



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

February 20, 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 January 2025
  - B. Dark Skies Ordinance
  - C. Utilities Element Update
6. New Business
7. Board Member / Staff Comments and Suggestions
  - A. 2025 Meeting Dates
    - March 20<sup>th</sup>
    - April 17<sup>th</sup>
    - May 15<sup>th</sup>
    - June – TBD (Regular day conflicts with Holiday)
    - July 17<sup>th</sup>
    - August 21<sup>st</sup>
    - September 18<sup>th</sup> (Tentative)
    - October 16<sup>th</sup>
    - November – TBD (Regular day conflicts with Town Council)
8. Items for Next Meeting

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**

January 16, 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 Breitkreuz, Vice Mayor David Kuczenski, Council Member Jim Allbritton, Council Member Bob Hartmann, Council Member Gary Jablonski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone)

**Pledge of Allegiance**

**Motion: To elect Joseph Altschul as Chair.**

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

**Motion: To elect Louis Gregory as Vice Chair.**

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 elect Robert Sirota as Recording Secretary.**

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 November 2024 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>

**Discussion:** Dark Skies Ordinance

**Adjournment: 8:56 PM**

## 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.

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 mean ~~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~~.

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

~~The following types of lighting are prohibited:~~

- (A) ~~Uplighting and downlighting, 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.~~
- (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 ~~ies~~ or streets; 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 twenty (20) feet in residential districts and thirty-five (35) feet in all other districts.
- (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.~~
  - ~~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 may only be affixed to structural columns or posts, except as provided in Sec. 095-030.d., below. Only one (1) luminaire is allowed on any column or post.~~
  - ~~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.

**~~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.

~~(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.

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

#### **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:-

(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 fully compliant by replacing bulbs or installing shielding shall comply no later than [two years from date of adoption].

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

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

(A) The erection or placement of any luminaire with output of three hundred (300) 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-luminaire~~ 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 fixture~~ Luminaires and ancillary equipment shall be maintained so as to always meet the requirements of this article.



## UE OBJECTIVE 1.3 SOLID WASTE

~~**PURSUE A GOAL OF ZERO WASTE TO REDUCE THE FUTURE NEED FOR WASTE DISPOSAL. PROVIDE ON-GOING COORDINATION AND ASSISTANCE TO TOWN RESIDENTS TO MEET EXISTING AND FUTURE SOLID WASTE NEEDS, MAXIMIZE RECYCLING, DISCOURAGE URBAN SPRAWL AND CORRECT EXISTING DEFICIENCIES.**~~

~~Measurement: Percent of solid waste generated within the Town that is recycled.~~

**UE POLICY 1.3-a:** The Town shall continue to encourage source separation and the recycling of solid waste, in accordance with the Solid Waste Act of 1988, as amended.

~~{BCPC Policy 8.01.12}~~

**UE POLICY 1.3-b:** ~~In addition to prohibiting~~ landfills, energy plants and resource recovery facilities ~~within the Town, the Town shall oppose any such facility outside of its boundaries that would potentially be planned, constituted and maintained to minimize impacts on the~~ Town's environment and ~~adjacent existing or planned~~ rural land uses.

~~{BCPC Policy 8.01.15}~~

**UE POLICY 1.3-c:** The Town shall continue to recycle at least ~~30~~70 percent of the solid waste stream and strive to recycle the five state designated materials to at least 50 percent for each state designated material .

~~{BCUAFLUP Objective 6.4}~~

**UE POLICY 1.3-d:** The Town shall coordinate with Broward County to ~~maintain and establish priorities for replacement/corrections, which achieve the recycling goals implement in ss.Section~~ 403.706, Florida Statutes, "Local Government Solid Waste Responsibilities;" ~~regarding solid waste management and recycling.~~

~~{BCUAFLUP Policy 6.1.1}~~

**UE POLICY 1.3-e:** The Town shall coordinate with Broward County to expand its recycling education program as a means of reducing the waste stream flow.

~~{BCUAFLUP Policy 6.1.2}~~

**UE POLICY 1.3-f:** The Town ~~Council~~ shall strive toward a reduction in the amount of paper used in Town operations through greater reliance upon electronic media.

{BCUAFLUP Policy 6.1.3}

**UE POLICY 1.3-g:** ~~No new solid waste landfill or similar structures shall be permitted within identified water conservation areas without provisions for maintaining the fresh water sheet flow. Animal feces shall be disposed of using best practices promulgated by the Florida Department of Agriculture.~~

{BCPC Policy 6.01.02}

**UE POLICY 1.3-h.** The Town shall strive toward the elimination of single-use plastics used in Town operations through greater reliance upon recyclable materials.

**UE POLICY 1.3-i.** The Town shall encourage its residents and businesses to compost, re-use and repurpose products, and shall lead by example