



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

August 21, 2025  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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### **Board Members**

Joseph Altschul  
Renee Greene  
Louis Gregory  
Newell Hollingsworth  
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 Comp Plan but not on the agenda
5. Old Business
  - A. Approval of minutes for July 2025
  - B. SFWMD Response on Easements West of US 27
  - C. Review of Comprehensive Plan FLUE Policy 1.17-b
  - D. Illegal Businesses in Southwest Ranches
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**

July 17, 2025  
7:00 PM

Town Hall  
13400 Griffin Road

**Call to Order**

**Roll Call**

Joseph Altschul - Present  
Renee Greene - Absent  
Louis Gregory - Absent  
Newell Hollingsworth - Present  
Robert Sirota - Present

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

**Pledge of Allegiance**

**Motion: To approve the June 2025 Meeting Minutes.**

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

**Discussion:** FLUE Policy 1.17-b (revised language to be provided at next meeting).

**Motion: Motion to request SFWMD provide more information on why they want the three easements west of US 27.**

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

**Discussion:** Illegal Business

**Items for August 21<sup>st</sup> Meeting:**

- Revised language for FLUE Policy 1.17-b
- Illegal Businesses

**From:** [Giannetti, Natalie](#)  
**To:** [Russell Muniz](#); [Kathryn Sims](#)  
**Cc:** [Schaeffer, Robert](#); [Rod Ley](#); [Emily Aceti](#)  
**Subject:** RE: [EXTERNAL] C-11 - Broward County - Water Preserve Areas - 3A3B  
**Date:** Monday, August 18, 2025 7:51:27 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)  
[image006.jpg](#)  
[image007.jpg](#)  
[image008.png](#)

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Some people who received this message don't often get email from ngiannet@sfwmd.gov. [Learn why this is important](#)

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good evening.

The Army Core of Engineers requires that our owned land be contiguous. The outstanding road strips are a hindrance to becoming certified and credited.

The strips **will not be** developed as they are simply part of the Water Preserve Area.

Please do not hesitate to contact me with any further questions or concerns. Thank you for your consideration on this matter.

Natalie

**Natalie Giannetti Cohen**  
**SR Professional**  
**Real Estate Acquisitions Section**  
**Real Estate Bureau**  
**South Florida Water Management District**  
**3301 Gun Club Road, MSC 8830**  
**West Palm Beach, Florida 33406**  
**Ph: (561) 682-6541**  
**Cell: (561) 202-7950**  
[ngiannet@sfwmd.gov](mailto:ngiannet@sfwmd.gov)



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**From:** Russell Muniz <[rmuniz@southwestranches.org](mailto:rmuniz@southwestranches.org)>

**Sent:** Thursday, August 14, 2025 5:26 PM

**To:** Giannetti, Natalie <[ngiannet@sfwmd.gov](mailto:ngiannet@sfwmd.gov)>; Kathryn Sims <[ksims@southwestranches.org](mailto:ksims@southwestranches.org)>

**Cc:** Schaeffer, Robert <[rschae@sfwmd.gov](mailto:rschae@sfwmd.gov)>; Rod Ley <[RLey@southwestranches.org](mailto:RLey@southwestranches.org)>; Emily Aceti

<eaceti@southwestranches.org>

**Subject:** RE: [EXTERNAL] C-11 - Broward County - Water Preserve Areas - 3A3B

[Please remember, this is an external email]

Good Evening Natalie,

I was hoping you could provide a response to my email to you dated May 13<sup>th</sup>. The Town Advisory Board assigned to review this request has asked the following question:

1. Please advise what the intent is for requesting the Town dedicate the ROW back to SFWMD. Is SFWMD looking to sell or develop this property or is it solely be used in some fashion for the water impound area project?

Thanks in advance. I await your response.

Regards,

Russell Muñiz, MBA, MPA, ICMA-CM  
Town Administrator

Town of Southwest Ranches  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone: (954) 434-0008  
Fax: (954) 434-1490  
email: [rmuniz@southwestranches.org](mailto:rmuniz@southwestranches.org)  
Website: [www.southwestranches.org](http://www.southwestranches.org)



## ARE YOU A TOWN RESIDENT?

*Have you taken the Resident Survey that is running through the month of August?*

*The link below will bring you directly to the survey and everyone in your household is able to take this survey.*

**<https://op2.us/SWR-FD>**

**FLUE POLICY 1.17-b:** The Town recognizes that long-range projections for salinization of the Biscayne Aquifer and higher groundwater elevations would threaten continued reliance on wells and septic tanks if realized. Accordingly, the Town shall work with any adjoining municipality to establish future public water and sanitary sewer service areas. Although the Town is planning for projected conditions, it remains shall be the general policy of the Town not to finance or otherwise cause the extension of public potable water or sanitary sewer systems within its boundaries unless and until the Town determines that continued use of wells and septic systems is no longer feasible. This policy does not preclude except as necessary to serve service to its governmental facilities when necessary, nor does it preclude the Town Council from authorizing requests from property owners within the Town to extend public potable water or sanitary sewer systems to serve their properties at no cost to the Town.

## **RESOLUTION NO. 2025-xxx**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ESTABLISHING THE OPERATION OF ILLEGAL BUSINESSES AS A PRIORITY ITEM FOR PROACTIVE CODE ENFORCEMENT; ESTABLISHING A COMPLIANCE PERIOD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Town of Southwest Ranches is a rural agrarian community that values its residential and agricultural character; and

**WHEREAS,** the Town's Unified Land Development Code and Code of Ordinances have been created to preserve the Town's rural lifestyle and to protect residents from uses that are not allowed in the Town's residential zoning districts ("illegal businesses"); and

**WHEREAS,** the operation of illegal businesses within the Town threatens the health, safety, and welfare of the entire community; and

**WHEREAS,** the Town Council finds it necessary and proper to establish the proactive code enforcement of illegal businesses; and

**WHEREAS,** such proactive enforcement does not seek to override any protections for agriculturally related businesses or home based businesses that may be protected by state law.

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

**Section 1:** Recitals. The above-referenced recitals are true and correct and are incorporated herein by reference.

**Section 2:** The Town Council hereby approves the proactive code enforcement of illegal businesses within the Town.

**Section 3:**

- A. The Town Council hereby authorizes the Town's Code Enforcement Department and Town Attorney to seek the compliance deadlines established in Subsection C., below, based upon either the length of time the illegal business has been in existence on the property ("Tenure") or the value of the structural improvements made to property

for the illegal business, whichever results in the longest compliance deadline.

- B. The value of structural improvements shall be the job value upon which the building permit application fee was based. Improvements made without a building permit shall have a structural improvement value of \$50,000 or less for the purpose of the schedule of compliance deadlines in paragraph C., below.

C. Schedule of compliance deadlines.

Business Tenure		Structural Improvement Value:		Compliance Deadline
Up to 6 months	or	\$0.00 to \$50,000.00	=	30 days
Exceeds 6 months but not 1 year	or	\$50,000.01 to \$100,000	=	60 days
Exceeds 1 year but not 2 years	or	\$100,000.01 to \$250,000	=	180 days
Exceeds 2 years but not 5 years	or	\$250,000.01 to \$500,000	=	1 year
Exceeds 5 years	or	\$500,000.01 or more	=	2 years

- D. The Town Attorney shall be authorized to seek a shorter compliance deadline if the violation is irreparable and irreversible in nature, poses a life safety risk, or creates a nuisance as defined by the Town's Code.
- E. The property owner has the duty to provide the Town with sufficient documentation to prove both the existence and financial thresholds. If the Town contests such evidence, such final decision shall be made by the Town's Special Magistrate.
- F. Failure to bring the property into compliance by the compliance deadline shall result in the maximum daily fine, and/or repeat violation fine, as set forth in Section 162 Florida Statutes, as may be amended from time to time. For purposes of this Section, illegal business activity, shall be as set forth in the Town's Code and Unified Land Development Code, and shall include, but shall not be limited to, any unlawful activity conducted for consideration, compensation, or other monetary gain. Profitability shall not be a factor. Such proactive enforcement shall not seek to override any protections for agriculturally related businesses or home based businesses that may be protected by state law.

**Section 4:** Severability. Should any section or provision of this Resolution 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 Resolution.

**Section 5:** Effective Date. This Resolution shall become effective thirty (30) days from the date of its adoption.

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2025 on a motion by \_\_\_\_\_ and seconded by \_\_\_\_\_.

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

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

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

ATTEST:

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

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith M. Poliakoff, J.D., Town Attorney