



Southwest Ranches Town Council LOCAL PLANNING AGENCY MEETING

Agenda of October 22, 2026

Southwest Ranches Council Chambers
7:00 PM THURSDAY

13400 Griffin Road
Southwest Ranches, FL 33330

Mayor
Steve Breitkreuz
Vice Mayor
Gary Jablonski

Town Council
Jim Allbritton
Bob Hartman
David S. Kuczenski,
Esq.

Town Administrator
Russell C. Muñiz,
ICMA-CM
Town Financial
Administrator
Emil C. Lopez, CPM

Town Attorney
Keith M. Poliakoff, J.D.
Town Clerk
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/Roll Call

2. Pledge of Allegiance

3. Resolutions

- a. A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITIES TO RURAL RANCHES, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-26-2)
- b. A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL REZONE APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)
- c. A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF

SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO ENFORCEMENT OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.

4. 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



**Town of Southwest
Ranches**

**(954) 434-0008 Town Hall
(954) 434-1490 Fax**

Town Council
Steve Breitkreuz, *Chair*
Bob Hartmann, *Vice Chair*
Jim Allbritton, *Board Member*
Gary Jablonski, *Board Member*
David S Kuczenski Esq., *Board Member*

Russell C. Muñiz, ICMA-CM, *Town Administrator*
Keith M. Poliakoff, JD, *Town Attorney*
Debra M. Ruesga, *Town Clerk*
Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Chair Breitkreuz and Board Members

VIA: Russell C. Muniz, Town Administrator

FROM: Jeff Katims

DATE: 10/22/26

SUBJECT:

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITIES TO RURAL RANCHES, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-26-26)

Recommendation

Local Planning Agency consideration for a motion to approve the resolution recommending that the Town Council change the future land use plan designation of the property from Community Facilities to Rural Ranches, with a finding that the change is consistent with the goals, objectives and policies of the Comprehensive Plan.

Unanimous Vote of the Town Council Required?

YES

Strategic Priorities

Other

Background

Petitioners C&D 40 Acre, LLC and Hancock 40AC and LLC request to change the future land use plan designation of 89.74 gross acres located at 13900 Griffin Road from Community Facilities to Rural Ranches. A companion rezoning application seeks rezoning from Community Facility to Rural Ranches-A with a conceptual site plan and proposed trail amenities.

Fiscal Impact/Analysis

None.

Staff Contact

Jeff Katims

ATTACHMENTS:

[LUPA LPA RESOLUTION \(002\) With Doc number_TA approved_ JM Edit.docx](#)
[Reserve_at_SW_Ranches_LUPA_Staff_Report.pdf](#)
[PA-26-2 Survey converted.pdf](#)

LPA RESOLUTION NO. 2027-_____

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITIES TO RURAL RANCHES, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-26-2)

WHEREAS, Hancock 40 AC LLC and C&D 40 Acre LLC ("Petitioners") are the owners of 83.37 net acres and 89.74 gross acres located on the south side of Griffin Road between Hancock Road and SW 136th Avenue within the Town, as more particularly described in Exhibit "A" of this Resolution ("Property"); and

WHEREAS, Petitioners filed Application No. PA-26-2 ("Application") to amend the Future Land Use Map designation of the Property from Community Facilities to Rural Ranches; and

WHEREAS, the Town of Southwest Ranches Comprehensive Plan Advisory Board reviewed the proposed amendment at its September 17, 2026 meeting and recommended approval with conditions; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 22, 2026, at which it considered the Application, the staff report, and all testimony and evidence presented; and

WHEREAS, the Local Planning Agency finds that the proposed amendment is internally consistent with the goals, objectives and policies of the adopted Comprehensive Plan, complies with Part II of Chapter 163, Florida Statutes, and recommends that the Town Council adopt the proposed amendment to the Future Land Use Map.

NOW THEREFORE, BE IT RESOLVED BY THE 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 to the Future Land Use Map, changing

the designation of the Property, as legally described in Exhibit "A" attached hereto, from Community Facilities to Rural Ranches.

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

PASSED this 22nd day of October, 2026 on a motion made by Council Member _____ and seconded by Council Member _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, Town Attorney

1001.2026.103

EXHIBIT "A"

A PORTION OF TRACT 'A', "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT 'A', 1446.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TWO COURSES: (1) NORTH 43°20'59" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET; THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107 AS DESCRIBED IN OFFICIAL RECORDS BOOK 39676, PAGE 227, BROWARD COUNTY RECORDS, 525.20 FEET; THENCE NORTH 88°28'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL NO. 107, FOR 596.49 FEET; THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.26 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" EAST 72.25 FEET; (2) SOUTH 84°40'59" EAST 100.72 FEET; (3) NORTH 88°28'27" EAST 315.00 FEET; (4) NORTH 01°31'33" WEST 12.00 FEET; (5) NORTH 88°28'27" EAST 156.82 FEET; (6) SOUTH 84°40'59" EAST 100.72 FEET; (7) NORTH 88°28'27" EAST 315.00 FEET; (8) N01°31'33"W 12.00 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 89°43'04" EAST 150.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°48'17" EAST ALONG SAID EAST LINE 1529.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

NET AREA CONTAINING 3,631,696 SQUARE FEET (83.372 ACRES), MORE OR LESS.

GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89.740 ACRES), MORE OR LESS.

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TOWN OF SOUTHWEST RANCHES

AGENDA REPORT

DATE: October 22, 2026

SUBJECT: The Reserve at Southwest Ranches
Land Use Plan Amendment ("LUPA") Application No. PA-26-2

LOCATION: 13900 Griffin Road; generally located at the southeast corner of Griffin Road and Hancock Road (SW 142nd Avenue).

**OWNERS/
PETITIONERS:** C&D 40 Acre, LLC and Hancock 40AC, LLC

AGENT: Miskel Backman, LLP; Dwayne L. Dickerson, Esq.

REQUEST: Amend the Future Land Use Map designation of approximately 89.74 gross acres from Community Facilities to Rural Ranches. A corresponding Broward County Land Use Plan amendment from Community to Rural Ranches is requested.

PUBLIC NOTICE: Legal advertisement in *Sun Sentinel*, property posting and mailed notice to property owners within 1,500 feet.

EXHIBITS: Existing Future Land Use Map and property survey

BACKGROUND AND PROCESS

The petitioners request a change from Community Facilities to Rural Ranches for three parcels at 13900 Griffin Road comprising 89.74 gross acres and 83.37 net acres, presently consisting of vacant land, a church and a school ("Amendment Site").

The petitioners propose a 24-home single-family community pursuant to the accompanying RR-A rezoning application. The Rural Ranches category allows one dwelling unit per 2.5 gross acres, yielding a maximum of 35 dwelling units. The public-facility analyses accordingly evaluate 35 units.

RELATED APPLICATIONS

The petitioners filed a concurrent application to rezone the Amendment Site from CF to RR-A, with a conceptual site plan depicting 24 lots of at least 2.5 net acres. If the land use plan amendment and rezoning applications are ultimately approved, plat and site plan applications will be required before the site can be developed. The LUPA application establishes the land use designation and maximum allowable density; it does not approve a specific development plan.

IMPACTS TO PUBLIC FACILITIES

Roads

KBP Consulting, Inc.'s July 3, 2026 traffic analysis compares a theoretical 310,484-square-foot recreational community center under the existing designation with 35 single-family homes under Rural Ranches. It reports the following trip generation using ITE's 12th Edition.

Development scenario	Daily trips	PM trips*
Existing-designation analytical scenario	8,948	907
Proposed designation: 35 homes	548	40
Change: proposed minus existing scenario	-8,400	-867

**PM peak hour of the generator, as labeled in the traffic study; not necessarily the adjacent roadway's peak hour. These are comparisons of development potential, not measured reductions from the church, school and vacant land currently on the site.*

Potable water and sanitary sewer

The Amendment Site is currently served by City of Sunrise potable water and sanitary sewer facilities. The site may be developed for residential use using any combination of centralized water and sanitary sewer or wells and septic tanks.

Parks

The application would generate a demand for 0.70 acre of park demand. The Town's adopted LOS standard is 6 acres per 1,000 residents; the existing LOS is more than 17 acres per 1,000.

Schools

The amendment would generate 14 students. The assigned schools—Hawkes Bluff Elementary, Silver Trail Middle and West Broward High—operate at 64.4%, 68.4% and 80.6% of their respective capacities.

Drainage

Development of the amendment site will require construction of a 60-foot canal along its southern property line.

Solid waste

The amendment would reduce the amount of solid waste generation compared to the maximum development intensity of the amendment site under the existing Community Facilities designation.

NATURAL AND HISTORIC RESOURCES

Archaeological preservation

There is an archaeological site located approximately 300 feet east of the FDOT retention pond, adjacent to Griffin Road. When the amendment site was platted, the then-owner entered into an agreement with Broward County requiring its preservation as private open space in perpetuity, archaeological monitoring, use of protective barriers, and county review of adjacent grade

changes. The agreement will be enforced as part of the development review process, including the plat, site plan and permitting. The County Archaeologist will review the parallel application for amendment of the Broward County Land Use Plan.

Wetlands and surface waters

There are isolated wetlands on the amendment site. The parallel application for amendment to the Broward County Land Use Plan will be further reviewed by the Broward County Environmental Permitting Division. Disturbance of the wetlands will require a county environmental resource permit.

Burrowing owls

There are existing clusters of burrowing owls that will require a Florida Fish and Wildlife Conservation Commission (FWC) permit to disturb. The amendment application indicates an intent to relocate the clusters to artificial burrows pursuant to a future FWC permit.

ANALYSIS

FLUE Policies 1.1-d and 1.3-c — Land use compatibility

These policies address compatibility with rural areas and consideration of existing and future land uses when reviewing plan amendments.

Staff finding: The proposed Rural Ranches land use designation is consistent with the existing Rural Ranches designations west and south of the amendment site, and the Rural Estates designation east of the amendment site.

FLUE Policy 1.3-e — Preservation of rural character

The policy makes the Town's established rural character a primary consideration in plan amendments.

Staff finding: Changing the property from a community-facility designation to low-density residential use would extend the rural residential pattern adjoining the site.

FLUE Policy 1.15-c — Adequacy of public facilities

The cited policy addresses availability of facilities meeting adopted LOS standards before plat approval.

Staff finding: Reduced modeled traffic and potential utility demand, and adequate schools, parks and solid-waste disposal capacity support further consideration of the amendment.

STAFF FINDING AND RECOMMENDATION

Staff finds that the requested Rural Ranches designation would extend the predominant low-density residential land use pattern and further the Town's rural character. The amendment is consistent with adopted comprehensive plan policies. Staff recommends APPROVAL.

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EXISTING FUTURE LAND USE MAP DESIGNATIONS



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GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89,740 ACRES), MORE OR LESS.

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK ELEVATIONS ARE: BASE FLOOD ELEVATION: 5 FEET 1/8" FEET; PANEL #12001C03.0H & #12011C03.40H; FLOOD ZONE: BASE FLOOD ELEVATION: 5 FEET 1/8" FEET; PANEL #12001C03.0H & #12011C03.40H; COMMUNITY #120891; MAP DATE: 7/31/24.

THIS SITE LIES IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA. THIS SURVEY WAS CONDUCTED IN THE 1980S AND THE DATE OF THE SURVEY IS 1983. THE DATE OF 1983 WITH THE 1990 ADJUSTMENT, THE LINE OF TRACT "A" BEING 10'42"29".

REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE THIS SURVEY IS CRITICIZED EXCLUSIVELY TO: HANCOCK 40AC, LLC.

THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.2'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.1'$.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY PUBLIC RECORDS (PLS. REGULAR & 9' DELETED). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CONCRETE	ASPHALT PAVEMENT	WOOD DECK	ADA DETECTABLE WARNING PAD	ELEVATION	OVERHEAD WIRES	UNDERGROUND STORM SEWER LINE	UNDERGROUND SANITARY SEWER LINE	CENTERLINE	FLORIDA POWER & LIGHT COMPANY	LICENSED BUSINESS	OFFICIAL RECORDS BOOK	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)	TREE	PALM TREE



HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice

Date: 2026.07.27
15:49:55
JOHN F. PULICE, PROFESSIONAL SURVEYOR
VICTOR R. SILBER, PROFESSIONAL SURVEYOR
MICHAEL W. MOSSEY, PROFESSIONAL SURVEYOR
STATE OF FLORIDA

SHEET 1 OF 5

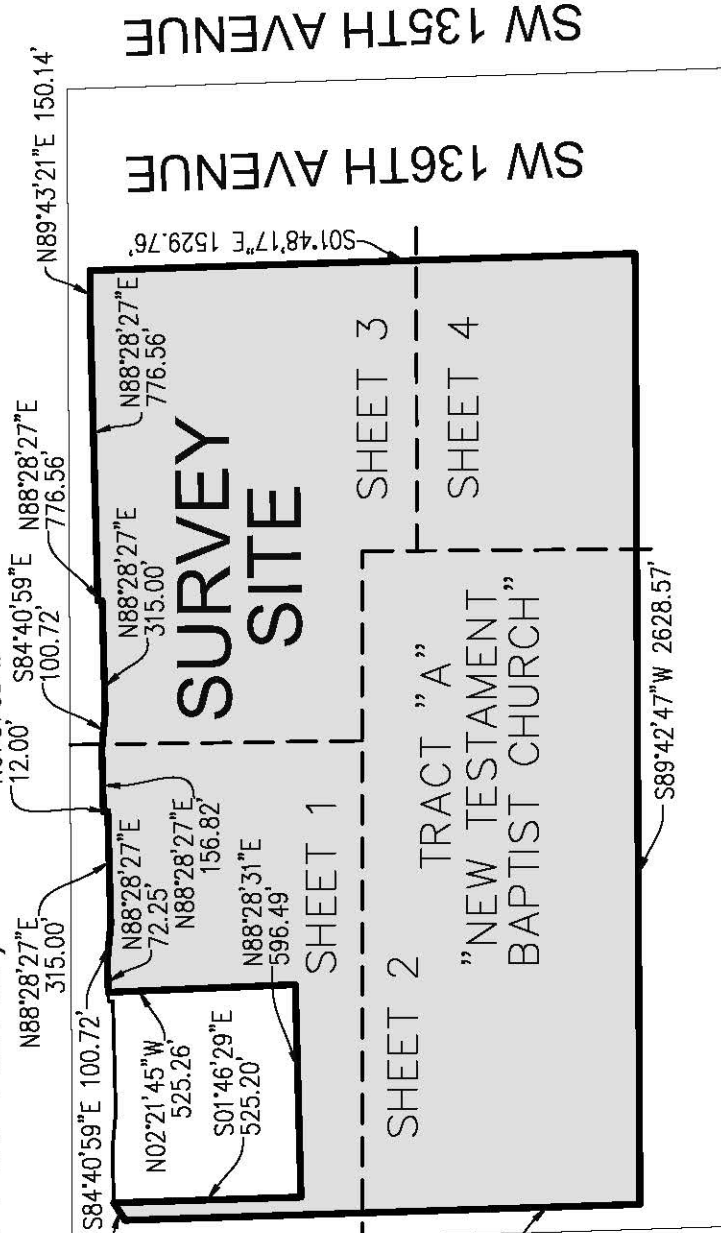
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4		
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PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777

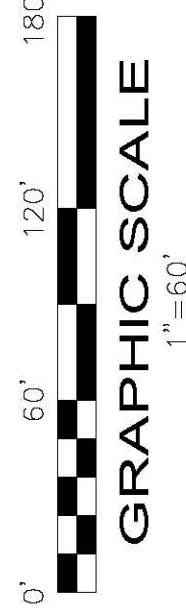
E-MAIL: surveys@pulicelandsurveyors.com
 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

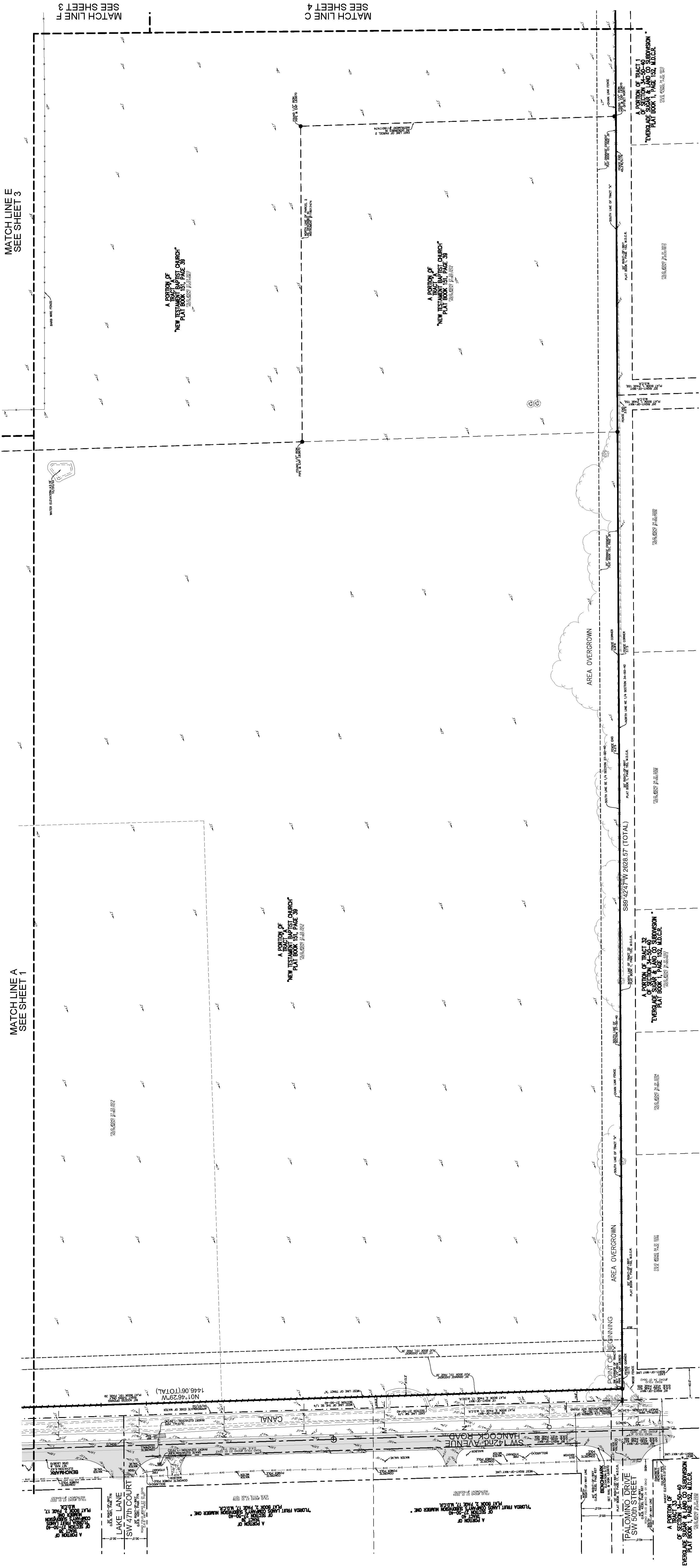
DRAWN BY: J.S.
CHECKED BY: J.F.P.

CLIENT: HANCOCK 40AC
ORDER NO.: 75871

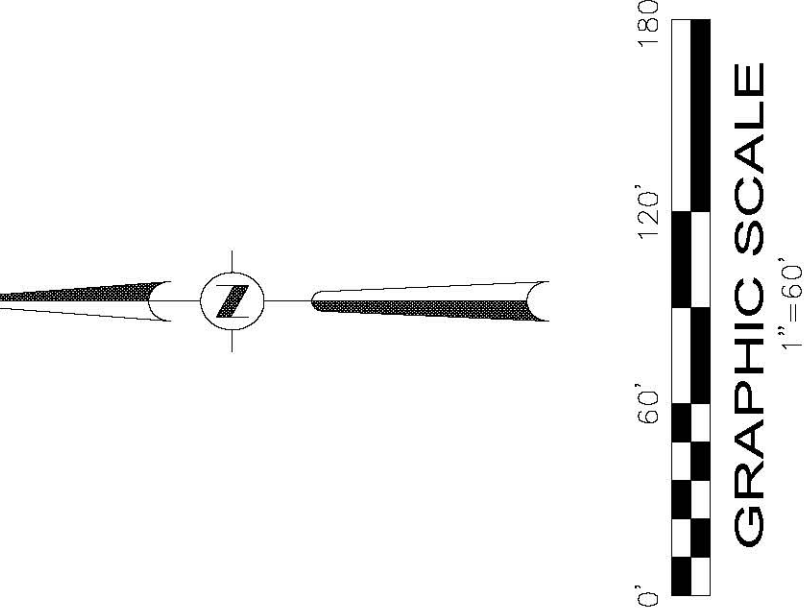


VICINITY MAP
NOT TO SCALE



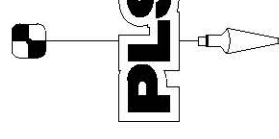


- LEGEND & ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - WOOD DECK
 - ADA DETECTABLE WARNING PAD
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - FLORIDA POWER & LIGHT COMPANY
 - FPL
 - LICENSED BUSINESS
 - LB
 - O.R.B.
 - OFFICIAL RECORDS BOOK
 - TP
 - TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - TREE
 - PALM TREE



SHEET 2 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE.



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@pulicesurveyors.com
WEBSITE: www.pulicesurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3970

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD.
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWN BY: J.S.

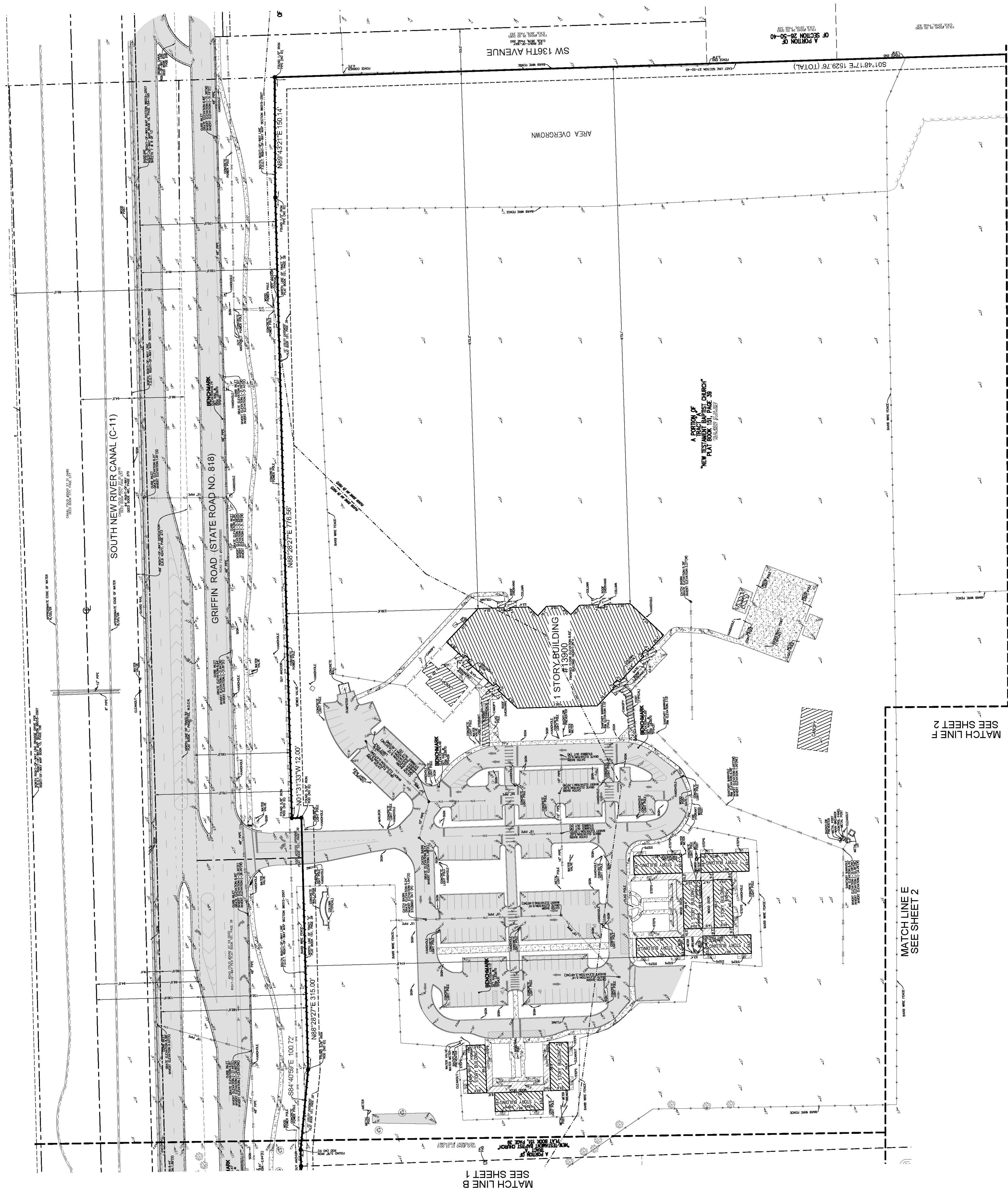
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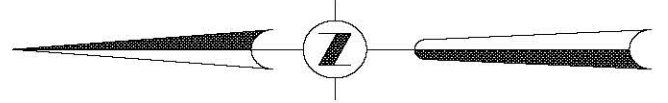
SURVEY DATE: 7/8/26

CLIENT: HANCOCK 40AC, LLC

ORDER NO.: 75871

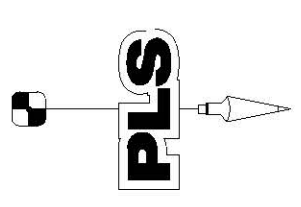


- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
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- ELEVATION
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- OFFICIAL RECORDS BOOK
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- TREE
- PALM TREE



SHEET 3 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE.



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1177
FAX: (954) 572-1778
E-MAIL: survey@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3970

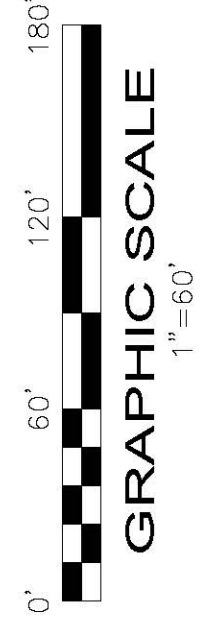
PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

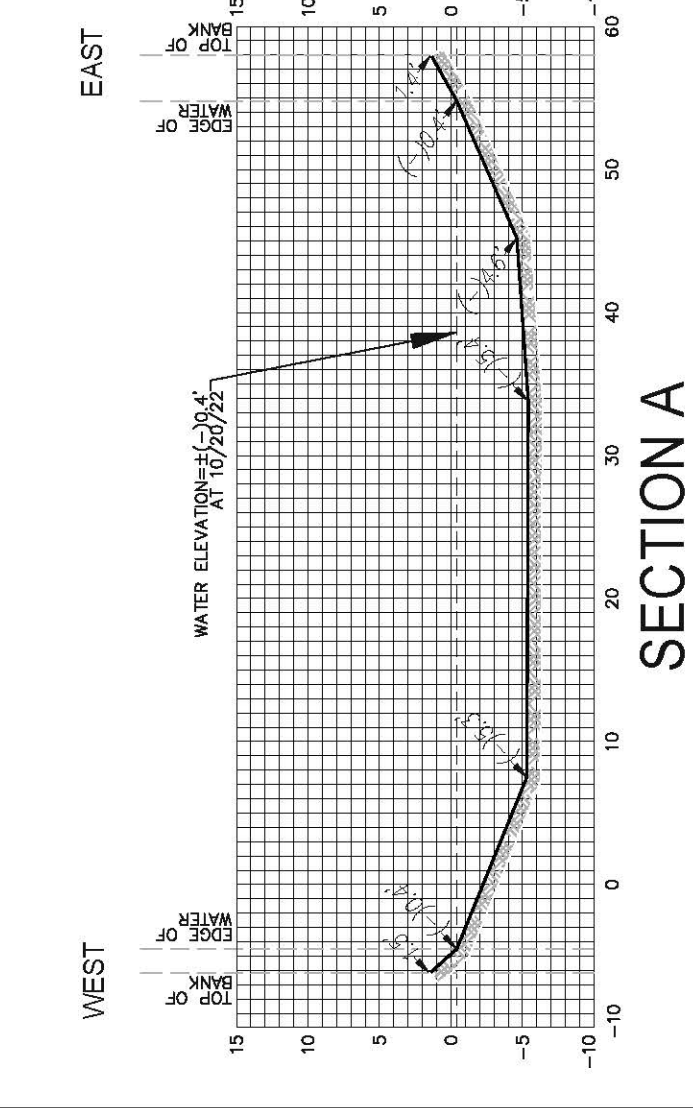
BOUNDARY AND TOPOGRAPHIC SURVEY

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CHECKED BY: J.F.P.

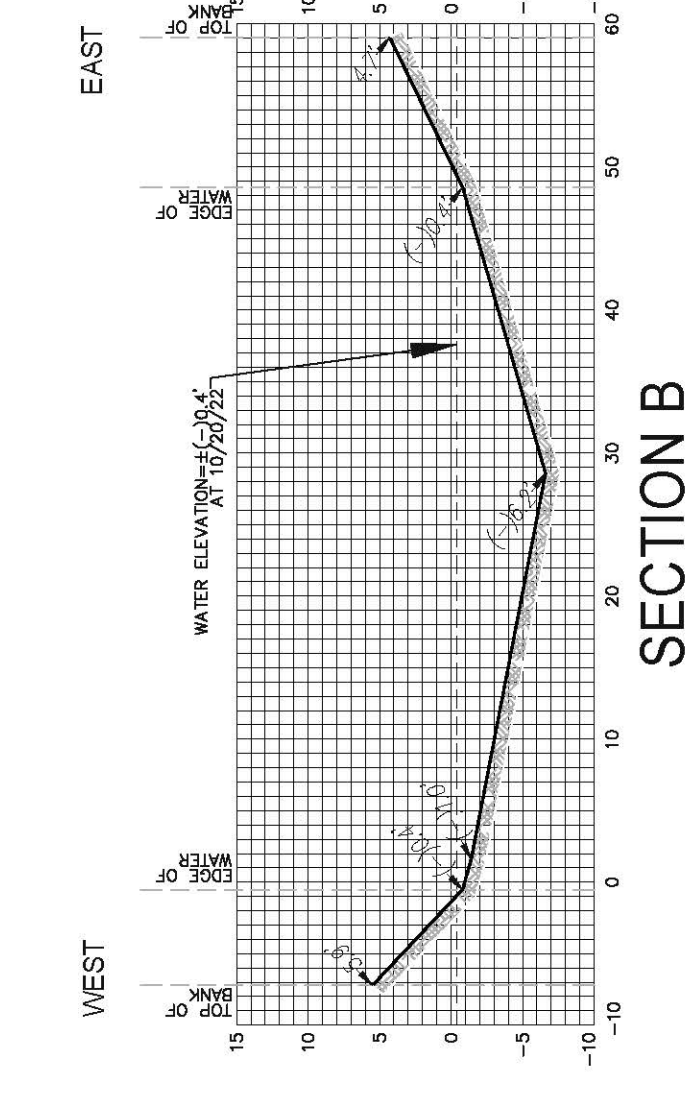
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SURVEY DATE: 7/8/26

CLIENT: HANCOCK 40AC, LLC
ORDER NO.: 75871

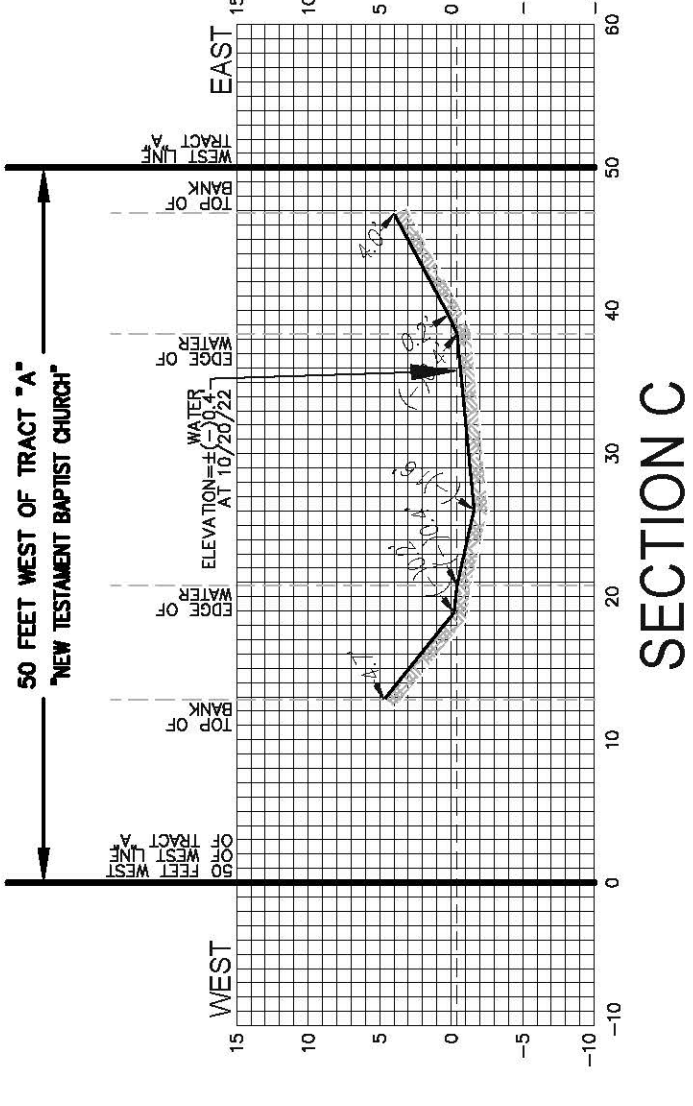




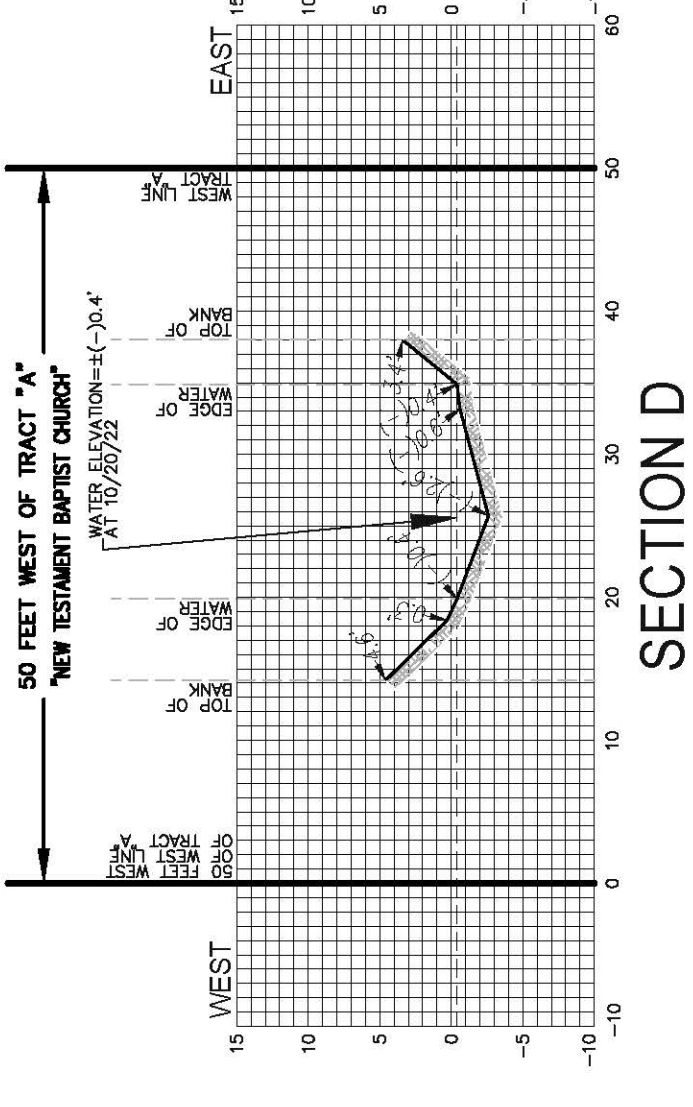
SECTION A



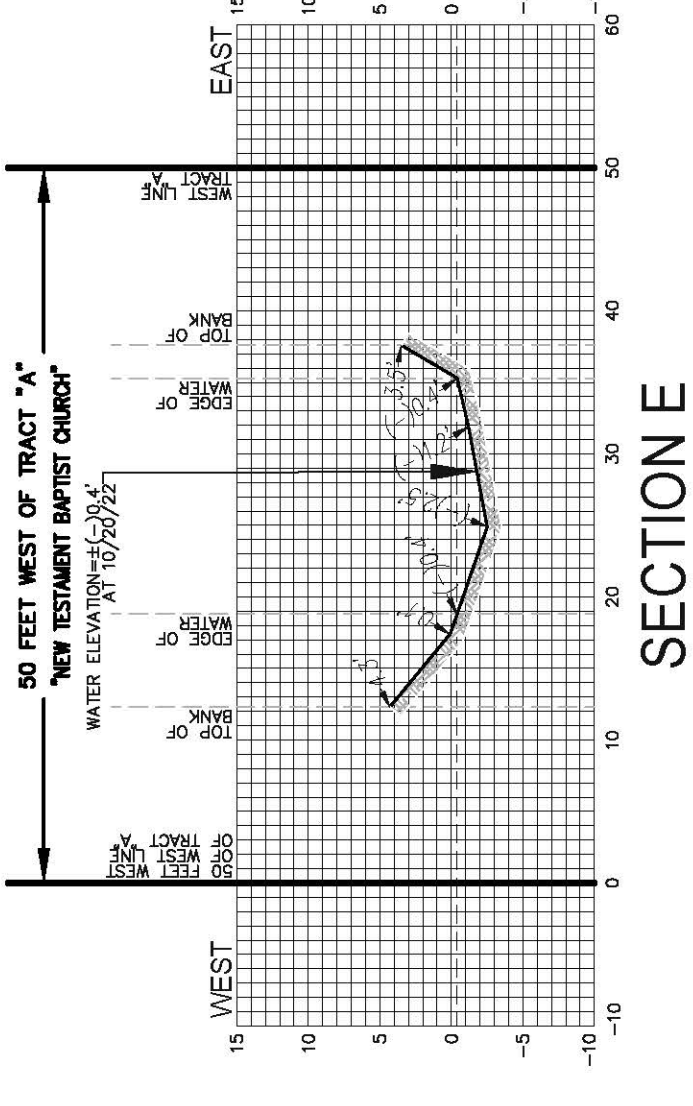
SECTION B



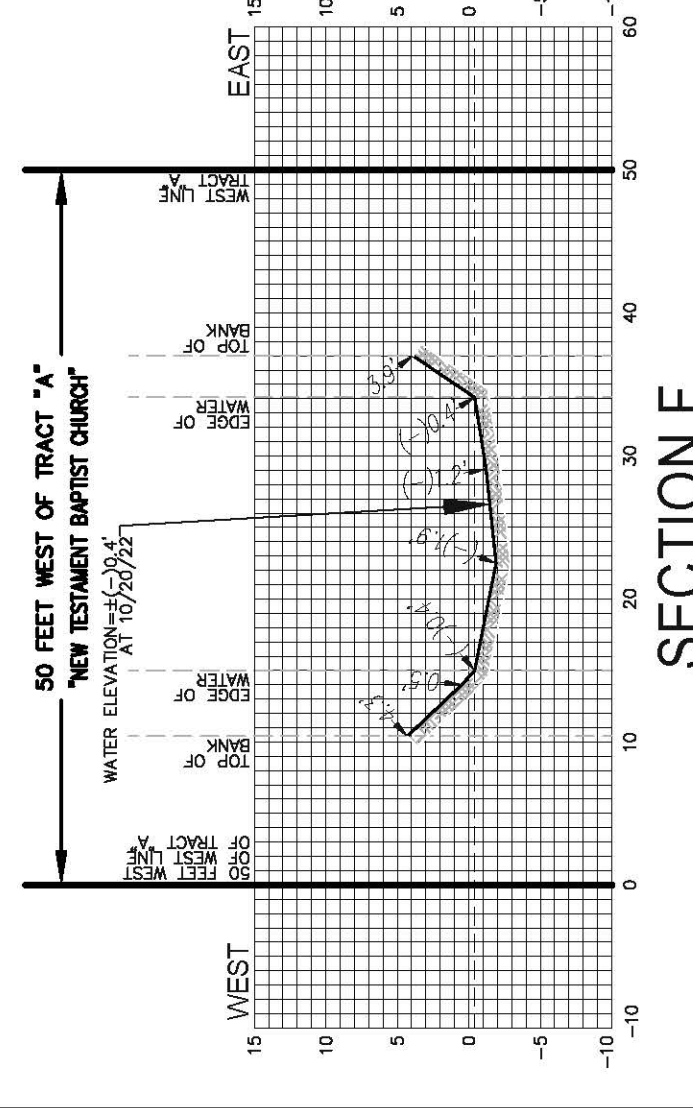
SECTION C



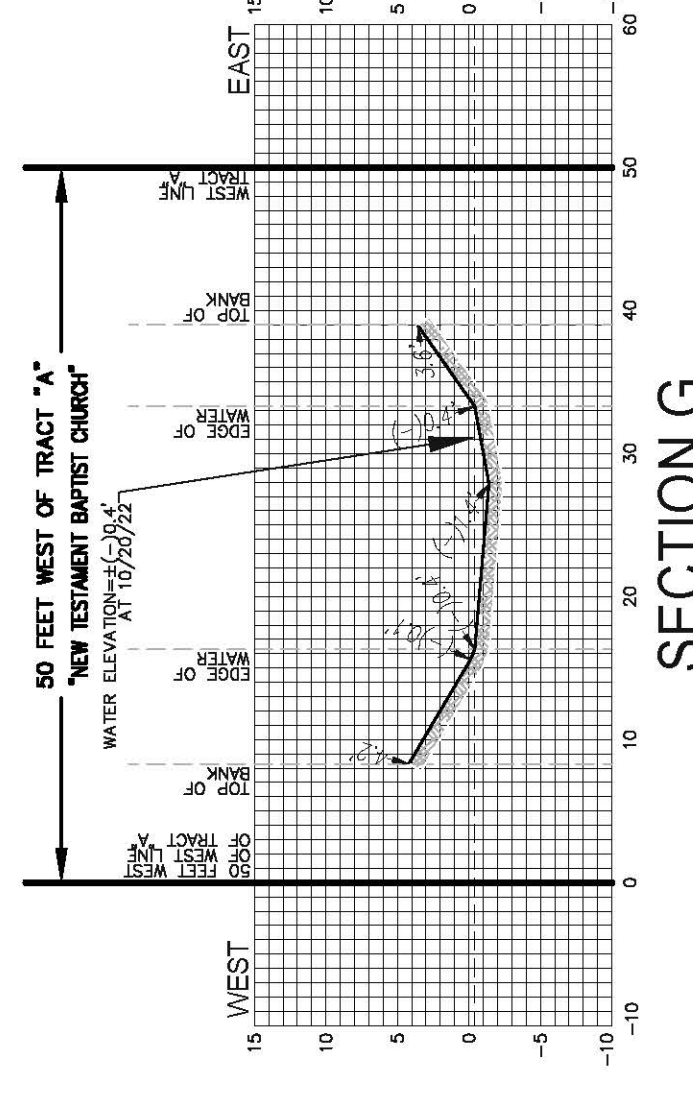
SECTION D



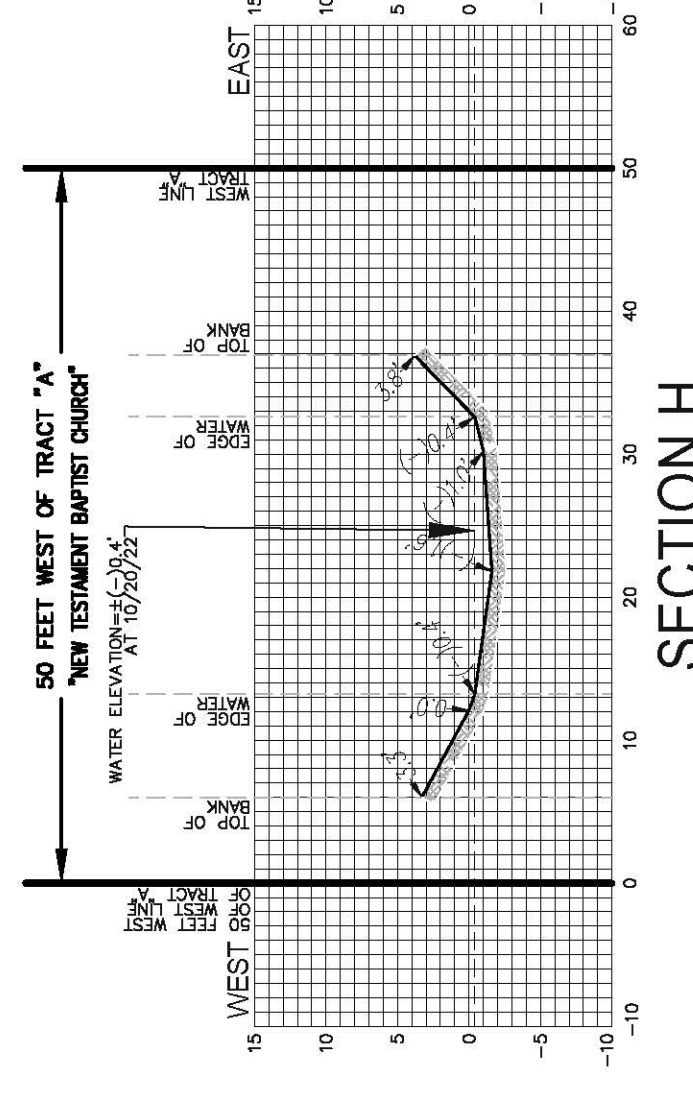
SECTION E



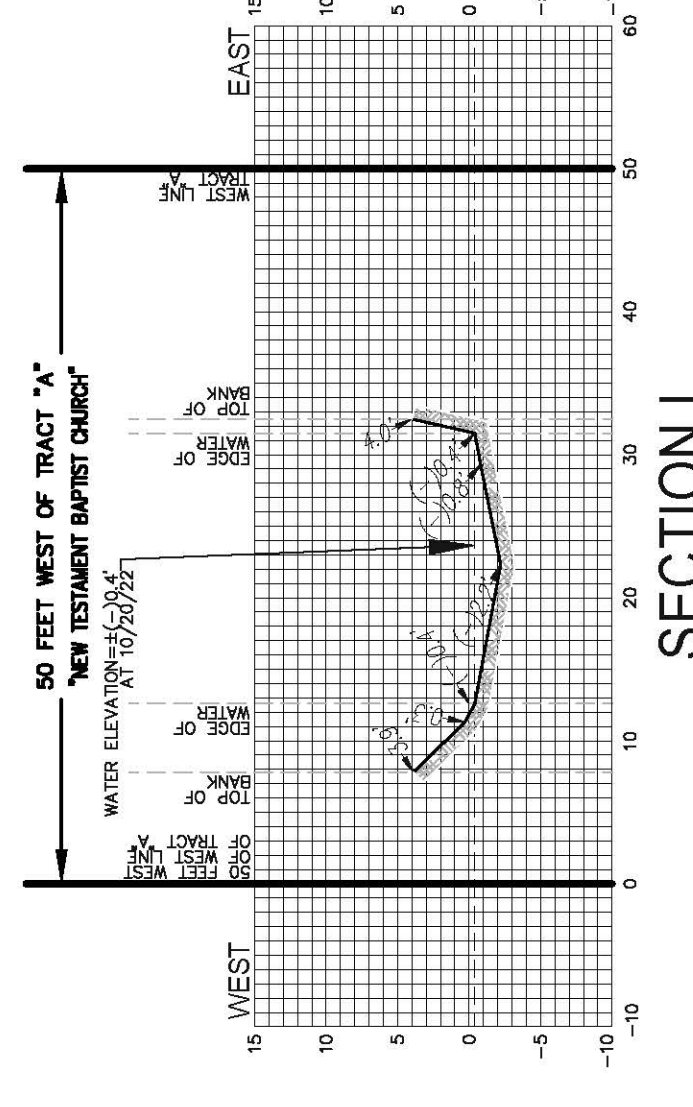
SECTION F



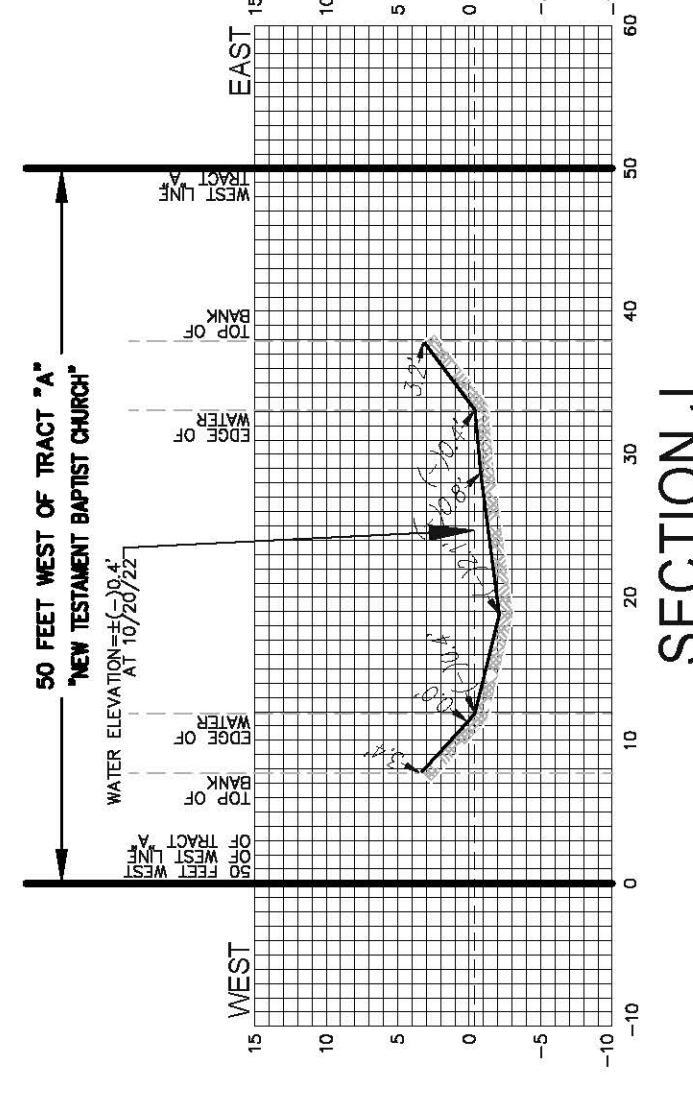
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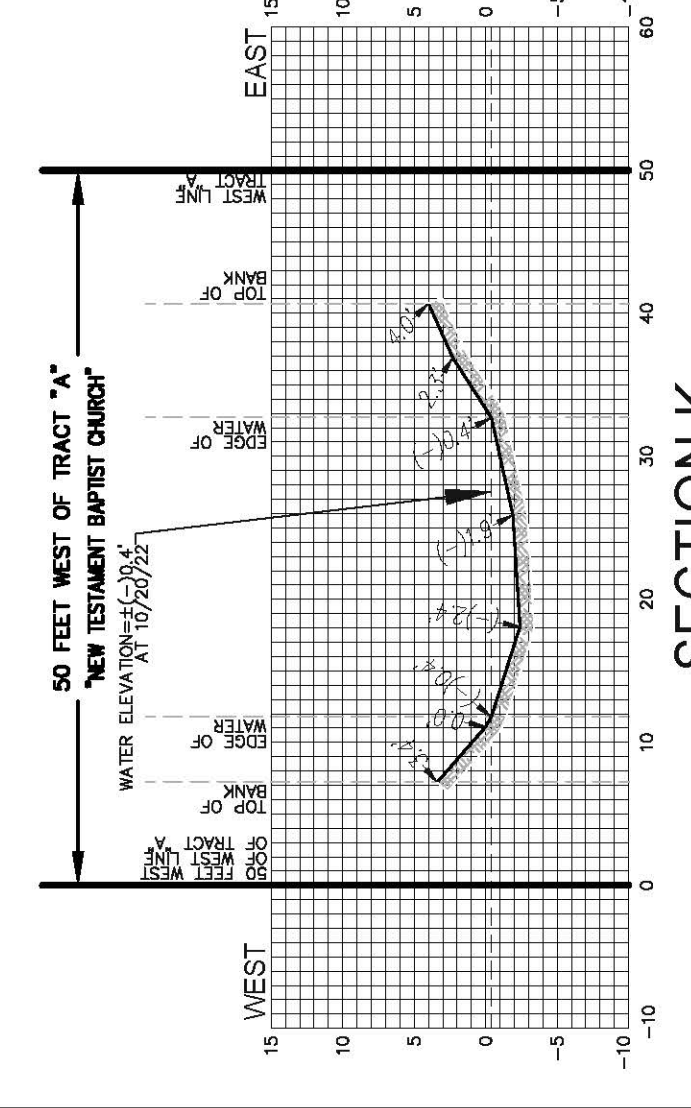
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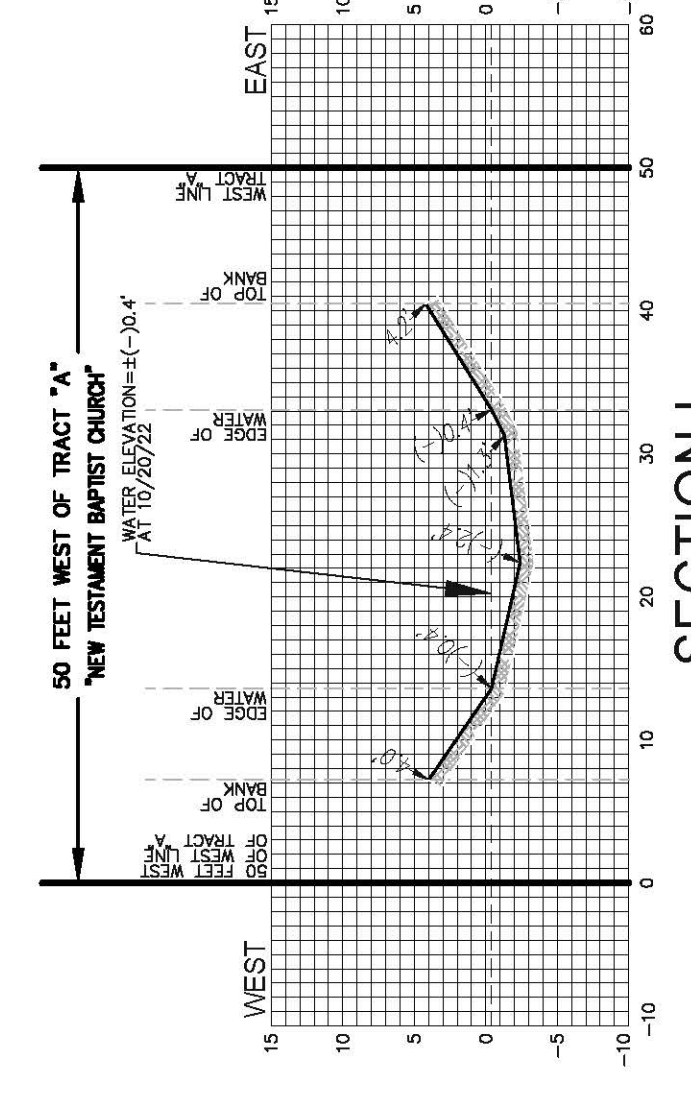
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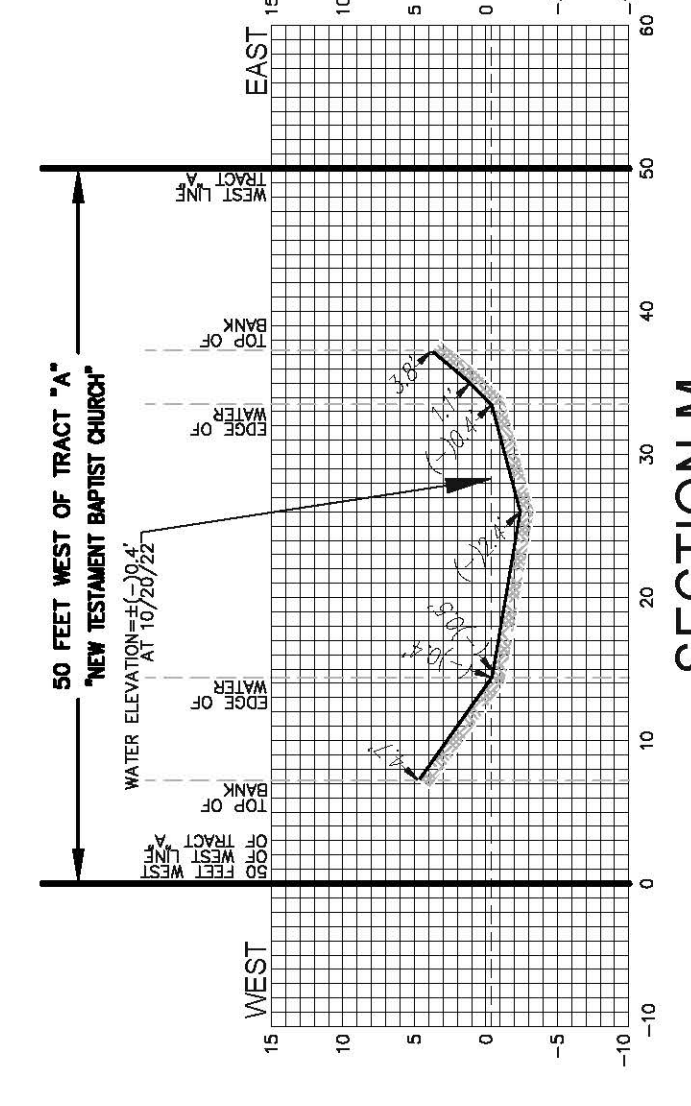
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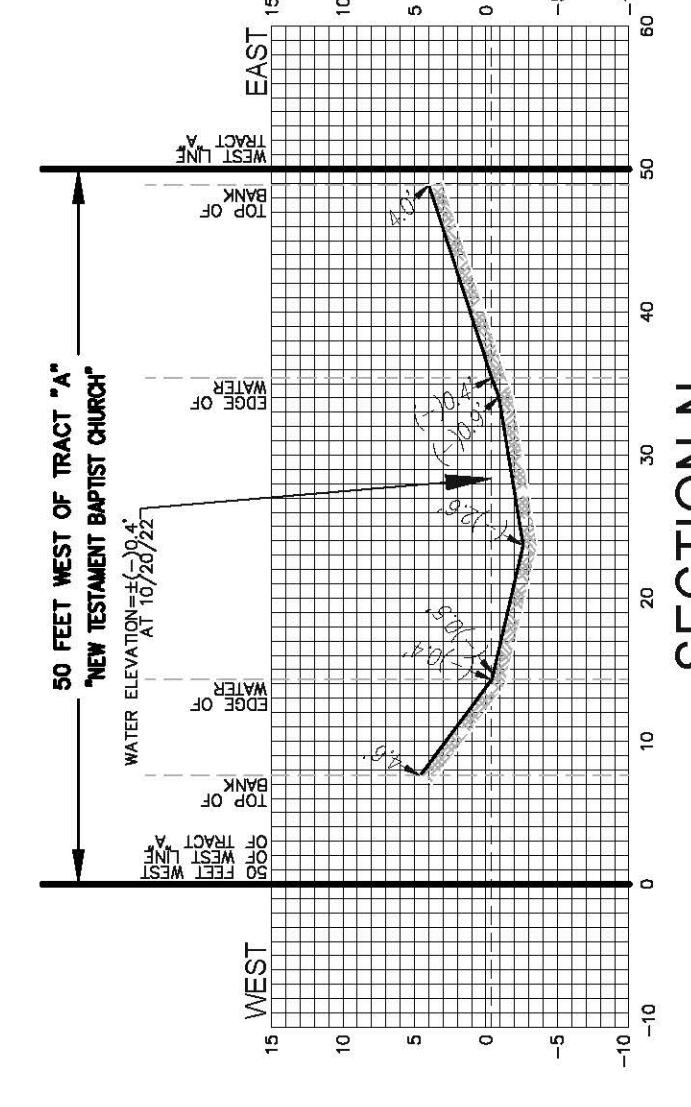
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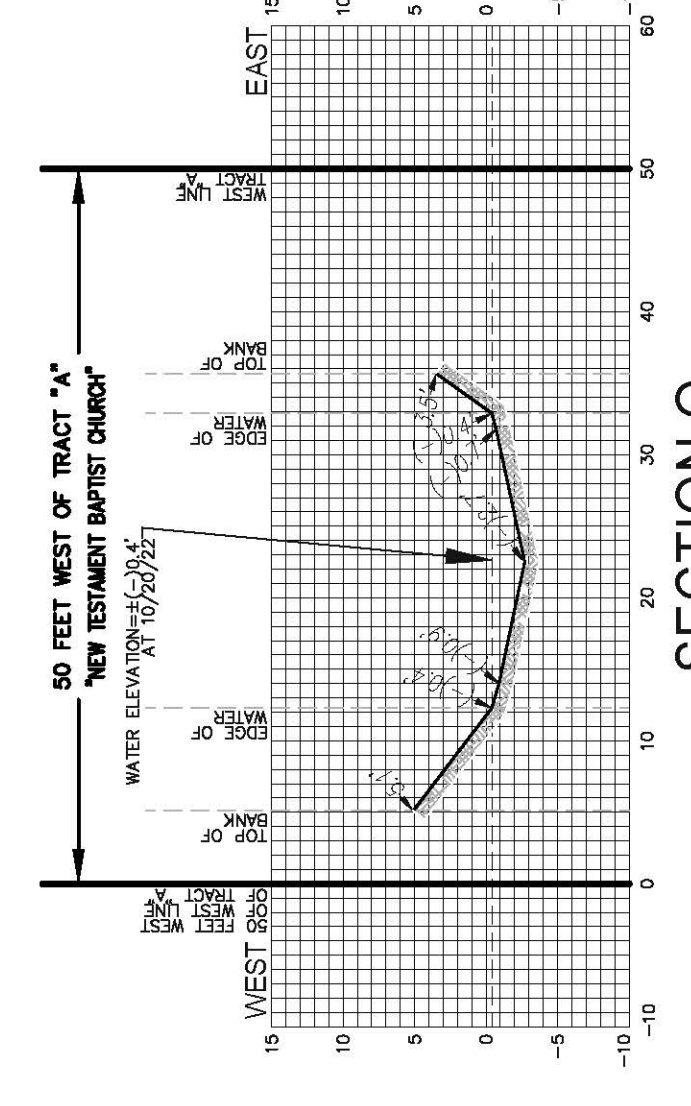
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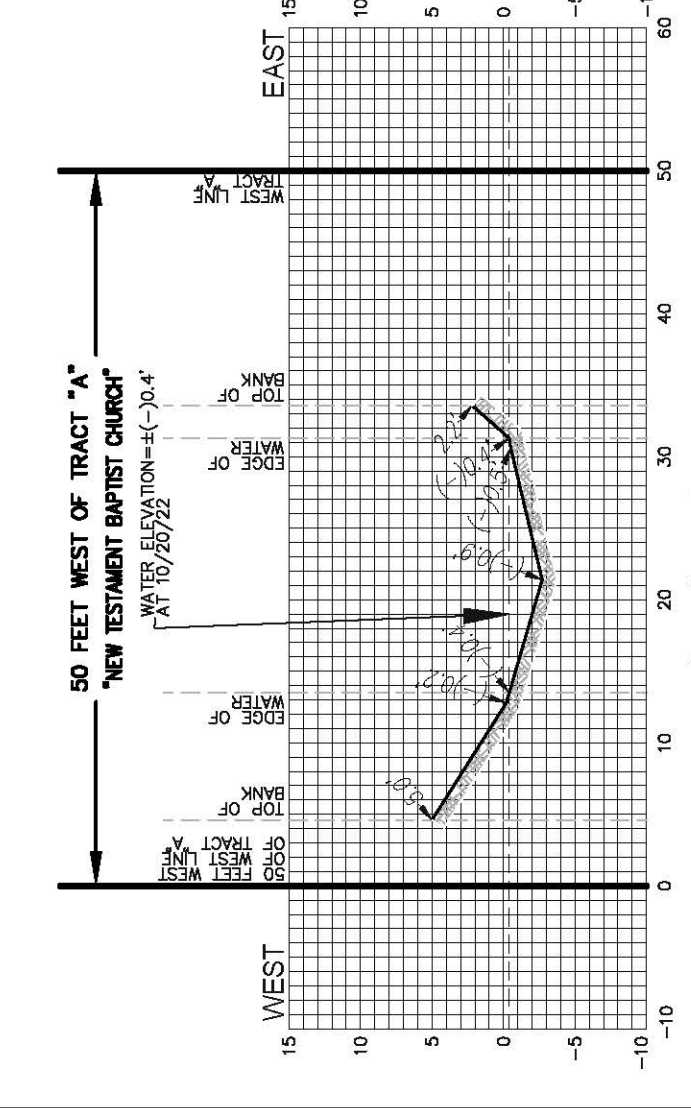
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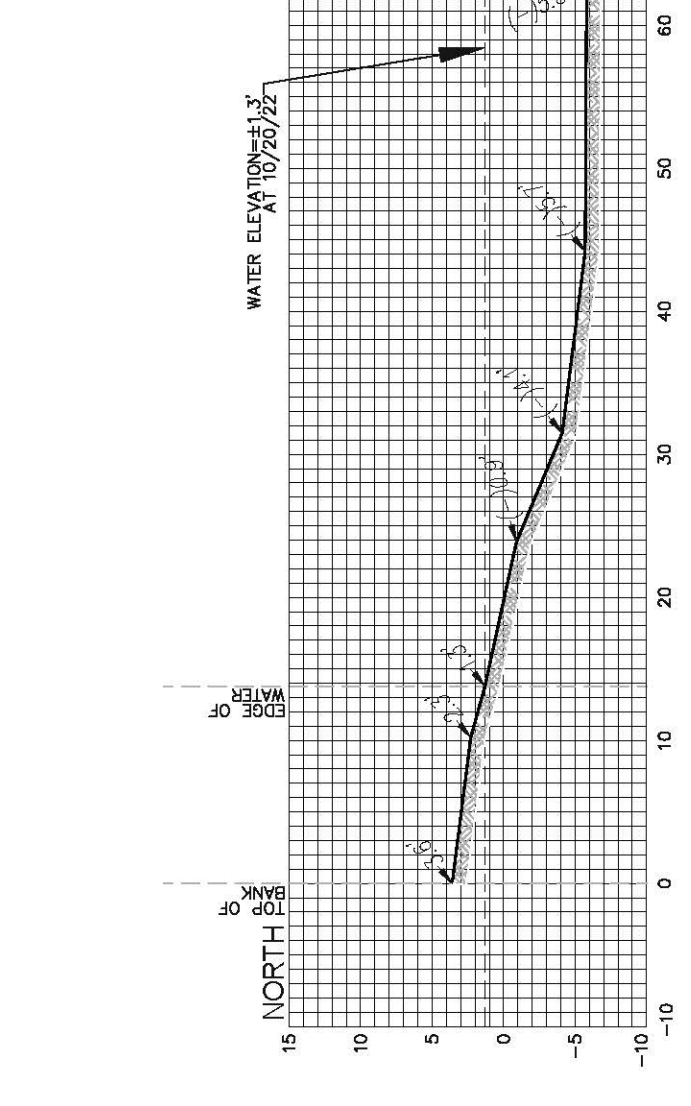
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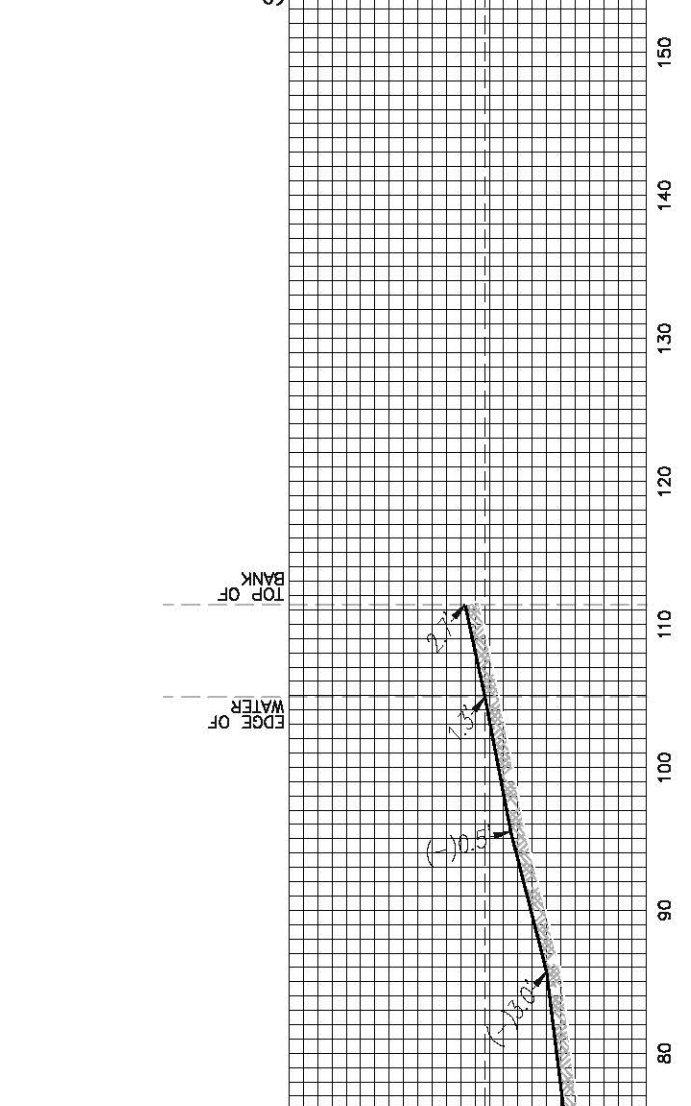
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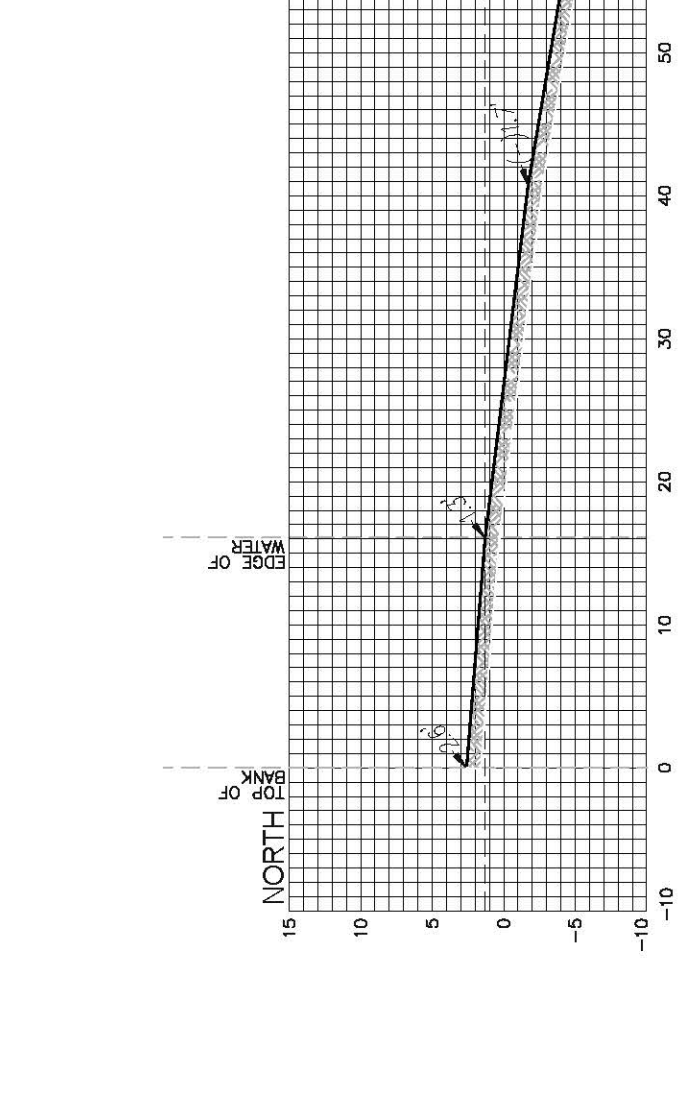
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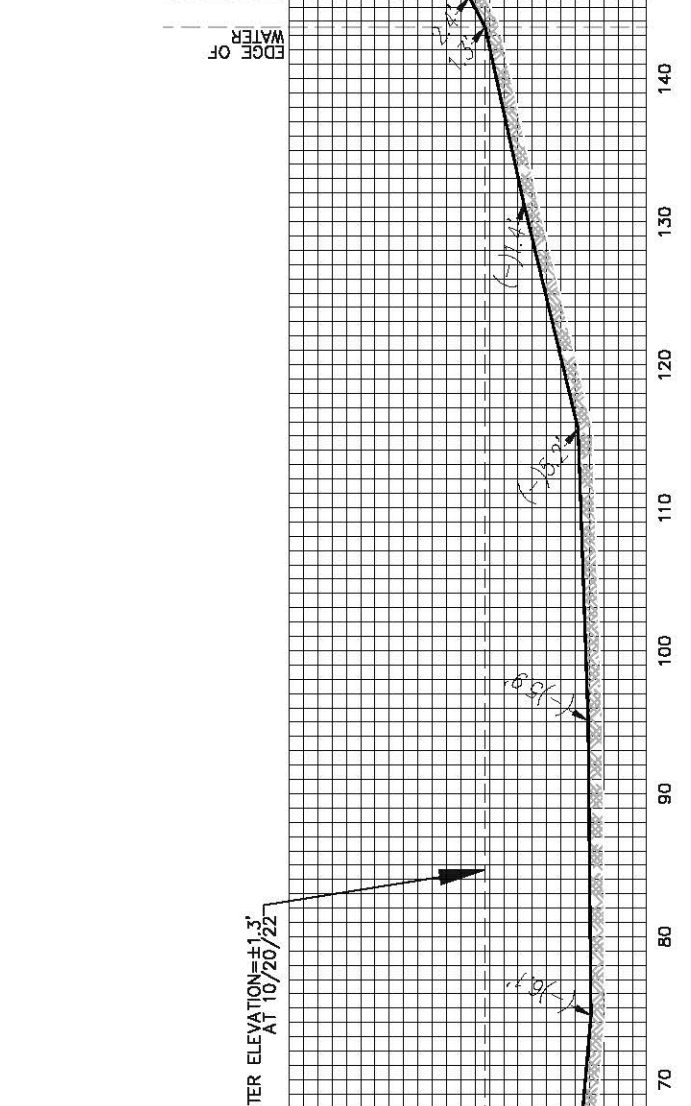
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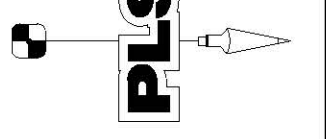
SECTION R



SECTION S



SECTION T



DRAWN BY: J.S.
CHECKED BY: J.F.P.

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1177
FAX: (954) 572-1778
E-MAIL: survey@pulicesurveyors.com
WEBSITE: www.pulicesurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3570

CLIENT: HANCOCK 40AC, LLC
ORDER NO.: 70557

SHEET 5 OF 5

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WITHOUT SHEETS 1 THRU 5 INCLUSIVE.

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**Town of Southwest
Ranches**

**(954) 434-0008 Town Hall
(954) 434-1490 Fax**

Town Council
Steve Breitreuz, *Chair*
Bob Hartmann, *Vice Chair*
Jim Allbritton, *Board Member*
Gary Jablonski, *Board Member*
David S Kuczenski Esq., *Board Member*

Russell C. Muñiz, ICMA-CM, *Town Administrator*
Keith M. Poliakoff, JD, *Town Attorney*
Debra M. Ruesga, *Town Clerk*
Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Chair Breitreuz and Board Members

VIA: Russell C. Muniz, Town Administrator

FROM: Jeff Katims

DATE: 10/22/26

SUBJECT: A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL REZONE APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)

Recommendation

Local Planning Agency consideration for a motion to approve the resolution recommending that the Town Council rezone the property, finding that it is consistent with the Comprehensive Plan as it would be amended by Application PA-26-2.

Unanimous Vote of the Town Council Required?

YES

Strategic Priorities

Other

Background

Petitioners C&D 40 Acre, LLC and Hancock 40AC and LLC request to rezone 89.74 gross acres located at 13900 Griffin Road from Community Facility to Rural Ranches-A. A

companion plan application seeks to amend the future land use designation of the property from Community Facilities to Rural Ranches.

Fiscal Impact/Analysis

None

Staff Contact

Jeff Katims

ATTACHMENTS:

[RZ LPA RESOLUTION \(002\) RJD with Legal doc_TA App_JM.docx](#)

[Reserve_at_SW_Ranches_RZ_Staff_Report.pdf](#)

[RZ-26-26 Survey Converted.pdf](#)

LPA RESOLUTION NO. 2027-_____

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LPA"), RECOMMENDING THAT THE TOWN COUNCIL REZONE APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)

WHEREAS, Hancock 40 AC LLC and C&D 40 Acre LLC ("Petitioners") are the owners of 83.37 net acres and 89.74 gross acres located on the south side of Griffin Road between Hancock Road and SW 136th Avenue within the Town, as more particularly described in Exhibit "A" of this Resolution ("Property"); and

WHEREAS, Petitioners filed Application No. RZ-26-26 ("Application") to rezone the Property from Community Facility District to Rural Ranches-A District; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 22, 2026, in accordance with Section 166.041, Florida Statutes, at which it considered the Application, the staff report, and all testimony and evidence presented, and recommended that the Town Council approve the Application in consideration of the Petitioners' voluntary stipulations; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, finds that the proposed rezoning is consistent with the goals, objectives and policies of the adopted Comprehensive Plan as amended by Application No. PA-26-2, and the criteria for rezoning in the Unified Land Development Code.

NOW THEREFORE, BE IT RESOLVED BY THE 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 rezoning, changing the designation of the Property, as legally described in Exhibit "A" attached hereto, from Community Facility to Rural Ranches-A.

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

PASSED this 22nd day of October, 2026 on a motion made by Council Member _____ and seconded by Council Member _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, Town Attorney

1001.2026.105

EXHIBIT "A"

A PORTION OF TRACT 'A', "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT 'A', 1446.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TWO COURSES: (1) NORTH 43°20'59" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET; THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107 AS DESCRIBED IN OFFICIAL RECORDS BOOK 39676, PAGE 227, BROWARD COUNTY RECORDS, 525.20 FEET; THENCE NORTH 88°28'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL NO. 107, FOR 596.49 FEET; THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.26 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" EAST 72.25 FEET; (2) SOUTH 84°40'59" EAST 100.72 FEET; (3) NORTH 88°28'27" EAST 315.00 FEET; (4) NORTH 01°31'33" WEST 12.00 FEET; (5) NORTH 88°28'27" EAST 156.82 FEET; (6) SOUTH 84°40'59" EAST 100.72 FEET; (7) NORTH 88°28'27" EAST 315.00 FEET; (8) N01°31'33"W 12.00 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 89°43'04" EAST 150.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°48'17" EAST ALONG SAID EAST LINE 1529.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

NET AREA CONTAINING 3,631,696 SQUARE FEET (83.372 ACRES), MORE OR LESS.

GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89.740 ACRES), MORE OR LESS.

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TOWN OF SOUTHWEST RANCHES

AGENDA REPORT

DATE: October 22, 2026

SUBJECT: The Reserve at Southwest Ranches
Rezoning Application No. RZ-26-26

LOCATION: 13900 Griffin Road; generally located at the southeast corner of Griffin Road and Hancock Road (SW 142nd Avenue).

**OWNERS/
PETITIONERS:** C&D 40 Acre, LLC and Hancock 40AC, LLC

AGENT: Miskel Backman, LLP; Dwayne L. Dickerson, Esq.

REQUEST: Amend the Zoning Map designation of approximately 89.74 gross acres from Community Facility to Rural Ranches-A. A corresponding land use plan amendment is tracking with this application.

PUBLIC NOTICE: Legal advertisement in *Sun Sentinel*, property posting and mailed notice to property owners within 1,500 feet.

EXHIBITS: Property survey, conceptual site plan.

BACKGROUND AND PROCESS:

The petitioners request a rezoning from Community Facility to Rural Ranches-A for three parcels at 13900 Griffin Road comprising 89.74 gross acres and 83.37 net acres, presently consisting of vacant land, a church and a school ("Property").

The petitioners proposes a 24-home single-family community pursuant to the accompanying conceptual plan. The Rural Ranches-A district allows one dwelling unit per 2.5 net acres.

RELATED APPLICATIONS

The Petitioner filed a concurrent application to change the land use plan designation of the Property from Community Facilities to Rural Ranches. If the land use plan amendment and rezoning applications are ultimately approved, plat and site plan applications will be required before the site can be developed.

DEVELOPMENT PLAN

The petitioners submitted the attached conceptual site plan to document their commitments to the Sunshine Ranches Homeowners Association and incorporate those commitments into the proposed rezoning approval. The plan includes the following key features.

- (1) Twenty-four (24) single-family home lots.
- (2) A single development entrance on Griffin Road.

- (3) A multi-use trail system including a canal crossing at Hancock Road and extension of the trail along the east property line to Holatee Trail.
- (4) Details of trail signage and amenities.

IMPACTS TO PUBLIC FACILITIES

Impacts to public facilities are evaluated in the accompanying land use plan amendment agenda report on the basis of 35 single-family homes using the Rural Ranches land use plan designation, which allows plots of 2.5 gross acres, whereas RR-A is more restrictive and requires plots of 2.5 net acres. Since the analysis was done for the Rural Ranches land use plan designation and not the RR-A zoning district, the analysis is more conservative than if it was done for the maximum 24 single-family homes proposed on the conceptual site plan provided with this application. That analysis finds that public facilities are adequate to accommodate the evaluated development while maintaining adopted level of service standards and is incorporated herein by reference.

NATURAL AND HISTORIC RESOURCES

Archaeological preservation

There is an archaeological site located approximately 300 feet east of the FDOT retention pond, adjacent to Griffin Road. When the Property was platted, the then-owner entered into an agreement with Broward County requiring its preservation as private open space in perpetuity, archaeological monitoring, use of protective barriers, and county review of adjacent grade changes. The agreement will be enforced as part of the development review process, including the plat, site plan and permitting. The application for land use plan amendment will be further reviewed by the County Archaeologist.

Wetlands and surface waters

There are isolated wetlands on the amendment site. The application for land use plan amendment will be further reviewed by the Broward County Environmental Permitting Division. Disturbance of the wetlands will require a county environmental resource permit.

Burrowing owls

There are existing clusters of burrowing owls that will require a Florida Fish and Wildlife Conservation Commission (FWC) permit to disturb. The accompanying land use plan amendment application indicates an intent to relocate the clusters to artificial burrows pursuant to a future FWC permit.

ANALYSIS

The proposed Rural Ranches-A zoning designation is consistent with the proposed Rural Ranches land use plan designation that is being processed and heard concurrently with this application. The RR-A, Rural Ranches-A district is intended to apply to areas designated Rural Ranches on the Future Land Use Plan Map of the comprehensive plan to protect, preserve and enhance the rural character and lifestyle of the town by requiring larger plots and more open space than other districts. The Property is an ideal application of the RR-A district due to its size and existing Community Facility zoning designation, with no pre-existing residential development rights.

STAFF FINDING AND RECOMMENDATION

Staff finds that the requested Rural Ranches-A zoning designation would extend the predominant low-density residential land use pattern and further the Town's rural character. The proposed zoning designation is consistent with the proposed Rural Ranches land use plan designation requested through the concurrent land use plan amendment.

Staff recommends APPROVAL subject to the petitioners providing an executed declaration of restrictive covenants acceptable in form to the Town Attorney, prior to second reading of the rezoning ordinance, memorializing their commitments to develop pursuant to their conceptual site plan and trail details, attached hereto, and further providing that:

- (1) Petitioners, their successors or assigns, including a future homeowner's association, shall construct a trail segment connecting the east-west trail paralleling the canal to Palomino Drive, should the Town Council require this connection in the future.
- (2) Neither the petitioners, their successors and assigns, nor any future homeowners association may restrict the keeping of animals, parking or storage of vehicles, or architectural styles, colors, or materials beyond those imposed by the ULDC.
- (3) Gates at the community entrance, guardhouses, streetlights, and sidewalks within the development are prohibited.

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EXISTING ZONING DESIGNATIONS



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JAS DESIGNS INC.
LEEDS, ON, M3B 0T6 (416) 664-0001
COMMERCIAL, RESIDENTIAL
PARTS DIV. 20 AVE. #100, SCAR. ONT.
TEL: (416) 291-1800 FAX: (416) 291-1807
E-MAIL: info@jasdesigns.com



Revisions	By	Date

The Reserve at SouthWest Ranches
13900 GRIFFIN ROAD EAST
TOWN OF SOUTHWEST RANCHES
FLORIDA
PROPOSED OVERALL MASTER SITE PLAN

Comm. 26109
Date: 08/10/20
Scale: AS SHOWN
Drawing: J.A.S.
Checked: A.J.V.
Appvd: G.J.J.

Sheet No.
SP-01
OF



15th AVENUE

GRIFFIN ROAD

LOT 1 2.5 ACRES 100,350 S.F.

LOT 2 2.5 ACRES 100,350 S.F.

LOT 3 2.5 ACRES 100,350 S.F.

LOT 4 2.5 ACRES 100,350 S.F.

LOT 5 2.5 ACRES 100,350 S.F.

LOT 6 2.5 ACRES 100,350 S.F.

LOT 7 2.5 ACRES 100,350 S.F.

LOT 8 2.5 ACRES 100,350 S.F.

LOT 9 2.5 ACRES 100,350 S.F.

LOT 10 2.5 ACRES 100,350 S.F.

LOT 11 2.5 ACRES 100,350 S.F.

LOT 12 2.5 ACRES 100,350 S.F.

LOT 13 2.5 ACRES 100,350 S.F.

LOT 14 2.5 ACRES 100,350 S.F.

LOT 15 2.5 ACRES 100,350 S.F.

POND/LAKE 315,000 S.F.

MAINTENANCE EASEMENT (44' TOTAL WIDTH)

NEW CANAL (44' TOTAL WIDTH)

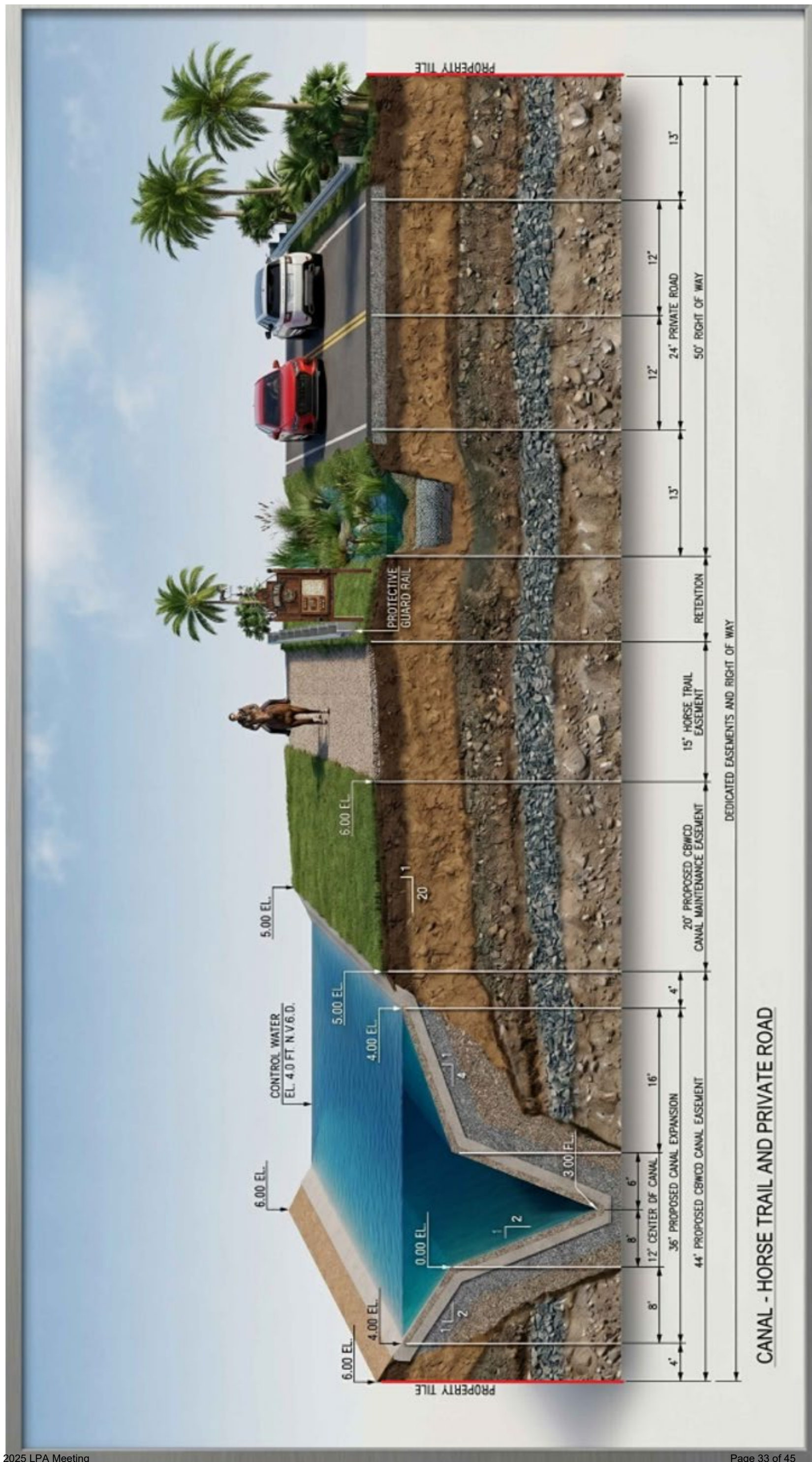
50' DRAINAGE EASEMENT

50' DRAINAGE EASEMENT

15th AVENUE

GRIFFIN ROAD

SOUTHERN TRAIL DETAILS



TRAIL SIGNAGE AND AMENITIES



LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF TRACT "A", "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK NO. 107, PAGE 227, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT "A", 1446.06 FEET, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A", THE FOLLOWING TWO COURSES: (1) NORTH 43°20'59" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET, THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107, AS DESCRIBED IN OFFICIAL RECORDS BOOK 39679, PAGE 227, BROWARD COUNTY, FLORIDA, 525.20 FEET, THENCE SOUTH 88°28'27" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.20 FEET, THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.20 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" WEST 12.00 FEET; (2) NORTH 88°28'27" EAST 156.82 FEET; (3) NORTH 88°28'27" WEST 12.00 FEET; (4) NORTH 88°28'27" EAST 156.82 FEET; (5) SOUTH 84°40'59" EAST 100.72 FEET; (6) NORTH 88°28'27" EAST 315.00 FEET; (7) NORTH 88°28'27" WEST 12.00 FEET; (8) NORTH 88°28'27" EAST 156.82 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 88°28'27" WEST 12.00 FEET; (11) NORTH 88°28'27" EAST 156.82 FEET; (12) NORTH 88°28'27" WEST 12.00 FEET; (13) NORTH 88°28'27" EAST 156.82 FEET; (14) NORTH 88°28'27" WEST 12.00 FEET; (15) NORTH 88°28'27" EAST 156.82 FEET; (16) NORTH 88°28'27" WEST 12.00 FEET; (17) NORTH 88°28'27" EAST 156.82 FEET; (18) NORTH 88°28'27" WEST 12.00 FEET; (19) NORTH 88°28'27" EAST 156.82 FEET; (20) NORTH 88°28'27" WEST 12.00 FEET; THENCE SOUTH 89°42'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

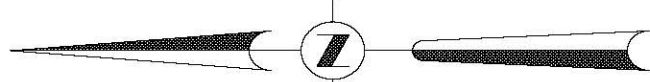
NET AREA CONTAINING 3,613.696 SQUARE FEET (83.372 ACRES), MORE OR LESS.
GROSS AREA CONTAINING 3,630.074 SQUARE FEET (83.740 ACRES), MORE OR LESS.

NOTES:

1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SIGNATURES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #3380; ELEVATION: 5.18 FEET, AND BENCHMARK #1818A; ELEVATION: 5.65 FEET.
2. FLOOD ZONE, ARI BASE FLOOD ELEVATION: 5 FEET/76 FEET; PANEL #20100530H & #120100540H;
3. THIS SITE LIES IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "A" BEING 101°46'29" W. EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
4. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE HORIZONTAL POSITIONAL ACCURACY OF THE BENCHMARKS IS ±0.01'.
5. THIS SITE CONTAINS 142 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (133 REGULAR & 9 DISABLED).
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
7. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE



CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F

Digitally signed by

John F Pulice

Date: 2026.07.27

Pulice

15:49:55 -04'00'

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER 2691, STATE OF FLORIDA
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER 2692, STATE OF FLORIDA

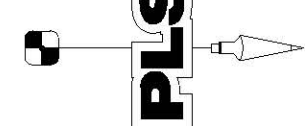
SHEET 1 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

NO.		REVISIONS	BY
1			
2			
3			
4			
5			

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1177
FAX: (954) 572-1778

E-MAIL: survey@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3570

DRAWN BY: J.S.

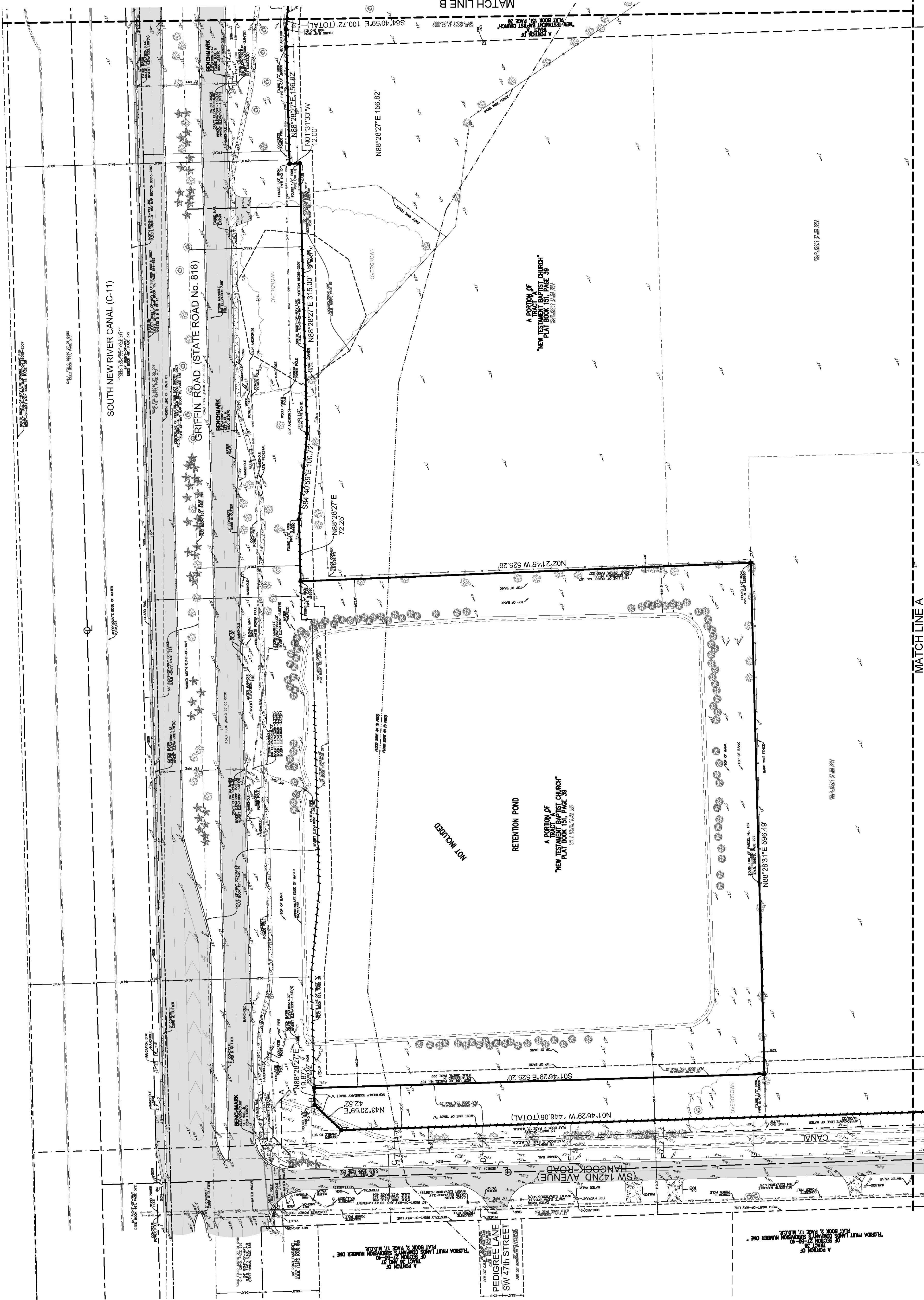
SCALE: 1" = 60'

CHECKED BY: J.F.P.

SURVEY DATE: 7/8/26

CLIENT: HANCOCK 40AC, LLC

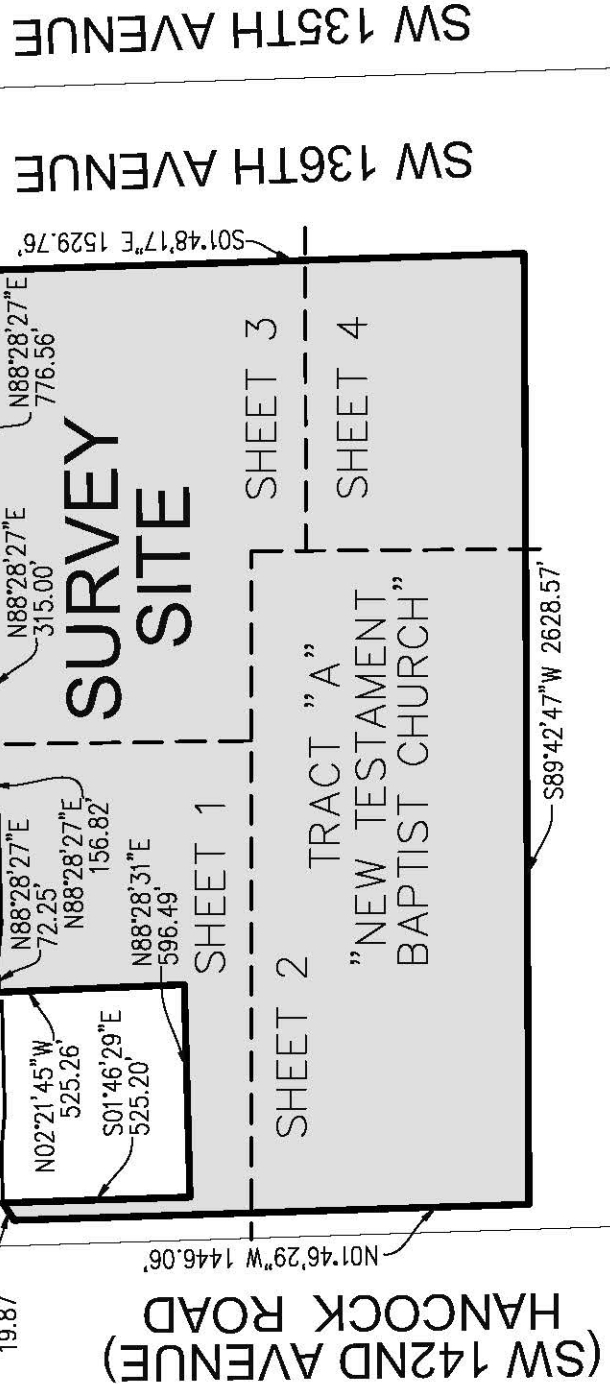
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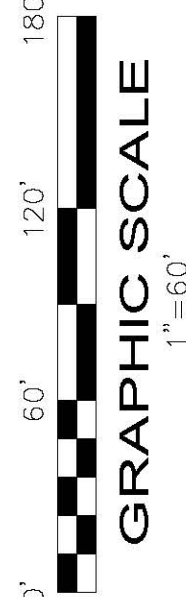
MATCH LINE A
SEE SHEET 2

STATE ROAD NO. 818 (GRIFFIN ROAD)

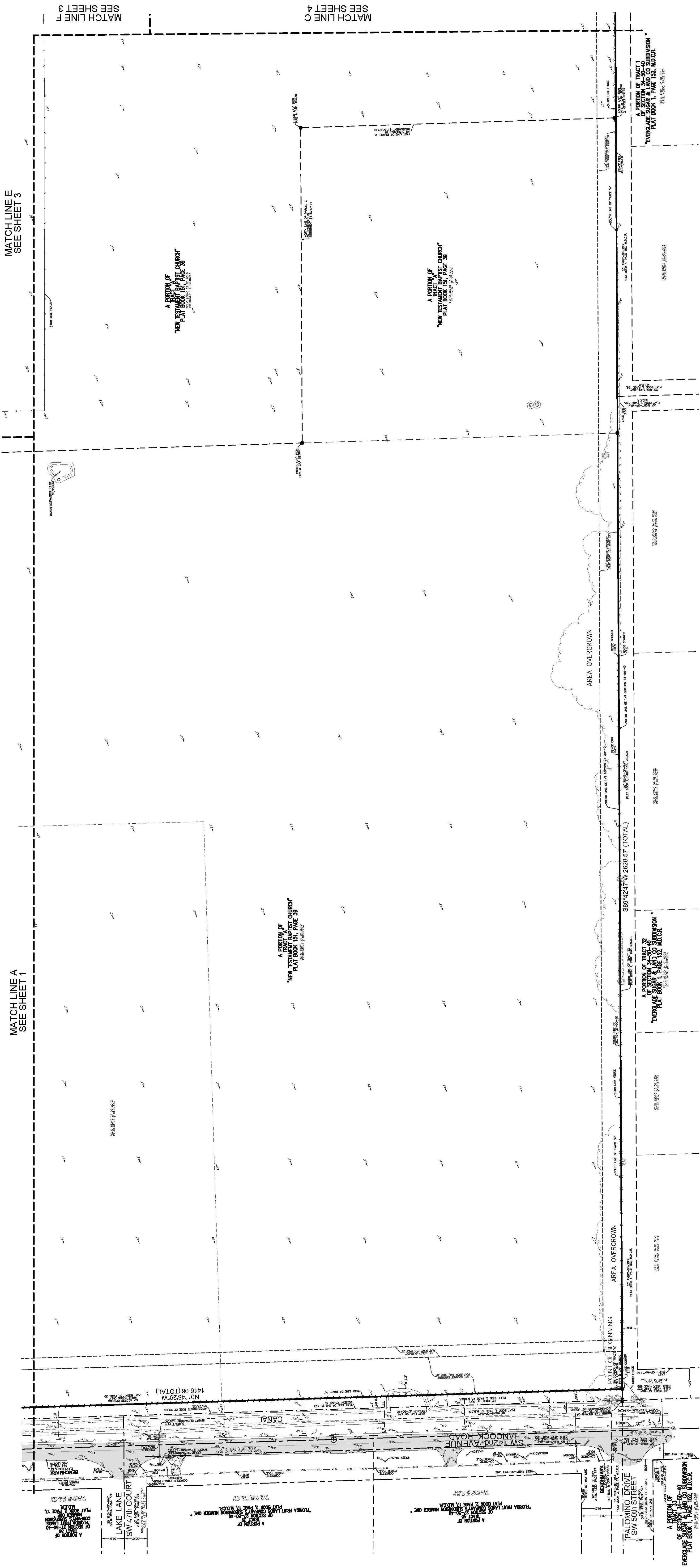
INTERSTATE 75



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
1" = 60'



LEGEND & ABBREVIATIONS	
	CONCRETE
	ASPHALT PAVEMENT
	WOOD DECK
	ADA DETECTABLE WARNING PAD
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	TREE
	PALM TREE

SHEET 2 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE.

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@pulicesurveyors.com
WEBSITE: www.pulicesurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3970

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD.
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
0' 60' 120' 180'
1" = 60'

DRAWN BY: J.S.

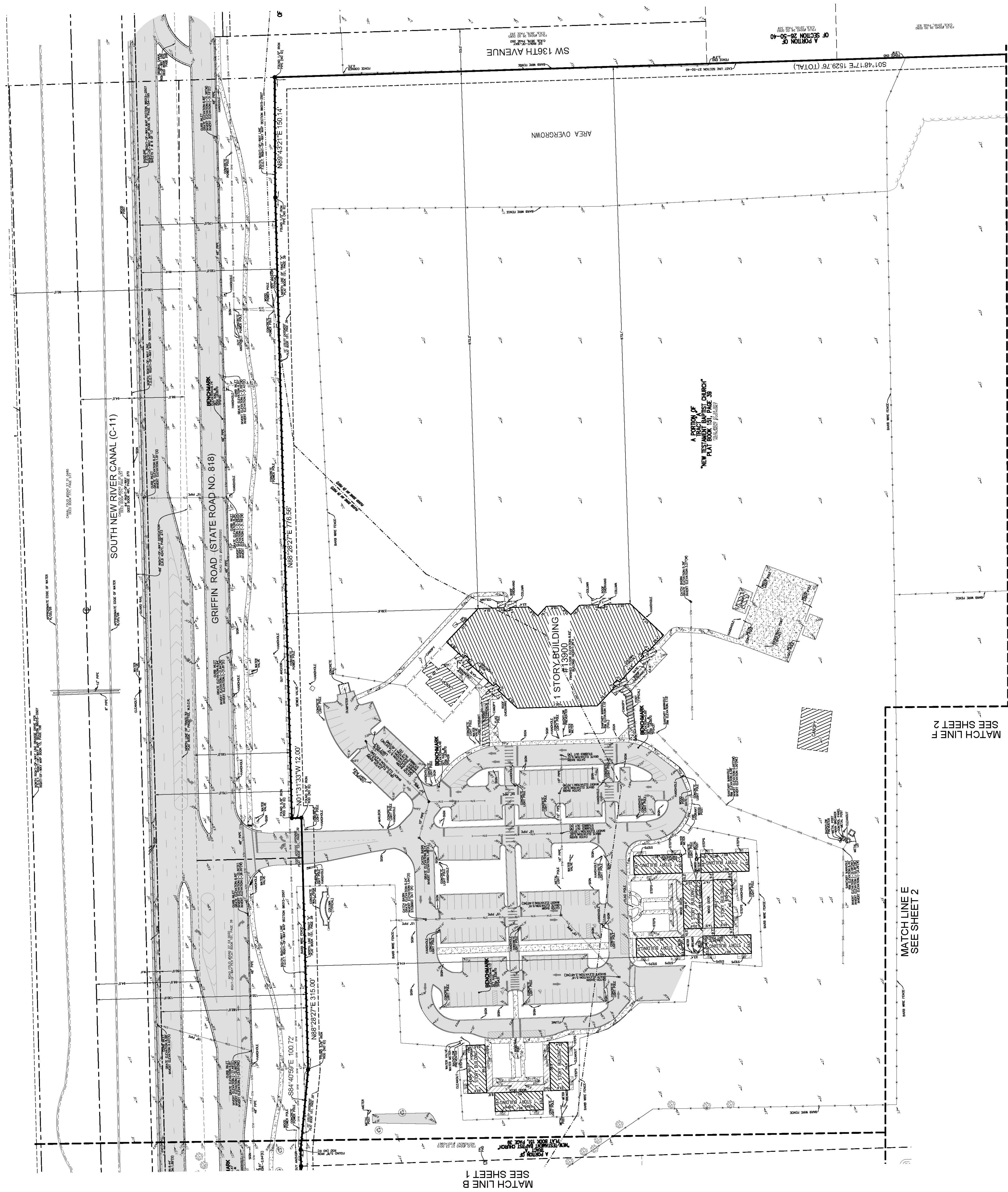
CHECKED BY: J.F.P.

CLIENT: HANCOCK 40AC, LLC

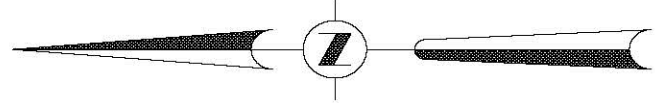
ORDER NO.: 75871

SCALE: 1" = 60'

SURVEY DATE: 7/8/26

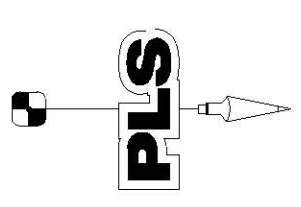


- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL
- FLORIDA POWER & LIGHT COMPANY
- LB
- LICENSED BUSINESS
- O.R.B.
- OFFICIAL RECORDS BOOK
- TP
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE



SHEET 3 OF 5

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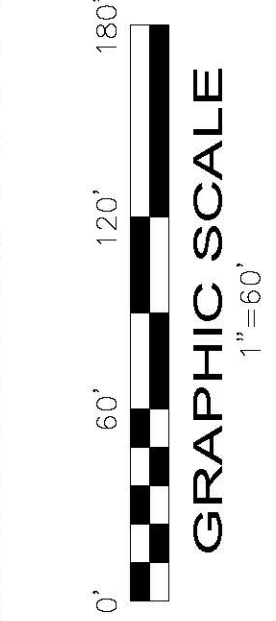
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RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

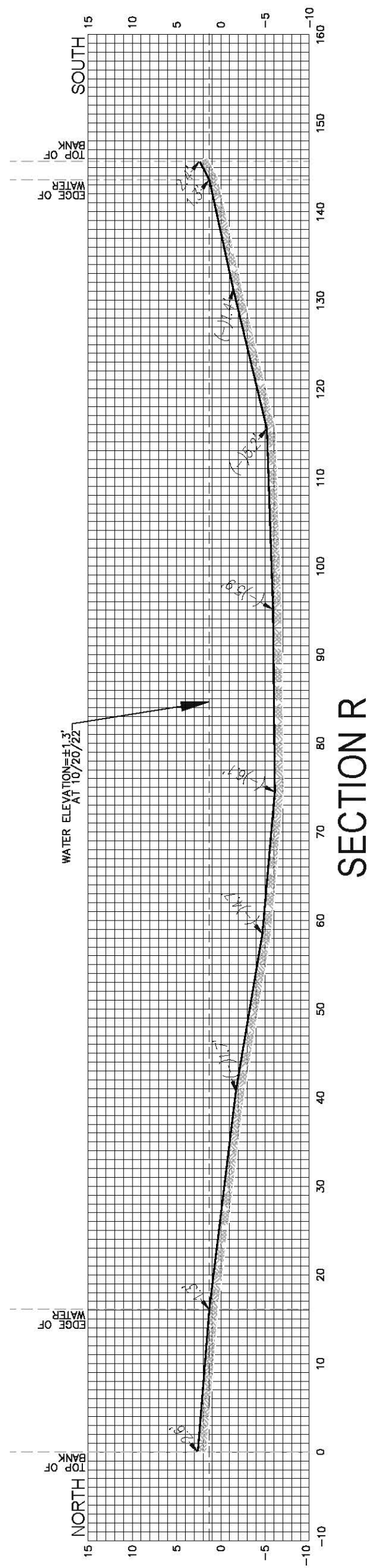
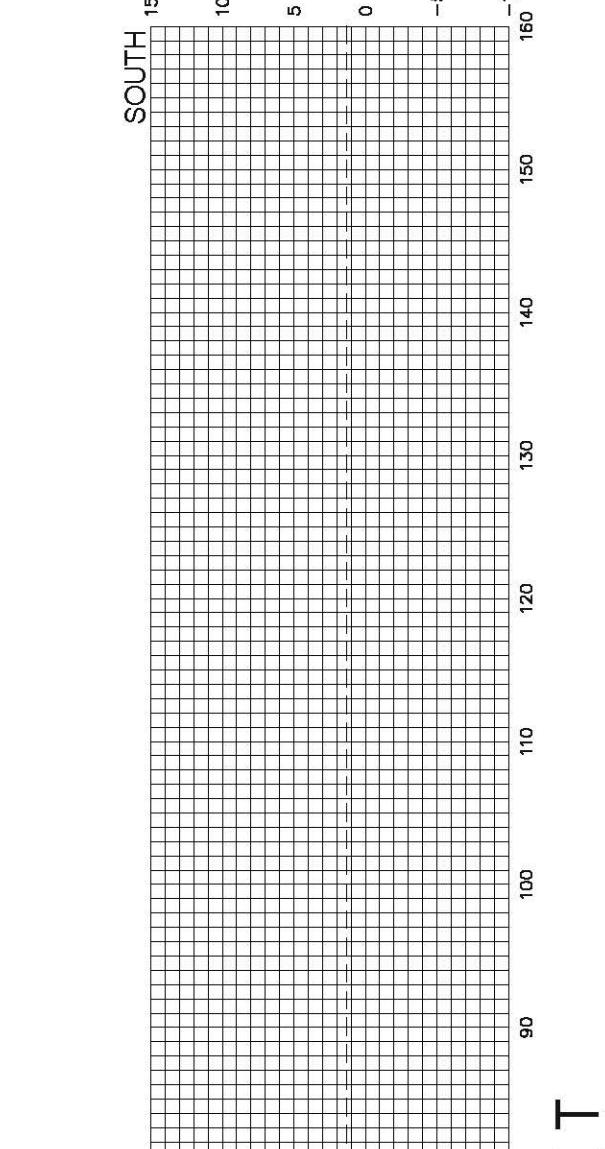
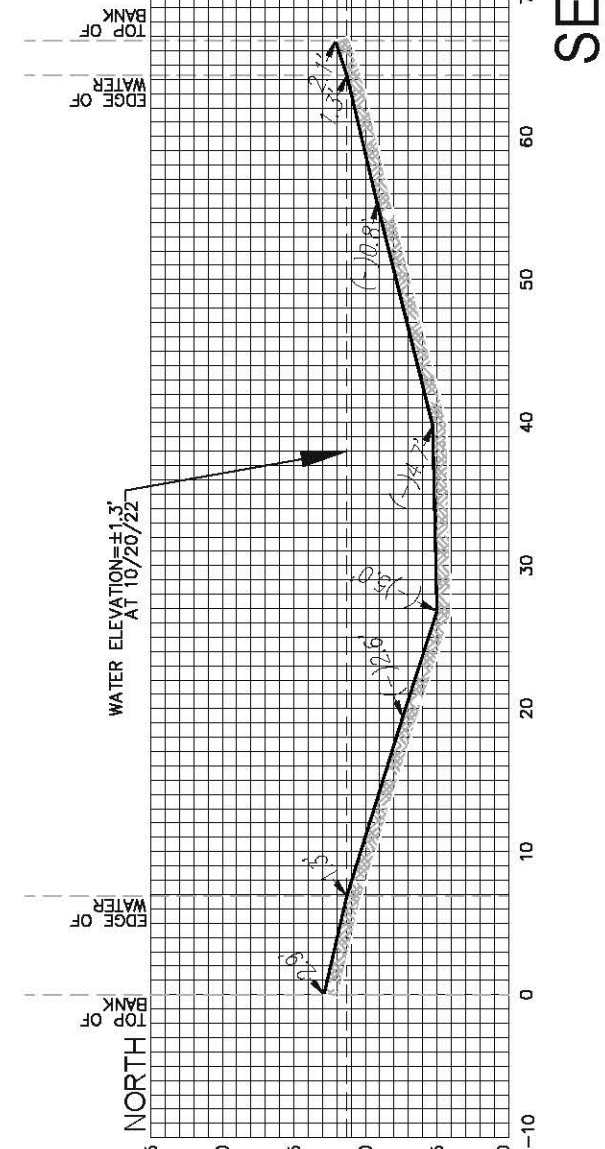
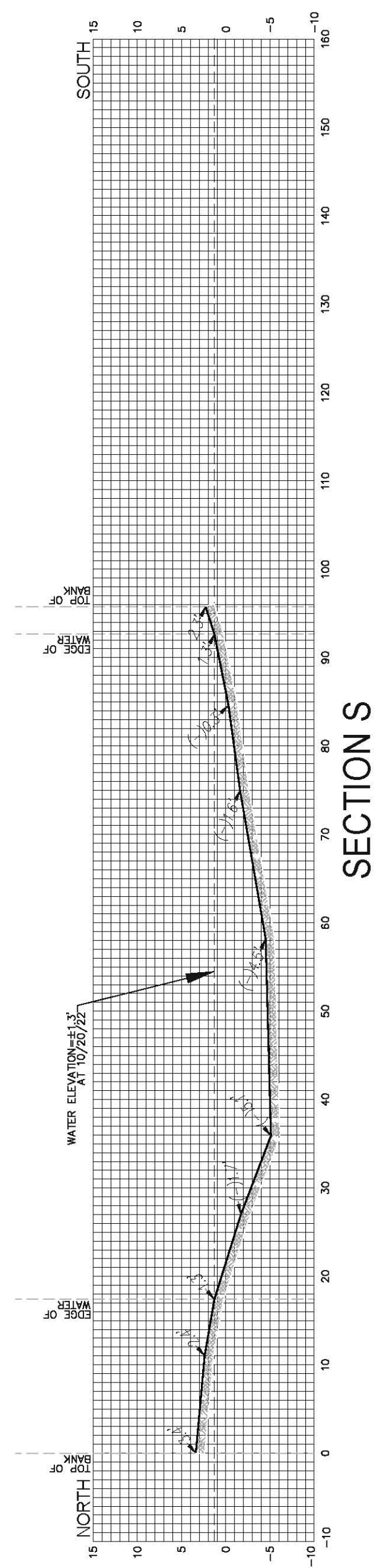
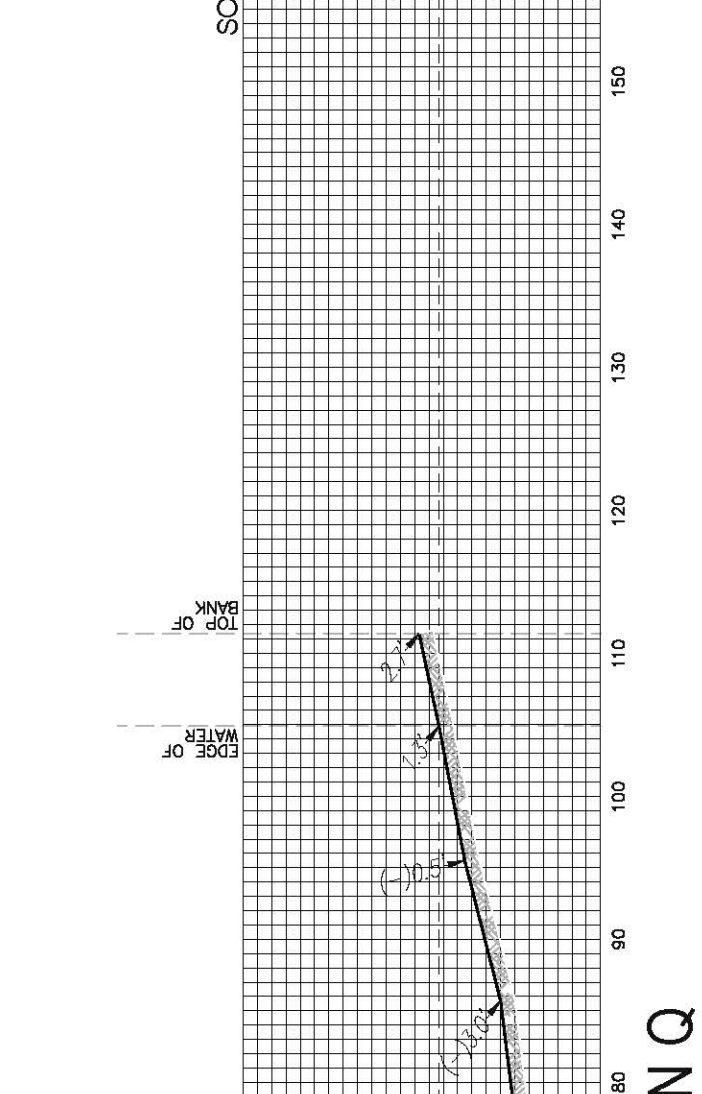
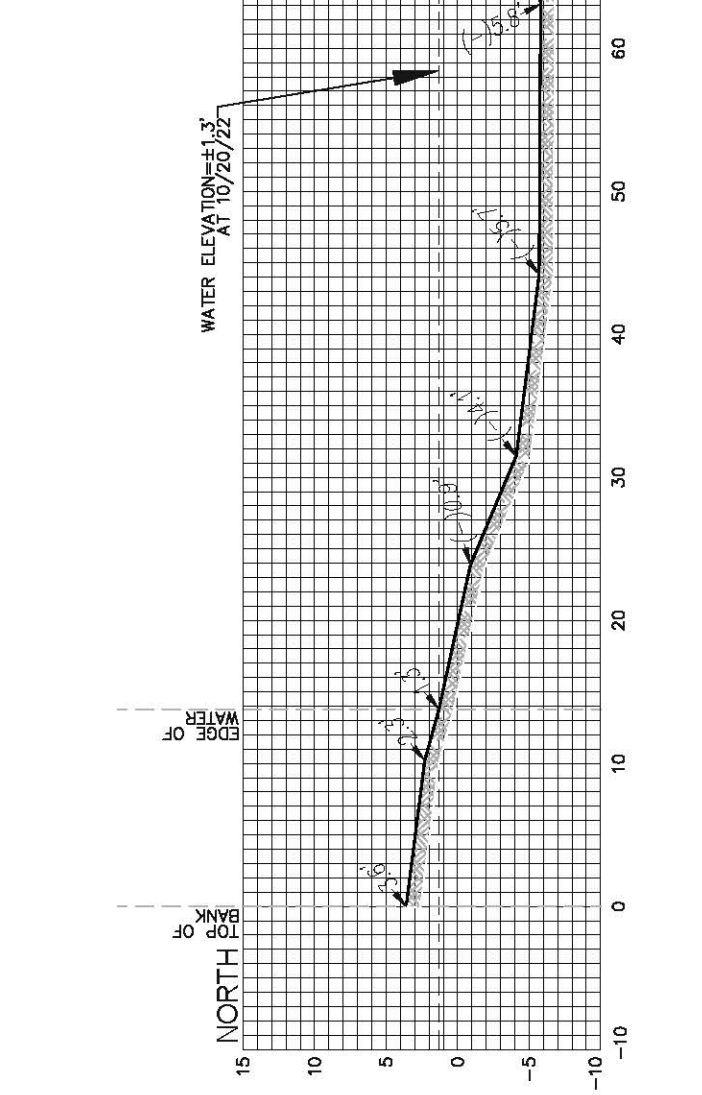
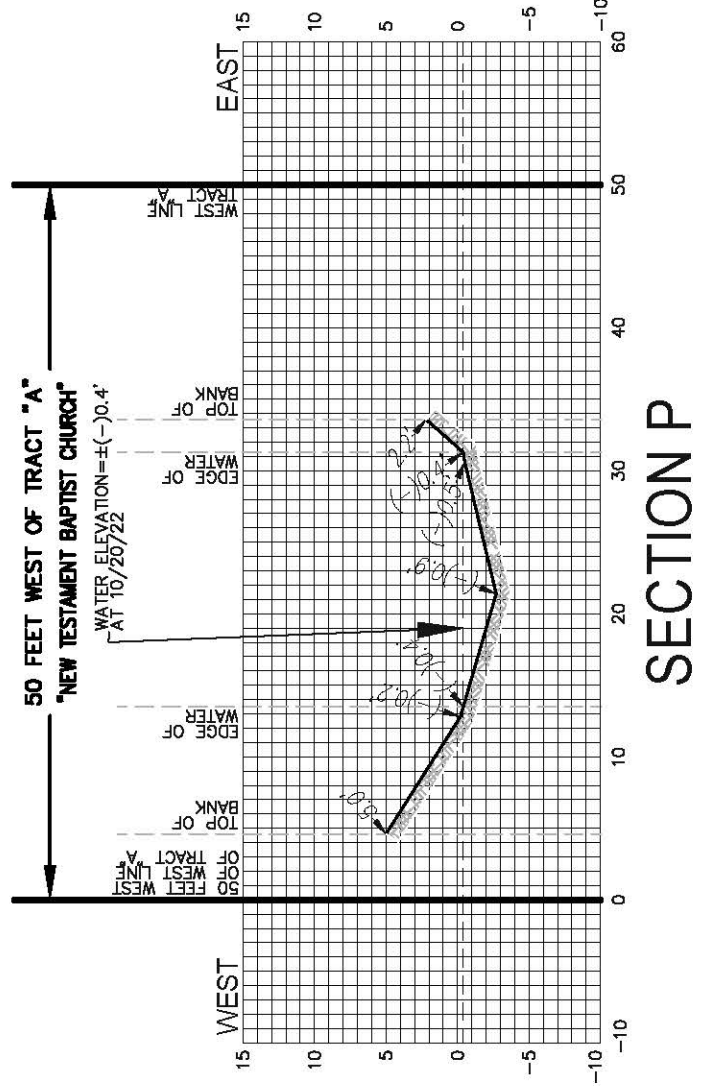
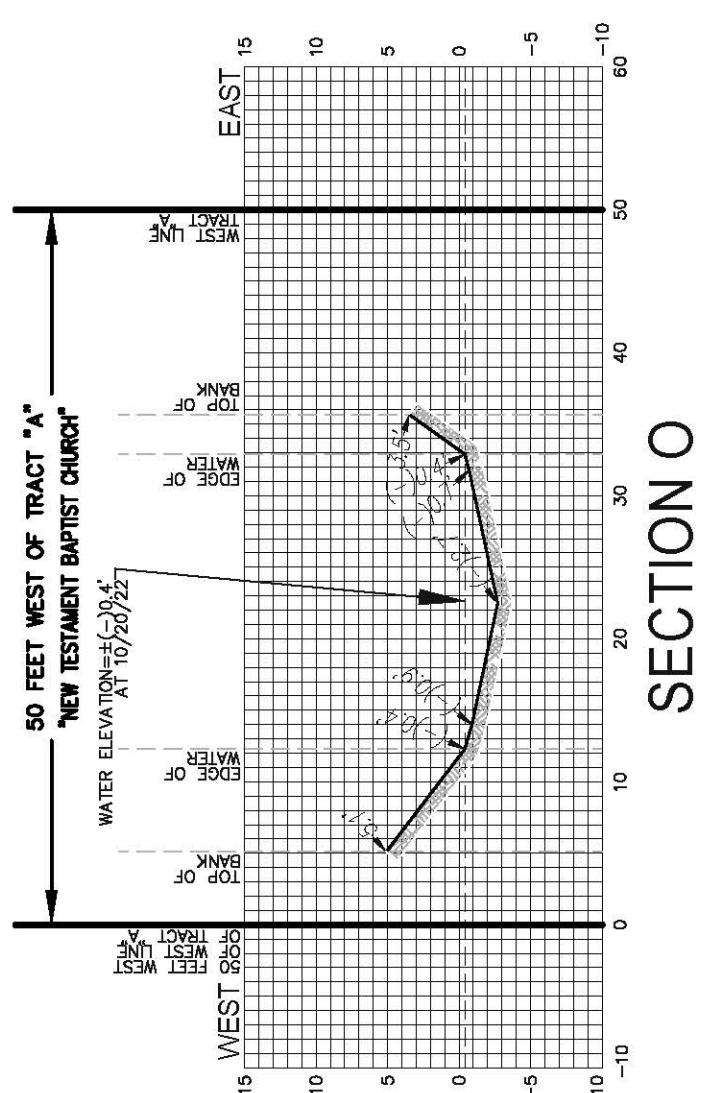
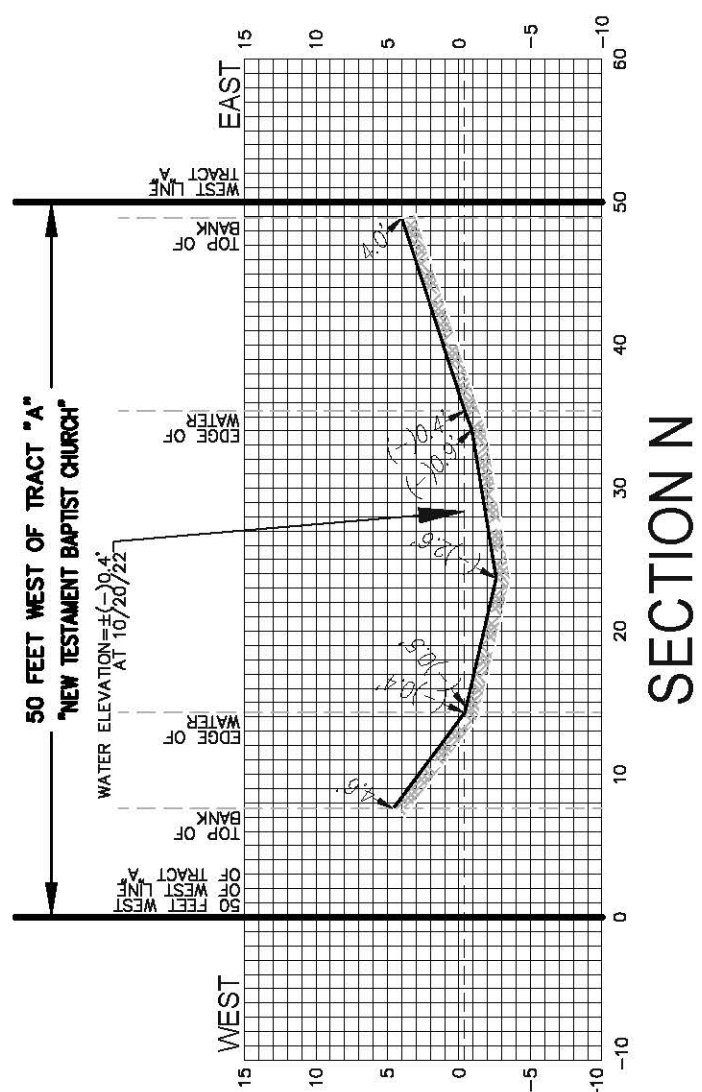
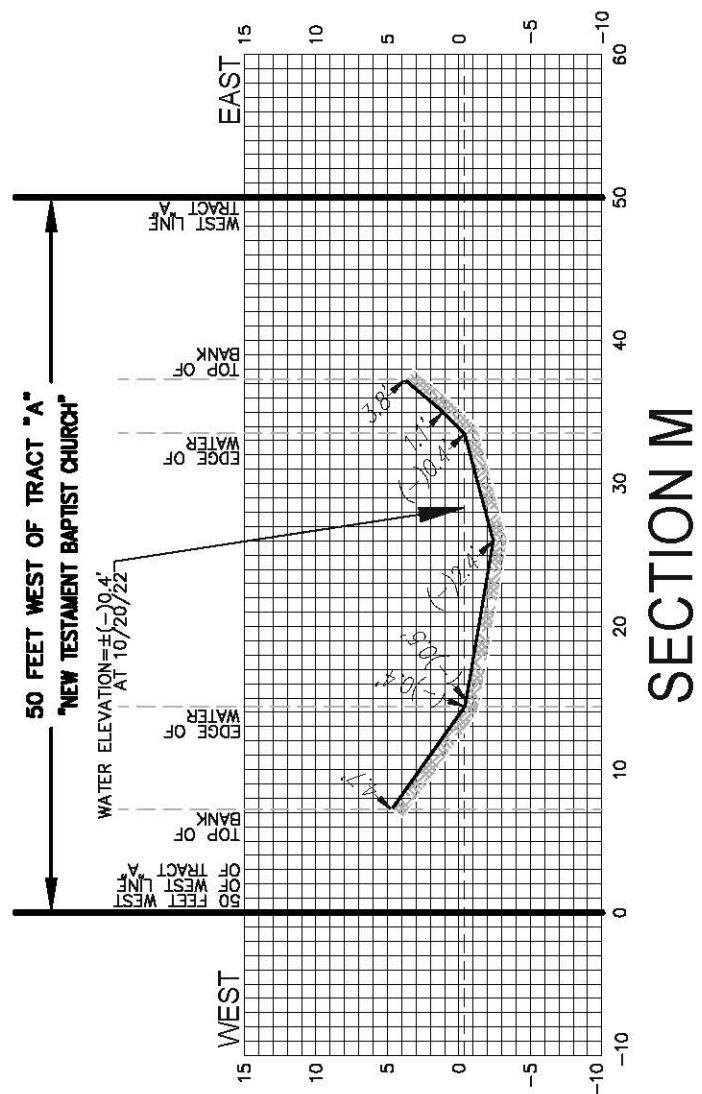
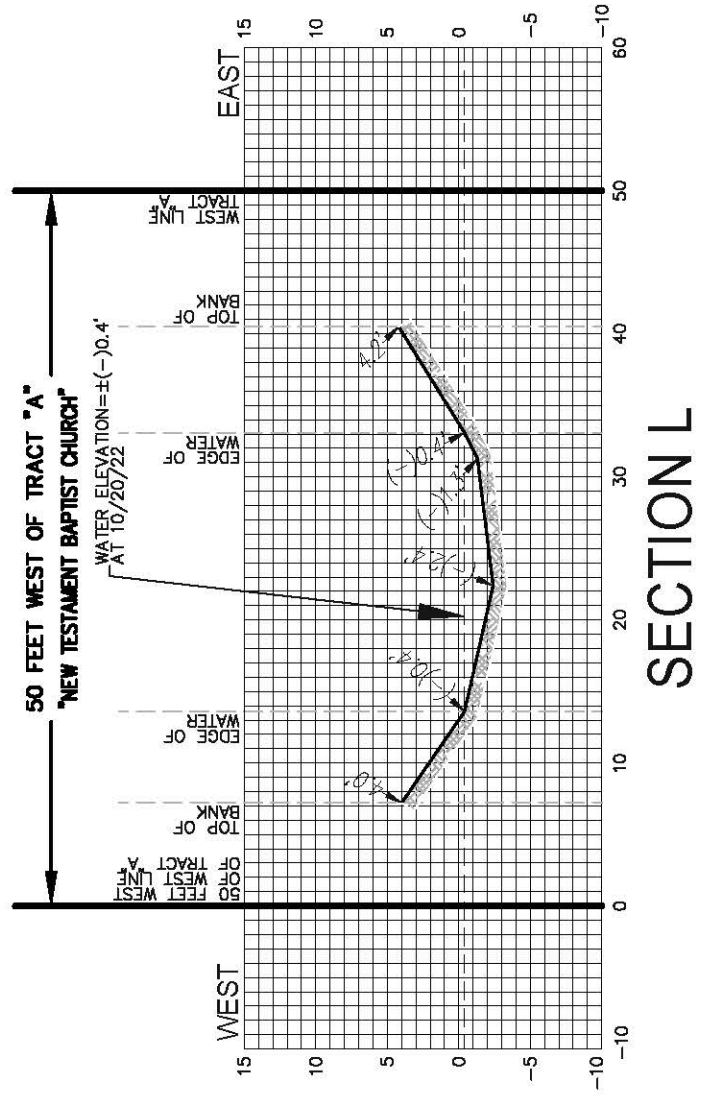
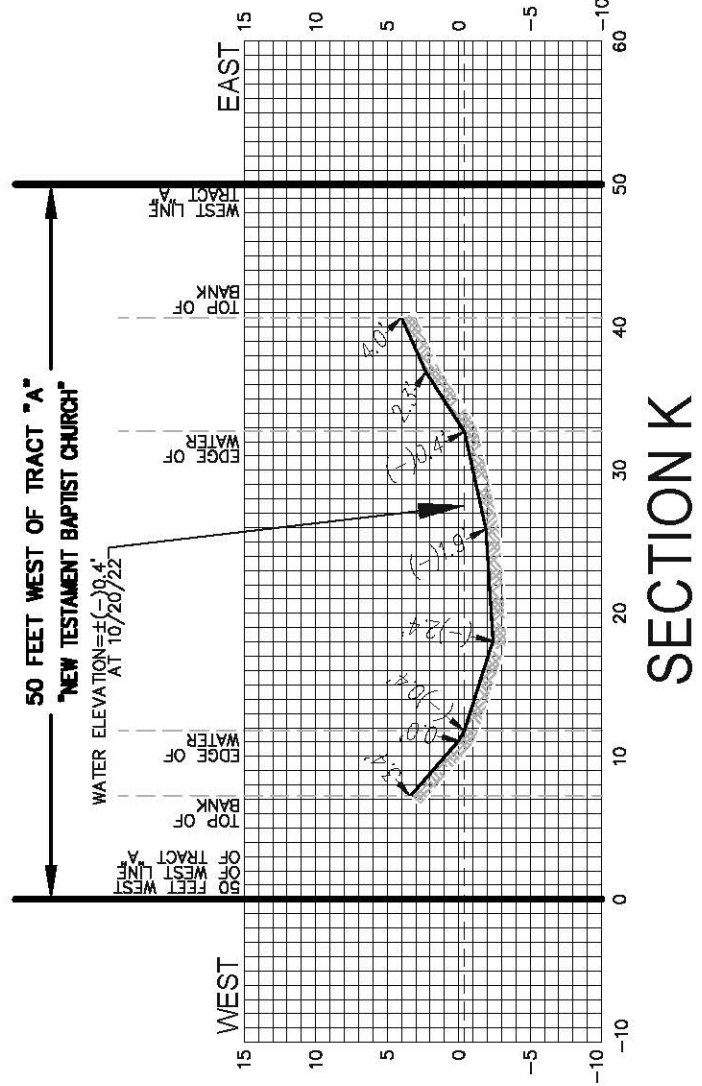
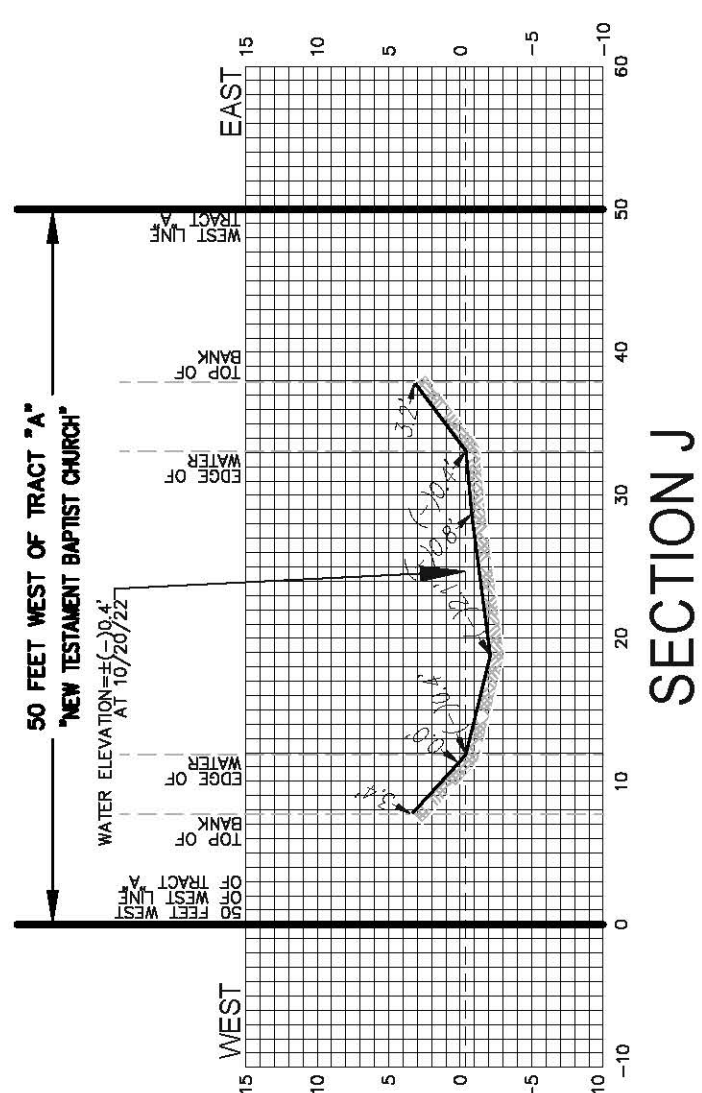
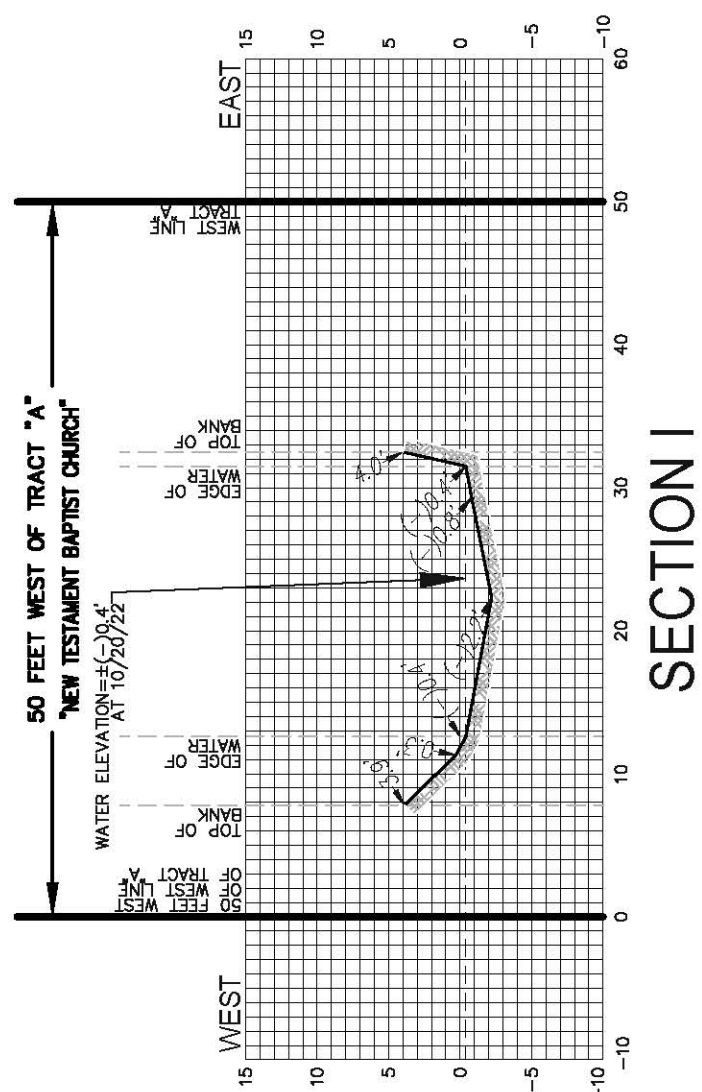
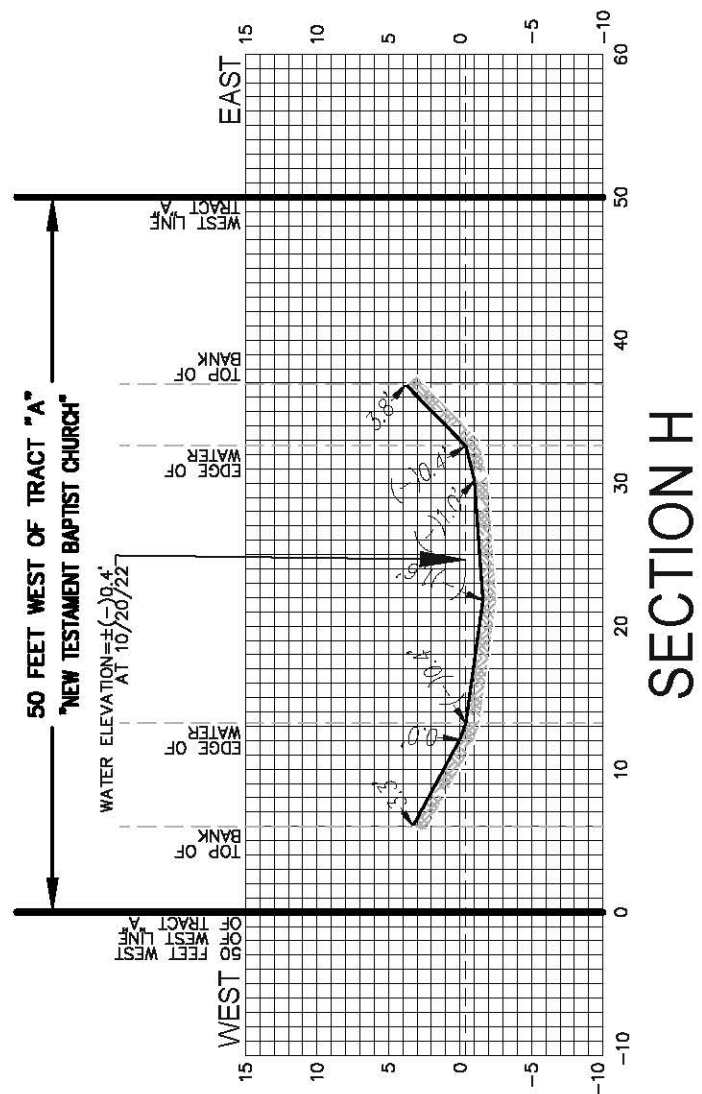
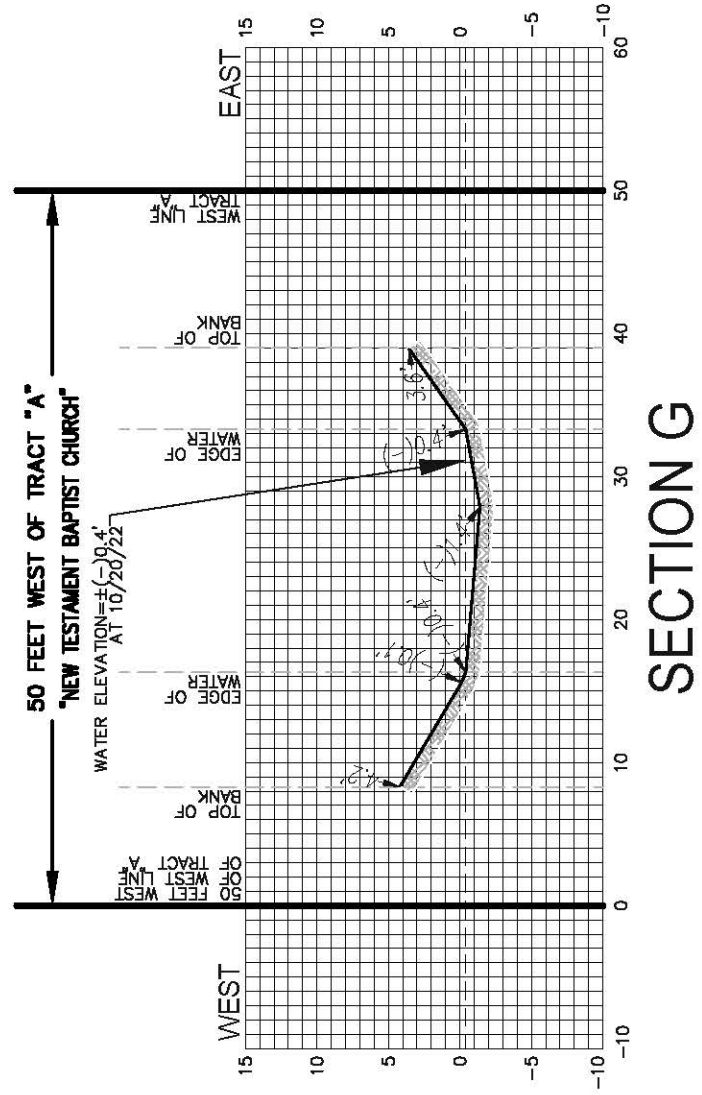
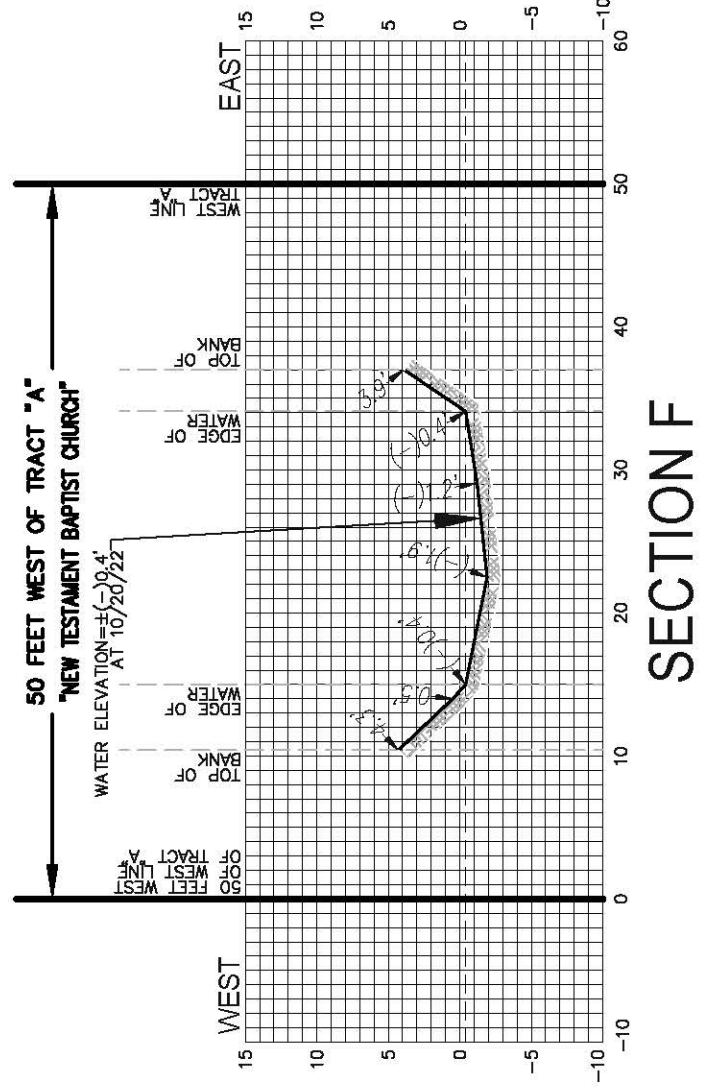
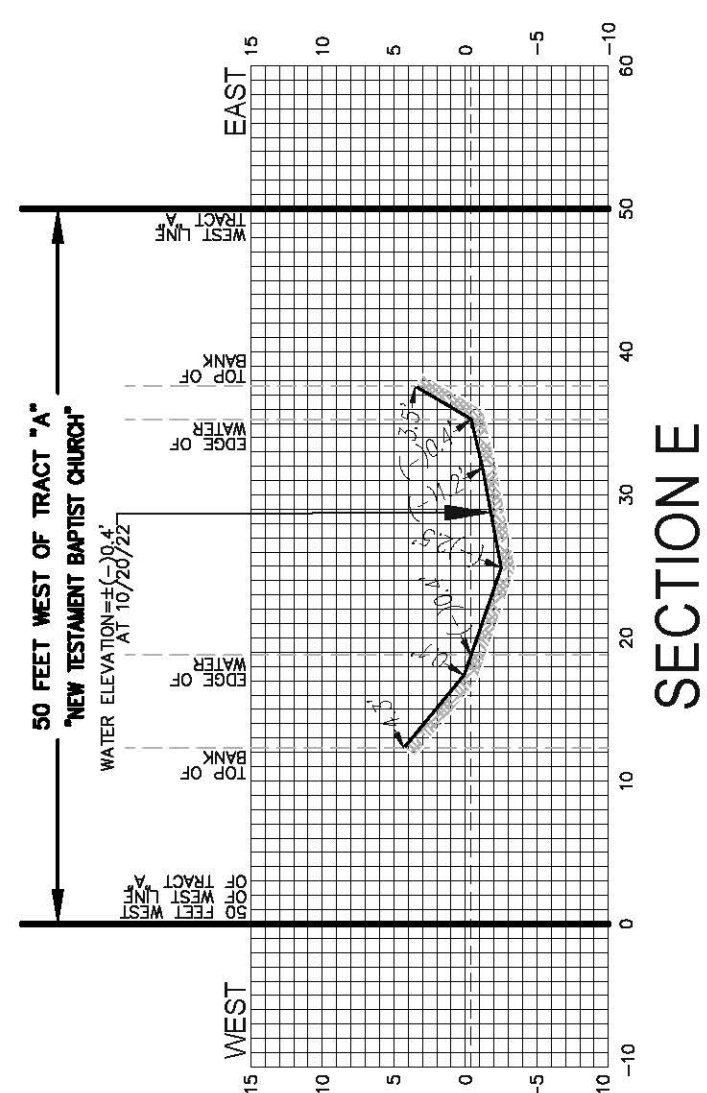
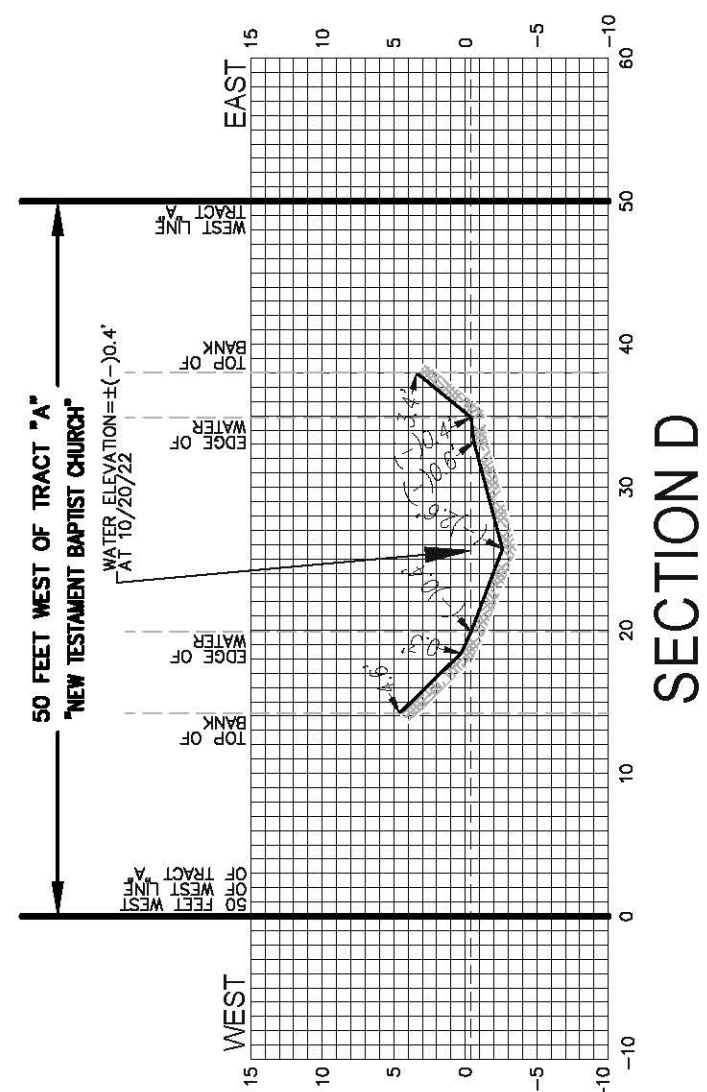
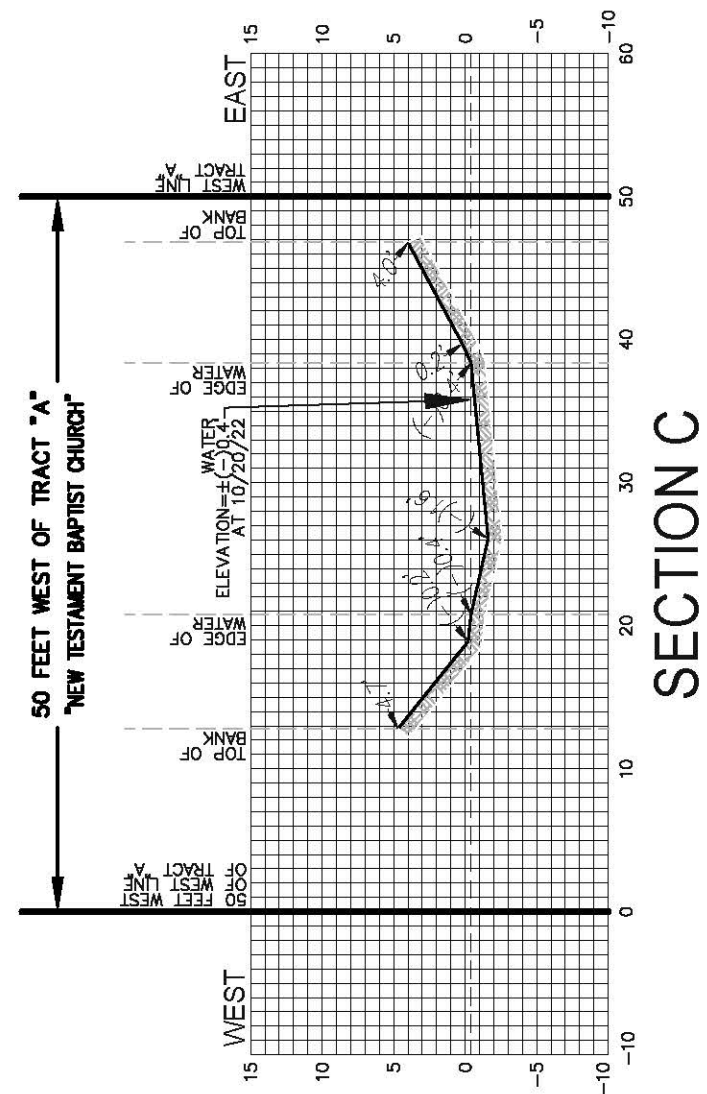
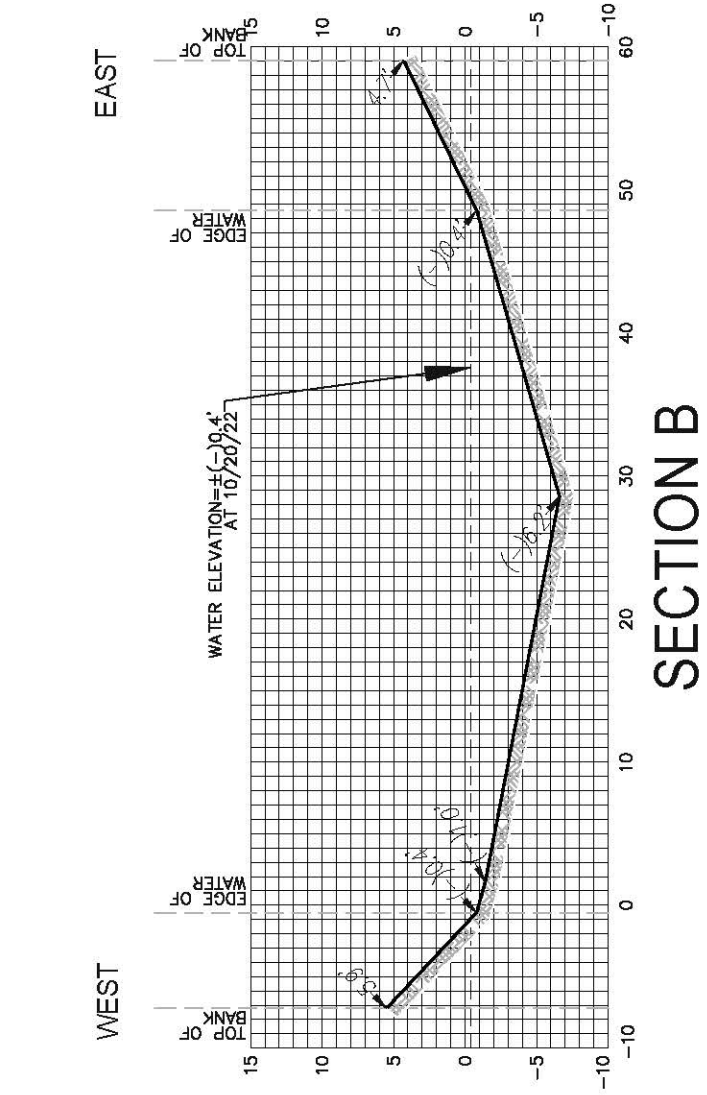
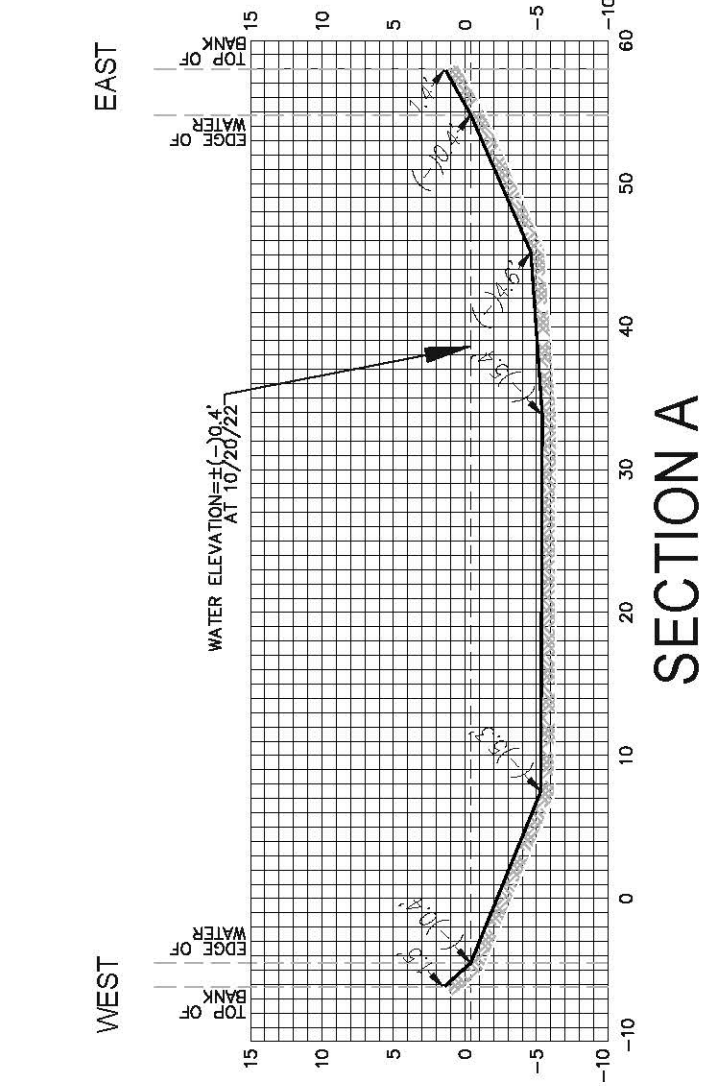
BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWN BY: J.S.
CHECKED BY: J.F.P.

SCALE: 1" = 60'
SURVEY DATE: 7/8/26

CLIENT: HANCOCK 40AC, LLC
ORDER NO.: 75871



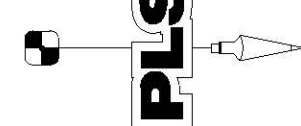


SHEET 5 OF 5

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WITHOUT SHEETS 1 THRU 5 INCLUSIVE

**PROPOSED
RESERVE AT SOUTHWEST RANCHES**
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
TOWN OF SOUTHWEST RANCHES, (BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULPICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777

SCALE: 1" = 60'

SCALE: 1" = 60'

CLIENT: HANCOCK 40AC, LLC
ORDER NO.: 70557

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**Town of Southwest
Ranches**

**(954) 434-0008 Town Hall
(954) 434-1490 Fax**

Town Council
Steve Breitreuz, *Chair*
Bob Hartmann, *Vice Chair*
Jim Allbritton, *Board Member*
Gary Jablonski, *Board Member*
David S Kuczenski Esq., *Board Member*

Russell C. Muñiz, ICMA-CM, *Town Administrator*
Keith M. Poliakoff, JD, *Town Attorney*
Debra M. Ruesga, *Town Clerk*
Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Chair Breitreuz and Board Members

VIA: Russell C. Muniz, Town Administrator

FROM: Debra Ruesga

DATE: 10/22/26

SUBJECT: A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO ENFORCEMENT OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.

Recommendation

Local Planning Agency consideration of a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

NO

Strategic Priorities

Infrastructure Improvements (Capital Projects)

Background

The Town of Southwest Ranches has been made aware of several properties that have not adhered to drainage district standards after approval has been applied for or issued. The drainage districts do not have a mechanism to ensure compliance in such cases. The resolution is intended to provide a mechanism whereby The Town, through its Code

Compliance Department can help ascertain the status of these properties and if necessary use the code compliance process to ensure compliance and thereby protecting neighboring residents.

Fiscal Impact/Analysis

Any potential fiscal impact will be by way of imposed fines upon non-compliant properties.

Staff Contact

Russell Muniz, Town Administrator Julio Medina, Code Compliance Director

ATTACHMENTS:

[Reso - Drainage District Enforcement - TA APP.docx](#)

LPA RESOLUTION NO. 2027-

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL AMEND THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO ENFORCEMENT OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, stormwater within the Town is managed by the Town's Public Works Department, the South Broward Drainage District and the Central Broward Water Control District; and

WHEREAS, all three entities work in parallel to protect real property and streets from flooding; and

WHEREAS, the drainage districts have limited ability to police and enforce their regulations and permit conditions once inspections are completed and permits are closed; and

WHEREAS, the Town has a dedicated code compliance department that regularly enforces Town regulations governing filling, grading and paving; and

WHEREAS, authorizing the Town's code compliance department to enforce all drainage requirements effective within the Town relating to development activities would increase compliance with such requirements, thereby benefiting all Town property owners and residents; and

WHEREAS, the Town Council has proposed an Ordinance authorizing such enforcement; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, finds the proposed Ordinance consistent with the Comprehensive Plan and recommends that the Town Council adopt the amendment.

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

SECTION 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

SECTION 2. Recommendation. That the Local Planning Agency recommends

that the Town Council amend ULDC Article 85, "Site Development Standards," to create Section 085-080 to read substantially as follows:

Sec. 085-080. – Reserved: Drainage district regulations.

The Stormwater Management Regulations, Standards, Procedures and Design Criteria of both the South Broward Drainage District and Central Broward Water Control District ("Drainage Districts"), as may be amended, are hereby incorporated within this Article by reference, and the regulations and standards shall be enforceable by the Town as if set forth fully within this Article. The Town may initiate enforcement actions upon finding that such regulations and standards have been violated by way of improper fill, grading, obstructions, alteration of an approved surface water management area, and paving upon private property and within drainage easements, reservations and rights-of-way maintained by the Drainage Districts.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

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PASSED this ____ day of _____, 2026 on a motion made by _____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.2026.102