



# Southwest Ranches Town Council

## LOCAL PLANNING AGENCY

### Agenda of May 8, 2025

Southwest Ranches Council Chambers  
7:00 PM Thursday

13400 Griffin Road  
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Steve Breitkreuz	Jim Allbritton	Russell C. Muñiz, MBA, MPA	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Gary Jablonski	<u>Town Financial Administrator</u>	<u>Town Clerk</u>
Bob Hartmann	David Kuczenski, Esq.	Emil C. Lopez, CPM	Debra M. Ruesga

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

#### Presentation

#### Resolutions

#### 3. LPA Resolution for Outdoor Lighting Ordinance

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") RELATING TO OUTDOOR LIGHTING; PROVIDING FOR AN EFFECTIVE DATE.

#### 4. Approval of Minutes

##### a. LPA Meeting Minutes - November 21, 2024

#### 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.

This page  
intentionally  
left blank.



**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**  
**David S. Kuczenski, Esq., Vice Mayor**  
**Jim Allbritton, Council Member**  
**Bob Hartmann, Council Member**  
**Gary Jablonski, 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:** Russell Muniz, Town Administrator  
**FROM:** Jeff Katims  
**DATE:** 3/7/2025  
**SUBJECT:** LPA Resolution for Outdoor Lighting Ordinance

---

### **Recommendation**

Staff recommends that the LPA pass the resolution, thereby transmitting a recommendation to the Town Council that it adopt the ordinance.

A. Sound Governance

### **Background**

The proposed ordinance also establishes a rural lighting corridor along residential streets to further reinforce the Town's desired rural character. The corridor extends 45 feet from the right-of-way line on each side of a street, which accounts for the majority of a required front yard without impacting lights attached to roof overhangs. Lights within the rural lighting corridor must be fully shielded to prevent glare and must use bulbs with a relatively warm color appearance.

### **Fiscal Impact/Analysis**

The proposed ordinance will not impose additional costs to the Town.

### **Business Impact/Analysis**

### **Staff Contact:**

Jeff Katims

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution for Lighting Ordinance - TA Approved	5/1/2025	Resolution
Exhibit A - Changes to ULDC	5/1/2025	Backup Material

**LPA RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") RELATING TO OUTDOOR LIGHTING; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Town Council directed evaluation of the outdoor lighting regulations in the ULDC; and

**WHEREAS,** outdoor lighting practices that have changed since adoption of the current regulations in 2005; and

**WHEREAS,** it was determined that the current regulations are not adequate to maintain the Town's rural character and prevent nuisances, and should be amended; and

**WHEREAS,** the Local Planning Agency finds that the proposed text amendment is consistent with the goals, objectives and policies of the Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED BY LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1. ADOPTION OF RECITALS.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2. RECOMMENDATION.** The Local Planning Agency recommends that the Town Council adopt the proposed amendment, attached as Exhibit "A" hereto.

**Section 3. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its passage.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025 on a motion made by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_.

**(Signatures on the Following Page)**

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

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

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

Attest:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, Town Attorney  
1001.032.2025

**EXHIBIT "A"**  
**PROPOSED ULDC AMENDMENT**

**(ATTACHED)**

This page  
intentionally  
left blank.



## ARTICLE 95. OUTDOOR LIGHTING STANDARDS

### Sec. 095-010. Purpose, intent and applicability.

The purpose and intent of this article is to create lighting standards that preserve the rural character of the town and promote the health, safety and welfare of the residents by establishing maximum intensities of lighting and controlling glare from ~~luminaires~~~~lighting fixtures~~. The provisions of this article shall apply to all permanent outdoor lighting from an artificial light source.

### Sec. 095-020. Definitions.

In addition to terms defined in article 10, "Definition of Terms," the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In the absence of a specific technical definition, words and phrases shall have those definitions and meanings as provided by the Illuminating Engineering Society of North America.

*Area light* means ~~light~~ a luminaire that produces more than ~~six hundred (600)~~ ~~eighteen hundred (1,800)~~ lumens.

~~*Athletic field lighting* means any lighting greater than 35 feet in height, utilized to illuminate sports facilities.~~

*Bulb* means the light-producing source in a luminaire; a device that produces light upon the application of electricity. Bulbs include, but are not limited to, the following technologies: incandescent; fluorescent; light emitting diode, and noble gasses such as neon.

*Correlated color temperature (CCT)* is a specification of the color appearance of the light emitted by a bulb, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below three thousand (3000) K are usually considered "warm" sources, while those with a CCT above three thousand (3000) K are usually considered "cool" in appearance.

*Cutoff, full*, means a ~~lighting fixture~~ luminaire that emits zero (0) percent of its light above ninety (90) degrees and ten (10) percent above eighty (80) degrees from horizontal.

*Directional luminaire* means a luminaire that primarily concentrates or exclusively emits light in a specific direction.

*Downlighting* means light projected below the horizontal plane formed by the bottom of a luminaire.

*Floodlight* means any ~~light~~ luminaire that produces ~~no more than eighteen hundred (1,800) lumens in a~~ broad beam designed to saturate or illuminate a given area with light. Generally, floodlights produce from one thousand (1,000) to eighteen hundred (1,800) lumens. Floodlights are directional ~~fixtures~~ luminaires.

*Footcandle, horizontal* means the number of footcandles at a given location measured on the horizontal plane at grade level, with the sensor of the light meter facing up, 180 degrees to the ground.

*Footcandle, vertical* means the number of footcandles at a given location, at any height above grade level, measured on the vertical plane, with the sensor of the light meter facing 90 degrees to the ground.

*Glare* means ~~light entering the eye directly from a luminaire or reflection~~ the sensation produced by lighting that results in annoyance, discomfort or a reduction of visual performance and visibility, and includes direct and reflected glare. All directional fixtures, luminaires, and any fixture-area lights that are not fully shielded and the reflection of any luminaire with an output of more than eighteen hundred (1,800) lumens ~~that is visible, either directly or by reflection, from onto~~ adjacent properties or streets shall be considered to cause glare.

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: (Default) +Body (Calibri), 10 pt, Italic, Not Highlight

Formatted: Font: (Default) +Body (Calibri), 10 pt, Not Highlight

Formatted: Font: (Default) +Body (Calibri), 10 pt, Not Highlight

Formatted: Indent: First line: 0.33", Space After: 6 pt, Line spacing: single

Formatted: Font: (Default) +Body (Calibri), 10 pt, Not Highlight

Formatted: Font: (Default) +Body (Calibri), 10 pt, Not Highlight

Formatted: Font: (Default) +Body (Calibri), 10 pt

Luminaire, also known as a light fixture, means an electrical lighting device containing one or more light sources, such as bulbs, and all the accessory components required for its operation to provide illumination to the environment. All luminaires have a body and one or more bulbs.

Lumens is a term that is used in this article to describe the amount of light that a luminaire produces, measured at the light source.

Outdoor lighting means lighting located outside of an enclosed building, or otherwise installed in a manner that lights any area other than the inside of an enclosed building.

Residential and agricultural recreational lighting means fixtures-luminaires of a type or intensity designed or used to light sports courts or equestrian riding areas within a residential zoning district.

Spotlight means any lighting assembly luminaire designed to direct the output of a contained lamp bulb in a specific, narrow and focused beam, with a reflector located external to the lamp bulb, or any floodlight in excess of eighteen hundred (1800) lumens. Spotlights are directional fixtures-luminaires.

Shielded luminaire, fully means a luminaire within which all bulbs are fully shielded from view.

Stadium lighting. See "Athletic field lighting."

Strip light means a linear, tube-like or ribbon-like luminaire that produces a linear lighting effect, typically used in exterior applications as accent or decorative lighting.

Temporary lighting means portable lights used for a special purpose, on a temporary and rare or infrequent basis, limited to motor vehicle lights during the normal operation of the vehicles, emergency services lights and handheld flashlights and spotlights.

Uplighting means light projected above the horizontal plane formed by the top of a fixture luminaire.

Formatted: Font: (Default) +Body (Calibri)

Formatted: Font: (Default) +Body (Calibri)

Formatted: Font: (Default) +Body (Calibri)

Formatted: Font: (Default) +Body (Calibri)

Formatted: Font: (Default) +Body (Calibri)

Formatted: Font: (Default) +Body (Calibri)

Formatted: Font: (Default) +Body (Calibri)

Formatted: Not Highlight

Formatted: Not Highlight

Formatted: Font: Italic

Formatted: Font: Not Italic

Formatted: Paragraph 1

#### Sec. 095-030. ~~Prohibited outdoor lighting~~ Regulations.

The following types of lighting are prohibited:

- (A) Uplighting and downlightings, unless is limited to eighteen hundred lumens as follows:

(1) Only directional luminaires may be used.

(2) Uplights and either shall be shielded by an architectural overhang or landscape element unless, or used to illuminate the flag of the United States of America, or a freestanding sign when authorized in Article.

- (B) Area lights other must be than those with full cutoff fixtures-luminaires.

- (C) Any directional light with a bulb visible from lighting that results in glare onto an adjacent property or streets is prohibited; provided that fixtures-luminaires activated only when motion is detected within the property upon which they are located may cause glare if the fixture luminaire shuts off within one five (15) minutes of being activated, is not aimed at any residential window or other translucent surface on an adjacent property, and is not consistently activated by human activity or animal activity for more than fifteen (15) minutes in any sixty (90) minute period after 11:00 p.m. Motion-activated directional luminaires that are not shielded shall be programmed for a sensitivity level that avoids unnecessary activation when not needed, and shall be maintained to ensure there is no malfunction.

- (D) Athletic field lighting Luminaires shall not be mounted at a height greater than thirty-five (35) feet.

(E) Area lights shall be full cutoff.

- (F) The following regulations apply to all luminaires within forty-five (45) feet of a street line:

a. Area lights shall be fully shielded.

Formatted: Font: (Default) +Body (Calibri)

Formatted: Font: (Default) +Body (Calibri), 10 pt

Formatted: Indent: Left: 0.66"

Formatted: Font: (Default) +Body (Calibri)

Formatted: Not Highlight

b. Any visible bulb that shall have a CCT of 3,000K or less, except as provided in Sec. 095-030.(C), above.

c. Luminaires on fences or walls that are not strip lights may only be affixed to structural columns or posts, and are limited to one (1) luminaire per column or post except adjacent to a driveway entrance as provided in Sec. 095-030 (I)(3). In the absence of structural posts or columns, luminaires shall be spaced at least twenty (20) feet apart.

d. Strip lights may be affixed to a fence or wall if concealed. Exposed strip lights are prohibited.

(G) The following luminaires are prohibited:

(1) Spotlights

(2) (E) Street lights within residential zoning districts, except as determined necessary by the town council to protect the public health, safety and welfare based upon consideration of traffic volumes and roadway conditions.

(3) Blinking, flashing, moving, revolving, flickering, changing intensity or color, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety, or, required for air traffic safety.

(4) Any luminaire that may be confused with or construed as a traffic control device.

(5) Laser source lights, strobe lights, or lights that flash or intermittently change intensity. Changes in color are allowed.

(6) Exposed strip luminaires affixed to the surface of a wall or fence located within any required streetside yard and visible from the street.

#### Sec. 095-040. Compliance with standards required.

All applications for a development permit, submitted after the effective date of the ordinance from which this ULDC is derived, shall comply with the following standards:

(H) The overspill of light originating from any plot, regardless of zoning, onto any other plot or street located within a residential zoning district in the town shall not exceed one-tenth (0.1) horizontal or vertical footcandle onto any other plot located within a residential or open space zoning district, measured at grade level at the property line any location on the adjacent plot.

(I) The overspill of light originating from any plot onto a portion of any street that traverses a residential or open space zoning district, shall not exceed any of the following values, measured from within the public or private street right-of-way:

a. One (1) vertical footcandle measured five (5) feet from the street line closest to the plot.

b. Thirty hundredths (0.30) vertical footcandle, measured ten (10) feet from the closest street line.

c. The values in a. and b. above may be increased by up to fifty percent (50%) for one vehicular driveway per street frontage of a plot. Overspill shall return to the maximum levels in a. and b. within fifteen (15) feet of the driveway centerline, measured perpendicular to the centerline and parallel to the street line.

(J)(B) All vehicular use areas, other than those that are accessory to a single-family residence, shall be lighted in compliance with the minimum standards established by the Illuminating Engineering Society of North America. For purposes of this provision, "vehicular use area" does not include streets.

(K)(C) Vegetation screens shall not be employed as the primary means for controlling glare. Glare control shall be achieved primarily through the use of cutoff fixtures luminaires, shields and baffles, and the appropriate application of fixture luminaire mounting height, lighting intensity, placement and angle.

(L)(D) Electrical feeds for all pole mounted fixtures luminaires installed after the effective date of the ordinance 2005-005 from which this ULDC is derived, shall run underground, not overhead.

Formatted: Justified

Formatted: Indent: Left: 0.58", Hanging: 0.23", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.33" + Indent at: 0.58"

Formatted: Justified, Indent: Left: 0.56", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.33" + Indent at: 0.58"

Formatted: Indent: Left: 0.56", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.33" + Indent at: 0.58"

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 8 + Alignment: Left + Aligned at: 0.33" + Indent at: 0.66"

Formatted: Numbered + Level: 2 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Justified

~~(M)(E)~~ Open air parking lighting shall be controlled by automatic devices that extinguish the lighting between 11:00 p.m. and dawn unless otherwise provided by law.

Formatted: Justified, Indent: Left: 0.33", Hanging: 0.36"

~~(N)~~ Recreational lights, such as those for tennis courts and equestrian arenas shall be turned off when the facilities are not in active use.

Formatted: Indent: Left: 0", First line: 0"

#### Sec. 095-0450. Nonconforming outdoor lighting.

~~(A)~~ Any legally installed outdoor lighting that ~~does did~~ not conform to all of the provisions of this article as enacted by Ordinance No. 2005-005 was required to comply no later than April, 2010.

~~(B)~~ Any legally installed outdoor lighting that does not conform to the amendments to this article adopted on [day, month, 2025] shall come into compliance ~~within (5) years no later than the following dates: of the effective date of the ordinance from which this ULDC is derived,~~ except that approval of any application for a development permit that seeks to increase the existing total square footage of structures on a residential plot by ~~fifty twenty~~ (5020) percent or more shall require that all lighting on site be brought into compliance with these regulations:-

Formatted: Justified

(1) Nonconformities that can be made compliant, or more compliant, by reducing the intensity setting of dimmable lamps or decreasing the sensitivity of motion sensors are required to comply or achieve greatest possible compliance immediately.

(2) Nonconformities that can be made compliant by replacing bulbs shall comply no later than [one year from date of adoption].

(3) Nonconformities that can be made compliant by installing shielding shall comply no later than [two years from date of adoption].

Formatted: Justified

(4) Nonconformities that require replacing or lowering the height of luminaires to achieve compliance shall comply no later than [five years from date of adoption].

Formatted: Indent: Left: 1.08", First line: 0"

#### Sec. 095-060. Outdoor lighting permits.

(A) ~~The erection or placement of any luminaire with output of six hundred (600) lumens or more within any required yard, and all area lights. All outdoor lighting on nonresidential plots and all applications for residential recreational lighting on residential plots~~ shall require approval of a town development order prior to installation. The application for a development order shall be accompanied by a plans and specifications photometric plan, prepared by a licensed engineer, in of sufficient detail to demonstrate compliance with these regulations, including mounting heights, ~~and fixture luminaire~~ specifications. The Town may require a photometric plan, prepared by a licensed engineer, and with isofootcandle plots for individual ~~fixture~~ luminiaire installations or a ten-foot by ten-foot (10'x10') foot luminance grid for multiple fixture installations. All photometric plans shall overlay a site plan showing all structures, vehicular use areas and walkways. ~~The Photometric plans for vehicular use area lighting~~ shall also show all existing and proposed trees within twenty-five (25) feet of any existing or proposed ~~luminaire light fixture~~ within the area that is the subject of the photometric plan.

(B) Prior to final inspection and the subsequent issuance of a final approval of any development permit for the construction of outdoor lighting, a letter of compliance from a registered professional engineer shall be provided to the town stating that the installation has been field checked and meets the requirements of these regulations.

(C) The town reserves the right to conduct a post-installation nighttime inspection to verify compliance with the requirements of this article, and if appropriate, to require remedial action at no expense to the town.

## Sec. 095-070. Maintenance.

~~Lighting fixtures~~ Luminaires and ancillary equipment shall be maintained so as to always meet the requirements of this article.

### Sec. 070-070. - General sign requirements for permanent signs.

- (A) For any multi-tenant commercial development in the town, a uniform sign program shall be established and approved by the town council as required under [section 120-020](#) of the Town Code of Ordinances. Existing multi-tenant commercial development shall have one (1) year from the effect date of this article, November 3, 2010, to provide a uniform sign program indicting all existing signs upon the property.
- (B) Illumination of signs. Where permitted, sign illumination shall be limited to one (1) of the following methods.
- (1) Internally illuminated message. The sign face is made of an opaque material and the copy is cut out of the material and replaced with translucent material. The sign's light source is inside the sign.
  - (2) Internally illuminated sign. The sign face is made of translucent material with an internal light source.
  - (3) Back lighting. The copy is raised beyond the sign face and the lighting illuminates the copy from behind in the form of back lighting or reversed channel lighting.
  - (4) Shielded ~~spotlight~~ directional luminaire. The sign face and copy are lighted by ~~spotlights~~ directional luminaires specifically directed at it. Such ~~spotlights~~ luminaires shall be fully shielded so that they are not visible from streets or adjoining property, and so that there is no light glare, including reflected glare, and no spillage beyond the sign face.

**Formatted:** Font: (Default) +Body (Calibri), 10 pt, Bold, Not Italic

**Formatted:** Left

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

**Formatted:** Font: (Default) +Body (Calibri), 10 pt

This page  
intentionally  
left blank.

**LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

November 21, 2024

13400 Griffin Road

Present:

Chair Steve Breitkreuz

Vice Chair David S. Kuczenski, Esq.

Board Member Bob Hartmann

Board Member Gary Jablonski

Russell Muñiz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil Lopez, Town Financial Administrator

Keith Poliakoff, 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 7:04 PM. Attendance was noted by roll call and followed by the Pledge of Allegiance.

The following motion was made by Board Member Jablonski, seconded by Vice Chair Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Board Members Hartmann, Jablonski, Vice Chair Kuczenski, and Chair Mayor Breitkreuz voting yes.

**MOTION: TO EXCUSE BOARD MEMBER ALLBRITTON'S ABSENCE.**

Resolutions

**3. FY 2025-2028 Schedule of Capital Improvements**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025-2029; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Board Member Jablonski, seconded by Board Member Hartmann, and passed by a 4-0 roll call vote. The vote was as follows: Board Members Hartmann, Jablonski, Vice Chair Kuczenski, and Chair Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**5. APPROVAL OF MINUTES**

**a. October 26, 2024 LPA Minutes**

The following motion was made by Vice Chair Kuczenski, seconded by Board Member Jablonski, and passed by 4-0 roll call vote. The vote was as follows Board Members Hartmann, Jablonski, Vice Chair Kuczenski, and Chair Breitkreuz voting Yes.

**MOTION: TO APPROVE THE OCTOBER 26, 2024 LPA MEETING MINUTES.**

**6. Adjournment** - Meeting was adjourned at 7:09 PM.

*Respectfully submitted:*

---

*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Local Planning Agency on this 8th day of May, 2025.*

---

*Steve Breitkreuz, Chair*

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 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.