

**LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

July 28, 2022

13400 Griffin Road

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Present:

Chair Steve Breitkreuz

Andrew Berns, Town Administrator

Vice Chair Gary Jablonski

Russell Muñiz, Assistant Town Administrator/Town Clerk

Board Member Jim Allbritton

Emil Lopez, Town Financial Administrator

Board Member Bob Hartmann

Richard Dewitt, Assistant Town Attorney

Board Member David S. Kuczenski

Local Planning Agency of the Town 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 Chair Breitkreuz at 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Resolutions

**3. LPA RESOLUTION FOR HOME-BASED BUSINESSES ULDC AMENDMENT**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO COMPLY WITH SECTION 559.955, FLORIDA STATUTES PERTAINING TO HOME-BASED BUSINESSES; PROVIDING FOR AN EFFECTIVE DATE.

**ITEM WAS WITHDRAWN BY STAFF.**

**4. LPA RESOLUTION FOR NEW RR-A DISTRICT**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT/ NOT ADOPT AN AMENDMENT TO THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE A NEW RURAL RESIDENTIAL ZONING DISTRICT WITH A MINIMUM PLOT SIZE REQUIREMENT OF 2.5 NET ACRES; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Kuczenski and seconded by Vice Chair Jablonski and passed by 5-0 roll call vote. The vote was as follows Board Members Allbritton, Hartmann, Kuczenski, Vice Chair Jablonski, and Chair Breitkreuz voting Yes.

**MOTION: TO AMEND THE ALTERNATE VERSION OF THE ORDINANCE (EXHIBIT A) TO REVISE THE MINIMUM PERVIOUS AREA FROM 70% TO 60%.**

**5. Approval of Minutes**  
**a. April 14, 2022 LPA Meeting**

The following motion was made by Board Member Hartmann and seconded by Vice Chair Jablonski and passed by 5-0 roll call vote. The vote was as follows Board Members Allbritton, Hartmann, Kuczenski, Vice Chair Jablonski, and Chair Breitkreuz voting Yes.

**MOTION: TO APPROVE THE MARCH 24, 2022 LPA MEETING MINUTES.**

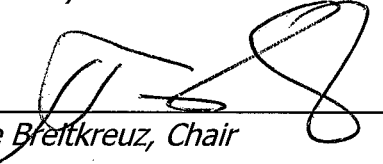
**6. Adjournment** - Meeting was adjourned at 7:21 PM.

*Respectfully submitted:*



*Russell Muniz Assistant Town Administrator/Town Clerk, MMC*

*Adopted by the Town Local Planning Agency on this 25<sup>th</sup> day of August, 2022.*



*Steve Breitkreuz, Chair*

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.