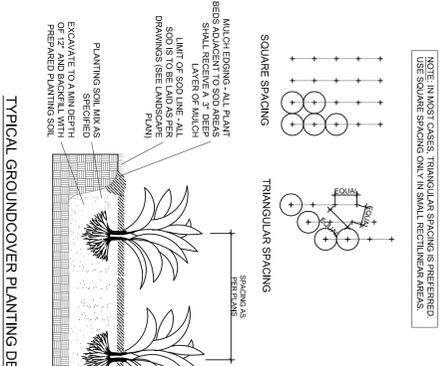
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Florant' solid sod. See limit on plan. All areas marked "Bahia Grass" shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted. In staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

Project:

SOUTHWEST RANCHES

BROWARD COUNTY, FLORIDA

LANDSCAPE DETAILS

Scale:

Drawn by: CE

Sheet No.:

L-4

Revisions:

DATE: 1/18/2013

SCALE: NTS

DRAWING: Landscape Details

PROJECT: L.L. ALK00089

DATE: 1/18/2013

SCALE: NTS

DRAWN BY: CE

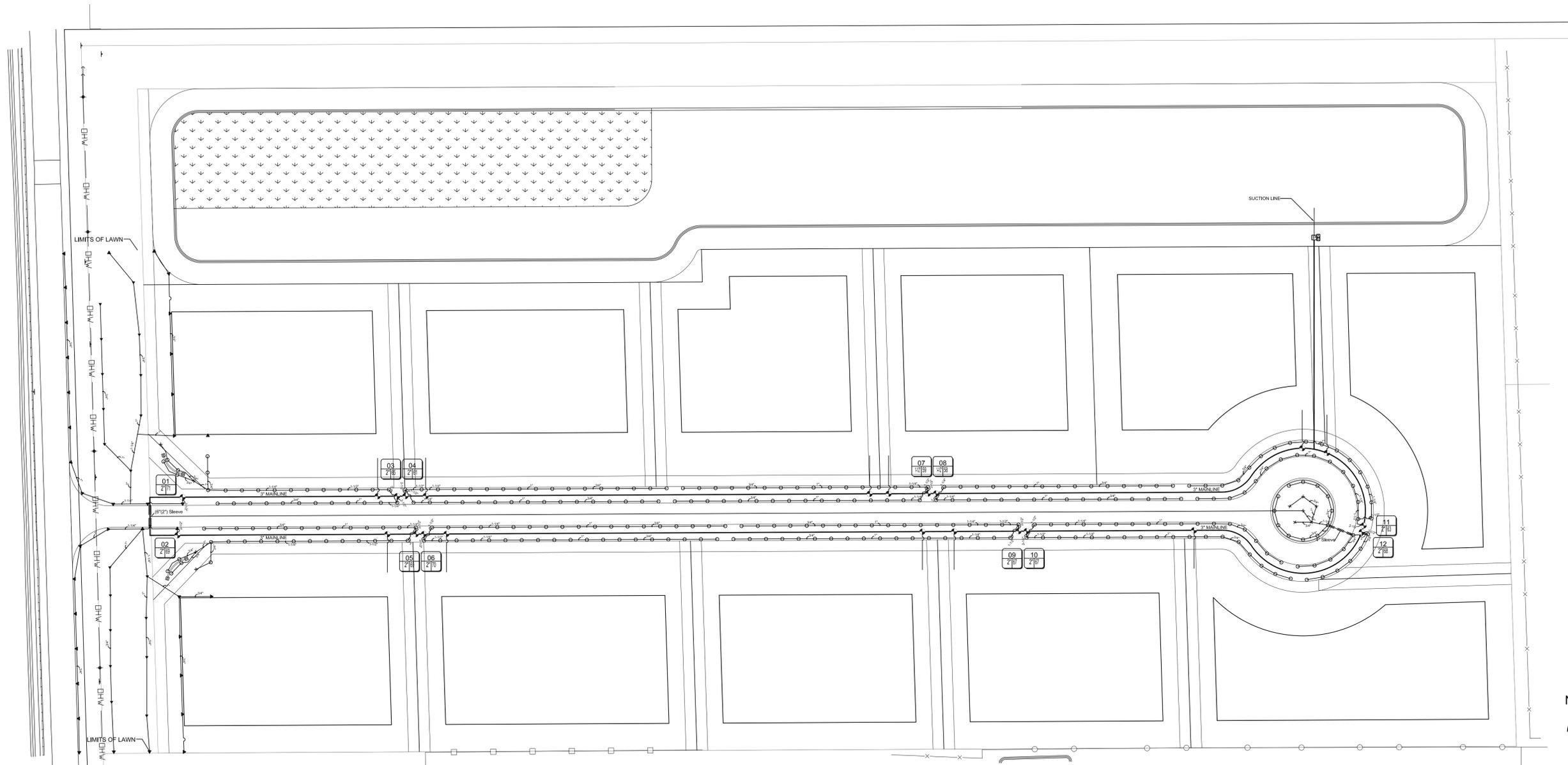
SHEET NO.:

**WITKIN HULTS DESIGN GROUP**

307 south 21st avenue hollywood, florida

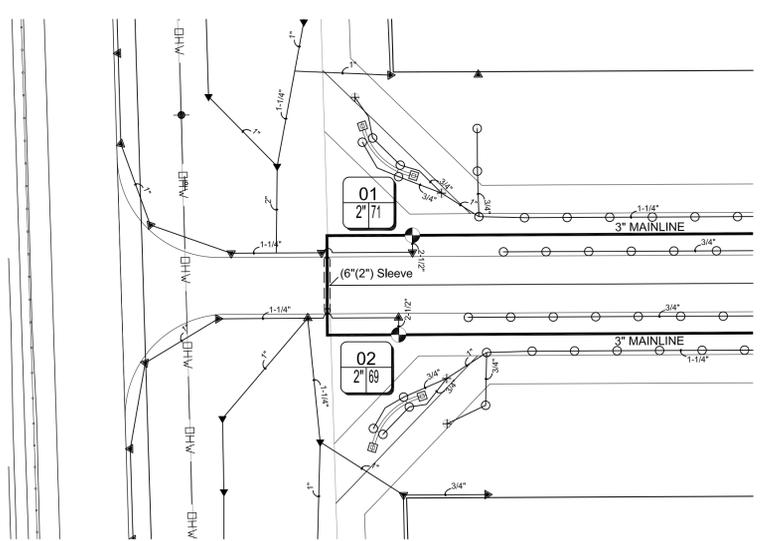
phone: 954.923.9681 facsimile: 954.923.9689

www.witkindesign.com



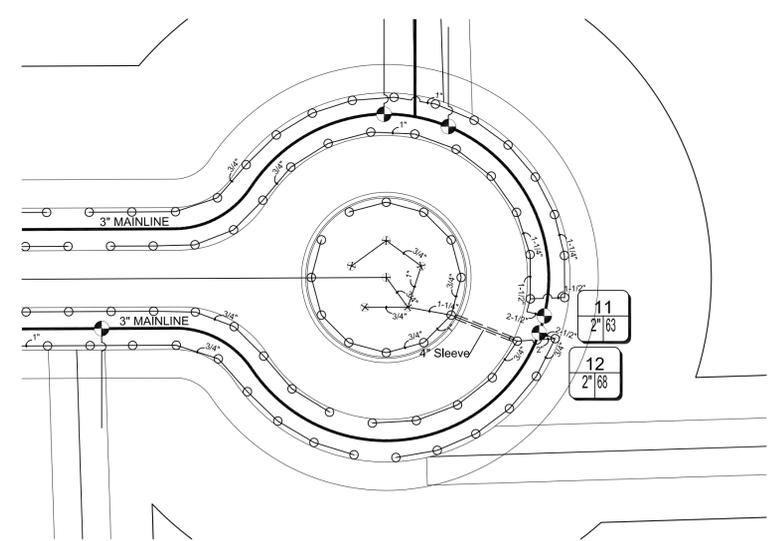
**OVERALL IRRIGATION PLAN**

Scale: 1"=50'-0"



**ENTRY FEATURE IRRIGATION PLAN**

Scale: 1"=30'-0"



**CUL-DE-SAC IRRIGATION PLAN**

Scale: 1"=30'-0"

**WITKIN HULTS DESIGN GROUP**  
 307 South 21st Avenue Hollywood, Florida  
 phone: 954.923.9681 fax: 954.923.9689  
 www.witkindesign.com

**SOUTHWEST RANCHES**  
 BROWARD COUNTY, FLORIDA  
 IRRIGATION PLAN

Project:  
 Revisions:

Seat:  
 Lic. # LA0000889  
 Member: A.S.L.A.

Drawing: Irrigation Plan  
 Date: 4/3/2013  
 Scale: see plan  
 Drawn by: EH  
 Sheet No.:  
**IR-1**  
 Cad Id.: 2012-094

# Irrigation Notes

## LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 100% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

## PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS TO BE USED ON ALL GASKETED 'O' RING PIPES AT TURNING LOCATIONS.

\*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND  
\*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPERATION FROM OTHER PIPING OR UTILITLY SERVICES. AN 18" VERTICAL SEPERATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

## WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVEING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:  
#12 WHITE FOR COMMON  
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)  
#14 RED HOT WIRES  
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

## FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

## TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

## TESTING

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER FLORIDA BUILDING CODE 2010, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

## DESIGN

THIS DESIGN IS DIAGRAMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARISE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTURCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

**NOTE:**  
HOMES TO BE FULLY IRRIGATED. THE IRRIGATION DESIGN FOR THE INDIVIDUAL LOTS TO BE COMPLETED AT TIME OF INDIVIDUAL HOME PERMITTAL SUBMITTAL.

## EQUIPMENT TABLE

### Controllers

Symbol	Description
	Rainbird ESP LXME 24 Station Controller
	Rain Sensor

### Irrigation Heads

Symbol	Description
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 180°
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 240°
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 270°
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 360°
	RAINBIRD 5000 Series Nozzle 2 360°
	RAINBIRD 5000 Series Nozzle 2 ADJ°

### Pipes

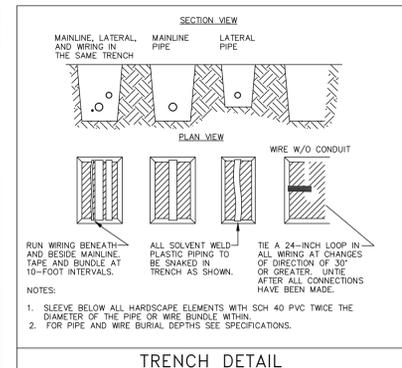
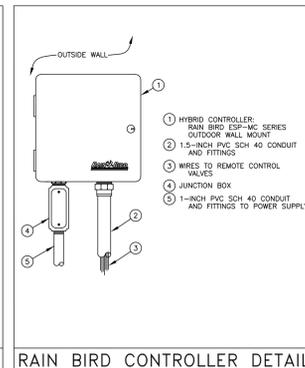
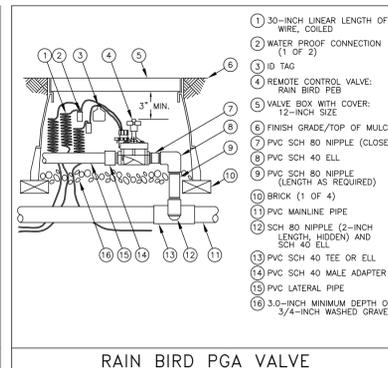
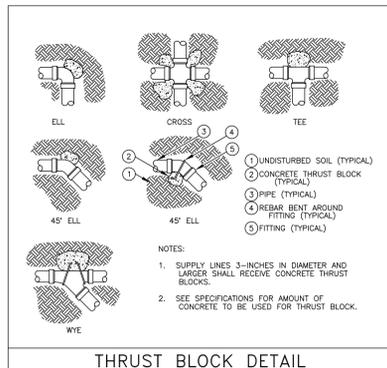
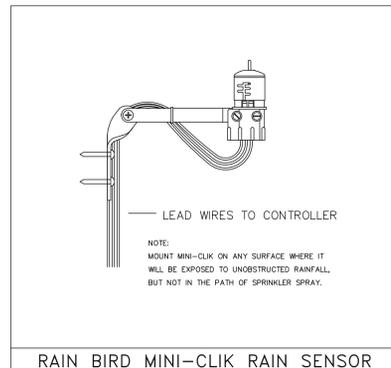
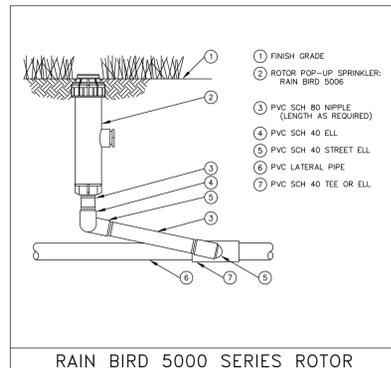
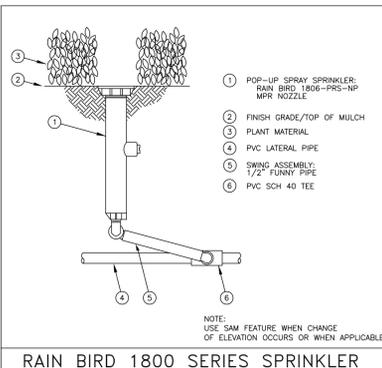
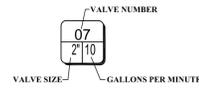
Symbol	Description
	Class 160 PVC (Lateral)
	SCH 40 PVC (Mainline)
	SCH 40 PVC (Sleeve)

### Pumps

Symbol	Description
	5 HP Starite Pump

### Valves

Symbol	Description
	Rainbird PGA Valve



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**SOUTHWEST RANCHES**  
BROWARD COUNTY, FLORIDA  
IRRIGATION DETAILS

Revisions:

Seat:

Lic. # LA0000889  
Member: A.S.L.A.

Drawing: Irrigation Details  
Date: 4/3/2013  
Scale: NTS  
Drawn by: EH  
Sheet No.:  
Cad Id.: 2012-094

**IR-2**

NAME\_LINE\_1

16601 SOUTHWEST 64TH STREET LLC  
16755 BERKSHIRE LLC  
ACOSTA,ALEXIS H/E  
ALBRECHT,ALLEN A & MARTHA A  
ANNESTY,DAWN  
ANTON,CARL C SR EST  
ANTON,FRANK C  
ANTON,LUZ MARINA  
ARIAS,MIGUEL  
ARUBA PROPERTIES LLC  
ASOUS,WILLIAM & YVETTE  
ASSAL,SHERIF M  
AULD,JOHN & OLGA CHRISTINE  
BAKER,MICHAEL D H/E  
BEROVIDES,HECTOR  
BERRY,K R & MARIE F  
BETANCOURT,LOURDES  
BLANFORD,MICHAEL L & SHERRI P  
BOFILL,JUAN CARLOS  
BOUDREAU,JOSEPH F JR  
BOWERS,DIANNE H/E  
BROOKER,GARY & ALICIA E  
BROWARD COUNTY  
C J SCHOSNIG DECLARATION OF TR  
CALLAHAN,PETER M & TRACIE M  
CANALES,EDUARDO  
CANGEMIE,JAMES R  
CAPO DANIEL  
CARL C ANTON SR TESTAMRNTARY TR  
CARSARES TR  
CARVAJAL,PEDRO L  
CASTRO,ERIK R & STEPHANIE L  
CAZA DEVELOPMENT LLC  
CHAVEZ,OMAR D  
COHEN,MICHAEL  
COHEN,MICHAEL L  
COLUMBIS,CHARLES P  
CONSTANTINE,TROY & STACY  
CORBITT,DONALD A & PATRICIA A  
CORBITT,HELEN  
COUVERTIER,DOUGLAS  
CREARY,HORACE O & ROSALIE M H  
CRIADO,JORGE  
CUMMINS,GEORGE & MARLISE  
CUTRI,MICHELE  
DAGER,ALEXIS & ELLISSA

NAME\_LINE\_2

VILLAR,DALIA H/E ET AL  
DAWN ANNESTY REV TR  
BAKER,JANET L  
BEROVIDES,EVELYN  
E'ORIO,SHAYNA N  
ARIAS-BOUDREAU,AUTUMN M  
BOWERS,JEREMY  
BOARD OF COUNTY COMMISSIONERS  
SCHOSNIG,CLARA J TRSTEE ETAL  
PEREZ,SONIANGELES  
DANIEL CAPO TR ETAL  
FRANK C ANTON TRSTEE  
KNISPEL,LESTER TRSTEE  
DEL RISCO,CLARA  
HALL-CREARY REV LIV TR  
DELGADO,OMAIDA

DAGER,ALFONSO A & FATIMA  
DAGER,FERNANDO RAFAEL & SANDRA S  
DE LA FE,JORGE & JULIET  
DEPASS,DESMOND O JR & BRIDGET  
DOGANIERI,JOSEPH D & ABBY M  
DUANE-DRAY,VALERIE Y & MICHAEL T  
DULAM FARMS LLC  
ESMAIL,YASMEEN  
FEBLES,GREGORY & TERESA V  
FERNANDEZ,ROBERTO A  
FETTERS,SANDRA K & SCHICK,BRIAN  
FIGUEIRAS,ALESSONDRA  
FLORESCUE,RENATE  
FLYNN,JOHN E & DENISE H  
FOVE EAST LAND TR  
FREDERICK,GARNETT H/E  
GARCIA ALFARO,ALEXANDRA  
GARWOOD,WESLEY CONRAD  
GAY,RUDY JR & ECKO  
GOFF,GEORGE E & MICHELE  
GOLDBERG,WENDY H/E  
GOLDSTEIN,DAVID B & LYNE D  
GONZALEZ,MAGALY  
GORTON,SCOTT LE  
GOTHELF,PAULINA V  
GRECO,SALVATORE S & CHRISTINA  
GREEN MEADOWS CHURCH OF GOD  
GUBNITSKY,HAROLD & MARIA  
HARRELL,JOHN L & PAULA C  
HECTOR,ROSEMARIE  
HELLER,BARBRO P  
HERBERT SCHOSNIG R TR  
HOMEOWNER'S ASSOCIATION OF  
HOOVER,DAVID R & GRETCHEN  
HUSAIN,SULAIMAN& LALITA D H/E  
I R R INVESTORS LLC  
ISMAIL,MOHAMMAD TAHIR  
ISMAIL,MOHAMMED TAHIR &  
JIMENEZ,ALEX & CHRISTINA B  
JOG HOLDINGS LLC  
KARDYS,PATRICIA H/E  
KIMBALL,MICHAEL L  
KUBAT,ROBERT D & ELEINES P  
KUTSKA,BRUCE A & PAMELA  
LA ILUSION PROP INVESTMENT LLC  
LAING,RONALD & LAING,CAROLYN  
LANDMARK CUSTOM RANCHES INC  
DACHTON,JENNIFER  
FIGUEIRAS,MIGUEL  
ALTMAN,HOWARD TRSTEE  
EASON-FREDERICK,SONIA  
GARCIA ALFARO,ELIZABETH ETAL  
OCTAGON  
GOLDBERG,IRA  
D B & L D GOLDSTEIN REV LIV TR  
SCOTT GORTON REV TR  
GOTHELF,MICHAEL J  
MATHEN,A & THOMAS,J K TRS ETAL  
LANDMARK RANCH ESTATES INC  
HUSAIN,MANSUR ALI & BIBI NAFEZA  
TAHIR,JAMILA  
TAHIR,JAMILA  
KARDYS,JAMES P  
MONREY FOUNDATION, INC  
R LAING & C LAING REV FAM TR  
RICK BELL

LAPINTA,FRANK J	FRANK J LAPINTA REV TR
LAVORANO,OSCAR A & JILL	
LESTER,ORON L & BARBARA L	
LEWKOWICZ,AUGUSTO & ROSA	
LIBERTO,ROBERT & AILEEN	
LIEBLER,THOMAS &	LIEBLER,ALEXANDRA A
LIEBLER,THOMAS & ALEXANDRA	
LIPMAN,HOWARD & SARA	
LONDONO,ANN ISABELLE	ADZIMA,ERIC M & BROWNE,ALICE V
LOPEZ,VIRGINIA LE	LOPEZ,TRACY V ETAL
LRE LOT 34 LLC	
LYNCH,EDNA	EDNA LYNCH REV TR
MAGRINO,CHARLES J JR & KATHY N	
MAKARY,MARK K & JENNIFER S	
MANDARINO,DANIEL	
MARIA,FRANKLIN	
MARSON LANDMARK RANCHES LLC	
MARTI,JOSE G & HILDA	
MARTINEZ,ANTHONY	RODRIGUEZ,CAROLINA V
MARTINEZ,ERNESTO & MICHELLE	
MARTINEZ,MARITZA	
MASONGSONG,PAUL E & HEATHER L	
MEACHAM,LORI	
MERCADO,JAMIE W & NORMA	
MIRANDA,CARLOS & ARACELI	
ML 23 LLC	
MONK,DAVID B & SUSAN E	
MORALES,RUBEN & JUDITH	
MORI,DAVION	
NEW CENTURY DOORS & BUILDING	COMPONENTS INC
NOVICK,MATTHEW & ARLENE	
O'BRIEN,EUGENE JOSEPH	
OLIVER,DWIGHT A &	OLIVER,DIANA J M
OPPENHEIM,ROY D &	PILELSKY,ELLEN B
O'STEEN,CHARLES K & ANNE M	
O'STEEN,RICHARD & JIMMIE	
OTAOLA VASQUEZ,MIGUEL ANGEL	
PADRON,GASPAR & MARIA	JORGE PADRON
PANAVELIL,THOMAS H/E	PANAVELIL,SUMAN J
PARKERSON,DEAN L & KAREN A	
PAVON,ORIOLE	
PENICK,JOHN & DOLLY M	
PEREZ,OSVALDO H/E	TRUJILLO,SANDRA AILEEN H/E
PIERRE-LOUIS,MARIE J	MARIE J PIERRE-LOUIS REV LIV TR
PINTADO,GERALD G &	VILLA,PATRICIA
PIPPING,ANGIE & JONATHAN	
PV SWR LLC	

QUINN,ROBERT	QUINN,CHRISTINA
R S ENTERPRISES LLC	
RAGHUNANDAN,JOSHUA & RAYWATEE	
RAJA,HAYDER A & ISMAT	RAJA FAM TR
RAMANATHAN,MEENA	SUBRAMANIAN,KUMAR
RAMIREZ,REGLA MARIA	MACIAS,SERAFIN
REIFF,DAVID E & JANICE R	
RENOVA,BERTHA H/E	VIDAL,RUBEN
REYNOLDS,NICHOLAS M & DEANNE W	
ROBERTS,JEAN H	
ROBERTS,MATTHEW G	
ROBERTS,VERNA LE	ROBERTS,GREGORY AARON
RODRIGUEZ,ENRIQUE & BAGLIO,LORI	PFS LAND TR
RODRIGUEZ,JOSE	RODRIGUEZ,JANINI
RODRIGUEZ,JUANITA	
RODRIGUEZ,LUIS & DHYANA	
RODRIGUEZ,MARCELINO & ARLENE	
RODRIGUEZ,RAUL A LE	SCHWARTZ,MARTHA LE
RUIZ,CRISTIAN ANDRES	MEKIC-RUIZ,GABRIJELA
SABIDO,JORGE L & MARISOL	
SAHAI,LORNA S H/E	SAMAROO,LLOYD & ELIZABETH
SANCHEZ,EDUARDO & MONICA MONTERO	
SAREDY,JUDITH ELLEN	SAREDY,JACOB JOHN JR
SCHMIDT,CRISTIAN	
SCHOLZ,STEPHEN M & VICKYE LYNN	
SCOTT,ROBERT T & SHERYL W	
SCOTT,TRACY & YVETTE	
SEEBER,FRANK D &	SEEBER,AUDREY A
SEEBER,FRANK D & AUDREY	
SHAFFER,DALE & IRENE P	
SHIRLEY,JEANETTE &	SMITH,MARK
SHISAGAHA LLC	
SIMMONS,BENJAMIN H III & TERRI M	
SLATER-KANALEY,JACQUELYN	KANALEY,SCOTT A
SMITH,MARK	
SOSA,ERIKA	
SOTO,JONATHAN B & KATHERINE J	
SOTO,MICHELLE	VASQUEZ,ANDRES E
SOUTH BROWARD DRAINAGE DISTRICT	
STRINGHAM,JOHN P JR & CHRISTINE	
SULLIVAN,RICHARD & KATHERINE	
SULSKY,DMITRY	SULSKY,NICOLE HEDI
SWIFT,PHILIP	SWIFT,ANA ROSARIO
TAYLOR,FREDERICK A & ANDREA	
TERRA RANCHES INVESTMENTS LLC	MALCOLM BUTTERS
TERRA RANCHES INVESTMENTS LLC	
TILLMAN,KALETA G	

TILLMAN,KALETA GALE  
TORRES,DAVID & SOTHSOLER  
UNDERHILL,WILLIAM & BRADLYN  
UNIQUE RANCHES LLC  
VALADKHANI,HAMID R &  
VIOLA,JAMES  
VIOTTI,CHRISTIANO  
WAYNE,PETA GAY & REGINALD D  
WORLD CLASS PROPERTIES

AMIGHI,MARIA  
MARKOVA,JITKA  
INVESTMENTS LLC

ADDRESS_LINE_1	CITY	STATE	ZIP
16601 SW 64 ST	SOUTHWEST RANCHES	FL	33331
440 S ANDREWS AVE	FORT LAUDERDALE	FL	33301
17177 SW 64 CT	SOUTHWEST RANCHES	FL	33331
17110 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17100 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16895 SW 59 CT	SOUTHWEST RANCHES	FL	33331
16895 SW 59 CT	SOUTHWEST RANCHES	FL	33331
16895 SW 59 CT	FORT LAUDERDALE	FL	33331
6151 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
3531 NE 170 ST APT 204	NORTH MIAMI BEACH	FL	33160
16830 SW 64 ST	SOUTHWEST RANCHES	FL	33331
16850 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
17100 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16810 SW 62 ST	SOUTHWEST RANCHES	FL	33331
706 E 45 ST	HIALEAH	FL	33013
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17278 94 ST N	LOXAHATCHEE	FL	33470
17490 SW 58 ST	SOUTHWEST RANCHES	FL	33331
16751 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17101 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16631 SW 62 ST	SOUTHWEST RANCHES	FL	33331
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
1214 POLK ST	HOLLYWOOD	FL	33019
17111 SW 64 CT	SOUTHWEST RANCHES	FL	33331
17011 SW 62 CT	SOUTHWEST RANCHES	FL	33331
16931 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17120 SW 62 CT	SOUTHWEST RANCHES	FL	33331
16895 SW 59 CT	SOUTHWEST RANCHES	FL	33331
16800 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
17101 SW 62 CT	SOUTHWEST RANCHES	FL	33331
17411 SW 61 CT	SOUTHWEST RANCHES	FL	33331
4411 PINE TREE DR	MIAMI BEACH	FL	33140
17240 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17001 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17001 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
5910 SW 172 AVE	SOUTHWEST RANCHES	FL	33331
17101 SW 59 ST	SOUTHWEST RANCHES	FL	33331
17151 SW 62 CT	SOUTHWEST RANCHES	FL	33331
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17410 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17015 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16800 SW 62 ST	SOUTHWEST RANCHES	FL	33331
16901 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
5269 N HIATUS RD	SUNRISE	FL	33351
5950 SW 172 AVE	SOUTHWEST RANCHES	FL	33331

16731 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16890 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17101 SW 62 ST	SOUTHWEST RANCHES	FL	33331
16951 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17050 SW 59 ST	SOUTHWEST RANCHES	FL	33331
17321 SW 58 ST	SOUTHWEST RANCHES	FL	33331
108 COLONY DR	NATCHEZ	MS	39120
16660 SW 59 CT	SOUTHWEST RANCHES	FL	33331
5910 SW 166 AVE	SOUTHWEST RANCHES	FL	33331
16790 SW 64 ST	SOUTHWEST RANCHES	FL	33331
6120 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
4437 ARABIAN WAY 6-4	COOPER CITY	FL	33328
3200 N OCEAN BLVD #2908	FORT LAUDERDALE	FL	33308
17110 SW 64 CT	SOUTHWEST RANCHES	FL	33331
9100 WILSHIRE BLVD STE 1000W	BEVERLY HILLS	CA	90212
17008 SW 64 CT	SOUTHWEST RANCHES	FL	33331
2545 HUNTERS RUN WAY	WESTON	FL	33327
17221 SW 65 CT	SOUTHWEST RANCHES	FL	33331
7950 JONES BRANCH DR # 700N	MCLEAN	VA	22107
17330 SW 58 ST	SOUTHWEST RANCHES	FL	33331
16621 SW 59 CT	SOUTHWEST RANCHES	FL	33331
16740 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17030 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16710 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
6010 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
16750 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
5881 SW 166 AVE	SOUTHWEST RANCHES	FL	33331
17351 SW 58 ST	SOUTHWEST RANCHES	FL	33331
16801 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17150 SW 62 CT	SOUTHWEST RANCHES	FL	33331
17021 SW 62 ST	SOUTHWEST RANCHES	FL	33331
1214 POLK ST	HOLLYWOOD	FL	33019
17025 STRATFORD CT	SOUTHWEST RANCHES	FL	33331
16600 STIRLING RD	SOUTHWEST RANCHES	FL	33331
17450 SW 59 CT	SOUTHWEST RANCHES	FL	33331
2500 WESTON ROAD #404	WESTON	FL	33331
16701 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16701 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17430 SW 61 CT	SOUTHWEST RANCHES	FL	33331
2522 POINCIANA DR	WESTON	FL	33327
17101 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16800 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17001 SW 64 CT	SOUTHWEST RANCHES	FL	33331
17100 SW 59 ST	SOUTHWEST RANCHES	FL	33331
10200 NW 110 AVE #1	MEDLEY	FL	33178
17210 SW 58 ST	SOUTHWEST RANCHES	FL	33331
17025 STRATFORD CT	SOUTHWEST RANCHES	FL	33331

16901 SW 66 ST	SOUTHWEST RANCHES	FL	33331
16751 SW 64 ST	SOUTHWEST RANCHES	FL	33331
17570 SW 61 CT	SOUTHWEST RANCHES	FL	33331
16880 SW 59 CT	SOUTHWEST RANCHES	FL	33331
16700 SW 64 ST	SOUTHWEST RANCHES	FL	33331
17150 SW 59 ST	SOUTHWEST RANCHES	FL	33331
5930 SW 172 AVE	SOUTHWEST RANCHES	FL	33331
16710 SW 59 CT	SOUTHWEST RANCHES	FL	33331
13357 SW 27 ST	MIRAMAR	FL	33027
16711 SW 59 CT	SOUTHWEST RANCHES	FL	33331
2953 W CYPRESS CREEK ROAD #101	FORT LAUDERDALE	FL	33309
17130 SW 62 CT	SOUTHWEST RANCHES	FL	33331
16611 SW 62 ST	SOUTHWEST RANCHES	FL	33331
6021 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
19463 NW 61 AVE	MIAMI	FL	33015
17000 SW 62 CT	SOUTHWEST RANCHES	FL	33331
11900 BISCAYNE BLVD STE 289	MIAMI	FL	33181
17550 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17020 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16745 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
17031 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16731 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17341 SW 58 ST	SOUTHWEST RANCHES	FL	33331
17231 SW 65 CT	SOUTHWEST RANCHES	FL	33331
16800 SW 64 ST	SOUTHWEST RANCHES	FL	33331
5900 SW 172 AVE	SOUTHWEST RANCHES	FL	33331
16730 SW 62 ST	SOUTHWEST RANCHES	FL	33331
16830 SW 62 ST	SOUTHWEST RANCHES	FL	33331
5630 SW 54 CT	DAVIE	FL	33314
6310 SW 172 AVE	SOUTHWEST RANCHES	FL	33331
16900 SW 59 COURT	SOUTHWEST RANCHES	FL	33331
17020 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17021 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16900 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
16725 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17539 SW 59 CT	SOUTHWEST RANCHES	FL	33331
6118 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
20423 SW 52 ST	PEMBROKE PINES	FL	33332
16801 SW 64 ST	SOUTHWEST RANCHES	FL	33331
17300 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17400 SW 58 ST	SOUTHWEST RANCHES	FL	33331
16801 SW 59 CT	SOUTHWEST RANCHES	FL	33331
16910 SW 59 ST	SOUTHWEST RANCHES	FL	33331
17189 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16590 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17011 SW 64 CT	SOUTHWEST RANCHES	FL	33331
17431 SW 61 CT	SOUTHWEST RANCHES	FL	33331

16725 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
17535 SW 13 ST	PEMBROKE PINES	FL	33029
16601 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17010 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16599 STIRLING RD	SOUTHWEST RANCHES	FL	33331
16831 SW 64 ST	SOUTHWEST RANCHES	FL	33331
16911 SW 66 ST	SOUTHWEST RANCHES	FL	33331
17430 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16898 SW 59 CT	SOUTHWEST RANCHES	FL	33331
16730 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16901 SW 62 ST	SOUTHWEST RANCHES	FL	33331
16811 SW 62 ST	SOUTHWEST RANCHES	FL	33331
16735 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
17325 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17400 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
PO BOX 278711	MIRAMAR	FL	33027
16701 SW 59 CT	SOUTHWEST RANCHES	FL	33331
1113 NW 175 AVE	PEMBROKE PINES	FL	33029
320 NE 12 AVE APT 101	HALLANDALE BEACH	FL	33009
17020 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17431 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16630 SW 62 ST	SOUTHWEST RANCHES	FL	33331
16640 SW 62 ST	SOUTHWEST RANCHES	FL	33331
6150 SW 173 WAY	SOUTHWEST RANCHES	FL	33331
17051 SW 59 ST	SOUTHWEST RANCHES	FL	33331
16840 SW 62 ST	SOUTHWEST RANCHES	FL	33331
16751 SW 62 ST	SOUTHWEST RANCHES	FL	33331
6211 SW 166 AVE	SOUTHWEST RANCHES	FL	33331
6211 SW 166 AVE	SOUTHWEST RANCHES	FL	33331
16930 SW 62 ST	SOUTHWEST RANCHES	FL	33331
17420 SW 61 CT	SOUTHWEST RANCHES	FL	33331
15343 SW 21 ST	MIRAMAR	FL	33027
17245 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
17300 SW 68 CT	SOUTHWEST RANCHES	FL	33331
1341 PINE AVE	ORLANDO	FL	32824
17201 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17000 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
16800 SW 63 MNR	SOUTHWEST RANCHES	FL	33331
6591 SW 160 AVE	SOUTHWEST RANCHES	FL	33331
17501 SW 61 CT	SOUTHWEST RANCHES	FL	33331
17200 SW 59 CT	SOUTHWEST RANCHES	FL	33331
4581 WESTON RD #115	WESTON	FL	33331
16740 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
16925 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
PO BOX 330609	MIAMI	FL	33233
2665 S BAYSHORE DR # 1020	COCONUT GROVE	FL	33133
17120 SW 64 CT	SOUTHWEST RANCHES	FL	33331

17120 SW 64 CT	SOUTHWEST RANCHES	FL	33331
16631 SW 59 CT	SOUTHWEST RANCHES	FL	33331
17321 SW 59 CT	SOUTHWEST RANCHES	FL	33331
13015 SW 88 TER	MIAMI	FL	33186
380 ALEXANDRIA CIR	WESTON	FL	33326
17100 SW 62 ST	SOUTHWEST RANCHES	FL	33331
10526 SW 52 ST	COOPER CITY	FL	33328
17000 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331
17300 SW 63 MNR	SOUTHWEST RANCHES	FL	33331



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

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

**Town Council**  
**Doug McKay, Mayor**  
**Gary Jablonski, Vice Mayor**  
**Freddy Fisikelli, Council Member**  
**Bob Hartmann, Council Member**  
**Denise Schroeder, Council Member**

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

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor McKay and Town Council  
**VIA:** Andrew D. Berns, Town Administrator  
**FROM:** Keith Poliakoff  
**DATE:** 5/23/2019  
**SUBJECT:** Nursery Ordinance

---

### **Recommendation**

Town Council consideration for a motion to approve this ordinance on first reading.

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

Yes

### **Strategic Priorities**

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

### **Background**

Town property owners using their property for bona fide agricultural uses may seek to diversify their farm income through the production and retail sale of cottage foods on their property. The Town recognizes the need to provide a definition for cottage foods and to modify Section 045-050 of the zoning code to allow for the retail sale of cottage foods produced from farm products grown on the property as an accessory use provided that the property owner obtains a certificate of use for the retail sale of cottage foods.

The Town also recognizes the community's need for construction trade businesses that provide services to the public for the installation, removal and maintenance of nursery stock. The Town Council finds it necessary to establish a definition for commercial landscape maintenance operations and to establish regulations to ensure that such use is located and operated in a manner that is compatible with the surrounding neighborhood and avoids the

creation of a nuisance.

Plant nurseries may seek to diversify their existing bona fide agricultural operations on their property by adding land uses not recognized or protected as bona fide agriculture such as retail sales and commercial landscape maintenance operations. Existing plant nurseries that wish to use a portion of their property for retail sales or commercial landscape maintenance operations should be afforded an opportunity to use their property for these accessory uses, provided that the zoning district allows for these accessory uses, and that the property owner obtains a certificate of use and a special use exception permit for such use.

A property owner who wishes to use all of the property for commercial landscape maintenance operations may do so, provided that the zoning district allows for this conditional use and that the property owner has obtained a certificate of use by January 1, 2019 and a special use exception permit by January 1, 2020.

The Town Council finds it necessary to establish that any person engaged in plant nursery retail sales or a commercial landscape maintenance operation on the effective date of this Ordinance is using their property for a nonconforming use that will be deemed unlawful after January 1, 2022. A property owner who wishes to continue using the property for plant nursery retail sales or commercial landscape maintenance operations must obtain a certificate of use pursuant to Section 005-120 by December 31, 2018, and must obtain a Special Use Exception Permit by December 31, 2021 or discontinue the unlawful use by January 1, 2019.

The proposed Ordinance is consistent with the adopted comprehensive plan.

**Fiscal Impact/Analysis**

N/A

**Staff Contact:**

Keith Poliakoff, Town Attorney

**ATTACHMENTS:**

Description	Upload Date	Type
Nursery Ordinance - TA Approved	5/9/2019	Ordinance



1 provided that the property owner obtains a certificate of use for the retail sale of  
2 cottage foods; and

3 **WHEREAS**, the Town recognizes the community’s need for construction trade  
4 businesses that provide services to the public for the installation, removal and  
5 maintenance of nursery stock; and

6 **WHEREAS**, the Town Council finds it necessary to establish a definition for  
7 commercial landscape maintenance operations and to establish regulations to ensure  
8 that such use is located and operated in a manner that is compatible with the  
9 surrounding neighborhood and avoids the creation of a nuisance; and

10 **WHEREAS**, plant nurseries may seek to diversify their existing bona fide  
11 agricultural operations on their property by adding land uses not recognized or  
12 protected as bona fide agriculture such as retail sales and commercial landscape  
13 maintenance operations; and

14 **WHEREAS**, existing plant nurseries that wish to use a portion of their property  
15 for retail sales or commercial landscape maintenance operations should be afforded an  
16 opportunity to use their property for these accessory uses, provided that the zoning  
17 district allows for these accessory uses, and that the property owner obtains a  
18 certificate of use and a special use exception permit for such use; and

19 **WHEREAS**, a property owner who wishes to use all of the property for  
20 commercial landscape maintenance operations may do so, provided that the zoning  
21 district allows for this conditional use and that the property owner has obtained a  
22 certificate of use by March 1, 2019 and a special use exception permit by December 31,  
23 2021.

24 **WHEREAS**, the Town Council finds it necessary to establish that any person  
25 engaged in plant nursery retail sales or a commercial landscape maintenance operation

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

1 on the effective date of this Ordinance is using their property for a nonconforming use  
2 that will be deemed unlawful after December 31, 2021. A property owner who wishes  
3 to continue using the property for plant nursery retail sales or commercial landscape  
4 maintenance operations must obtain a certificate of use pursuant to Section 005-120 by  
5 March 1, 2019, and must obtain a Special Use Exception Permit by December 31, 2021  
6 or discontinue the unlawful use by January 1, 2022; and

7 **WHEREAS**, the Town Council, sitting as the Local Planning Agency, has  
8 reviewed the contents of this Ordinance at a duly noticed public hearing on \_\_\_\_\_ and  
9 has issued its recommendation to the Town Council, finding that the Ordinance is  
10 consistent with the adopted comprehensive plan.

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

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

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

17 \* \* \* *Commercial Landscape Maintenance Operation.* The term "commercial  
18 landscape maintenance operation" means a person engaged in the installation,  
19 removal and maintenance of plants and plant products on other properties.

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

25 *Farm product.* The term "farm product" means any plant or animal useful  
26 to humans and includes, but is not limited to, any product derived therefrom.

27 *Landscape materials.* The term "landscape materials" means items sold by a  
28 plant nursery at that are accessory to plants and plant products, including  
29 stepping stones, river rocks, cap rocks, tree-bracing kits, mulch, top soil, and

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1 fertilizer. The term does not include lawn furniture, picnic tables, rocking chairs,  
2 outdoor fire pits, grilles, monuments, decorative fountains, hot tubs, Jacuzzis,  
3 rugs, statues, gazebos and playground equipment.

4 *Plant nursery.* The term "plant nursery" means a person that has a valid  
5 certification of registration from the Florida Department of Agriculture and  
6 Consumer Services for the sale and distribution of any nursery stock.

7  
8 *Plants and plant products.* The term "plants and plant products" means  
9 trees, shrubs, vines, forage and cereal plants, and all other plants and plant  
10 parts, including cuttings, grafts, scions, buds, fruit, vegetables, roots, bulbs,  
11 seeds, wood, lumber, and all products made from them.

12  
13 *Nursery.* The term "nursery" means any grounds or premises on or in which  
14 nursery stock is grown, propagated, or held for sale or distribution, except where  
15 aquatic plant species are tended for harvest in the natural environment.

16  
17 *Nursery stock.* The term "nursery stock" means all plants, trees, shrubs,  
18 vines, bulbs, cuttings, grafts, scions, or buds grown or kept for or capable of  
19 propagation or distribution.

20  
21 *Plant nursery retail sales.* The term "plant nursery retail sales" means a  
22 plant nursery that sells plants and plant products or landscape materials directly  
23 to the public at a specific location with established hours of operation. The term  
24 does not include the sale of plants grown on the property for wholesale to a  
25 broker or other person for resale.

26 \* \* \*

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

33  
34 *Special exception use permit.* The term "special exception use permit" means  
35 a resolution of the Town Council authorizing a special exception use on a specific  
36 property, including terms and conditions of such authorization.

37 \* \* \*  
38

1           **Section 3.** Article 45, "Agricultural and Rural Districts," Section 045-030,  
2 "General Provisions" is hereby amended as follows:

3           \* \* \*

4           (J) Sale of farm products and incidental plant nursery products.

5               (1) Farm products grown, raised or cultivated may be sold on the  
6 same plot for wholesale without a special use exception permit.

7                   a. Persons engaged in the sale of cottage foods must comply  
8 with Ch. 500.80, Florida Statutes and must obtain a certificate  
9 of use for the retail sale of cottage foods on the property.

10               (2) A plant nursery may sell materials that are customarily  
11 incidental to the installation, maintenance, and use of such  
12 plant products with a special use exception permit.

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

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

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

23               (3) The following are requirements of all special exception use permits for  
24 plant nurseries with incidental retail sales, unless the applicant receives  
25 a unanimous vote of the five (5) members of the town council to waive  
26 or modify a requirement for a particular application based upon unique  
27 circumstances of approval:

28                   a. The applicant must possess an active agricultural classification from  
29 the Property Appraiser, on the entire property being considered,  
30 pursuant to Chapter 193.461, Florida Statutes, as may be amended  
31 from time to time.

32                   b. The applicant must possess a valid certificate of registration from the  
33 Florida Department of Agriculture and Consumer Services.

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1 c. The applicant shall make an application for a special use exception  
2 permit using the form prescribed by the Town and shall provide the  
3 following information to demonstrate how the incidental retail sales will  
4 be conducted in a manner that is consistent with the character of the  
5 surrounding neighborhood and will not create a nuisance: hours of  
6 operation; detailed site plan that addresses building size, adequate  
7 parking for employees and patrons including handicapped parking,  
8 restrooms, ingress and egress of vehicular traffic, setbacks from the  
9 street and adjacent properties, outdoor equipment screening or  
10 storage, and screening of items for retail sale stored outside.

11 (V) Commercial landscape maintenance operations.

12 (1) Commercial landscape maintenance operations are permitted as an  
13 accessory use to a plant nursery provided that the owner obtains a special use  
14 permit and that the use is incidental to the plant nursery's primary use of the  
15 premises for the cultivation of plants.

16 a. The applicant shall make an application for a special use exception  
17 permit using the form prescribed by the Town and shall provide the  
18 following information to demonstrate how the incidental commercial  
19 landscape maintenance operation will be conducted in a manner that is  
20 consistent with the character of the surrounding neighborhood and will  
21 not create a nuisance: hours of operation; detailed site plan that  
22 addresses building size, adequate parking for employees including  
23 handicapped parking, restrooms, ingress and egress of vehicular  
24 traffic, setbacks from the street and adjacent properties, and outdoor  
25 equipment screening or storage.

26 b. The applicant must obtain all local, state and federal permits and  
27 insurance for the on-site storage of fuel for the trucks or equipment  
28 used in the commercial landscape maintenance operation.

29 c. The applicant may not store, recycle or otherwise process any  
30 vegetative debris or yard trash on the property.

31 d. Mulching or grinding of yard waste is not permitted.

32 e. The use of air curtain incinerators is not permitted unless the Town  
33 Council approves it as part of the conditions to the issuance of the  
34 special use permit. Air curtain incinerators used in connection with a  
35 commercial landscape maintenance operation must be permitted and  
36 accordance with all local, state and federal laws. Air curtain

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1 incinerators may not be used on properties with fewer than five (5)  
2 acres.

3 f. The parking and storage of equipment, machinery and  
4 trucks that are not owned or leased by the applicant or are not used  
5 solely in the commercial landscape maintenance operation is prohibited.

6 \* \* \*

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

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

11 Plots in rural and agricultural districts may be used for one (1) or more of  
12 the uses that are specified below as being permitted or conditionally permitted  
13 uses. Special exception uses require town council approval pursuant to article  
14 112:

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

15

Permitted Principal Uses	A-1	A-2	RE	RR
One single-family detached dwelling on a lot of record	P	P	P	P
Nonprofit neighborhood social and recreational facilities	P	P	P	P
Cemetery (subject to section 045-030(U))	P	NP	NP	NP
Community residential facilities (subject to section 045-030(S))	P	P	P	P
Sale of farm products for wholesale (subject to section 045-030(J))	P	P	P	P
<b>Farm product retail sales (subject to section 045-030(J))</b>	<b>SE</b>	<b>SE</b>	<b>SE</b>	<b>SE</b>
Essential services (subject to section 045-030(K))	P	P	P	P
Fish breeding (commercial and noncommercial)	P	P	P	P

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Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Commercial equestrian operations	P	P	P	P
Veterinary clinics (no overnight stay or animal runs)	P	P	NP	NP
Veterinary hospitals	NP	P	NP	NP
Kennels, commercial boarding and breeding	NP	P	NP	NP
Cannabis-related uses	NP	NP	NP	NP
Wireless communication facilities (subject to article 40, "Telecommunication Towers and Antennas.")	P	P	P	P
Commercial landscape maintenance operations (subject to section 045-030(V))	SE	SE	SE	SE
Sale of cottage food products for retail (subject to section 045-030(J))	P	P	P	P
Retail Sale of Items Incidental to Plant Product Sales (subject to section 045-030(J))	SE	SE	SE	SE
<i>Permitted accessory uses to a single-family dwelling</i>				
Detached guesthouse (subject to section 045-030(G))	P	P	P	P
Exhibition of Class I and Class II wildlife (subject to section 035-070 pertaining to conditional uses)	C	C	NP	C
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Yard sales (subject to section 035-060 pertaining to conditional uses)	C	C	C	C
Home offices (subject to section 035-030 pertaining to conditional uses)	C	C	C	C
Family day care homes	P	P	P	P
Cannabis-related uses	NP	NP	NP	NP
Accessory structures and uses, other	P	P	P	P

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

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

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

Master Use List

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

Use	
Accessory dwelling (see section 060-090(A))	A
Agricultural uses (subject to section 060-020(I), "Animals")	P
Cannabis-related uses	NP
Cemeteries (see section 060-090(B))	P
Cemeteries accessory to a place of worship (see section 060-090(B))	A, C
Civic center, incl. library, museum, art gallery and other such exhibitions	P
Community residential facilities (see section 060-090(C))	P
Day care or preschool, accessory to place of worship or primary school only	A
Essential services	P
Fire protection facilities	P
Funeral home accessory to a cemetery	A
Governmental administration offices	P
Outdoor events (see section 035-040, "Outdoor event permits")	C

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Parks, public	P
Places of worship (see section 060-060, 060-090(D) and 060-090(E))	P
Farm product and plant nursery retail sales (subject to article 45, section 045-030(J))	SE
Police protection facilities	P
School, primary and secondary, public or private (see section 060-090 (D))	C
Commercial landscape maintenance operations	SE
Wireless communication facilities (see article 40, "Telecommunication Towers and Antennas")	P

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**Section 6.** Article 100, "Application Submittal and Notice Procedures,"  
Section 100-020, "General Application Requirements," is hereby amended as  
follows:

\* \* \*

(C) *Traffic study.* Applications for plan amendment, site plan, special exception use, variance, or rezoning that could result in an increase in the density or intensity of permitted uses, specifically excluding any variance for one (1) single-family residence, shall submit to the town a traffic study assessing the proposed development's vehicular, pedestrian and bicycle access; on-site circulation; parking; any proposed roadway or easement vacations or road closures, whether permanent or temporary for construction purposes; and off-site roadway impacts, including net traffic impact and traffic impact within adjacent neighborhoods. The traffic study shall utilize the most current edition of the Institute of Transportation Engineers' Trip Generation manual and shall use generally accepted methodologies. The town administrator may waive any or all of the traffic study requirements upon consideration of a report issued by the town's zoning department determining that the study or any portion thereof is not necessary based upon the location, intensity of use. and other facts specific to an application.

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**Section 7.** Article 100, "Application Submittal and Notice Procedures," Section 100-030, "Minimum Required Content For All Public Hearing Notifications," is hereby amended as follows:

\* \* \*

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

**Section 8.** Article 100, "Application Submittal And Notice Procedures," Section 100-060, "Mail Notice Requirements For Public Hearings" is hereby amended as follows:

\* \* \*

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

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

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

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

9 (3) *Future land use plan map amendments:* One thousand five hundred  
10 (1,500) feet.

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

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

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

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

17  
18  
19 **Section 9.** Article 112, "Special Exception Uses" is hereby created as  
20 follows:

21 ARTICLE 112. -SPECIAL EXCEPTION USES.

22 Sec. 112-010. Purpose.

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

25 Sec. 112-020. Applicability.

26 Uses identified in zoning district regulations as special exception uses shall be  
27 established only after submittal of an application for special exception use and approval  
28 by the town council.

29 Sec. 112-030. - Procedure.

Ordinance No. 2019-\_\_

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

30  
31 Sec. 112-040. Review criteria.

32 A special exception use shall be granted only when the Town Council determines  
33 that the use will be congruous and in harmony with the uses, improvements  
34 and character of the surrounding area, such that it will not create or foster  
35 undesirable health, safety or aesthetic effects, or otherwise constitute a

Ordinance No. 2019-\_\_\_

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1 disruption that detracts from the peaceful enjoyment or value of surrounding  
2 and nearby properties arising from any of the following:

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

24  
25 Sec. 112-050. Effect of approval.

- 26 (A) A special exception use permit, issued pursuant to the requirements of this  
27 article, grants to the applicant the right to develop and/or utilize the subject  
28 premises in accordance with the terms and conditions contained in the  
29 resolution approving the special exception use, unless otherwise provided in  
30 such resolution.
- 31 (B) Operation of an approved special exception use shall not be commenced  
32 until the Town has verified that all conditions of approval applicable to the  
33 establishment of the use have been satisfied, and has issued a certificate of  
34 use.
- 35 (C) Approval of a special exception use shall run with the property owner once  
36 established (i.e., not expired or revoked), and shall not be transferable.

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

5  
6 Sec. 112-060. Expiration of special exception uses.

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

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

15 (C) *Extensions.* The Town Administrator may grant an extension of not more  
16 than six (6) months upon written request from the applicant, prior to  
17 expiration, that includes a demonstration of good cause for the delay. Good  
18 cause may include, but shall not be limited to, delay caused by  
19 governmental action or inaction or other factors beyond the control of the  
20 applicant.

21 (D) *Discontinuance.* If, for any reason, the special exception use ceases or is  
22 discontinued for a period of six (6) or more months, the premises shall not  
23 thereafter be used for that special exception use without the subsequent  
24 approval of a new special exception use application in accordance with this  
25 article.

26  
27 Sec. 112-070. Modification of approved special exception use.

28 Amendments to an approved special exception use shall be processed and  
29 reviewed in accordance with the procedures and standards set forth in this  
30 article for new special exception uses.

31  
32 Sec. 112-080. Inspections.

33 All premises for which the Town has granted a special exception use permit are  
34 subject to inspection by the Town on a periodic basis, but not less than annually,

1 to ensure compliance with all requirements of this article and conditions of  
2 approval.

3  
4 Sec. 112-090. Revocation.

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

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

11 (2) A repeat violation as defined in sec. 2-149 of this code.

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

14 (4) A third violation of this code within any five (5) year period.

15 (B) Upon any of the foregoing instances, the Town Administrator shall refer the  
16 matter to the Town Council for public hearing, with written notice given to  
17 the special exception use permit holder and the general public as provided  
18 in Article 100 for special exception uses. At the conclusion of the hearing,  
19 the Town Council may modify the terms of the permit or revoke the permit  
20 based upon a majority vote.

21 (C) Upon revocation of special exception use permit, the town shall not process  
22 any subsequent application for the same property or by the same applicant  
23 for twelve (12) months.

24  
25 Sec. 112-100. Status of special exception uses established without town council  
26 approval pursuant to this article.

27 When a use that was established as permitted by right (a permitted use or use  
28 indicated by a "P" in a particular zoning district), and the ULDC is later amended  
29 to designate the use as a special exception use, that use shall be considered a  
30 lawful special exception use. Town council approval pursuant to this article is  
31 required before any expansion of the use outside of the plot or portion thereof  
32 occupied by the use as of the date the ULDC is amended to designate the use as  
33 a special exception use.

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

1           **Section 11: Non-conforming Uses.** Any person engaged in plant nursery  
2 retail sales or a commercial landscape maintenance operation on the effective date of  
3 this Ordinance shall be deemed to be a legal non-conforming use through December  
4 31, 2021, provided that such property owner obtains a certificate of use pursuant to  
5 Section 005-120 by March 1, 2019. Failure to obtain a certificate of use by March 1,  
6 2019, shall render such use to be unlawful. Provided that a property owner has  
7 obtained a certificate of use by March 1, 2019, such property shall be deemed to be a  
8 legal non-conforming use through December 31, 2021. Any property owner desiring to  
9 extend the term of their plant nursery retail sales or commercial landscape operation  
10 thereafter must obtain a Special Use Exception Permit by December 31, 2021, or such  
11 use thereafter shall be deemed to be unlawful.

12           **Section 12: Codification.** The Town Clerk shall cause this ordinance to be  
13 codified as a part of the ULDC during the next codification update cycle.

14           **Section 13: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or  
15 parts of Resolutions in conflict herewith, be and the same are hereby repealed to the  
16 extent of such conflict.

17           **Section 14: Severability.** If any word, phrase, clause, sentence or section of  
18 this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof  
19 shall not affect the validity of any remaining portions of this Ordinance.

20           **Section 15: Effective Date.** This Ordinance shall take effect immediately  
21 upon passage and adoption.

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

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_ day of \_\_\_\_\_, 2019, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

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

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

ATTEST:

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

Approved as to Form and Correctness:

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

115103434.1

Ordinance No. 2019-\_\_\_\_  
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**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

March 14, 2019

13400 Griffin Road

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Present: Andrew Berns, Town Administrator  
Mayor Doug McKay Russell Muñiz, Assistant Town Administrator/Town Clerk  
Vice Mayor Gary Jablonski Martin D. Sherwood, Town Financial Administrator  
Council Member Freddy Fisikelli Keith Poliakoff, Town Attorney  
Council Member Bob Hartmann  
Council Member Denise Schroeder

Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor McKay at 7:54 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**3. Waiver of Plat for 13401 Old Sheridan Street; WP-23-18**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-23-18 TO SUBDIVIDE APPROXIMATELY 4.41 NET ACRES OF PROPERTY INTO TWO LOTS OF 2.15 AND 2.26 NET ACRES; GENERALLY LOCATED ON OLD SHERIDAN STREET, APPROXIMATELY 600 FEET EAST OF HOLATEE TRAIL; LEGALLY DESCRIBED AS THE SOUTH HALF OF TRACT 51, LESS THE SOUTH 60 FEET FOR ROAD PURPOSES, OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, LOCATED IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 39 OF THE DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE WAIVER OF PLAT.

**4. Waiver of Plat No. WP-22-18**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-22-18 TO SUBDIVIDE APPROXIMATELY 4.6 NET ACRES OF PROPERTY INTO TWO LOTS OF APPROXIMATELY 2.3 NET ACRES EACH; GENERALLY LOCATED ON THE SOUTH SIDE OF SW 50TH COURT, APPROXIMATELY 1,800 FEET WEST OF MATHER BOULEVARD/SW 178TH AVENUE; LEGALLY DESCRIBED AS THE EAST HALF OF THE WEST HALF OF TRACTS 29 AND 30 IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1,

AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW SITUATE IN BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE WAIVER OF PLAT.

#### Ordinance – 1<sup>st</sup> Reading

**10.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 45 ENTITLED, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-050, "USES PERMITTED" TO REQUIRE MINIMUM PLOT SIZES EXCEEDING 2.3 NET ACRES FOR CROP RAISING AND PLANT NURSERIES, AND 4.5 NET ACRES FOR FISH BREEDING; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE ORDINANCE.

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

**MOTION:** TO APPROVE THE ORDINANCE SUBJECT TO COMPREHENSIVE PLANNING ADVISORY BOARD REVIEW AND RETURN TO TOWN COUNCIL IN 90 DAYS.

#### **5. Public Comment**

The following members of the public addressed the Town Council: Sikh Society of Florida, John Eastman, Sheril Vander Heiden, Craig Vander Heiden, Brad McBride, Clara del Risco, Omar Chavez, Jim Laskey, Robert Parker, Richard Ramcharitar, Michele McBride, Tony Browne, David Kuczanski, and Debbie Green.

#### **6. Board Reports**

Mary Gay Chaples of the Parks and Recreation Board reported that she reached out to the Aster Knight's Parks Foundation to see if they would assist in helping with the clearing and cleaning of the Rolling Oaks pond. The board is willing to help with the fuel, but recommended asking the Town Council first if they would support qualified volunteers for the cleaning and clearing of the

Rolling Oaks pond. All Council Members favored the use of volunteers, but they need to sign a waiver in order to volunteer.

Steve Breitzkreuz, Chairperson of the Comprehensive Planning Board reported that the board will take back the ordinance discussed tonight, and encouraged Council to note any concerns that they might have with the ordinance. On behalf of the Comprehensive Planning Board, Mr. Breitzkreuz expressed appreciation the Council's patience with the nursery and landscaping maintenance company ordinance. He reported that it has been a great experience continuing the process, and it will not be too long before it comes back to Council.

## **7. Council Member Comments**

Vice Mayor Jablonski announced that the Sikh Society 5K is on Saturday, March 30th, and the Town Wide Annual Easter Egg Hunt is on Sunday, April 7<sup>th</sup>. He received a notice of an alleged election violation from the State of Florida. A resident, Stephanie Cawein filed a violation against him for failing to file a termination report by September 20, 2018. He stated that these accusations are false. Council Member Jablonski opined that Stephanie Cawein should not be allowed to serve on the Drainage and Infrastructure and/or the Comprehensive Planning Board. He made a motion to remove Stephanie Cawein from the Comprehensive Planning Board and the Drainage Infrastructure Board.

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

**MOTION:** TO REMOVE STEPHANIE CAWEIN FROM THE DRAINAGE AND INFRASTRUCTURE BOARD AND THE COMPREHENSIVE PLANNING BOARD.

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

**MOTION:** TO REMOVE STEPHANIE CAWEIN FROM COMPREHENSIVE PLANNING BOARD.

Council Member Hartmann reported that he attended Broward Days in an effort to stress key points to the legislators to make the decisions for additional drainage dollars, and safety equipment, such as more guardrails. He announced that he will have follow-up meetings with Town Administrator Berns in an effort to continue going forward. He invited everyone to come out to the Country Estates HOA barbecue on March 30th at the Country Estates Park. He asked Keith about the ongoing issue with the Calabrese property.

Town Attorney Poliakoff replied to Council Member Hartmann that Mr. Calabrese has lived on his property for thirteen years, and was approved of this Special Exception use of the facility by the Council. The staff recommendation was to deny the application. The Council approved it and

required him to have public parking available. However, the resolution for the approval is not very clear about the ancillary use to the fish and coral.

Town Attorney Poliakoff advised the Town Council of the McBride's, Caparros, Calabreses, and the Perez families lobbying complaints about each other which is taking Code Enforcement's time to focus and preventing them from focusing on other code issues in Town. He asked Code Enforcement Director Robert Solera how many times he had been out at those properties. Mr. Solera replied that he had been out twice, but that his staff had been out there six more times. These code complaints have been going on for about six months with about twenty to thirty complaints in total.

Town Attorney Poliakoff asked the Town Council to provide direction as it relates to residents using Code Enforcement to mitigate neighbor disputes. He indicated that the disputes between neighbors, particularly along Palomino Road, generated an inordinate number of complaints that have been investigated by Code Enforcement. As such the resources of Code Enforcement were being strained. He felt that Council could provide direction to Code Enforcement not to continue pursuing these complaints and advise these property owners to pursue their grievances in Circuit Court. The Town Council indicated their support of directing Code to advise the affected neighbors to resolve their issues in Circuit Court.

Council Member Schroeder explained that she had no knowledge of Council Member Jablonski's issue, but she apologized to Council Member Jablonski and his wife. Also, she reported that Juanita Romance, a former Town employee, was in a serious car accident, and had to have spinal cord surgery. Council Member Schroeder stopped by to visit her, and she opined that Juanita was not in good condition. Juanita will be staying with her son after her rehabilitation. Council Member Schroeder stressed the importance of buckling up your seatbelt, even if you are sitting in the back seat. Also, she opined that the curb at Griffin Road needs to be cut down, and agreed that the pond at Rolling Oaks needs to be cleaned. Lastly, she opined that a committee should be formed to discuss the FAA's flight path to Fort Lauderdale Airport and the increased air traffic.

Discussion was held about the need to appoint an advisory board member to the Comprehensive Planning Advisory Board.

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

**MOTION:** TO APPOINT MARY GAY CHAPLES TO THE COMPREHENSIVE PLANNING BOARD.

Mayor McKay read a prepared statement that clarified the legal fees paid by the Town. He did this in response to rumors and false claims being made on social media. He spoke about his attendance at Broward Days in Tallahassee and discussed the issues the Town met with State lawmakers on, including the meeting with FDOT on the proposed Park and Ride.

## 8. Legal Comments

Town Attorney Poliakoff thanked the Mayor and Council Members who attended Broward Days and felt that was vital to the Town's success. He spoke about the Speaker of the House' statement that he intended to move to Southwest Ranches when he was done with his term. He referred to the rumors regarding the Town's legal expenses spread on social media and affirmed the comments made by Mayor McKay that the Town has only paid \$150,000 for legal expenses from October 1<sup>st</sup> to date. He spoke about additional money budgeted in preparation for the Pembroke Pines lawsuit.

## 9. Administration Comments

Town Administrator Berns informed that at the next Town Council meeting the item about the Flamingo Use Amendment will be discussed and there will be a lot of public input so in an effort to have more time for the public to be heard, the meeting is scheduled to start at 6 p.m. Also, before the April 11<sup>th</sup> meeting there will be refreshments to acknowledge and thank all the Town volunteers for their service. Lastly, Mr. Berns praised December Lauretano-Haines for the Town's stellar reputation at Water Matters day and to Chris Brownlow for volunteering her services as well to make the set up a success.

### Resolutions

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF TWELVE THOUSAND EIGHT HUNDRED EIGHTY-FOUR DOLLARS AND ELEVEN CENTS (\$12,884.11) TO DELL MARKETING, LLP FOR A NEW SERVER TO REPLACE AN OLDER SERVER THAT IS NEARING THE END OF ITS USEFUL LIFE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

Council Member Hartmann had a question about the servers. Russell Muñiz, Assistant Town Administrator/ Town Clerk replied that the Town has two servers a primary and secondary.

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

**MOTION:** TO APPROVE THE RESOLUTION.

## 12. Approval of Minutes

a. February 13, 2019

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

**MOTION:** TO APPROVE THE MINUTES.

**13. Adjournment** - Meeting was adjourned at 9:52 PM.

*Respectfully submitted:*

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*Ivette Solera, Deputy Town Clerk, CMC*

*Adopted by the Town Council on  
this day of May 23, 2019.*

---

*Doug McKay, Mayor*

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

DRAFT

**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

April 11, 2019

13400 Griffin Road

---

Present: Andrew Berns, Town Administrator  
Mayor Doug McKay Russell Muñiz, Assistant Town Administrator/Town Clerk  
Vice Mayor Gary Jablonski Martin D. Sherwood, Town Financial Administrator  
Council Member Bob Hartmann James Brady, Deputy Town Attorney  
Council Member Denise Schroeder

Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor McKay at 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

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

**MOTION: TO EXCUSE COUNCIL MEMBER FREDDY FISIKELLI'S ABSENCE.**

**3. Volunteer Appreciation Day Proclamation** – Town Volunteers were recognized by the Town Council for their volunteer service to the Town. The proclamation was read into the record and presented.

**4. A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-70-18 BY NEW HORIZON UNITED METHODIST CHURCH, INC. TO AMEND THE EXISTING SITE PLAN TO CONSTRUCT A MISSION BUILDING; 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 Vice Mayor Jablonski, seconded by Council Member Schroeder, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Schroeder, Hartmann, Vice Mayor Jablonski, and Mayor McKay voting Yes.

**MOTION: TO TABLE ITEM #4 TO THE NEXT MEETING – APRIL 25, 2019.**

**5. A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-71-18 BY THE SIKH SOCIETY OF FLORIDA, INC. TO AMEND ITS EXISTING SITE PLAN TO ADD AN ADDITIONAL 2,287 SQUARE FEET OF BUILDING AREA TO THE EXISTING FACILITY; 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 Vice Mayor Jablonski, seconded by Council Member Schroeder, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Schroeder, Hartmann, Vice Mayor Jablonski, and Mayor McKay voting Yes.

**MOTION: TO TABLE ITEM #5 TO THE NEXT MEETING – APRIL 25, 2019.**

**6. Public Comment**

The following members of the public addressed the Town Council: David Kuczenski

**7. Board Reports**

There were no board reports.

**8. Council Member Comments**

Vice Mayor Jablonski thanked the volunteers for their hard work in serving the Town. He also wished everyone a happy and healthy holiday. He announced that the Flow Mobile DMV Services would be on April 25<sup>th</sup>, the Household Hazardous Waste would be May 11<sup>th</sup>, and the Photo Contest pictures are due by August 15<sup>th</sup>. Vice Mayor Jablonski explained the Waste Pro Solid Waste Services procedure in an effort to clear up any confusion residents might have.

Council Member Hartmann thanked the volunteers present, but also recognized the student volunteers who are away at school including his daughter, Jessica. He also reported that the Sikh Society 5K Run/Walk was amazing for being an inaugural event. He praised all the volunteers that helped to make it a success. Finally, he announced that this past Country Estates barbecue will be the last one. He congratulated the new Country Estates Homeowners Association chairperson, Steve Breitzkreuz.

Mayor McKay reported that he had attended the Rolling Oaks Egg Hunt, and the Sikh Society 5K Run/Walk and was happy to be a part of it. He thanked the Sikh Society for the \$10,000.00 donation to the Town's College Scholarship Fund.

Council Member Schroeder had no comments.

**9. Legal Comments**

Deputy Town Attorney James Brady thanked everyone for making him feel so welcome every time he comes to Town.

**10. Administration Comments**

Town Administrator Berns informed that there is a new Text to 911 service available in Broward County. He explained that Text to 911 allows you to send text messages, to local 911 dispatch centers during an emergency, when calling is not an option.

Also, he announced that Census 2020 is here, and that the Town is committed in working with Broward County to ensure an accurate census count. He advised that if anyone had further questions about the census to please call Town Hall.

## Resolutions

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ENACTING A ZONING IN PROGRESS, PURSUANT TO SECTION 005-240 OF THE TOWN'S UNIFIED LAND DEVELOPMENT CODE, TO FURTHER REGULATE ANY NEW COMMERCIAL NURSERY, EXPANSION OF AN EXISTING COMMERCIAL NURSERY, OR STORAGE OR GROWTH OF ANY PLANT MATERIAL IN CONTAINERS; ENACTING A ZONING IN PROGRESS FOR A PERIOD OF TIME NOT TO EXCEED SIX (6) MONTHS OR UNTIL THE TOWN'S REVISED REGULATIONS HAVE BEEN ADOPTED, WHICHEVER IS SOONER; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

### **MOTION: TO APPROVE THE RESOLUTION.**

#### **12. Approval of Minutes**

- a. February 28, 2019 Regular Meeting

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

### **MOTION: TO APPROVE THE MINUTES.**

#### **13a. Broward League of Cities 2019-2020 Director, Alternate, and Second Alternate Appointments**

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

### **MOTION: TO TABLE ITEM #13A TO NEXT MEETING – APRIL 25, 2019.**

#### **13b. Comprehensive Planning Advisory Board Appointment – At Large**

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

### **MOTION: TO TABLE ITEM #13B TO NEXT MEETING – APRIL 25, 2019.**

#### **14. Adjournment - Meeting was adjourned at 7:31 P.M.**

*Respectfully submitted:*

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*Ivette Solera, Deputy Town Clerk, CMC*

*Adopted by the Town Council on  
this day of May 23, 2019.*

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*Doug McKay, Mayor*

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

DRAFT