



# Southwest Ranches Town Council

## LOCAL PLANNING AGENCY

### Agenda of August 25, 2022

Southwest Ranches Council Chambers  
7:00 PM Thursday

13400 Griffin Road  
Southwest Ranches, FL 33330

<b><u>Mayor</u></b> Steve Breitreuz	<b><u>Town Council</u></b> Jim Allbritton Bob Hartmann David Kuczenski	<b><u>Town Administrator</u></b> Andrew D. Berns, MPA	<b><u>Town Attorney</u></b> Keith M. Poliakoff, J.D.
<b><u>Vice Mayor</u></b> Gary Jablonski		<b><u>Town Financial Administrator</u></b> Emil C. Lopez, CPM	<b><u>Assistant Town Administrator/Town Clerk</u></b> Russell C. Muniz, MPA

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

1. **Call to Order**
2. **Roll Call**

#### **Resolutions**

3. **LPA RESOLUTION FOR AGRICULTURE-RELATED ASSEMBLY**

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 AUTHORIZE AND REGULATE LIMITED AGRICULTURE-RELATED ASSEMBLY ACTIVITIES AS A SPECIAL EXCEPTION USE; PROVIDING FOR AN EFFECTIVE DATE. **{Staff Requesting a tabling to September 12, 2022}**

4. **Approval of Minutes**
  - a. **July 28, 2022 LPA Meeting**
5. **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 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 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.

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**Town of Southwest Ranches**  
13400 Griffin Road  
Southwest Ranches, FL 33330-2628

**(954) 434-0008 Town Hall**  
**(954) 434-1490 Fax**

**Town Council**  
**Steve Breitkreuz, Mayor**  
**Gary Jablonski, Vice Mayor**  
**Jim Allbritton, Council Member**  
**Bob Hartmann, Council Member**  
**David Kuczenski, Council Member**

**Andrew D. Berns, MPA, Town Administrator**  
**Keith M. Poliakoff, JD, Town Attorney**  
**Russell Muniz, MPA, Assistant Town Administrator/Town Clerk**  
**Emil C. Lopez, CPM, Town Financial Administrator**

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitkreuz and Town Council  
**VIA:** Andrew Berns, Town Administrator  
**FROM:** Jeff Katims  
**DATE:** 8/25/2022  
**SUBJECT:** LPA RESOLUTION FOR AGRICULTURE-RELATED ASSEMBLY

### **Recommendation**

The Local Planning Agency should determine whether the proposed Ordinance is consistent with the Comprehensive Plan and should recommend approval, approval with modifications, or denial.

A. Sound Governance

E. Cultivate a Vibrant Community

### **Background**

The Town has historically permitted, but limited, some degree of agricultural-related commercial use, such as commercial equestrian operations (boarding, horseback rides, grooming instruction, etc.) and retail sale of farm products.

There is another class of agriculture-related use that has generated inquiries to staff over the years, and which has long had a presence in the Town, but has not been permitted. Examples include introductory horticulture education for school groups, equestrian day camps and animal-assisted therapy for persons with disabilities.

A broader range of such uses are authorized by state law on properties with agricultural classifications, provided they only occur on ag-classified land, and that they don't overtake farming as the primary use. Some types of agritourism uses authorized by statute could be objectionable to neighboring property owners and are not subject to Town regulation. A

subset of agritourism uses can be compatible with rural residential areas if individually evaluated and regulated.

The proposed ordinance authorizes Council to consider agricultural-related educational and recreational uses on a case-by-case basis through the special exception use permit ("SE") process. In practice, the ordinance would apply to on properties and portions of properties that do not have an agricultural classification.

No petitioner would be entitled to this type of use under the SE process. Each petitioner would have the burden of demonstrating compatibility with surrounding residential areas, and Council can impose conditions and safeguards toward this end. The proposed Ordinance includes guidelines that reinforce its intent.

The Town Council established the SE process in 2020 to be able to designate SE uses from time to time, recognizing that certain uses vary from one instance to another in their compatibility with rural residential neighborhoods. Relevant factors to be considered by the Council include locational context, access, nature and scale of proposed activities, hours of operation, property size and configuration, and the competent and considerate management of the use. An SE approval does not run with the land, and the regulations give the Council authority to establish any reasonable conditions to ensure compatibility, and to enforce them by revoking the SE permit if necessary.

**Fiscal Impact/Analysis**

N/A

**Staff Contact:**

Jeff Katims

**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

Vice Chair Gary Jablonski

Board Member Jim Allbritton

Board Member Bob Hartmann

Board Member David S. Kuczenski

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Emil Lopez, Town Financial Administrator

Richard Dewitt, Assistant Town Attorney

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*

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