



# MEMORANDUM

AGENDA ITEM #III.C.5

DATE: AUGUST 9, 2011

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: TOWN OF SOUTHWEST RANCHES PROPOSED COMPREHENSIVE PLAN  
AMENDMENT DCA #11-1ESR

## Community Profile

The Town of Southwest Ranches was incorporated in June 2000. It is located in the southwestern part of the developed portion of Broward County, roughly west of Flamingo Road, north of Sheridan Street, east of Water Conservation Area 3B, and south of the C-11 Canal along Griffin Road. The Town is bisected by part of the Town of Davie on either side of Interstate Highway 75. Other municipalities neighboring Southwest Ranches include the Cities of Weston to the north, Cooper City to the east, and Pembroke Pines to the south. The western boundary of the Town is adjacent to unincorporated Broward County. The combined land area of the Town is approximately 13 square miles. The U.S. Census 2010 population was estimated to be 7,345. Proud of, and determined to retain its low-density, equestrian-oriented rural lifestyle, Southwest Ranches has an average density of one dwelling unit per three acres. The Town expects its ultimate density will be 2.5 acres for each dwelling unit in approximately 10 years. A map depicting the general location of the Town is included in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

## **Summary of Staff Analysis**

Proposed amendment package #11-1ESR consists of text amendments to the Town of Southwest Ranches Comprehensive Plan.

The proposed amendment is being processed and reviewed under the Expedited State Review Process. Comments must be submitted to the Town no later than August 28, 2011.

The proposed amendment would amend the Public School Facilities and the Capital Improvements Element related to public school concurrency requirements and to reflect current data and analysis from the Broward County School District. In addition, the Five-Year Schedule of Capital Improvements would be revised to reflect necessary Level of Service (LOS) Standard improvements through fiscal year 2014/2015.

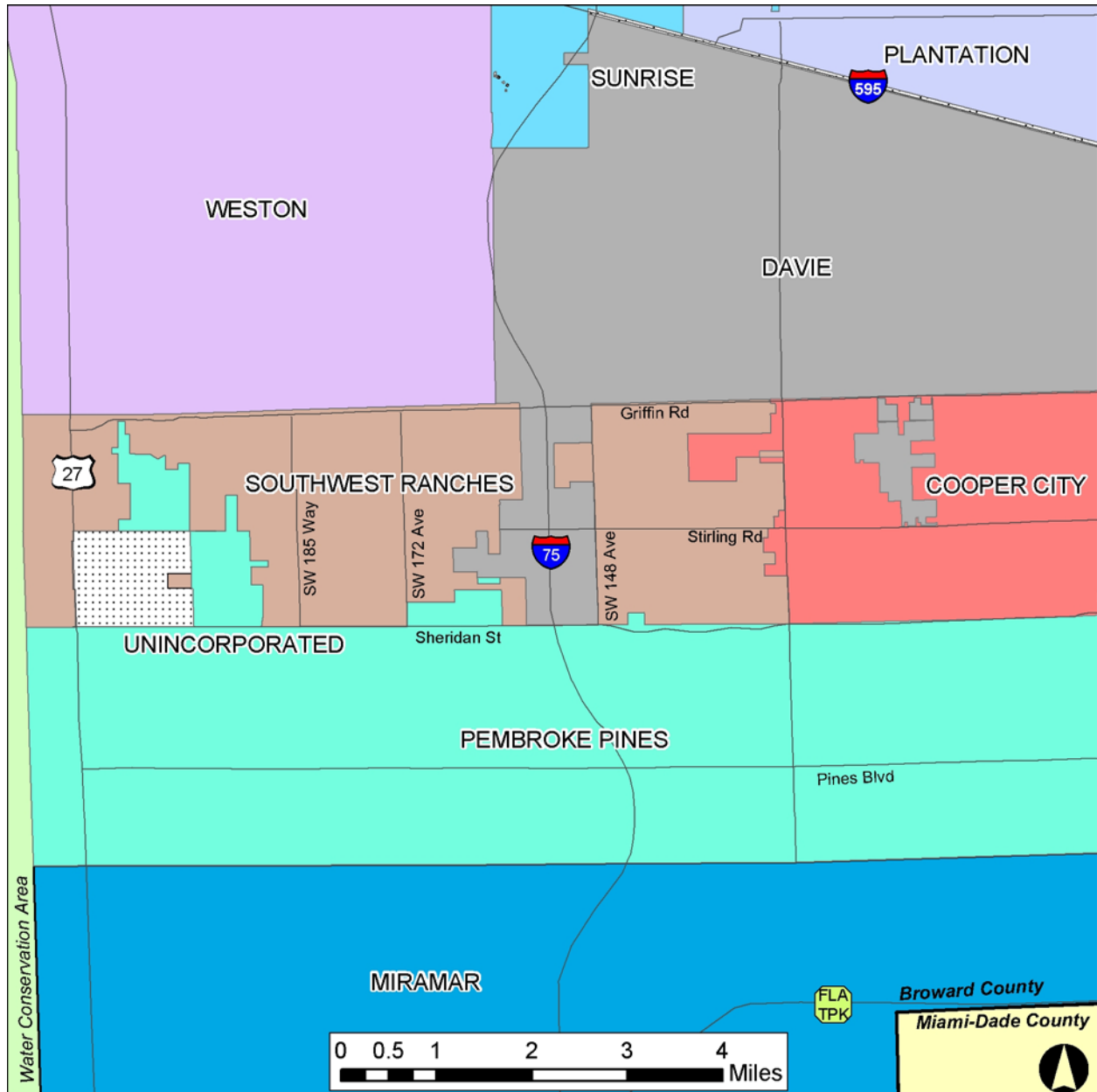
**The Town of Southwest Ranches Council unanimously approved the transmittal of the proposed text amendments at its May 26, 2011 meeting.**

Staff analysis confirms that the proposed text amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

**Recommendation of Consistency with the Strategic Regional Policy Plan (SRPP)**

**Find Town of Southwest Ranches proposed amendment package #11-1ESR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Town, with copies to the Florida Department of Community Affairs.**

## Attachment 1



### COMPREHENSIVE PLAN AMENDMENTS

#### General Location Map

Southwest Ranches  
Proposed Amendment #11-1ESR

Sources: Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.