



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

September 21, 2023
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members

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

Council Liaison

Steve Breitzkreuz

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 August 2023
 - B. Proposed New Policies for Inclusion in Comprehensive Plan
 - C. Update on US 27 Business Category Land Use
6. New Business
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

August 17, 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
Lori Parrish – Present
Robert Sirota– Present

Also present: Mayor Steve Breitkreuz, Vice Mayor Jim Allbritton, Council Member Bob Hartmann, Council Member Gary Jablonski, Council Member David Kuczenski, Town Planner Jeff Katims (via phone), Community Services Manager Emily Aceti (via phone); Mary Molina-Macfie

Pledge of Allegiance

Motion: To approve the July meeting minutes as amended.

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

Discussion: Proposed New Policies for Inclusion in Comprehensive Plan

Motion: To approve proposed policy language: *"Any person or entity that removes one or more trees from public property without a Town tree removal permit that authorizes such removal shall mitigate the lost canopy at a 1:1 ratio on the site of the removed tree(s)."*

Result	1st	2nd	JA	JH	NH	GM	LP	RS
<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 proposed policy language: *"Any person or entity that removes or destroys shrubbery or groundcover on public property without the Town's consent shall replace the removed shrubbery or groundcover so as to provide equal or greater coverage than existed prior to the removal."*

Result	1st	2nd	JA	JH	NH	GM	LP	RS
<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 proposed policy language:
"a. Entry features for all subdivisions that require plat or site plan approval must be reviewed by the Rural Public Arts and Design Advisory Board prior to consideration of the plat or site plan by the Town Council.
b. The Advisory Board shall determine if the entry features are consistent with the Town's rural design specifications and make recommendations to the Town Council in order for the entry features to be consistent with those specifications."

Result	1st	2nd	JA	JH	NH	GM	LP	RS
<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 proposed policy language: *"The Town shall coordinate with Broward County Traffic Engineering for installation of crossing buttons at equestrian height at all signalized pedestrian crossings."*

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

Motion: To approve proposed policy language: *"The Town shall achieve and maintain the International Dark Sky certification."*

Result	1st	2nd	JA	JH	NH	GM	LP	RS
<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>

Motion: To approve proposed policy language: *"In order to improve flood control in Southwest Ranches, the Town shall advocate for state and federal funding for the construction of the Army Corps of Engineers impoundment project north of the C-11 Canal east of US 27."*

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

Motion: To approve proposed policy language: *"In order to maintain the continuity of the Southwest Ranches / Broward County trail system, the Town shall advocate for the construction of pedestrian / equestrian bridges over the C-11 Canal."*

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

Meeting Adjourned

AUGUST 17, 2023 POLICIES RECOMMENDED BY CPAB FOR INCLUSION WITHIN THE
COMPREHENSIVE PLAN

(Objective 1.2, Native Vegetation and Wildlife Protection)

CONS POLICY 1.2-j: Any person or entity that removes or destroys shrubbery or groundcover on public property without the Town’s consent shall replace the removed shrubbery or groundcover so as to provide equal or greater coverage than existed prior to the removal.

(Objective 1.2, Regulation of Subdivisions)

FLU POLICY 1.2-e: Entry features for all subdivisions that require plat or site plan approval must be reviewed by the Rural Public Arts and Design Advisory Board prior to consideration of the plat or site plan by the Town Council. The Advisory Board shall determine if the entry features are consistent with the Town’s rural design specifications and make recommendations to the Town council in order for the entry features to be consistent with those specifications.

CONS OBJECTIVE 1.13 PROTECTION OF THE NIGHT SKY

CONS 1.13-a: The Town’s land development regulations shall continue to strictly regulate outdoor lighting in order to minimize light pollution and glare.

CONS 1.13-b: The Town shall achieve and maintain the International Dark Sky Certification.

* * *

(Policy 1.9, Protection of Natural Groundwater Recharge Areas and Natural Drainage Features)

CONS. POLICY 1.9-i: In order to improve flood control in Southwest Ranches the Town shall advocate for state and federal funding for the construction of the Army Corps of Engineers impoundment project north of the C-11 Canal and east of U.S.27.

* * *

(Policy 1.3, Bikeways, Greenway Trails and Blueways)

R&OS POLICY 1.3-j: In order to maintain the continuity of the Southwest Ranches / Broward County trail system, the Town shall advocate for the construction of pedestrian / equestrian bridges over the C-11 canal.

R&OS POLICY 1.3-k: The Town shall coordinate with Broward County Traffic Engineering for installation of crossing buttons at equestrian height at all signalized pedestrian crossings.

PROPOSED AIR AND WATER QUALITY POLICIES PER AUGUST 17, 2023 CPAB DIRECTION

(Objective 1.4, Protection of Potable Water, Wellfields and Zones of Influence)

CONS POLICY 1.4-j: The Town shall actively oppose any development, policy or activity that may negatively impact its groundwater quality.

CONS POLICY 1.11-d: The Town specifically opposes any modification of the Broward County landfill adjacent to the Town that could create or increase the discharge of hazardous substances into the groundwater.

(Objective 1.11, Protection of Air Quality)

CONS POLICY 1.11-c: The Town shall actively oppose any development, policy or activity that may negatively impact its air quality.

CONS POLICY 1.11-d: The Town specifically opposes any modification of the Broward County landfill adjacent to the Town that could create or increase the discharge of particulates, odors or hazardous substances, including but not limited to the construction of an incinerator or acceptance of ash for disposal.