

**SECTION 10**  
**LEVEL OF SERVICE REQUIREMENTS FOR PROJECTS LOCATED**  
**IN THE TOWN OF SOUTHWEST RANCHES**

10.1 GENERAL

The requirements of the Broward County Comprehensive Plan relating to water management states, effective October 1, 1989, all building permits issued within unincorporated Broward County will require a finding that level of service standards for drainage are in compliance. Since neither the County nor the Town of Southwest Ranches performs the review required to support this finding, the District will be reviewing all projects and building permits within the Town of Southwest Ranches and located within the boundaries of the District to assure Broward County that the required level of service standards for drainage are in compliance.

The property owner of a project or development within the boundaries of the Town of Southwest Ranches and the District is required to meet Broward County Drainage Level of Service Standards as stated in the preceding paragraph. The property owner is required to execute a **Surface Water Management Designation and Declaration of Restrictive Covenants Document, Exhibit 5.**

**Exhibit 5** shall be used for all projects required to meet the Broward County level of service standards beginning on the first day of October 1989, and shall be effective until revised or changed by the District Board of Supervisors by subsequent resolution.

10.2 STANDARDS FOR LEVEL OF SERVICE DETERMINATION

The supporting data and calculations which the property owner or Engineer of Record must provide to assist the District Director and District Engineer in reviewing the permit applications are indicated in the following sections.

### 10.3 ROAD PROTECTION

Residential streets with a right-of-way width of 50 feet or less are to have a crown elevation no lower than the elevation for the respective area depicted on the "Broward County Flood Criteria Map" or as designated by South Florida Water Management District for the District's basin permit that incorporates the project.

Residential streets located in rights-of-way greater than 50 feet wide are to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the "Broward County Flood Criteria Map" or as designated by South Florida Water Management District for the District's basin permit that incorporates the project.

### 10.4 BUILDINGS

The lowest floor elevation for buildings shall be no lower than the elevation for the respective area depicted on the Broward County 100-year "Flood Elevation Map," the elevation designated as the 100-year flood elevation or floor elevation by South Florida Water Management District for the District's basin permit that incorporates the project; or the FEMA Base Flood Elevation, whichever is higher.

### 10.5 OFFSITE DISCHARGE

The inflow limit of the South Florida Water Management District's C-11 Canal of 1 ¼ inches per acre per day shall not be exceeded.

### 10.6 STORM SEWERS

The design frequency minimum shall be the 3-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves included in this Design Criteria Manual as **Exhibit 9**,

## **Florida Department of Transportation Zone 10 – 3-year Rainfall Data.**

### 10.7 FLOOD PLAIN ROUTING

The calculated flood elevations based on the 10-year and 100-year return frequency rainfall of the 3-day duration shall not exceed the corresponding elevations of the "Broward County Flood Criteria Map" and the "Broward County 100-year Flood Elevation Map." **Refer to Exhibit 9, 10-year 3-day Rainfall and 100-year 3-day Rainfall maps.**

### 10.8 ANTECEDENT WATER LEVEL

The antecedent water level used in the design of a stormwater system shall be the higher elevation of either the control level or the elevation depicted on the "Broward County Wet Season Water Level Map" as modified or revised by the South Florida Water Management District permit issued to the South Broward Drainage District for the area affected by this section.

The minimum capacity above antecedent water level and below flood plain routing elevations shall be the design rainfall volume minus offsite discharge occurring during design rainfall.

### 10.9 BEST MANAGEMENT PRACTICE

For each project, prior to discharge to the primary drainage system or the South Broward Drainage District's primary drainage canal or to the ground water, best management practices shall be used to reduce pollutant discharge, as required by South Florida Water Management District Volume IV.

### 10.10 REMOVAL OF STORMWATER

For all areas in the Town of Southwest Ranches within the South Broward Drainage District, the

development or project shall be designed to remove stormwater from non-water management areas within seventy-two (72) hours of the end of the 10-year 3-day design rainfall. **Refer to Exhibit 9, 10-year 3-day Rainfall map.** Prior to receiving approval from the South Broward Drainage District, the owner/engineer must demonstrate by calculations and stormwater routing that this requirement will be met following improvements to the property for which the Level of Service review is requested. All water management areas shall be dedicated to the South Broward Drainage District as a surface water management easement, and said area shall be maintained by the property owner.

#### 10.11 APPLICATION FORM AND PROCEDURE

If a building permit is requested for property located within a development or project for which a permit was issued by Broward County Water Resources Management Division, upon receipt of satisfactory documentation that a surface water management permit or drainage approval was issued prior to October 1, 1989, or if a building permit is requested for property located within a development or project for which a drainage permit was issued by the South Broward Drainage District after September 30, 1989, a level of service review will not be required. However, all conditions and/or requirements imposed by the permitting authority at the time of permitting shall remain in effect. The property owner must comply with all said conditions and/or requirements.

Except as stated in the preceding paragraph, any requested variance or deviation from the above criteria for areas located within the Town of Southwest Ranches will require the granting of a variance by the Town prior to any consideration by the South Broward Drainage District for issuing a variance or deviation from the above criteria.

For review of permit applications for single-family residential developments for which these procedures apply, the applicant shall pay the District a review fee of \$35.00. In addition, the applicant will be responsible for payment of any engineering or legal fees incurred by the District to review the permit application and accompanying data. The District's standard fees

shall apply for review of all other developments and permit applications. The property for which an application is submitted in accordance with the criteria stated herein shall be reviewed for determination of any maintenance easements, flowage easements, rights-of-way and drainage easements required by the District for drainage purposes as stated in Sections 3 and 7 and as required by other sections of this manual. Prior to providing approval of the property owner's application and plans, all easements and rights-of-way required by the District for drainage purposes shall be dedicated to the District by the property owner.

For all lots, the District will require the property owner to dedicate a surface water management area of not less than twenty percent (20%) of the property. This surface water management area will be utilized for the storage of stormwater runoff. The property owner is not to fill this surface water management area or construct or place any improvements within said surface water management area. In addition, the District may require the owner of the lot to dedicate additional easements as determined necessary by the District.

#### 10.12 RECORDING FEES

Recording fees for level of service reviews shall be the recording costs charged by Broward County.