

WORKSHOP MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 6:30 PM

May 25, 2023

13400 Griffin Road

Present:

Mayor Steve Breitzkreuz
Vice Mayor Jim Allbritton
Council Member Bob Hartmann
Council Member Gary Jablonski

Russell Muniz, Assistant Town Administrator/Town Clerk
Emil C. Lopez, Town Financial Administrator
Keith Poliakoff, Town Attorney

The Workshop of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitzkreuz at 6:30 PM.

The following motion was made by Council Member Jablonski and seconded by Council Member Hartmann and passed by a 4-0 roll call vote. The vote as follows: Council Members Hartmann, Jablonski, Vice Mayor Allbritton, and Mayor Breitzkreuz voting Yes.

MOTION: TO EXCUSE COUNCIL MEMBER KUCZENSKI.

3. Discussion – Noise Ordinance

Mayor Breitzkreuz thanked everyone for attending and explained that the reason for the workshop was that he was hearing from a lot of residents about noise issues and they believed that the Town needed to have more control over this issue, and yet many other residents felt that the Town's Code was too restrictive. He wished to hear the resident's views on this topic and how the Town's Noise Ordinance could be improved.

The following members of the public voiced their opinions:

Newell Hollingsworth - sought a clarification in the difference between a "gathering" and a "party." He explained that when a resident has a few people come over and they park inside the property and aren't causing a disturbance in the neighborhood they can have a problem if a neighbor calls to complain. He used the example of a Thanksgiving to emphasize his point that there needs to be a distinction between those two definitions.

Mike Spitzer - relayed issues he is having in his neighborhood with subharmonic bass coming from music. This type of frequency travels far longer than regular sounds and can be felt inside his home.

Bill Buzzi - spoke of party music from a neighbor in which the police were called and the neighbor turned the music down. He further explained that 15 minutes later the music was turned up again. While that neighbor has abided by the noise ordinance for the past year, a new neighbor is now causing a disturbance every weekend. He advised that the new neighbor had the music blasting for 7 hours one day and he discovered that the neighbor had obtained a party permit which he felt provided the neighbor a "golden ticket" to make excessive noise. He felt that

whoever issues the party permits should explain to the applicant that there is still a noise ordinance they must comply with.

John Garate – He felt that the Noise Ordinance was affecting newer residents more so than long-time residents. He felt that the Noise Ordinance should have a time parameter. He felt that a poll of the residents might be helpful.

Debbie Green – was unsure how to “fix” the issue but acknowledged that the problem is worse than it’s ever been. She felt that there needed to be greater consideration for one’s neighbors.

Valerie DeAndre - felt that having to call Code Enforcement on the neighbor could create future issues of violence. Felt that Code Enforcement should be more “proactive.”

Unknown Speaker – felt that amplified speakers and bass music were the primary offenders.

Mike Spitzer – spoke of his experience in the music industry. He felt there was a basic lack of courtesy from some of the neighbors that leads to these issues. As for possible solutions to the problems, he did not think a time frame would work because people work varied work schedules. Some people who work at night are sleeping during the day. He felt that the amplified music and subharmonic bass had no place in a residential neighborhood and anyone who believed they needed to have a party with music that loud should rent a hall to host their event.

Mayor Breitzkreuz thanks everyone for coming to the workshop and providing their input. He acknowledged that amplified sound did seem to be one of the major issues noted. He felt that the Noise Ordinance could be tweaked in this regard. Regarding “Reactive” versus “Proactive” Code Enforcement, he felt this was a larger issue that would be the topic of further discussions by the Town Council. He felt the section of the Noise Ordinance that he felt was problematic concerned sound being able to be heard from an adjacent property. He felt that any adjustments to the Town Code in this regard must be logical but must also be enforceable and keeping sound to your own property was very tough to do. However, when the sound can be heard within the adjacent property owner’s house, that was another matter and should be enforceable. He felt another important component to work on was education. Educating the residents, as well as Davie Police, once the Code was amended would be extremely important so the Noise Ordinance could be applied and enforced evenly. As for the timeframe element he believed that there should be some leniency for those events that were occurring in the afternoon. He acknowledged that some people would be sleeping that work off shifts but he was seeking a middle ground on the changes to this ordinance.

Council Member Jablonski advised that from the residents he’s spoken to an area of concern was the thirty (30) person threshold for requiring a party permit. He wondered if that should be increased to forty (40) or fifty (50). Also, he indicated the Town charges for a party permit and wondered if the Town should still require the permit but provide it at no charge to encourage people to go through the process of obtaining the permit. As far as containing noise to one’s own property, he wondered if there should be a distinction between noise from people talking and noise from music. He felt that a big contributor to these noise issues is the utilization of homes

as vacation rentals. The guests utilizing these rentals are unaware of the Noise Ordinance and are frequent violators.

Council member Hartmann cited the Exemptions section of the Noise Ordinance which indicated that noise generated by the Town during Town Events was exempt and he felt that was unfair. The Town should have to abide by the same set of rules that residents have to.

Council Member Jablonski responded that these Town events only occurred at the Southwest Meadows Park or Rolling Oaks Park. Mayor Breitkreuz added that these were events intended to benefit the entire community and everyone was invited.

Vice Mayor Allbritton objected to not charging a fee for party permit applications. He felt that those that paid would be more apt to follow the rules.

Mayor Breitkreuz again thanked everyone for coming and advised that the ideas discussed would be evaluated further for suggested improvements to the Noise Ordinance.

4. Adjournment

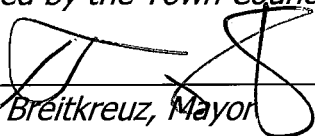
Meeting was adjourned at 7:09 p.m.

Respectfully submitted:



Russell Muñiz, Assistant Town Administrator/Town Clerk

Adopted by the Town Council on this 13th day of July, 2023.



Steve Breitkreuz, Mayor

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