



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

September 18, 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 August 2025
  - B. SFWMD Response on Easements West of US 27
  - C. 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

August 21, 2025  
7:00 PM

Town Hall  
13400 Griffin Road

### Call to Order

### Roll Call

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

Also present: **Town Council:** Mayor Steve Breitzkreuz (via phone), 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), Angelo Gais, Eduardo Flores, Dr. Sherry Alterman, Roger Herde, Lee Lester, David Menten, Todd Flack, Linda Flack, Heather Flack, Barbara Lester, Gavin Vigoa, Tony Caccavale, Steven Lunn, Stuart Yadgaroff, Adelita Yadgaroff, Elliot Sattie, Kristine Johnson, Luis Vigoa, Jannette Vigoa, Suso Sangiao

### Pledge of Allegiance

#### Motion: To approve the July 2025 Meeting Minutes.

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

#### Motion: To approve FLUE Policy 1.17-b.

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

#### Motion: To approve the draft illegal business enforcement and amortization policy as amended – Jeff will look into grandfather criteria.

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

**Motion: To extend the meeting 30 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>Tabled</i>	<i>NH</i>	<i>RS</i>	<i>Y</i>	<i>Y</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>

**Items for September Meeting:**

- Illegal Businesses

**Adjourned**

**From:** [Giannetti, Natalie](#)  
**To:** [Emily Aceti](#); [Kathryn Sims](#); [Rod Ley](#); [Russell Muniz](#)  
**Cc:** [Schaeffer, Robert](#); [Palmer, Ray](#); [Finley, Joan](#)  
**Subject:** [EXTERNAL] C-11 - Broward County - Water Preserve Areas - 3A3B  
**Date:** Tuesday, September 9, 2025 1:21:08 PM  
**Attachments:** [image001.png](#)  
[3A3B Legal Descriptions Town of Southwest Ranches.doc](#)  
[SW\\_Ranches.pdf](#)

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

Thank you for meeting with our real estate team earlier today.

The South Florida Water Management District is requesting that the above-referenced road strips be donated solely for inclusion in the SFWMD-ACOE joint CERP project between the Water Conservation Area and Hwy 27. The project lands, including these land strips, will be part of a water seepage management area, and will be included for certification and credit purposes with the U.S. Army Corps of Engineers. There are no plans for development or expansion of the existing Broward County Water Preserve Area. SFWMD will pay for the recording of the conveyance instrument from the Town of Southwest Ranches to SFWMD.

Thank you for your assistance with this matter.

Natalie G. Cohen

**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)



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**



## **MEMORANDUM**

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**DATE:** September 10, 2025

**FROM:** Jeff Katims, AICP, CNU-A

**TO:** Comprehensive Plan Advisory Board

**RE:** Illegal Business Enforcement and Amortization Policy

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At the August meeting, the Board directed me to bring back criteria for grandfathering existing illegal businesses based upon compatibility with neighboring residential uses and neighborhoods. The Town Attorney opined that this approach is not legal. While compatibility criteria can be developed for the purpose of allowing a longer amortization period than the currently proposed two-year maximum, this approach does not address the desires of these business owners to continue operating their businesses on their properties indefinitely and passing them down to their children. Therefore, the issue is back before the Board for discussion of other potential alternatives to the draft resolution developed by the Town Attorney's office.

## **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