



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

May 16, 2024  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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### **Board Members**

Joseph Altschul  
Renee Greene  
Newell Hollingsworth  
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. Public Hearing
  - A. Land Use Amendment Application No. PA-24-2 to amend the text of the Future Land Use Element relating to municipal water and sewer connections.
6. Old Business
  - A. Approval of minutes for April 2024
  - B. Walls
  - C. Dark Skies Ordinance Update
7. New Business
8. Board Member / Staff Comments and Suggestions
9. Items for Next Meeting
10. 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.

**ORDINANCE NO. 2024-\_\_**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY 1.8-P AND THE PERFORMANCE STANDARDS FOR THE US HIGHWAY 27 BUSINESS CATEGORY IN PART TWO OF THE FUTURE LAND USE ELEMENT ENTITLED, "PERMITTED USES IN FUTURE LAND USE CATEGORIES;" PERTAINING TO POTABLE WATER AND SANITARY SEWER FACILITIES REQUIRED TO SERVE DEVELOPMENT DESIGNATED US HIGHWAY 27 BUSINESS CATEGORY ON THE FUTURE LAND USE PLAN MAP; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND OTHER REVIEW AGENCIES DEFINED IN F.S. 163.3184(1)(C); PROVIDING FOR RECERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-24-2)**

**WHEREAS**, the Town Council desires to allow for the most economical municipal potable water supply and sanitary sewage treatment services within the US Highway 27 Business Category; and

**WHEREAS**, the Town of Southwest Ranches Comprehensive Plan Advisory Board reviewed the proposed amendment at its May 16, 2024 meeting and recommended approval; and

**WHEREAS**, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on May 23, 2024 and recommended that the Town Council adopt the proposed Ordinance.

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

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

**Section 2: Amendment.** Part 1. of the Future Land Use Element entitled, " Goals, Objectives and Policies", is hereby amended as follows:

**FLUE POLICY 1.8-p:** All land designated US Highway 27 Business shall be connected to, or ~~shall enter into~~ be the subject of a binding agreement providing for the connection to, ~~the City of Sunrise a municipal water and sewer systems~~ prior to issuance of any permit for the construction of any building ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

**Section 3: Amendment.** Part 2. of the Future Land Use Element entitled, "Permitted Uses in Future Land Use Categories", is hereby amended as follows:

5. US HIGHWAY 27 BUSINESS CATEGORY

\* \* \*

A. Performance Standards.

1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.
2. ~~City of Sunrise Municipal~~ sanitary sewer and potable facilities must be in place, or the provision of municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality, ~~with the City of Sunrise~~ to serve any parcel designated US Highway 27 Business; prior to issuance of any permit for the construction of any building ~~or roofed structure~~. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

**Section 4: F.S. Chapter 163 Transmittal.** That the Town Planner is hereby directed to transmit the amendment to the state land planning agency under the expedited state review procedure.

**Section 5: Recertification.** That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Element upon adoption of the amendment.

**Section 6: 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 7: Severability.** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional or invalid, the invalidity thereof shall not affect the validity of any of the remaining portions of this Ordinance.

**Section 8: Effective Date.** This Ordinance shall take effect 31 days after the state land planning agency notifies the Town that the plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

**PASSED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2024 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2024, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

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

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

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

ATTEST:

Ordinance No. 2024-\_\_

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Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

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Keith Poliakoff, J.D., Town Attorney



# Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

April 18, 2024  
7:00 PM

Town Hall  
13400 Griffin Road

## Call to Order

### Roll Call

Joseph Altschul – Absent  
Renee Greene - Present  
Newell Hollingsworth – Present  
Lori Parrish – Present  
Robert Sirota – Present

Also present: Mayor Steve Breitkreuz, Vice Mayor David Kuczenski, Council Member Jim Allbritton, Council Member Bob Hartmann, Council Member Gary Jablonski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone), Town Clerk Debra Ruesga, John Garate

## Pledge of Allegiance

### Motion: To approve the March meeting minutes.

Result	1 <sup>st</sup>	2 <sup>nd</sup>	JA	RG	NH	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>

### Motion: Motion to approve Wall Height Ordinance.

Result	1 <sup>st</sup>	2 <sup>nd</sup>	JA	RG	NH	LP	RS
<i>Withdrawn</i>	<i>NH</i>	<i>LP</i>					

### Motion: Motion to approve Subsection 1 of Section 2 of the Wall Height Ordinance.

Result	1 <sup>st</sup>	2 <sup>nd</sup>	JA	RG	NH	LP	RS
<i>Passed</i>	<i>NH</i>	<i>RG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

**Motion: Motion to approve Subsection 2 of Section 2 of the Wall Height Ordinance.**

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

**Motion: Motion to approve Subsection 3 A, B, and C of Section 2 of the Wall Height Ordinance.**

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

**Motion: To approve Section 3 of the Wall Height Ordinance without the words "AND HEDGES" from the title.**

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

**Motion: To approve CIE Policies as follows:**

**CIE Policy 1.1-c: The following standards regarding debt payment service per annum shall be adhered to ~~where feasible~~: The total debt service shall not exceed 15% of the Town's total revenues per annum. The average annual bond maturities shall not exceed 15 years. Debt payment shall not exceed 30 years.**

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

**Motion: To amend CIE Policy 1.1-c as follows:**

**The following standards regarding debt payment service per annum shall be adhered to except by supermajority vote of the Town Council ~~where feasible~~:**

- **The total debt service shall not exceed 15% of the Town's total revenues per annum.**
- **The average annual bond maturities shall not exceed 15 years.**
- **Debt payment shall not exceed 30 years.**
- **The Town Council shall not approve any bond issue or refinancing of a bond issue with a call date.**
- **The Town Council shall not approve any bond issue or refinancing of a bond issue with a prepayment penalty.**
- **The Town Council shall not approve any refinancing of a bond issue that exceeds the term of the original debt.**

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

**Motion: To approve CIE Policy 1.1-g (numbered to 1.1-d) as follows:  
The Town Council should review its fiscal policies and procedures annually during the budget process and present any proposed / recommended changes at the Budget Workshop.**

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

**Meeting Adjourned**



Potential addition to Sec. 045-030(A), “Fences and walls” for discussion.

Walls shall not be designed to allow stormwater to flow onto adjoining properties in violation of Town or drainage district onsite retention standards.