



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

March 20, 2025
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

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 February 2025
6. New Business
 - A. Intergovernmental Coordination Element (ICE)
7. Board Member / Staff Comments and Suggestions
 - A. 2025 Meeting Dates
 - April 17th
 - May 15th
 - June – TBD (Regular day conflicts with Holiday)
 - July 17th
 - August
 - September 18th (Tentative)
 - October 16th
 - November – 13th
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

February 20, 2025
7:00 PM

Town Hall
13400 Griffin Road

Call to Order

Roll Call

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

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

Pledge of Allegiance

Motion: To approve the January Meeting Minutes.

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

Motion: To amend Sec. 095-040 B(2) as follows: Nonconformities that can be made fully compliant by replacing bulbs [one year from date of adoption] or installing shielding shall comply no later than [two years from date of adoption].

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

Motion: To approve Article 90 lighting standards as amended.

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

Motion: To remove proposed language from UE POLICY 1.3-g.

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

Motion: To approve the Utilities Element Objective 1.3 and its policies as amended.

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

Adjourned.

III.H Intergovernmental Coordination Element (ICE)

ICE GOAL 1

THE TOWN SHALL MAXIMIZE INTERGOVERNMENTAL COORDINATION AND COOPERATION AMONG SURROUNDING LOCAL, COUNTY, STATE AND REGIONAL GOVERNMENTS.

~~{BCPC Goal 13.00.00}~~

ICE OBJECTIVE 1.1 CONSISTENCY WITH LOCAL LAND USE PLANS

CONTINUE TO IMPLEMENT THOSE REQUIREMENTS AND PROCEDURES ~~WHICH THAT ENSURE CONSISTENCY COORDINATE~~ OF THE TOWN'S LAND USE PLAN ~~COMPATIBILITY WITH THE LAND USE PLANS THOSE AND LAND DEVELOPMENT REGULATIONS OF THE~~ ADJACENT MUNICIPALITIES.

~~{BCPC Objective 13.01.00}~~

~~Measurement: Adoption of a process in the Land Development Code, consistent with State and County law, to further intergovernmental coordination, consistency and compatibility among the plans of Broward County, the adjacent local governments and the SFWMD.~~

ICE POLICY 1.1-a: The Town shall consider participating to develop a joint planning mechanism to further the ~~consistency and~~ compatibility among the plans of Broward County, its adjacent local governments, the SFRPC and the SFWMD.

~~{BCPC Policy 13.01.05}~~

ICE POLICY 1.1-b: The Town's Land Use Plan and plan amendments shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to requesting certification or re-certification by the Broward County Planning Council.

~~{BCPC Policy 13.01.06}~~

ICE OBJECTIVE 1.2 CONSISTENCY WITH OTHER GOVERNMENTAL PLANS

CONTINUE TO IMPLEMENT THOSE REQUIREMENTS AND PROCEDURES WHICH ENSURE CONSISTENCY OF THE TOWN'S LAND USE PLAN WITH THE PLANS ~~AND LAND DEVELOPMENT REGULATIONS~~ OF REGIONAL, COUNTY AND STATE AGENCIES.

~~Measurement: Initiation of a coordination meeting with the Broward County Housing Authority with the goal of developing positive recommendations for providing additional units in the County.~~

ICE POLICY 1.2-a: ~~The Town shall r~~Review, evaluate and coordinate with Broward County Housing Finance Agency Authority and the South Florida Regional Planning Council as to the affordability of housing in the Town and the County as it pertains to both the Town's residents, permitted gGuest hHomes and the agricultural employees working in the Town.

ICE POLICY 1.2-b: ~~The Town shall integrate drainage regulations, if any, Coordinate the Comprehensive Plan with SFWMD's Regional Water Supply Plans, and continue to coordinate with the SFWMD to develop a link to the Broward County Comprehensive Greenway Trail System adjacent to the District's waterways~~

ICE POLICY 1.2-c: Attempt to resolve conflicts and locally unwanted land uses with other units of local government through the South Florida Regional Planning Council's (SFRPC) informal mediation process.

~~{9} 5.015(3)(c)(2 & 13)~~

ICE POLICY 1.2-d: ~~Continue to maintain The Town shall comply with recent changes to the Growth Management Legislation that requires preparing an inventory of existing or proposed interlocal service agreements by January 1, 2004.~~

ICE POLICY 1.2-e: Continue a dialogue with neighboring jurisdictions and other entities providing services in the sub-region to discuss major issues and compatibility.

ICE POLICY 1.2-f: Coordinate directly and expeditiously with neighboring jurisdictions, Broward Sheriffs Office and the Broward County legislative delegation to develop a realistic timeframe for funding to build a sub-regional

services center. Participants should aim to create a funding plan and integrate it into the respective capital improvement programs.

ICE POLICY 1.2-g: Continue to coordinate with the SFWMD to develop a link to the Broward County Comprehensive Greenway Trail System adjacent to the District's waterways.

ICE OBJECTIVE 1.3 COORDINATE THE TOWN'S FUTURE LAND USES WITH THE AVAILABILITY OF PUBLIC EDUCATION FACILITIES

THE TOWN OF SOUTHWEST RANCHES, IN CONJUNCTION WITH BROWARD COUNTY, BROWARD COUNTY MUNICIPALITIES, AND THE BROWARD COUNTY SCHOOL BOARD, WILL FOLLOW THE PROCESSES AND PROCEDURES ESTABLISHED IN THE ADOPTED AMENDED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (ILA) FOR COORDINATION AND COLLABORATIVE PLANNING AND DECISION MAKING OF LAND USES, PUBLIC SCHOOL FACILITIES SITING, POPULATION PROJECTIONS, LOCATION AND EXTENSION OF PUBLIC FACILITIES SUBJECT TO CONCURRENCY, AND SITING OF FACILITIES WITH A COUNTYWIDE SIGNIFICANCE.

Measurement:

- ~~• Adoption of standards in the Town's Land Development Code for reviewing the availability of land for public schools consistent with State and County laws.~~
- ~~• Attendance at pertinent municipal and county meetings to ensure implementation of school concurrency.~~
- ~~• Regular attendance at School Board meetings, including the Superintendent's Site Review Committee meetings, the Oversight Committee and Staff Working Group meetings to ensure compatibility with land uses, future school sites, and implementation of school concurrency.~~

ICE POLICY 1.3-a: ~~The Town shall c~~onsider the individual and cumulative impacts of any proposed Future Land Use Map amendments on existing and planned public education facilities.

~~{BCPC Policy 8.07.01}~~

ICE POLICY 1.3-b: ~~The Town shall c~~oordinate with the School Board, Broward County and municipalities within Broward County to maintain the adopted level of service standards for public school facilities and any amendments affecting public school concurrency.

~~{BCPC Policy 8.07.06}~~

ICE POLICY 1.3-c: ~~The Town shall c~~oordinate ~~their the~~ planning and permitting processes with Broward County, Broward County municipalities, and the School Board consistent with the processes and procedures established within the ILA as follows:

1. Review and update of the annual District Educational Facilities Plan (DEFP) containing the financially feasible schedule of capital improvements for school facilities needed to achieve and maintain the adopted level of service standards in all concurrency service areas (CSAs).
2. Coordinate County and municipal land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.
3. Coordinate the preparation of County and municipal projections for future development with the School Board's school enrollment projections to ensure consistency between the County and municipal future land use maps and the long-term school planning process.
4. Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and municipal annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
5. Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
6. Revise County and municipal land development codes and School Board policies to ~~establish-maintain~~ a county-wide public school concurrency system.

ICE POLICY 1.3-d: Regional ~~c~~ommunity ~~f~~acilities, except for schools, shall be located adjacent to major traffic corridors and bus transit routes adequate to carry the volume of traffic generated by such facilities.

~~{BCPC Policy 8.03.05}~~

ICE POLICY 1.3-e: The joint use of Broward County school property and facilities for the Town's public recreational and civic purposes shall be encouraged and supported.

~~{BCPC Policy 8.07.09}~~

ICE POLICY 1.3-f: ~~The Town shall~~ coordinate with the efforts of the School Board of Broward County to address school overcrowding and meet future school needs consistent with the provisions outlined in the Amended Interlocal Agreement for Public School Facility Planning. Also, should the Town at some future time initiate an amendment to the BCLUP and Future Land Use Element to include a mixed use category, said amendment shall also fully incorporate the BCLUP provisions regarding school impact coordination within mixed-use designations.

~~{BCLUP Policy 8.07.02(A)}~~

ICE OBJECTIVE 1.4

ENSURE A MEANINGFUL PROCESS FOR COLLABORATIVE PLANNING AND INTERGOVERNMENTAL COORDINATION, ON A CONTINUING AND ONGOING BASIS, ON WATER SUPPLY ISSUES BETWEEN THE TOWN, ~~AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BROWARD COUNTY~~ AND THE LOCAL GOVERNMENTS THAT PROVIDE WATER SERVICE WITHIN THE TOWN.

ICE POLICY 1.4-a: ~~The Town shall~~ share information regarding water supply needs with the local governments that provide water service within the Town.

ICE POLICY 1.4-b: ~~The Town shall consider working appropriate entities to~~ coordinate the establishment of level of service standards and population projections with the local governments that provide water service within the Town to ensure that water supply will be adequate to serve demand.

ICE POLICY 1.4-c: ~~The Town shall~~ coordinate with the South Florida Water Management District, the cities City of Sunrise, Cooper City and Pembroke Pines, ~~and Broward County related to updating the respective Town's~~ Water Supply Facilities Work Plans within 18 months after of each update to the South Florida Water Management District's updates the Lower East Coast Regional Water Supply Plan ~~Update~~.

ICE OBJECTIVE 1.5 COORDINATION OF INFRASTRUCTURE

CONTINUE TO COORDINATE PLANS FOR NEW INFRASTRUCTURE AND REPAIR AND MODIFICATIONS TO EXISTING INFRASTRUCTURE WITH OTHER UNITS OF LOCAL GOVERNMENT AND FEDERAL AND STATE AGENCIES, AS APPROPRIATE.

~~Measurement: The extent to which the Town has participated in regional forums regarding infrastructure provision and coordinated with other governmental agencies regarding infrastructure.~~

~~**ICE POLICY 1.5-a:** The Town Council shall work~~ Continue to coordinate with the MPO appropriate agencies with the goal of towards maintaining Dykes Road as a two-lane facility. ~~The Council shall review the results of these efforts.~~

ICE POLICY 1.5-b: The Town Council shall Continue intergovernmental relations with FDOT, and Federal and State Representatives for moving forward the design and construction schedule of an Urbanized Intersection at I-75 and Griffin Road which also mutually benefits the City of Weston and Town of Davie.

ICE POLICY 1.5-c: Increase coordination and cooperation in transportation planning with the South Florida Regional Transportation Authority.

ICE POLICY 1.5-d: Monitor the progress of feasibility studies, environmental impact statements, planning and design of a potential rail freight corridor along US 27 and provide timely feedback to FDOT.

ICE OBJECTIVE 1.7 DISASTER MITIGATION

IMPROVED COORDINATION TO MITIGATE THE IMPACTS OF NATURAL DISASTERS.

~~Measurement: Changes to the Town's or other jurisdictions' regulations or procedures due to improved coordination.~~

ICE POLICY 1.7-a: Work with the State, Broward County and/or nearby municipalities to help ensure adequate shelter for emergency personnel and their families in the event of a natural disaster.

ICE POLICY 1.7-b: Work with the State, Broward County and/or nearby municipalities to help ensure adequate shelter for animals within the Town in the event of a natural disaster.

ICE OBJECTIVE 1.8 REGIONAL SOLID WASTE FACILITIES

WORK TOWARD RESPONSIBLE AND SUSTAINABLE LONG-TERM MANAGEMENT OF REGIONAL WASTE

ICE POLICY 1.8-a: Continue to participate in the master plan being prepared by the Solid Waste Authority of Broward County.

ICE POLICY 1.8-b: Continue to coordinate with other local governments to oppose the location of a resource recovery plant, energy plant or landfill in southwest Broward County and northwest Miami-Dade County.

ICE POLICY 1.8-c: Coordinate with Broward County to achieve the recycling goals-in Section 403.706, Florida Statutes, "Local Government Solid Waste Responsibilities."

ICE POLICY 1.8-d: Coordinate with Broward County to expand its recycling education program as a means of reducing the waste stream flow.