

WORKSHOP MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 6:00 PM

March 11, 2021

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Andrew Berns, Town Administrator

Vice Mayor Bob Hartmann

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Jim Allbritton

Martin D. Sherwood, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member David Kuczenski

Workshop Meeting of the Town Council of Southwest Ranches and the Comprehensive Planning Advisory Board was held virtually via the ZOOM Meeting Platform. The workshop, having been properly noticed, was called to order by Mayor Breitkreuz at 6:05 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Discussion

3. Impact of New Residential Development

Mayor Breitkreuz provided a brief overview to the purpose of the workshop which was to hold a discussion over ensuring every property can have a barn and space for animals. Mayor Breitkreuz stated in the past the Town Council discussed many ways in which to accomplish this objective and he is not in favor of any solution over another if it is fair and does not infringe upon the resident's property rights. He stated he strongly believes in the equestrian lifestyle that Southwest Ranches embodies, but he understands that not all property owners will want animals. He is hoping the workshop will allow the Town Council, along with the Comprehensive Planning Advisory Board and input from the residents to come up with a plan going forward especially for developers that may want to build in the Town. Mayor Breitkreuz then opened the floor to the Town Council.

Council Member Allbritton stated when this item had come up prior and it started out as a requirement every property had to set aside space, he had concerns and questions. He agreed with Mayor Breitkreuz that the requirement would infringe on the rights of residents. He understood the problem with developers coming into the Town and wanting to construct small lot developments, but for individual homeowners that would like to live in the Town, but may not want animals or a barn, the requirement may deter them from purchasing or building. Council Member Allbritton spoke to many residents during his campaign and he realized "Rural Lifestyle" meant different things to different people and he stated they should be very careful with this issue.

Council Member Jablonski stated he was ok with designating space on each property for farm animals, the question he had was size, location and the parameters on enforcing the requirement. The next question had to do with tear downs and rebuilds and would the new requirement be enforced. What happens if the house needed to be rebuilt due to a hurricane or fire, would the existing property owners be required to have space set aside for animals they never owned prior? Council Member Jablonski didn't think the "one size fits all" requirement

would work and there are a lot of what-ifs that need to be answered before he would be comfortable with deciding.

Vice Mayor Hartmann agreed with Council Member Allbritton in terms of property rights and infringing upon them. He liked the idea of providing options such as amending the 20% rule by adding an additional 3% to allow for animals, for example, if a property owner wants to build to the full 20%, would it be a good idea to allow an extra 3% for animals, paddocks, pastures, or barns, which are the key items being discussed. Vice Mayor Hartmann stated from a Council standpoint, he loved the idea of animals on everybody's property, but as a property owner, being told he must carve out a percentage of his property for animals he may never have, is a different issue.

Council Member Kuczenski pointed out one of the important tasks of being a Council Member is fighting to preserve the "Rural Lifestyle" which meant sometimes they must go out of their way to protect the equestrian community. He wanted to make sure the decisions made by the Town Council doesn't push the equestrian community away and doesn't deter new residents from purchasing property in the Town. Council Member Kuczenski stated his focus is on new developments and the five or six large parcels of property the new requirement will impact.

Next, Mayor Breitkreuz opened the floor to the Comprehensive Planning Advisory Board for comment. Lori Parrish, George Morris, Newell Hollingsworth, Robert Sirota and Jason Halberg voiced their thoughts and ideas and requested the Town Council provide direction so the Comprehensive Planning Advisory Board can go back to the table and come up with a reasonable plan that will work for the Town's existing residents while not deterring new property owners looking to purchase in the Town.

Mayor Breitkreuz opened the floor for public comment. The following members of the public spoke on the issue: Roger and Nadine MacIntosh and Christine Brownlow.

Mayor Breitkreuz offered some final thoughts. He wanted to make sure that one of the goals of the workshop was to make sure the Town Council expressed their thoughts and opinions to provide direction to the Comprehensive Planning Advisory Board to move forward and come up with a plan they are comfortable to present to the Town Council for approval. Council Member Jablonski would like the Comprehensive Planning Advisory Board to come up with a plan that they all unanimously agree on, same as the Town Council. Council Member Allbritton wanted to make clear he is not against barns, he just wants to make sure all residents can build what they want, within the limits of the code. Vice Mayor Hartmann invited the residents to attend the Comprehensive Planning Advisory Board meetings. Comprehensive Planning Advisory Board Member Lori Parrish mentioned she thought there was a 1% rule, however Assistant Town Planner Katims stated it was repealed. She then requested Assistant Town Planner Katims please research it for her. Council Member Kuczenski stated his positions apply only to new developments that have not been plotted. If the property is a rebuild, the original zoning code it was originally built under should apply. Comprehensive Planning Advisory Board Member George Morris feels if the new rule applies only to new developments it would hurt the Town. He stated providing property owners an extra 2% for barns if they need it is a better option.

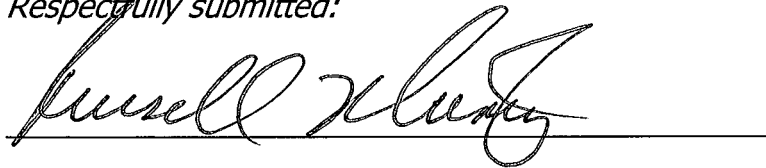
Mayor Breitkreuz stated the key is to figure out whether an additional 2% is available to everyone or whether a property owner must set aside 2% for future use. He stated he would leave that decision up to the Comprehensive Planning Advisory Board to work out.

Mayor Breitkreuz closed the meeting with confidence the issue can be worked out and he thanked all attendees and residents for their time and input.

4. Adjournment

Meeting was adjourned at 7:01 p.m.

Respectfully submitted:



Russell Muñoz, Assistant Town Administrator/Town Clerk

Adopted by the Town Council on this day of April 8th, 2021



Steve Breitkreuz, Mayor

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 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.