



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

July 20, 2023  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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**Board Members**

Joseph Altschul  
Jason Halberg  
Newell Hollingsworth  
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. Approval of minutes for June 2023
  - B. Review of Comprehensive Plan
    - I. Conservation Element
6. New Business
  - A. Helicopter Ordinance
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**

June 15, 2023  
7:00 PM

Town Hall  
13400 Griffin Road

**Call to Order**

**Roll Call**

Joseph Altschul - Present  
Jason Halberg - Present  
Newell Hollingsworth - Present  
George Morris – Present (via phone)  
Lori Parrish - Present  
Robert Sirota – Present

Also present: **Town Council:** Mayor Steve Breitkreuz, Vice Mayor Jim Allbritton, Council Member David Kuczenski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone); Public Works Director Rod Ley

**Pledge of Allegiance**

**Motion: To approve March 2023 minutes.**

<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>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>

**Motion: To approve the five-acre requirement changes for public utilities and to recommend comments to Council regarding density, height, quantity, color and location.**

<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>GM</b>	<b>LP</b>	<b>RS</b>
<i>Passed</i>	<i>NH</i>	<i>JH</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Meeting Adjourned**

### III.E Conservation Element (CONS)

#### CONS GOAL 1

~~ENSURE THE PROTECTION AND ENHANCEMENT OF~~ THOSE CRITICAL REGIONAL ECOLOGICAL SYSTEMS THAT ARE INTEGRAL COMPONENTS OF SOUTH FLORIDA'S AND THE TOWN'S NATURAL ENVIRONMENT, AND PROMOTE INCREASED ENERGY EFFICIENCY ~~OF GOVERNMENT OPERATIONS, RESIDENTS AND BUSINESSES IN THE TOWN.~~

{BCPC Goal 6.00.00}

#### CONS OBJECTIVE 1.1 WATER RESOURCES AND CONSERVATION USES

IDENTIFY, CONSERVE AND PROTECT ~~ALL~~ SURFACE WATERS, RECHARGE AREAS AND SFWMD'S LAKE BUFFER AREAS CONSISTENT WITH THE REQUIREMENTS OF THE STATE AND COUNTY COMPREHENSIVE PLANS.

{BCPC Objective 6.01.00 Policy 2.24.1}

~~Measurement: Designation of the lands owned by the South Florida Water Management District in the East Coast Buffer/Water Preserve Area as Conservation on the Future Land Use Map.~~

**CONS POLICY 1.1-a:** Support the South Florida Water Management District's efforts to:

1. Restore the Everglades.
2. Create a Buffer and Impoundment Areas.
3. Restore degraded wetlands.
4. Enhance South Florida's natural hydrological and ecological functions.
5. Correct deficiencies in degraded or substantially disrupted surface waters and waterways.

{BCPC Policy 6.01.01 & FCT 3-A(7)}

**CONS POLICY 1.1-b:** Maintain and enforce ~~l~~and ~~d~~Development ~~r~~Regulations that require the removal of all exotic plants from sites that are proposed for development.

{FCT 3-A(7)}

**CONS POLICY 1.1-c:** Encourage the efficient use and conservation of water resources within the Town, and support County-wide water conservation

programs and initiatives including the Water Matters education and outreach program, the NatureScape Broward and NatureScape Irrigation Service.

**CONS POLICY 1.1-d:** In order to promote water conservation, ~~encourage consider regulations to require~~ plant nurseries to utilize drip irrigation systems rather than overhead sprinklers.

## **CONS OBJECTIVE 1.2 NATIVE VEGETATION AND WILDLIFE PROTECTION**

### **CONSERVE, PROTECT AND ENHANCE THE TOWN'S NATIVE VEGETATION, WILDLIFE AND WILDLIFE HABITAT.**

~~Measurement: 1) Number of acres of open space purchased for protection and enhancement of native vegetation and wildlife. 2) Enforcement of BMP standards within the Town's jurisdiction.~~

**CONS POLICY 1.2-a:** Protect, conserve and enhance areas of the Town with native vegetation including rockland hammocks if present, which are known to be important habitat for endangered and threatened species and species of special concern.

~~{BCPC Policy 6.01.04}~~

**CONS POLICY 1.2-b:** Protect the natural functions and quality of surface water and groundwater, seasonal flow and water levels in the Town as established by the South Florida Water Management District (SFWMD) and ~~applicable~~ local drainage districts.

~~{BCPC Policy 6.01.05 }~~  
~~{FCT 3-(A) 8}~~

**CONS POLICY 1.2-c:** Protect, preserve, conserve and enhance those areas known to contain natural communities or habitat for species included in the List of Endangered or Potentially Endangered Fauna and Flora published by the Florida Fish and Wildlife Conservation Commission.

~~{BCPC Policy 6.01.08 & FCT 3-A(5)}~~

**CONS POLICY 1.2-d:** The Town shall support the adopted South Florida Water Management District's East Coast Buffer Plan by discouraging, to the maximum extent feasible, high density and intensity incompatible land uses within the identified buffer areas and on ~~adjacent~~ contiguous lands. Such incompatible land uses may include, but are not limited to, heavy commercial and heavy industrial uses, utility plants, sewage treatment facilities, solid waste

disposal and transfer stations, ~~cemeteries, transportation facilities, and~~ gas and ~~service stations and single-family homes~~. The land use designation on all parcels in the "buffer area" shall be amended to "Conservation" after the parcel is purchased by the SFWMD for conservation purposes.

{BCPC Policy 6.01.09}

**CONS POLICY 1.2-e:** The Town shall ~~continue to work in close coordination cooperate~~ with the South Florida Water Management District and other wetland regulatory and planning agencies ~~in their efforts~~ to ensure that wetland mitigation efforts support and optimize the use of identified East Coast Buffer lands.

{BCPC Policy 6.01.10}

**CONS POLICY 1.2-f:** Support land acquisition and management practices which provide a sufficient fresh potable water supply, protect wildlife and natural resources and provide public access to natural areas, in coordination with the plans and programs of the South Florida Water Management District ~~and~~ Broward and Broward County .

{BCPC Policy ~~6.02.033.3.7~~ & FCT 3-A(6)}

**CONS POLICY 1.2-g:** Natural reservations ~~shall be designated "for~~ ~~Conservation"-use~~ on the Future Land Use ~~Map~~ for the purpose of protecting publicly-owned sanctuaries, preserves, archaeological or historic sites, open space, natural areas, ecological communities and designated wildlife management areas.

{BCPC Policy ~~6.02.052.5.7~~}

**CONS POLICY 1.2-h:** ~~The Town shall Protect protect and enhance~~ the quality and quantity of the water entering the Biscayne Aquifer ~~by maintaining or increasing the minimum pervious area requirements adopted in the land development regulations, and by restricting and regulating fuel and chemical storage tanks within the U.S. Highway 27 Business and Industrial designations.~~

**CONS POLICY 1.2-i:** The Town shall cooperate, ~~when and to the extent feasible,~~ with the South Florida Water Management District, ~~when and to the extent feasible,~~ in providing educational literature to the Town's residents on emergency water conservation, technical strategies and requirements.

### **CONS OBJECTIVE 1.3 ENVIRONMENTAL MONITORING**

**THE TOWN SHALL ~~MONITOR AND PROTECT AIR QUALITY AND~~ THOSE NATURAL RESOURCE AREAS WHICH ARE CONSIDERED TO BE ENVIRONMENTALLY SENSITIVE LANDS OR DESIGNATED AS LOCAL**

**AREAS OF PARTICULAR CONCERN (LAPC) IN THE TOWN'S COMPREHENSIVE PLAN.**

~~{BCPC Objective 9.01.00}~~

~~Measurement: Adoption of Standards in the Land Development Code for protecting all LAPCs consistent with State and County law.~~

**CONS POLICY 1.3-a:** Promote the acquisition, retention and management of unique natural areas ~~or~~ and open spaces such as wetlands, rockland hammocks, and significant archeological areas through public acquisition in order to preserve and protect their environmental and public recreational benefits.

{BCPC Policy ~~6.01.023.3.6~~ & FCT 3-(A)-2}

**CONS POLICY 1.3-b:** The Town shall strive to coordinate with Broward County and implement strategies for designating and protecting Local Areas of Particular Concern (LAPC) and other environmentally sensitive lands (ESLs) such as acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

{BCPC Policy ~~9.01.032.23.3~~}

**CONS POLICY 1.3-c:** ~~In the event that a LAPC is designated within the Town, which is not protected by strategies such as those within Policy 1.3-b above, The~~ the Town's ~~L~~and ~~D~~evelopment ~~C~~ode ~~r~~egulations shall address the mitigation of impacts to the Local Areas of Particular Concern (LAPC) when other strategies such as those within CONS Policy 1.3-b have been exhausted.

~~{BCPC Policy 9.01.04}~~

**CONS POLICY 1.3-d:** The Town shall discourage activities in the vicinity of ~~Local Areas of Particular Concern (LAPCs) which~~ that may have a detrimental impact upon such areas.

{BCPC Policy ~~3.3.99.01.05~~}

**CONS POLICY 1.3-e:** The Town shall endeavor to protect natural resources through the implementation of ~~L~~and ~~d~~evelopment ~~r~~egulations and procedures that promote the acquisition, retention and management of such areas.

{BCPC Policy ~~3.3.109.01.06~~}

**CONS POLICY 1.3-f:** The ~~Town's Town~~ land development regulations shall ~~consider~~ continue to require development and adoption of regulations to

~~eliminate-elimination of~~ invasive exotic vegetation within ~~development sites~~  
~~jurisdiction.~~

{BCPC Policy ~~2.20.179-01-09~~}

**CONS POLICY 1.3-g:** The Town's ~~Land development and landscaping ordinance~~  
~~regulations~~ shall ~~continue to~~ encourage the use of native vegetation and include  
lists of plant species, which require minimal watering and fertilization.

{BCPC Policy ~~2.20.17-9-01-10~~}

**CONS POLICY 1.3-h:** The Town shall ~~continue to coordinate-cooperate~~  
with Broward County to develop positive incentives for the purpose of  
encouraging private landowners to protect ~~Local Areas of Particular Concern~~  
(LAPCs).

{BCPC Policy ~~2.23.49-01-11~~}

**CONS POLICY 1.3-i:** ~~At the time of development review of~~ Upon public  
acquisition ~~within of~~ a ~~Local Area of Particular Concern (LAPC)~~, the Town shall  
coordinate with Broward County to develop a management strategy which  
identifies the entity responsible for the maintenance and protection of ~~the~~ natural  
areas.

{BCPC Policy ~~9-01-12~~}

**CONS POLICY 1.3-j:** The Town shall cooperate ~~with~~ and coordinate with  
local, regional and federal agencies' initiatives aimed at preserving and  
enhancing natural areas and ensuring efficient and effective planning, operation  
and maintenance of adopted storm water management systems.

**CONS POLICY 1.3-k:** The Town shall support and, where feasible,  
participate in implementation of the principles of the Broward County Integrated  
Water Resources Plan, the Lower East Coast Regional Water Supply Plan, the  
Comprehensive Everglades Restoration Plan and the ~~plans and requirements of~~  
~~the~~ South Broward Drainage District's and Central Broward Water Control  
District's ~~Comprehensive Plans~~.

**CONS POLICY 1.3-l:** The Town shall support the South Florida Water  
Management District's Water Preserve Areas and the Water Preserve Area Basin  
Rules.

**CONS POLICY 1.3-m:** The Town shall consider actions and activities to  
encourage protection of open space and natural areas through public acquisition  
and incentives for homeowners such as Purchase of Development Rights (PDR).

## **CONS OBJECTIVE 1.4      PROTECTION OF POTABLE WATER WELLFIELDS AND ZONES OF INFLUENCE**

**CONSERVE AND PROTECT THE QUALITY AND QUANTITY OF THE TOWN'S POTABLE WATER SUPPLY AND ELIMINATE THE PRESENCE OF ALL REGULATED SUBSTANCES, AS DEFINED BY BROWARD COUNTY'S POTABLE WATER SUPPLY WELLFIELD PROTECTION ORDINANCE, FROM THE POTABLE WATER WELLFIELD ZONES OF INFLUENCE AS DEPICTED ON THE NATURAL RESOURCE MAP SERIES OF THE FUTURE BROWARD COUNTY LAND USE PLAN MAP (SERIES).**

{BCPC Objective ~~9.02.00~~}

~~Measurement: Adoption of standards in the Land Development Code for protecting future public Wellfields and Zones of Influence located within the Town's boundaries consistent with State and County law.~~

**CONS POLICY 1.4-a:** Amendments to the Town's Future Land Use Map proposing land use categories which permit Industrial uses shall be discouraged, to the greatest extent feasible, within Wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County.

{BCPC Policy ~~2.26.39.02.03~~}

**CONS POLICY 1.4-b:** The Town shall ~~maintain the~~adopt year-round water conservation measures ~~it adopted via ordinance no. 2021-008, such as those of the South Florida Water Management District's rule chapter 40E-21, to utilize during periods of drought.~~

{BCPC Policy ~~9.02.04~~}

**CONS POLICY 1.4-c:** The Town shall analyze and determine if it is practical or financially feasible to require non-residential land uses currently on septic systems to be connected to central wastewater treatment facilities with priority given to those parcels located in proximity to surface waters.

{BCPC Policy ~~2.11.69.02.06~~}

**CONS POLICY 1.4-d:** The Town shall, as feasible, assist Broward County to effectively manage hazardous materials ~~in order to~~to protect the environmental quality of groundwater.

**CONS POLICY 1.4-e:** The Town shall evaluate the requirements in the SFWMD Best Management Practices (BMP) Manual for providing and maintaining



vegetative buffers around waterways and consider adopting the relevant portions in the Town's ~~Land~~ ~~Development~~ ~~Code~~ regulations.

**CONS POLICY 1.4-f:** Upon any future designation of a wellfield protection zone within Theits jurisdiction, the Town shall adopt the principles of the Broward County Wellfield Protection Ordinance, as applicable, in its ~~Land~~ ~~Development~~ rRegulations.

**CONS POLICY 1.4-h:** The Town shall strive to provide educational programs regarding protection of groundwater quality to homeowners currently being served by potable water drinking wells and septic tanks. The Town shall encourage homeowners and landscape professionals to adopt the C-11 Working Group Best Management Practices (BMP) for improving water quality as they existed at the time this Comprehensive Plan ~~was originally adopted~~.

**CONS POLICY 1.4-h:** The Town shall consider a plan to study, develop and maintain a program for encouraging all property owners in the Town to maintain ~~an established minimum percentage of their property in accordance to xeriscape design standards and provide incentives for meeting more than the minimum requirements~~.

**CONS POLICY 1.4-i:** The Town shall ~~consider~~ continue supplying educational or informational material to its residents on the proper operation and maintenance of their septic system and the importance of water resource conservation.

## CONS OBJECTIVE 1.5 PROTECTION OF SURFACE WATERS

**CONTINUE TO IMPLEMENT LAND USE CONTROLS AND PROGRAMS TO PRESERVE AND ENHANCE SURFACE WATERS FOR THEIR IMPORTANT NATURAL FUNCTIONS, ~~AESTHETICS,~~ AND RECREATIONAL VALUES.**

~~{BCPC Objective 9.04.00}~~

~~Measurement: Adoption of standards in the Land Development Code for protecting the surface waters in the Town, consistent with State and County law.~~

**CONS POLICY -1.5-a:** The Town's ~~Land~~ ~~Development~~ ~~Code~~ and regulations shall provide for the protection ~~of,~~ and standards for the creation of, surface waters in conformance with the policies and regulations of ~~Comprehensive Everglades Restoration Program (CERP),~~ the State of Florida,

South Florida Water Management District ~~policies~~, and the applicable drainage district.

{BCPC Policy ~~9-04.01~~2.24.1}

**CONS POLICY 1.5-b:** New development adjacent to, or in the vicinity of, surface waters shall be designed with nutrient barriers to minimize the direct discharge of stormwater runoff into such bodies of water.

{BCPC Policy ~~9-04.02~~2.24.2}

**CONS POLICY 1.5-c:** ~~**Reserved**-All artificial lakes shall be constructed with vegetated shallow water habitat as required by the Broward County Department of Planning and Environmental Protection, which will promote the natural lake functions and the health, safety, welfare and recreational benefits of the Town's residents.~~

{BCPC Policy ~~9-04.03~~}

**CONS POLICY 1.5-d:** The Town shall support the disposal of solid waste in resource recovery facilities provided they are environmentally sound and maintained in accordance with Best Management Practices.

**CONS POLICY 1.5-e:** The Town shall promote the restoration of the Everglades including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters.

## **CONS OBJECTIVE 1.6 PROTECTION OF WETLANDS**

**IDENTIFY AND PROTECT THE WETLANDS, HYDRIC SOILS AND VEGETATIVE COMMUNITIES WITHIN THE TOWN IN ORDER TO MAINTAIN AND ENHANCE WETLAND RESOURCES AS WELL AS FUNCTIONAL VALUES SUCH AS, BUT NOT LIMITED TO, WILDLIFE HABITAT, GROUNDWATER RECHARGE AND DISCHARGE, STORMWATER STORAGE, SEDIMENT/TOXICANT RETENTION AND NUTRIENT REMOVAL/TRANSFORMATION.**

{BCPC Objective ~~9-05.00~~}

~~Measurement: Adoption of standards in the Land Development Code for protecting, enhancing and mitigating wetlands, consistent with State and County law.~~

**CONS POLICY 1.6-a:** No development order will be issued for development within-on wetlands, as defined herein, until an Environmental Resource License has been issued by the Broward County Department of

Planning and Environmental Protection. ~~However, the Town may issue re-zonings, site plan, or plat approvals, and development orders, issued pursuant to Chapter 380.06, F.S., in areas containing wetlands upon issuance of a conceptual jurisdictional wetlands review report by the Broward County Department of Planning and Environmental Protection, provided that the development does not take place within the area of the wetlands required to remain on the property.~~

{BCPC Policy ~~2.22.19.05.02~~}

**CONS POLICY 1.6-b:** The Town shall direct incompatible land uses away from wetlands and coordinate its development review and permitting programs with the wetlands permitting and mitigation programs of Broward County, State of Florida, and Federal agencies with appropriate jurisdiction.

{BCPC Policy 9.05.07}

**CONS POLICY 1.6-c:** The Town shall consider the impact of Land Use Plan amendments on wetland resources and minimize the impacts to the maximum extent practicable.

{BCPC Policy ~~2.22.29.05.09~~}

**CONS POLICY 1.6-d:** Continue to coordinate with the Broward County Department of Planning and Environmental Protection ~~and Broward County Parks and Recreation Division~~ and other appropriate agencies to expand efforts to eradicate exotic invasive species, including but not limited to, Melaleuca, Australian Pine and Brazilian Pepper, from wetlands and adjoining areas.

{BCPC Policy 9.05.12}

**CONS POLICY 1.6-e:** The Town, in coordination with appropriate County, Regional, State and Federal agencies, shall continue to participate in efforts to better preserve, protect, restore and enhance the Florida Everglades and adjacent wetlands.

{BCPC Policy 9.05.13}

**CONS POLICY 1.6-f:** ~~Mitigation required pursuant to development activities within Eastern Broward County shall be used to restore, enhance or replace wetlands located within Eastern Broward County. For the purposes of this policy, "Eastern Broward County" is defined as the area east of the Everglades Buffer Strip and the Reserve Water Supply areas as defined in Objective 6.02.00, "Permitted Uses Within The Conservation Areas and Natural Reservations," Broward County Land Use Plan. Mitigation may be allowed in other areas of the County only if it is determined by the Broward County Commission and appropriate permitting agencies that suitable sites for such purposes are not~~

available in "Eastern Broward County." Mitigation shall be considered first onsite, second off-site within the same drainage basin with a preference for remaining within the Town's jurisdiction, third offsite in Eastern Broward County, fourth off-site in Broward County and finally off-site in Eastern South Florida. Nothing in this policy shall be construed to encourage small, unviable or unsustainable mitigation. Reserved

{BCPC Policy 9.05.18}

## **CONS OBJECTIVE 1.7      ~~COMPATIBILITY OF MINING WITH ADJACENT USES.~~**

**ENSURE THAT MINING AND GRADING OPERATIONS ARE COMPATIBLE WITH EXISTING SURROUNDING LAND USES AND CONSISTENT WITH THE TOWN'S POLICIES REGARDING PROTECTION OF NATURAL RESOURCES INCLUDING ENVIRONMENTALLY SENSITIVE LANDS AND WATER RESOURCE QUALITY AND QUANTITY.**

{BCPC Objective 9.06.00}

~~Measurement: Adoption of standards in the Land Development Code for regulating mining of minerals operations, consistent with State and County law.~~

**CONS POLICY 1.7-a:** ~~Permit mining Mining is prohibited~~ in areas in which mining is identified as a permitted use in the subsection entitled "Permitted Uses in Future Land Use Categories" of the Future Land Use Element use within the Town.

{BCPC Policy 9.06.01}

**CONS POLICY 1.7-b:** ~~The~~ In the event this comprehensive plan is ever amended to allow mining, the Town's ~~L~~and D ~~development Code regulations~~ shall address the construction and reclamation of completed mining excavations and their compatibility with existing surrounding land uses and water resource quality and quantity.

{BCPC Policy 9.06.02}

**CONS POLICY 1.7-c:** ~~The~~ In the event this comprehensive plan is ever amended to allow mining, the Town's ~~L~~and D ~~development Code regulations~~ shall require protective measures such as restrictions regarding blasting, noise and air quality as well as fencing during excavation and provide that the slopes and benches in the waterway be maintained after excavation of the mining pits to provide for shallow water aquatic habitat in order to protect the health, safety and welfare of the Town's residents by preventing drowning and restoring the biological productivity of the reclaimed water body.

**CONS POLICY 1.7-d:** For the purposes of the Town’s Comprehensive Plan, mining does not include excavation solely in aid of on-site construction or excavation ancillary to on-site construction solely to remove undesirable or surplus materials from a site.

{BCPC Policy ~~9.06.04~~}

## **CONS OBJECTIVE 1.8      PROTECT AREAS SUBJECT TO SEASONAL OR PERIODIC FLOODING**

**PROTECT HABITABLE STRUCTURES, PUBLIC ROADS AND PARKING FACILITIES IN THE TOWN FROM FLOODING.**

{BCPC Objective ~~9.07.00~~}

~~Measurement: Adoption of standards in the Land Development Code consistent with federal, state and water management district regulations.~~

**CONS POLICY 1.8-a:** The Town’s ~~L~~and ~~d~~Development ~~regulations~~~~Codes~~ shall continue to contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency ~~Management Agency~~~~Management Agency~~ as implemented by the South Florida Water Management District (SFWMD), South Broward Drainage District (SBDD) and the Central Broward Water Control District (CBWCD).

{BCPC Policy ~~9.07.01~~}

**CONS POLICY 1.8-b:** The Town shall require all redevelopment projects to address existing flooding problems.

{BCPC Policy ~~9.07.02~~}

**CONS POLICY 1.8-c:** Through provisions in the Town’s ~~L~~and ~~d~~Development ~~Code~~ regulations, public roads, parking lots and private property shall be designed at a minimum to be consistent with the criteria of the South Florida Water Management District.

{BCPC Policy ~~9.07.03~~}

## **CONS OBJECTIVE 1.9      PROTECTION OF NATURAL GROUNDWATER RECHARGE AREAS AND NATURAL DRAINAGE FEATURES**

**CONTINUE TO COORDINATE WITH THE APPLICABLE DRAINAGE DISTRICT FOR THE ELIMINATION OF FLOODING PROBLEMS WHILE**

**PRESERVING GROUNDWATER QUALITY THROUGH PLANNED GROWTH, THE PROVISION OF DRAINAGE AND STORMWATER "BEST MANAGEMENT PRACTICES"(BMP) AND THE ADOPTION OF APPROPRIATE LAND DEVELOPMENT REGULATIONS.**

~~{BCPC Objective 9.09.00}~~

~~Measurement: Adoption of Best management Practices "BMP" standards for drainage and stormwater management in the Land Development Code consistent with the applicable requirements of the State of Florida and Broward County.~~

**CONS POLICY 1.9-a:** New development shall provide water storage capacity equal to that which existed under pre-development conditions consistent with Broward County's water management regulations and plans of the South Florida Water Management District, Broward County ~~Department of Planning and Environmental Protection~~, the South Broward Drainage District, and the Central Broward Water Control District.

~~{BCPC Policy 9.09.01}~~

**CONS POLICY 1.9-b:** All existing and future development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent standards adopted by the Town. Any such standards adopted by the Town shall be at least as stringent as the Best Management Practices as prepared by the South Florida Water Management District in effect as of the date this Plan was originally adopted.

~~{BCPC Policy 9.09.02}~~

**CONS POLICY 1.9-c:** Coordinate future land uses with topography and soil conditions to protect the Town's water supply and minimize flooding problems and soil erosion.

~~{BCPC Objective 9.10.00}~~

**CONS POLICY 1.9-d:** Regulate all development consistent with the criteria and mapping of the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRMs) ~~and the policies included under Broward County Land Use Plan Objectives 9.7 and 9.9 as they existed on the date this Plan was originally adopted.~~

~~{BCPC Policy 9.10.02}~~

**CONS POLICY 1.9-e:** The Town shall require property owners to maintain their swales, retention areas and culverts, consistent with approved engineering plans, free from debris to ensure proper function of their tertiary stormwater drainage system [and SWMP](#).

**CONS POLICY 1.9-f:** The Town shall encourage increased drainage recharge into the aquifer by increased retention, maintenance and use of open space and use of pervious materials for paving and driveways.

**CONS POLICY 1.9-g:** The Town shall strive to protect wetlands and recharge areas either through public acquisition, where applicable, or the enforcement of rules and practices adopted by applicable regulatory authorities.

**CONS POLICY 1.9-h:** The Town shall adopt and implement Chapter 27, Pollution Control, of the Broward County Code of Ordinances and may provide incentives for all developments that exceed minimum standards.

## **CONS OBJECTIVE 1.10**

**SUPPORT THE CONSERVATION OF POTABLE WATER BY ADOPTING OR SUPPORTING THE WATER CONSERVATION PRACTICES AND PROGRAMS OF THE CITY OF SUNRISE, COOPER CITY, AND BROWARD COUNTY.**

**CONS POLICY 1.10-a:** The Town shall conserve water by pursuing implementation of the water conservation practices described in the 10-Year Water Supply Facilities Work Plans of Sunrise, Cooper City and Broward County.

**CONS POLICY 1.10-b:** The Town shall encourage the use of Xeriscape plantings which will reduce the overall amount of water to be used for irrigation purposes.

**CONS POLICY 1.10-c:** The Town shall encourage the use of water saving plumbing fixtures in all new homes and businesses.

**CONS POLICY 1.10-d:** The Town shall support the adoption of a tiered water rate structure within municipal potable water services areas that discourages the overuse of water in the Town.

**CONS POLICY 1.10-e:** The Town shall continue to support the Broward NatureScape Program which promotes landscapes that conserves water, protect water quality, and creates wildlife habitat.

**CONS POLICY 1.10-f:** The Town shall support governmental entities which encourage conservation by the public through an educational awareness campaign.

## **CONS OBJECTIVE 1.11 PROTECTION OF AIR QUALITY**

~~**MAINTAIN AND IMPROVE THE QUALITY OF AIR IN THE TOWN BY THROUGH REGULATION OF LAND USES ESTABLISHING IN THE LAND DEVELOPMENT REGULATIONS A MECHANISM FOR COORDINATION WITH THE BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION REGARDING THE CONTROL OF AIR EMISSIONS.**~~

{BCPC Policy 9.14.00}

~~Measurement: 1) Verification that air quality is improving. 2) Consideration of the establishment of a mechanism for coordination with the Broward County Department of Planning and Environmental Protection regarding the control of air emissions.~~

**CONS POLICY 1.11-a:** Large developments, which generate high traffic volumes, should be located with direct access to highways.

{BCPC Policy 9.14.003.5.2}

**CONS POLICY 1.11-b:** The Town shall review all proposed development with respect to the potential for related impacts to regional air quality, and either eliminate or effectively mitigate all impacts.

{BCPC Policy 9.14.032.25.1}

## **CONS OBJECTIVE 1.12 SUSTAINABILITY**

**INCREASE THE TOWN'S ENVIRONMENTAL SUSTAINABILITY.**

~~Measurement: 1) Level of use of alternative energy in Southwest Ranches. 2) Reduction of energy use in Town facilities and operations. 3) Continued designation of the Town as a "Tree City USA."~~

**CONS POLICY 1.12-a:** The Town will advocate for the development of renewable energy resources.

**CONS POLICY 1.12-b:** The Town shall consider energy efficiency and resource conservation in the construction, renovation and operation of Town facilities, including but not limited to, purchasing of Energy Star equipment and



appliances for Town uses, and practicing and promoting sustainable building systems whenever possible using the U.S. Green Building Council's LEED program or similar system.

**CONS POLICY 1.12-c:** The Town will attempt to increase recycling rates in Town operations and in the community.

**CONS POLICY 1.12-d:** ~~The objective to become a "Tree City USA" was established in 2007.~~ The Town will strive to meet or exceed the standards set forth by the National Arbor Day Foundation in order to maintain its Tree City USA ~~this~~ designation.

**CONS 1.12-e:** The Town shall encourage those developing lands within the Town to take advantage of strategies to increase energy efficiency, including building orientation, use of appropriate landscaping to reduce cooling loads and reuse/recycling of building materials.

**CONS 1.12-f:** The Town may consider changes to its land development code to promote the use of site design techniques which increase energy efficiency.

**CONS 1.12-g:** The Town encourages land developers and builders to pursue certifications under the Florida Green Building Coalition and/or US Green Building Council Leadership in Energy and Environmental Design (LEED) rating systems. The Town shall consider incentives, based on the experiences of other jurisdictions, to pursue such certifications, such as expedited development review.

## Additional proposed policies for the Conservation Element

### **Objective 1.13 Resiliency**

The Town should consider the impacts of sea level rise in planning and decision-making processes, including but not limited to, land use, infrastructure planning, project designs, emergency management, floodplain and stormwater management, and water supply.

**Policy 1.13-a:** The Town shall use the most recently updated Southeast Florida Regional Climate Change Compact's Unified Sea Level Rise Projection when determining the risks of flooding due to sea level rise.

**Policy 1.13-b:** The Town will update the supporting data on sea level rise impacts with future updates of the Comprehensive Plan to reflect the latest predicted and observed impacts.

**Policy 1.13-c:** The Town should consider sea level rise projections in all future decisions about the siting, design, construction, rehabilitation, and enhancement of streets and stormwater facilities.

**Policy 1.13-d:** The Town shall consider the sea level rise projections in future decisions about potable water supply and sanitary sewage treatment.

**Policy 1.13-e:** The Town shall implement the recommendations of the Stormwater System Master Plan as funding allows. Funding sources could include grants, stormwater improvement assessments, stormwater improvement impact fees, and other innovative funding mechanisms.

**Policy 1.13-f:** The Town shall monitor updates to Broward County's future conditions groundwater elevation maps and other relevant studies documenting and projecting the impacts of sea level rise on groundwater elevation.

**Policy 1.13-g:** The Town shall investigate the feasibility of establishing a water and sewer utility or funding extensions of distribution and collection lines from existing municipal utilities.

**Policy 1.13-h:** The Town shall undertake a resiliency plan, with components that may include, but are not limited to:

- (i) increasing development requirements for providing stormwater retention
- (ii) increasing finished floor elevations
- (iii) increasing road elevations
- (iv) acquiring and constructing designated retention basins

**Policy 1.13-i:** The Town shall investigate and pursue sources for funding the resiliency plan and implementing its recommendations. Funding sources could include grants, stormwater improvement assessments, stormwater improvement impact fees, and other innovative funding mechanisms.

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE PERTAINING TO THE USE OF HELICOPTERS WITHIN THE TOWN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Town is a rural residential and agrarian community that seeks to preserve its rural lifestyle; and

**WHEREAS**, helicopters generate extreme sound, which has been found to impact farm animals by creating extreme stress and fertility problems; and

**WHEREAS**, the Town believes that it is in the best interest of the health, safety, and welfare of the Town and its residents to regulate the use of helicopters within the Town;

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

**SECTION 1: Ratification.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

**SECTION 2: Text Amendment.** The Town of Southwest Ranches' Unified Landed Development Code shall be amended to include the following provision:

Use of helicopters within the Town

Aside from emergency services providers, law enforcement, and in the case of an emergency, no helicopter may land or takeoff within the Town.

The Town Council, upon a super majority vote, may approve a limited permit for helicopter landings and/or takeoffs provided that the applicant is able to demonstrate the following:

- (1) That residents within 1,500 feet of the site have been notified of the request;
- (2) That the request is limited to a specific date and time;
- (3) That the request will not be deleterious to the surrounding community;
- (4) That there is no livestock maintained within 500 feet;
- (5) That the request has been made at least 90 days in advance; and

(6) That the landing and/or takeoff site meet FAA standards.

A violation of this provision shall be deemed to cause irreparable harm to the community and shall be enforced to the maximum amount allowed by law.

Nothing herein seeks to usurp the Federal Aviation Administration’s regulation of aeronautic travel. If any of the provisions stated herein conflict with any state or federal law to the contrary, such state or federal law shall take precedence.

**SECTION 3: Conflict:** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**SECTION 4: Severability:** If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5: Effective Date:** This Ordinance shall be effective immediately upon its adoption.

**PASSED ON FIRST READING** this \_\_\_ day of August, 2023 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_ day of September, 2023 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Kuczenski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

**[Signature on Following Page]**

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Steve Breitkreuz, Mayor

Attest:

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Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness

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Keith M. Poliakoff, J.D.  
1001.2346.01