

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

Thursday 7:00 PM

December 16, 2021

13400 Griffin Road

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Present:

Chair Steve Breitkreuz

Andrew Berns, Town Administrator

Vice Chair Bob Hartmann

Russell Muñiz, Assistant Town Administrator/Town Clerk

Board Member Jim Allbritton

Martin D. Sherwood, Town Financial Administrator

Board Member Gary Jablonski

Keith Poliakoff, 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 POWER LINES ORDINANCE**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO EXCLUDE CERTAIN POWERLINE TRANSMISSION EASEMENTS FROM NET PLOT AREA AND PROVIDE FOR NONCONFORMITIES; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Chair Jablonski and seconded by Board Member Kuczenski 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 TABLE THE RESOLUTION TO THE MARCH 24, 2022 LPA MEETING.**

**4. LPA RESOLUTION FOR SURFACE WATER MANAGEMENT AREAS**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO EXCLUDE CERTAIN SURFACE WATER MANAGEMENT AREAS FROM NET PLOT AREA AND PROVIDE FOR NONCONFORMITIES; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Chair Jablonski and seconded by Board Member Hartmann 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 TABLE ITEM AND RETURN TO THE COMPREHENSIVE PLAN ADVISORY BOARD FOR LANGUAGE CLARIFICATION.**

**5. LPA RESOLUTION FOR SHARED DRIVEWAY ORDINANCE**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO MODIFY STANDARDS FOR CERTAIN INGRESS/EGRESS EASEMENTS BY NARROWING THE EASEMENTS REQUIRED TO SERVE UP TO FOUR LANDLOCK PLOTS OF LAND; PROVIDING FOR AN EFFECTIVE DATE.

**THIS ITEM WAS WITHDRAWN BY STAFF**

**6. LPA RESOLUTION FOR FLAG PLOTS ORDINANCE**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO AMEND THE MEANING OF THE TERM, "FLAG PLOT," TO REVISE THE STANDARDS FOR FLAG PLOTS AND PROVIDE FOR NONCONFORMITIES; PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**7. LPA RESOLUTION FOR ORDINANCE AMENDING VARIANCES IN ULDC**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO EXPAND THE TOWN COUNCIL'S AUTHORITY TO GRANT VARIANCES; PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**8. LPA RESOLUTION FOR WAIVER OF PLAT CODE 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 ESTABLISH ELIGIBILITY REQUIREMENTS FOR WAIVER OF PLAT APPLICATIONS, AND TO MAKE CHANGES OF A HOUSEKEEPING NATURE; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Hartmann and seconded by Board Member Allbritton 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 RESOLUTION.**

**9. Approval of Minutes**

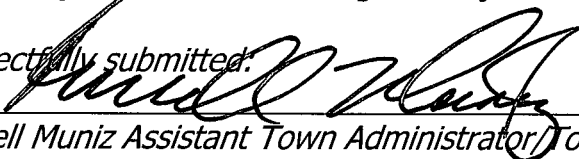
**a. November 18, 2021 LPA Meeting**

The following motion was made by Vice Chair Jablonski and seconded by Board Member Allbritton 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 NOVEMBER 18, 2021 LPA MEETING MINUTES.**

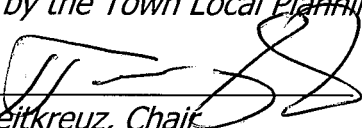
**10. Adjournment** - Meeting was adjourned at 8:00 PM.

*Respectfully submitted:*



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

*Adopted by the Town Local Planning Agency on this 10<sup>th</sup> day of February, 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.