

EXHIBIT “G”
VISION WORKSHOP FOR TOWN OF SOUTHWEST RANCHES
PRESENTATION BY COOPER CITY

INTRODUCTION:

- Matt Wood, Growth Management Director for Cooper City. Substituting for Mayor Suellen Fardelmann.
- Purpose is to give you an idea of the existing and future plans of Cooper City and how that may impact Southwest Ranches.

COMMUNITY PROFILE

- What makes Cooper City “Someplace Special”?
- Incorporated in 1959
- 7 square miles
- Median Age – 36.7
- Median Family Income – estimated \$65,107
- Median Property Value – Approximately 125,000 in 1990; Majority - 65% - in the \$100,000 to \$200,000 range
- Racial Profile - 91% - White; 3.25% - African American; 15% - Hispanic origin – includes whites (90% of 15%)
- Population – 27,939 (2000 Census)
- Buildout 2010 – Population projected at 32,000
- 75 homes constructed last year
- Major growth from now until buildout – non-residential
- Existing # of Homes – 9,262
- Schools
 - 3 Elementary schools - Cooper City, Griffin and Embassy Creek
 - 1 Middle School - Pioneer
 - 1 High School – Cooper City High School

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RECENTLY APPROVED DEVELOPMENTS THAT MAY IMPACT SOUTHWEST RANCHES

- **Country Glen** – 300 Homes – 65% Complete
- **Cooper City Commerce Center** – East of Flamingo Road and North of Southwest 55th Street; light industrial/warehouse/office/showroom complex; 10 structures, 270,000 square feet; 50% occupied.
- **New Postal Facility** to be located at the northeast corner of Southwest 103rd Avenue and Stirling Road. Design of site plan is complete. This facility is to be 20,000 square feet in size and will serve Cooper City under a single, unified zip code. Completion expected early 2003.
- **New Cooper City Police Station** – 27,000 sq. ft. facility completed last year at the corner of Embassy Drive N. and Stirling Road.

FLAMINGO ROAD CORRIDOR

RELIGIOUS INSTITUTIONS

- **Temple Beth Emet** – 14 acres – South of Country Glen subdivision (under construction).
- **Schott Center** – Residential training center for deaf and/or disabled individuals; west of Flamingo, south of Stirling Road. Dependent and independent living units for handicapped residents will be provided.
- **Flamingo Road Baptist Church** – 17.25 acres at the northwest corner of Flamingo & Stirling Roads. Expansion of church preschool and day care approved by Broward County. Recently rezoned to Cooper City zoning.
- **United Pentacostal Church** – 10 acres at 5201 S. Flamingo Road (.5 miles south of Griffin Road on west side of Flamingo Road). Proposed 17,000 sq. ft. addition .

VACANT LAND AT SW CORNER OF FLAMINGO AND GRIFFIN ROADS

- Approximately 8-acre tract under singular ownership
- Designated Estate on Land Use Plan Map
- Currently Zoned A-1, Agricultural
- No plans for development at this time.

ANNEXATIONS

- Currently working with residents of the unincorporated areas to facilitate annexation into the City.

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- The County has mandated that all unincorporated areas of the County be annexed into adjacent municipalities by the year 2010.
- Unincorporated residents are finding it is not as economically feasible to remain unincorporated.

ROADS

GRIFFIN ROAD WIDENING

- The construction is to begin in July 2001. The project will widen Griffin Road to six lanes from University on the east to just east of Palm Avenue. Construction is expected to take about one year.
- Now in design stage of Griffin Road improvements from Flamingo Road to east of Southwest 100th Avenue
- Four lanes from east of Southwest 100th Avenue to Southwest 118th Avenue
- Six lanes from Southwest 118th Avenue to Flamingo Road
- Four lanes west to I-75 as part of the future project . New Bridge crossing of C-11 canal approximately 1400 feet west of 100th Avenue.

TRAFFIC LIGHT AT FLAMINGO ROAD AND SW 49TH STREET – Currently under construction at entrance to Country Glen Subdivision.

FINANCE

- Milage Rate – 5.857 mills
- Annual Budget – 16 million general fund; 23 million total budget

UTILITIES

- Deep injection well just completed to dispose of the by-product of our water treatment process as well as wastewater effluent. Drilled to a depth of 3,000 feet.
- New potable water system interconnect with City of Sunrise water system is planned in vicinity of 136th Avenue at west end of Country Glen subdivision. Construction to begin within two months. Will allow each City to serve other City's service area in case of emergency.

CONCLUDING REMARKS