



MEMORANDUM

AGENDA ITEM #7e

DATE: JANUARY 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF SOUTHWEST RANCHES ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 18, 2009, Council staff received adopted amendment #09-1ER to the Town of Southwest Ranches Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the September 14, 2009 Council meeting and found to be generally consistent with the SRPP. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

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 Year 2009 population is estimated to be 8,570. This results in a population density of 650 people per square mile, the lowest of any municipality in Broward County. 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.

Summary of Staff Analysis

Adopted amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Town of Southwest Ranches Comprehensive Plan, the 10-Year Water Supply Facilities Work Plan, and six (6) changes to the Future Land Use Map. The City's EAR was found sufficient on April 11, 2008, by the Florida Department of Community Affairs (DCA).

Adopted amendment package #09-1ER was adopted as proposed with several revisions based on the October 12, 2009 Objections, Recommendations, and Comments (ORC) Report, issued by DCA. The key adopted revisions are summarized below:

- The Future Land Use Map Series was updated to depict natural resources within the Town, show future transportation conditions within the Town, and illustrate that the Town is located within Broward County's Southwest Transportation Concurrency Management Area (TCMA);
- Retained the commitment to allow SW 184th Avenue be widened to four-lanes for consistency with the County's MPO Long Range Transportation Plan;
- New Policy 1.1-M of the Transportation Element adopts Level of Service (LOS) Standards for roadways within the Town that fall within the Strategic Intermodal System or Transportation Regional Incentive Program;
- Revised Policy 1.1-L of the Transportation Element adopts LOS Standards consistent with the County's Southwest TCMA;
- New and Revised Policies within the Conservation, Future Land Use, and Transportation Elements include strategies to conserve energy and reduce greenhouse gas emissions; and
- New Policy 1.1-H of the Utilities Element adopts, by reference, the County's water quality standards for stormwater discharge.

In addition, The Town did not adopt the proposed Future Land Use Map amendment site 09-M1. DCA recommended that the Town not move forward with this map amendment until alternative sites have been identified for affordable housing.

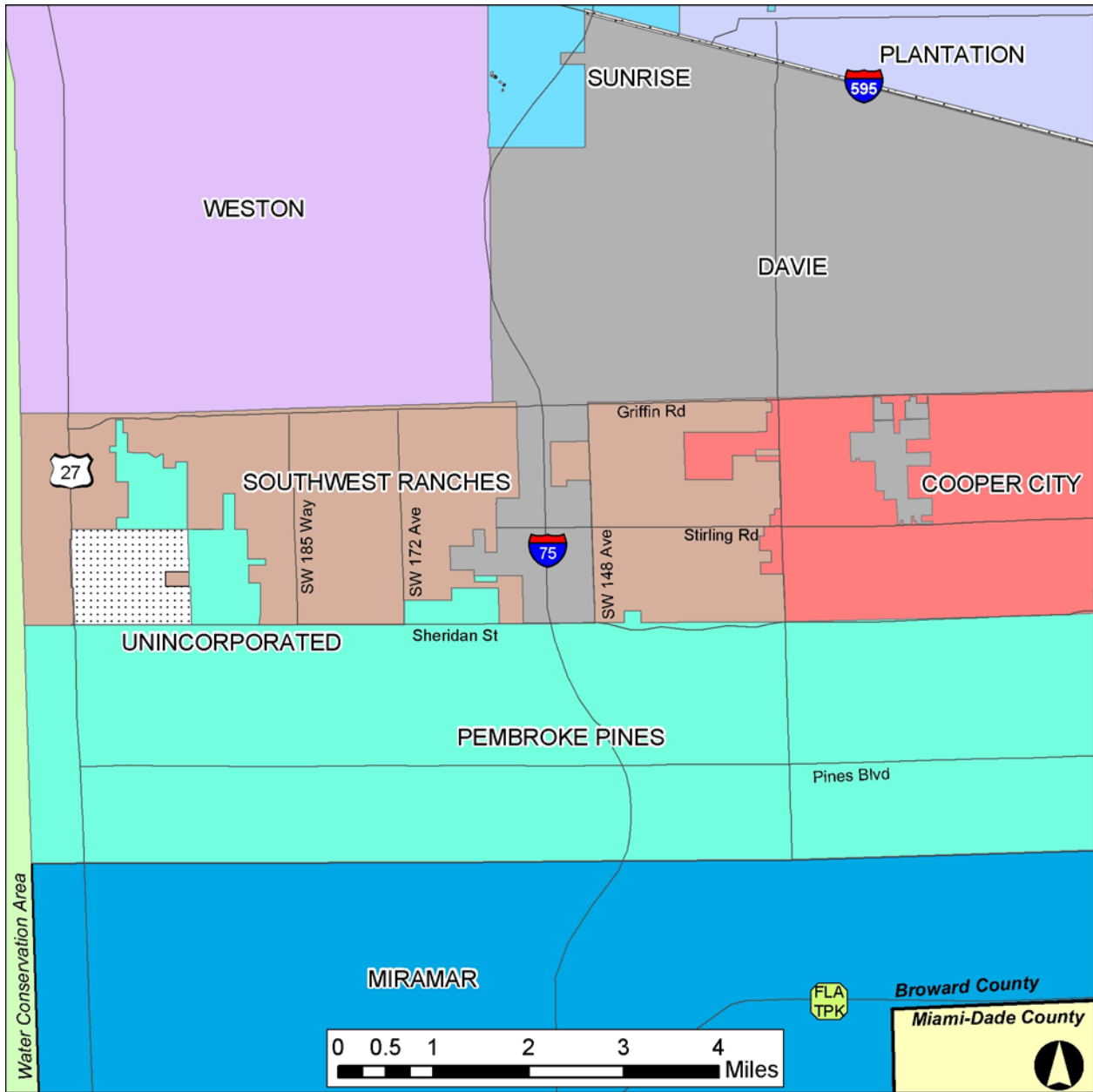
The Town of Southwest Ranches Council voted (4-1) to approve the adopted amendments at its December 2, 2009 meeting.

Staff analysis confirms that the adopted EAR-based amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Town of Southwest Ranches adopted amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Town of Southwest Ranches
Adopted Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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