



Thursday
July 16, 2020
7:00 pm

Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

Town Hall
13400 Griffin Road
Southwest Ranches, FL 33330-2628

Board Members

Jim Allbritton
Joseph Altschul
Steve Breitzkreuz
Josh Dykes
Jason Halberg
George Morris
Robert Sirota

Council Liaison

Bob Hartmann

Staff Liaison

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
 - A. Approval of minutes for January 2020
 - B. Excuse absences
 - C. Residential Medium-Density Land Use Category
 - D. Industrial Use
6. New Business
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

January 16, 2020
7:00 PM

Town Hall
13400 Griffin Road

Call to Order

Roll Call

Jim Allbritton – Present
Joseph Altschul - Present
Steve Breitkreuz - Present
Josh Dykes - Present
Jason Halberg - Present
George Morris – Present
Robert Sirota – Present

Also Present: Bob Hartmann, Council Member; Doug McKay, Mayor; Gary Jablonski, Council Member; Newell Hollingsworth; David Kuczenski; Emily Aceti, Town Staff; Jeff Katims, Town Planner

Pledge of Allegiance

Motion: To elect Steve Breitkreuz as Chair.

Result	1 st	2 nd	JiA	JoA	SB	JD	JH	GM	RS
<i>Passed</i>	<i>GM</i>	<i>JiA</i>	Y	Y	Y	Y	Y	Y	Y

Motion: To elect George Morris as Vice Chair.

Result	1 st	2 nd	JiA	JoA	SB	JD	JH	GM	RS
<i>Passed</i>	<i>JH</i>	<i>SB</i>	Y	Y	Y	Y	Y	Y	Y

Motion: To elect Joseph Altschul as Recording Secretary.

Result	1 st	2 nd	JiA	JoA	SB	JD	JH	GM	RS
<i>Passed</i>	<i>JH</i>	<i>JiA</i>	Y	Y	Y	Y	Y	Y	Y

Public Comment

Motion: To approve the November 2019 meeting minutes.

Result	1st	2nd	JiA	JoA	SB	JD	JH	GM	RS
<i>Passed</i>	<i>GM</i>	<i>JH</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Meeting Adjourned at 8:18 PM



3350 NW 53rd Street
Suite 101
Ft. Lauderdale, FL 33309
P. 954.475.3070
F. 954.475.9550

FLORIDAPLANNING.NET

MEMORANDUM

DATE: February 6, 2020

FROM: Jeff Katims, AICP, CNU-A

TO: Emily Aceti, Community Services Manager

RE: Draft ordinance eliminating the Residential Medium-Density Land Use Category

At the January CPAB meeting, the board passed a motion that staff draft an ordinance eliminating the multi-family/16 units per acre land use category from the comprehensive plan ("Plan").

The text that establishes the category is located in Part II of the Future Land Use Element. See Attachment "A." The category is not discussed further in the Future Land Use Element.

There is a specific reference to the Medium-density category in the Housing Element, as well as an indirect reference. See Attachment "B" for the referenced policies.

The draft ordinance is Attachment "C."

Attachment "A"

Future Land Use Element Text

Part II of the Future Land Use Element establishes the various land use categories and their permitted uses. Below is the text that establishes the Medium-Density category.

15. MEDIUM DENSITY (16) RESIDENTIAL LAND USE CATEGORY

The primary uses permitted in areas designated for Medium density (16) on the Town's Future Land Use Map are as follows:

- A. Multi-family housing to serve the needs of the Town's current and future very-low income, low-income, moderate income and affordable income families.
- B. Home occupations and other normally accessory to a dwelling unit.
- C. Parks and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
- D. Community facilities designed to serve the community consistent with the uses included in Section 2, Permitted Uses in Future Land Use Categories, Subsection 11, Utilities Use.
- E. Utilities facilities designed to serve the community consistent with the uses included in Section 2, Permitted Uses in Future Land Use Categories, Subsection 11, Utilities Use.
- F. Agricultural uses.
- G. Neighborhood offices or services, subject to the review and approval requirements of Broward County's Comprehensive Plan Policy 13.01.10 as amended in November, 2002 and the following limitations and provisions:
 - 1. No more than a total of five (5%) percent of the area designated for residential use on the Town's Future Land Use Map with the Town's Flexibility Zone 117 may be for neighborhood offices and/or services.

2. The maximum size of contiguous areas used for neighborhood offices and/or services may exceed ten (10) acres.
3. Regardless of the above constraints, space within residential buildings may be used for offices, as long as no more than 50% of the floor area is used for offices.

Attachment "B"

Housing Element Text

HE POLICY 1.1-a: The Town shall utilize the following principles and criteria to guide the location of affordable housing for the very low, low and moderate income households, mobile homes, group homes and foster care facilities, households with special needs including those with AIDS:

- A. Locate affordable housing along Trafficways.
- B. Locate affordable housing proximate to employment centers.
- C. Ensure that adequate infrastructure and public facilities are available to support affordable housing development.
- D. Ensure residential land is available on the Town's Future Land Use Map (FLUM) **at adequate densities up to 16 units per acre** to support affordable housing development.

HE POLICY 1.1-b: Within 6 months after the Shimberg Center at the University of Florida has completed an Affordable Housing Needs Assessment (AHNA) for the Town using updated data from the 2010 Census, the Town shall update the Housing Element as follows:

- A. Incorporate data from the 2010 Census and the AHNA the Housing Study necessary to complete all charts, and tables.
- B. Revise and adopt in the Town's Comprehensive Plan those Goals, Objectives and Policies, after (AHNA) has been completed necessary to implement the above new information.
- C. Review and revise as necessary the Town's established principles and criteria (adopted in HE Policy 1.1-a) above) guiding the location for very-low income, low income and moderate income households, manufactured homes, group homes and foster care facilities, households with special needs including rural and farm worker households.

- D. Based upon the AHNA evaluation described in Section A above, the Town shall either execute an Interlocal Agreement with a neighboring jurisdiction or implement an optional solution such as job training or job creation to satisfy the Town's affordable housing needs per Rule 9J-5.010 (3) (c) 8, FAC.

- E. Designate sufficient sites **at sufficient densities** within the Town's jurisdiction to accommodate the need for affordable housing over the planning time frame. If the Town seeks to enter into an Interlocal Agreement with another Municipality pursuant to 9J-5.010 (3) (c) (10) FAC, the Town shall prepare and submit data and analysis with future amendments to its Housing Element demonstrating consistency with Florida Statute 163, Part II, and Rule Chapter 9J-5.

Attachment "C"

Draft Ordinance

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO REPEAL THE RESIDENTIAL MEDIUM DENSITY LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-3)

WHEREAS, the Future Land Use Element ("FLUE") of the Town of Southwest Ranches Comprehensive Plan establishes a business land use category for the the US Highway 27 corridor; and

WHEREAS, the Town Council wishes to amend the text of said category to clarify its applicability to both the east and west sides of U.S. Highway 27, and to expand the list of permitted uses; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on February 27, 2020 and recommended that the Town Council adopt the proposed amendment; and

WHEREAS, the Town Council finds that the amendment is internally consistent with goals, objectives and policies of the adopted Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2: Amendment to FLUE Part II. Part II of the Future Land Use Element is hereby amended to repeal the Medium Density (16) Residential land use category.

Section 3: Amendment to Housing Element. The Housing Element is hereby amended as follows:

HE POLICY 1.1-a: The Town shall utilize the following principles and criteria to guide the location of affordable housing for the very low, low and moderate income households, mobile homes, group homes and foster care facilities, households with special needs including those with AIDS:

- A. Locate affordable housing along Trafficways.
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- D. Ensure residential land is available on the Town's Future Land Use Map (FLUM) ~~at adequate densities up to 16 units per acre~~ to support affordable housing development.

HE POLICY 1.1-b: Within 6 months after the Shimberg Center at the University of Florida has completed an Affordable Housing Needs Assessment (AHNA) for the Town using updated data from the 2010 Census, the Town shall update the Housing Element as follows:

- A. Incorporate data from the 2010 Census and the AHNA the Housing Study necessary to complete all charts, and tables.
- B. Revise and adopt in the Town's Comprehensive Plan those Goals, Objectives and Policies, after (AHNA) has been completed necessary to implement the above new information.
- C. Review and revise as necessary the Town's established principles and criteria (adopted in HE Policy 1.1-a) above) guiding the location for very-low income, low income and moderate income households, manufactured homes, group homes and foster care facilities, households with special needs including rural and farm worker households.
- D. Based upon the AHNA evaluation described in Section A above, the Town shall either execute an Interlocal Agreement with a neighboring jurisdiction or implement an optional solution such as job training or job creation to satisfy the Town's affordable housing needs per Rule 9J-5.010 (3) (c) 8, FAC.
- E. Designate sufficient sites ~~at sufficient densities~~ within the Town's jurisdiction to accommodate the need for affordable housing over the planning time frame. If

the Town seeks to enter into an Interlocal Agreement with another Municipality pursuant to 9J-5.010 (3) (c) (10) FAC, the Town shall prepare and submit data and analysis with future amendments to its Housing Element demonstrating consistency with Florida Statute 163, Part II, and Rule Chapter 9J-5.

Section 4: F.S. Chapter 163 Transmittal. That the Town Planner is hereby directed to transmit the amendment to the State Land Planning Agency immediately following first reading of this Ordinance, and is hereby directed to transmit the adopted amendments to the State Land Planning Agency immediately following the second and final reading of this Ordinance.

Section 5: Recertification. That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Element text subsequent to the effective date of this Ordinance.

Section 6: Effective Date. This Ordinance shall take effect 31 days after the Department of Economic Opportunity notifies the Town that the plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the Department of Economic Opportunity or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

ORDINANCE NO. 2020 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO REPEAL THE RESIDENTIAL MEDIUM DENSITY LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-3)

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PASSED ON FIRST READING this ___ day of _____, 2020 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of ____, 2020, on a motion made by _____ and seconded by _____.

(Signatures on the following page)

Underlined text is added and ~~stricken~~ text is deleted.

McKay _____
Schroeder _____
Amundson _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

Attest:

Russell Muñiz, MBA, MPA, MMCI , Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney

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