



**Town of Southwest Ranches  
Comprehensive Plan Advisory Board  
Meeting Agenda**

February 17, 2022  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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**Board Members**

Joseph Altschul  
Jason Halberg  
Newell Hollingsworth  
Anna Koldys  
George Morris  
Lori Parrish  
Robert Sirota

**Council Liaison**

Steve Breitkreuz

**Staff Liaison**

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
  - A. Elections
    - I. Chair
    - II. Vice Chair
    - III. Recording Secretary
  - B. Approval of minutes for November 2021
  - C. Surface Water Management / Drainage Easement Ordinance
  - D. Discussion / Review of Comprehensive Plan
    - a. Capital Improvement Element
6. New Business
  - A. Rural Ranches Plus Regulations
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE 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 A 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.



## Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

Thursday  
October 21, 2021  
7:00 p.m.

Town Hall  
13400 Griffin Road  
Southwest Ranches, Florida 33330-2628

### Board Members

Joseph Altschul  
Jason Halberg, *Chair*  
Newell Hollingsworth  
Anna Koldys, *Recording Secretary*

George Morris, *Vice Chair*  
Lori Parrish  
Robert Sirota

### Council Liaison

Steve Breitkreuz

### Staff Liaison

Emily Aceti

### Meeting called to order at 7:00 p.m.

#### Roll Call:

Joseph Altschul – *Present*  
Jason Halberg – *Present*  
Newell Hollingsworth – *Present*  
Anna Koldys – *Arrived 7:22 pm*

George Morris - *Present*  
Lori Parrish - *Present*  
Robert Sirota - *Present*

Also present: Mayor Steve Breitkreuz, Vice Mayor Bob Hartmann, Council Member Jim Allbritton, Council Member Gary Jablonski, Council Member David Kuczenski, Community Services Manager Emily Aceti, Town Planner Jeff Katims

The Pledge of Allegiance was recited.

The floor was opened to public comments relating to items in the Comprehensive Plan but not on the agenda. There were no attendees from the general public.

**Motion:** To approve the minutes of the September 2021 meeting.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>NH</i>	<i>LP</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Motion:** To renumber items found on page 142, moving item 9 to number 2 and item 10 to number 3 and renumber as needed.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>LP</i>	<i>JA</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>N</i>

**Motion:** To approve Five Year Plan and transmit to the Town Council.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>NH</i>	<i>GM</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Motion:** To review CIE Objectives, Policies and Measurements section of the Comprehensive Plan.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>NH</i>	<i>AK</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>

**Motion:** To amend Section 2 #6.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>NH</i>	<i>LP</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Motion:** To delete Section 2 #5.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Failed</i>	<i>NH</i>								

**Motion:** To update language in Item 8: 2020 Census data.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>NH</i>	<i>LP</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Motion:** To reconsider guest house discussion from September meeting.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>JA</i>	<i>AK</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>Y</i>

**Motion:** To amend guest house code to allow guest house 2.755 sq ft. of property, but not to exceed 1200 sq ft. that complies with all other existing codes.

<b>Result</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>JA</b>	<b>JH</b>	<b>NH</b>	<b>AK</b>	<b>GM</b>	<b>LP</b>	<b>RS</b>
<i>Tabled</i>	<i>JA</i>	<i>RS</i>							

**Meeting adjourned at 9:02 pm.**



1           **WHEREAS**, the already substantial unusable area of residential plots in portions  
2 of the Town during rainy season, resulting from saturated soil and standing water, will  
3 be exacerbated in severity, extent and duration by rising groundwater elevations; and

4           **WHEREAS**, the Town Council of the Town of Southwest Ranches ("Town Council")  
5 finds that it is in the best interest of the public health, safety and welfare that new  
6 subdivisions provide dedicated stormwater retention areas outside of individual plots, or  
7 provide additional plot area for stormwater retention, so as to preserve most of the  
8 minimum required plot area for residential and agricultural uses.

9           **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE**  
10 **TOWN OF SOUTHWEST RANCHES, FLORIDA:**

11           **Section 1. Ratification.** The foregoing "WHEREAS" clauses are hereby ratified  
12 and confirmed as being true and correct and are hereby incorporated herein and made a  
13 part hereof.

14           **Section 2. Amendment to Definitions.** Article 10, "Definition of Terms,"  
15 Section 010-030, "Terms defined" is hereby amended as follows:

16           \* \* \*

17           *Acre, net.* The term "net acre" means forty-three thousand five hundred sixty  
18 (43,560) square feet of land which includes contiguous, private property under  
19 the same ownership, excluding the following:

- 20           (1) Any easement, reservation or other encumbrance existing, in whole or in  
21 part, for the purpose of providing access to real property, provided that an  
22 easement for ingress/egress and utilities shall be included as net acreage if  
23 the town requires the easement to be granted for the purpose of fully  
24 accommodating a town capital improvement to an existing street; and
- 25           (2) Water bodies that are not wholly contained within a single plot, including  
26 but not limited to, canals, wet retention areas and lakes; and
- 27           (3) Portions of surface water management areas, drainage easements or  
28 equivalent areas in the RE District, designated by the Town or applicable  
29 drainage district for retaining or conveying stormwater, that:

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New text is underlined and deleted text is ~~stricken~~

1           (a) Exceed fifteen (15) feet in width within lots of record measuring five  
2           and one-half (5.5) gross acres or more as of [date of adoption of  
3           ordinance]; or

4           (b) Exceed ten (10) feet in width on lots of record measuring seven and  
5           one-half (7.5) gross acres of more as of [date of adoption of ordinance].

6           \*   \*   \*

7           **Section 3. Amendment to minimum plot size and dimensions.** Article 45,  
8           "Agricultural and Rural Districts," Section 045-070, "Minimum plot size and dimensions,"  
9           is hereby amended as follows:

10          (A) *Agricultural districts.*

11           (1) Any plot in an agricultural district shall have at least one (1) dimension of  
12           two hundred fifty (250) feet.

13           (2) No plot within an agricultural zoning district shall be developed for  
14           residential use unless the plot contains two (2) net or two and one-half  
15           (2½) gross acres of plot area, unless the plot satisfies one (1) of the  
16           exceptions listed in subparagraphs a. through f. below, in addition to  
17           subparagraph g.:

18           a. Became undersized due to a right-of-way dedication or change in district  
19           regulations prior to the adoption of the ordinance from which this ULDC  
20           is derived; or

21           b. Is specifically designated on a plat approved by the board or county  
22           commissioners prior to May 16, 1979; or

23           c. Was of public record prior to May 16, 1979, and has not been at any  
24           time since the effective date of county Ordinance No. 79-34 (May 30,  
25           1979), contiguous with another parcel in common ownership that could  
26           be combined into a single parcel of at least two (2) net acres, and which  
27           has received the approval of the applicable agency for a sewage disposal  
28           system; or

29           d. Is exempted from the minimum plot size requirement under the  
30           "Developed Areas" provision of the comprehensive plan; or

31           e. Was of public record as of October 6, 2005, and became nonconforming  
32           as a result of Town Ordinance No. 2006-02 (see section 010-030,  
33           definition of "Acre, net"), which excluded access easements and  
34           reservations from counting towards net plot area; or

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- 1 f. Was of public record as of March 2, 2006, and became nonconforming  
2 as a result of Town Ordinance No. 2006-06 (see section 010-030,  
3 definition of "Acre, net"), which excluded drainage canals and lakes from  
4 counting towards net plot area; and ~~or~~
- 5 g. Has not, at any time subsequent to May 8, 2003, been under common  
6 ownership with a contiguous lot that, if combined, would form a single  
7 conforming lot (this provision does not apply to "Developed Areas"  
8 under subsection (A)(2)d of this section).
- 9 (B) *Rural ranches district.* Every plot in a RR district shall be not less than one-  
10 hundred twenty-five (125) feet in width and shall contain not less than two  
11 (2) net or two and one-half (2½) gross acres unless the plot satisfies one (1)  
12 of the plot size exceptions established in ~~subsections~~ paragraphs (A)(2) b, c,  
13 d, e, ~~or f, g or h,~~ and subject to subparagraph g-i. of this section, or has a  
14 minimum area of eighty thousand (80,000) square feet in net area, of record  
15 as of February 8, 1993.
- 16 (C) *Rural estate district.*
- 17 (1) Every plot in an RE district shall be not less than one hundred twenty-  
18 five (125) feet in width and contain not less than one (1) net acre. One-  
19 family dwellings may be permitted on smaller plots which satisfy one (1)  
20 of the ~~six (6)~~ exceptions listed below in subparagraphs a. through g. and  
21 in addition to satisfying subparagraph subsection (C)(1)g-h. of this  
22 section:
- 23 a. Contain thirty-five thousand (35,000) square feet or more in net  
24 area and are not less than one hundred twenty-five (125) feet in  
25 width and:
- 26 1. Were of public record prior to September 18, 1979; and  
27 2. Have not been at any time since September 18, 1979,  
28 contiguous with another plot in common ownership which  
29 could be combined into a single plot of at least one (1) gross  
30 acre; or
- 31 b. Are included within an approved plat in which the average density  
32 is not more than one (1) dwelling unit per gross acre, as defined in  
33 the comprehensive plan; or
- 34 c. Comply with requirements of exemptions for developed areas  
35 specified in the comprehensive plan; or

1 d. Were of public record as of October 6, 2005, and became  
2 nonconforming as a result of Town Ordinance No. 2006-02 (see  
3 section 010-030, definition of "Acre, net"), which excluded access  
4 easements and reservations from counting towards net plot area;  
5 or

6 e. Was of public record as of March 2, 2006, and became  
7 nonconforming as a result of Town Ordinance No. 2006-06, (see  
8 section 010-030, definition of "Acre, net"), which excluded  
9 drainage canals and lakes from counting towards net plot area; or

10 f. ~~Reserved.~~

11 Was of public record as of [date of adoption of ordinance], and on  
12 such date became nonconforming or thereafter became  
13 noncompliant with this ULDC as a result of Town Ordinance No.  
14 2021-XXX (see section 010-030, definition of "Acre, net"), which  
15 excluded certain surface water management areas and drainage  
16 easements from counting toward net plot area, provided that such  
17 lot of record shall not be reduced in area; or

18 g. When a plot which was recorded prior to January 1, 1973, and  
19 contained thirty-five thousand (35,000) square feet or more in area  
20 was reduced in size due to dedication for right-of-way, the resulting  
21 plot need be no larger than one hundred twenty-five (125) feet in  
22 width and thirty thousand (30,000) square feet in net area. Said  
23 plot shall not be further subdivided; and

24 h. Has not at any time subsequent to May 8, 2003, been under  
25 common ownership with a contiguous lot that, if combined, would  
26 form a single conforming lot (this provision does not apply to  
27 "Developed Areas" under subsection (A)(2)d of this section).

28 **Section 4: Codification.** The Town Clerk shall cause this ordinance to be  
29 codified as a part of the ULDC during the next codification update cycle.

30 **Section 5: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts  
31 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of  
32 such conflict.

33 **Section 6: Severability.** Should any section or provision of this Ordinance or  
34 any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional

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1 or invalid, the invalidity thereof shall not affect the validity of any of the remaining  
2 portions of this Ordinance.

3 **Section 7: Effective Date.** This Ordinance shall take effect immediately upon  
4 passage and adoption.

5 **PASSED ON FIRST READING** this \_\_\_ day of \_\_\_\_\_, 2022 on a motion made  
6 by \_\_\_\_\_ and seconded by \_\_\_\_\_.

7 **PASSED AND ADOPTED ON SECOND READING** this \_\_\_ day of \_\_\_\_\_,  
8 2022, on a motion made by \_\_\_\_\_ and seconded by  
9 \_\_\_\_\_.

10 **[Signatures on Next Page]**

11  
12  
13  
14

15	Breitkreuz	_____	Ayes	_____
16	Hartmann	_____	Nays	_____
17	Allbritton	_____	Absent	_____
18	Jablonski	_____	Abstaining	_____
19	Kuczenski	_____		

20  
21  
22  
23  
24

\_\_\_\_\_  
Steve Breitkreuz, Mayor

25 ATTEST:

26  
27  
28 \_\_\_\_\_

29 Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

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2 Approved as to Form and Correctness:

3

4

5 \_\_\_\_\_

6 Keith Poliakoff, J.D., Town Attorney

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