Town of Southwest Ranches
Comprehensive Plan Advisory Board
Meeting Agenda

August 20, 2026
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members
Joseph Altschul
Page Giacin
Andrew Green
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 June 2026
6. New Business
   A. US 27 Outdoor Storage
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Future Meeting Dates
   - September 17th
   - October 15th
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.

Town of Southwest Ranches
Comprehensive Plan Advisory Board
Meeting Minutes

June 19, 2026 — Town Hall
7:00 PM — 13400 Griffin Road

Call to Order

Roll Call

Joseph Altschul - Present
Page Giacin – Absent
Andrew Green – Present via phone
Louis Gregory - Present
Newell Hollingsworth - Present
Robert Sirota - Present

Also present: **Town Council**: Mayor Steve Breitkreuz, Vice Mayor Gary Jablonski, Council Member Bob Hartmann, Community Services Manager Emily Aceti (via phone); Julio Telgada

Pledge of Allegiance

Motion: To approve the June 2026 meeting minutes.

Result	1st	2nd	JA	PG	AG	LG	NH	RS
Passed	*NH*	*AG*	*Y*	*Abs*	*Y*	*Y*	*Y*	*Y*

Motion: To approve Water Supply Facilities Work Plan Sections 1 and 2.

Result	1st	2nd	JA	PG	AG	LG	NH	RS
Passed	*NH*	*LG*	*Y*	*Abs*	*Y*	*Y*	*Y*	*Y*

Motion: To approve Water Supply Facilities Work Plan Section 3.

Result	1st	2nd	JA	PG	AG	LG	NH	RS
Passed	*NH*	*LG*	*Y*	*Abs*	*Y*	*Y*	*Y*	*Y*

Motion: To approve Water Supply Facilities Work Plan Sections 4 and 5.

Result	1st	2nd	JA	PG	AG	LG	NH	RS
Passed	*NH*	*LG*	*Y*	*Abs*	*Y*	*Y*	*Y*	*Y*

Discussion: No meeting in July.

Adjournment

MEMORANDUM

DATE: August 5, 2026

FROM: Jeff Katims, AICP, CNU-A

RE: CPAB Outdoor Storage Discussion: US 27 Corridor

In May 2026, the Town Council changed the Town's zoning and land use maps to allow light industrial and commercial use on the Bergeron land holdings on the east side of US 27 between Stirling Road and the C-11 canal.

Bergeron Land Development has expressed interest in establishing a variety of outdoor storage uses over the last few months and recently requested an opportunity to discuss the Town's regulations on outdoor storage at a Board meeting. The Town's primary regulations for outdoor storage are summarized below.

The following instances of outdoor storage are permissible within the US Highway 27 Planned Business District:

- Accessory to a permissible principal use (ex: a contractor office with storage yard).
- Storage of motor vehicles, trailers and boats.
- Rock, gravel or sand distribution

All outdoor storage must be screened on all open sides by an 8-foot opaque enclosure unless otherwise approved by the town council.

The US 27 regulations allow latitude in the material used to create opaque enclosure but the Town's general landscape regulations require screening of all outdoor industrial activities with an 8-foot wall. The wall has to be lined with a continuous hedge of at least 6 feet along streets.

Storage of materials is not allowed to exceed the height of the enclosing wall.