



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

Thursday
February 18, 2021
7:00 pm

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

Board Members

Joseph Altschul
Jason Halberg
Newell Hollingsworth
Anna Koldys
George Morris
Lori Parrish
Robert Sirota

Council Liaison

Bob Hartmann

Staff Liaison

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Introductions
5. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
6. Old Business
 - A. Approval of minutes for January 2021
 - B. Discussion on how to limit extent and impact of new residential development in Southwest Ranches.
7. New Business
 - A. Future zoning changes (tasked by the Town Council on January 28th)
8. Board Member / Staff Comments and Suggestions
9. Items for Next Meeting
10. 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.

Motion: To Elect George Morris as Vice Chair

Result	1 st	2 nd	JA	JH	NH	AK	GM	LP	RS
<i>Passed</i>	<i>NH</i>	<i>JA</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To Elect Anna Koldys as Recording Secretary

Result	1 st	2 nd	JA	JH	NH	AK	GM	LP	RS
<i>Passed</i>	<i>GM</i>	<i>LP</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To adopt the December 2020 minutes

Result	1 st	2 nd	JA	JH	NH	AK	GM	LP	RS
<i>Passed</i>	<i>NH</i>	<i>GM</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Discussion: Discussion on how to limit extent and impact of new residential development in Southwest Ranches.

Motion: To make the Town's prototype barn the footprint required for open space for a barn.

Result	1 st	2 nd	JA	JH	NH	AK	GM	LP	RS
<i>Failed</i>	<i>NH</i>	<i>LP</i>							
<i>Second Withdrawn</i>									

Motion: To extend meeting time by 15 minutes.

Result	1 st	2 nd	JA	JH	NH	AK	GM	LP	RS
<i>Passed</i>	<i>GM</i>	<i>AK</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

New Business: None

Board Member/Comments Suggestions: Add Agenda Items of Dark Skies and Noise Pollution to next meeting.

Items for Next Meeting: Continuation of the discussion on how to limit extent and impact of new residential development in Southwest Ranches.

Meeting Adjourned: 9:10 pm

Residential Zoning Primer

	Rural Estate District	Rural Ranches District	Agricultural Estates District
Min. lot size requirement ¹	43,560 sf (1 acre)	87,120 (2 acres) or 2.5 gross acres	87,120 (2 acres) or 2.5 gross acres
Minimum front setback:	-----50 feet-----		
Minimum side setbacks:	-----25 feet-----		
Minimum barn setback (all lot lines):	-----50 feet-----		
Maximum plot coverage ²	20% of lot area	10% of lot area	20% of lot area

¹ Net acres (excludes road rights-of-way and road easements, canals)

² The total footprint of all roofed structures on the property.

The following questions pertain to the discussion at the January CPAB meeting. The questions are intended to gauge how board members believe the Town should approach the proposed regulations that would require certain lots to reserve space sufficient for the keeping of horses.

(If you are unsure or have an alternative response to any of the questions, please use the comment line below to summarize)

1. What number of horses should the requirement be based upon?
 - a. 1 horse
 - b. 2 horses

Comments: _____

2. Should the Town base the regulations on the bare minimum land area that a homeowner would need to keep one or more horses (i.e. pole barn and smallest possible paddock) or should more optimal conditions in line with best practices?
 - a. Bare minimum (10' x 10' stalls, 300 sf paddock per horse)
 - b. More optimal/best practices (12' x 12' stalls, appx. 500 sf paddock per horse)

Comments: _____

3. Should the barn and paddock locations have to be contiguous?
 - a. Yes, as this would be considered a "Best Practice"
 - b. No

Comments: _____

4. Currently, the code sets a maximum allowable plot coverage for structures with a roof, based on the respective zoning district. Since the barn is roofed, it therefore would fall under this requirement. In order to accommodate a barn on a property that is subject to the proposed regulations, should the property owner:
 - a. Get a bonus amount of plot coverage just for the barn (this allows one to build the same size houses as is allowed today)
 - b. Deduct the area required for the barn from the size of the house that can be built.
 - c. Some compromise between the two.

Comments: _____

5. Should the total amount of land reserved for a barn and paddock be:
- a. A fixed amount of land area (regardless of plot size) that would be required for the barn and paddock(s) (example: 1,200 sf for all lots).
 - b. a percentage of the property size (example: 3.5% of the total lot size). This would require larger lots to set aside more square feet of land area than smaller lots.
 - c. a percentage of the property size with a maximum requirement (example: 3.5% of the total lot size up to 3,500 sf)

Comments: _____

6. To which of the following should the proposed regulations apply :
- a. Only lots of 1 acre or less
 - b. Only lots under 2 acres
 - c. All lots, regardless of size

Comments: _____

7. To which of the following should the proposed regulations apply?

(circle all that apply)

- a. New homes on vacant lots
- b. Tear down and rebuild projects
- c. Major additions to existing homes (ex: 50% or more of existing house size)
- d. Undivided tracts large enough to be subdivided into two or more lots

Comments: _____

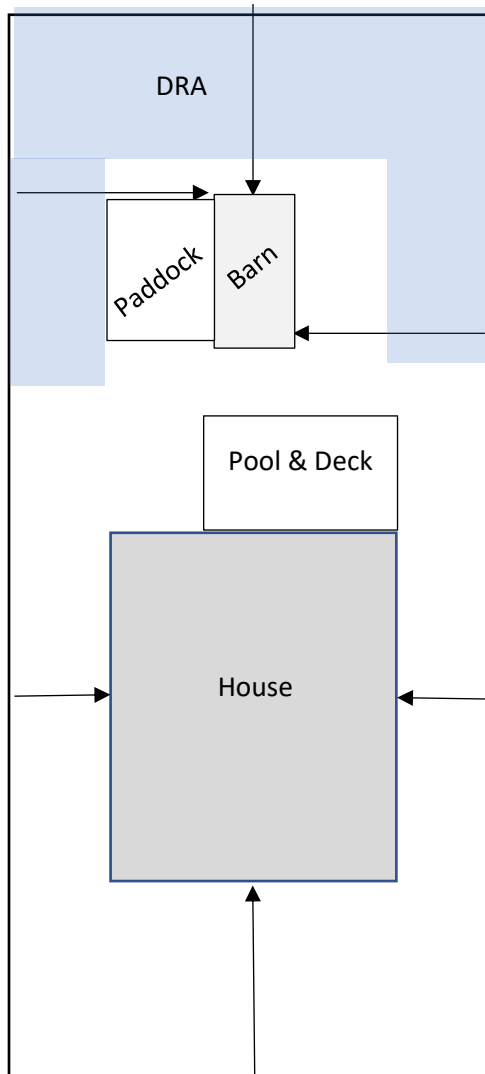
8. Should the area reserved for a barn be a certain minimum distance from a house and pool area on the same lot? (The premise being that a future owner may not want to put a barn immediately adjacent to the house or pool area.)
- a. Yes, 25 feet
 - b. Yes, 50 feet; same as required between barns and property lines.
 - c. Leave the current regulation in place which only sets a 10 foot minimum separation for roofed structures

Comments: _____

JANURARY CPAB FOLLOW-UP

Issue #1: Ensuring lots can physically accommodate a barn and paddock.

The code would require that new subdivision and construction of new homes (or possibly broader application as the board may otherwise recommend) reserve an area suitable for a 1 or 2 stall barn and commensurate paddock. These areas may or may not be contiguous, as to be discussed by the board.



This example is a "builder's acre" (35,000 ft.²). Lots this small are not permitted, but there are numerous grandfathered lots of this size. The point of using a lot this small as an example is to show that a barn and paddock can be still be accommodated with current regulations, and that the lot width and configuration of the improvements on the lot have more of an impact than the lot size itself. This property example is the minimum allowable 125 feet in width.

Assuming this lot is zoned RE, the total area under roof (plot coverage) is allowed to be 20% of the lot area (7000 ft.²).

This lot can accommodate the full 7000 ft.² residence, a 30' x 50' pool and deck, 2-stall version of the Town's prototype barn with tack room, and more than 1,000 sf paddock--sufficient for two horses.

The limiting factor in this case is not as much lot size as it is lot width (per code). The barn could be larger if positioned sideways, but the layout wouldn't be as convenient, and the paddock would be very close to the pool.

The takeaway is that any number of factors can preclude a barn and paddock on a lot, even sometimes when the lot is larger than one acre, despite being feasible "on paper" as shown here. These factors include setting the house more than the required 50' from the street, building a guesthouse, detached garage, or tennis court in the back yard, a sprawling vs. more compact house footprint, etc. It is for these reasons that the board is discussing the concept of requiring that new development designate and reserve space for a barn and paddock.

Considerations for accommodating a barn and paddock.

- must meet setback requirements (50 feet for animal enclosures)
- not permitted in a water retention area
- barn and paddock should be at a higher elevation than drainage easements and dry retention areas, particularly out west. If for example, the barn and paddock were to be elevated 1 foot above the low spots on the lot, a 4 to 1 transition (4 horizontal feet to make the 1 foot vertical transition) is required between the low areas and the barn and paddock. This may be required on all sides of the barn and paddock, depending upon where it is located on the lot and how much of the lot is filled. An alternative is a retaining wall, but this adds cost.
- A resident will not likely want the barn or paddock to be close to the house and pool area, in the same way that the code requires a 50 foot setback for the benefit of adjoining property owners.
- The minimum lot with requirement of 125 feet combined with a 50 foot setback on two sides leaves only 25 feet of lot width for a barn, both potentially limiting the size of the barn and necessitating that the barn be in the middle of the lot. This is undesirable for many people.

Issue #2: Barns vs. maximum permitted plot coverage .

The Town can either 1) reduce the allowable size of homes to ensure that there is enough room under the plot coverage cap to accommodate a barn of minimum prescribed size, or 2) allow a barn to exceed the maximum plot coverage allowance.

For example, if the board were to recommend that every [newly developed, subdivided, etc.] property be able to construct a minimum 600square-foot barn, this could be approached in two ways:

- 1) Require that a minimum [600 ft.²] of plot coverage be reserved for construction of a barn, effectively reducing the allowable footprint of other roofed structures on the lot by [600 ft.²]; or
- 2) Allow additional plot coverage exclusively for a barn or exempt the barn from the plot coverage requirement. It's the same result. This would allow roofed structures on a property other than a barn to occupy the same percentage of the lot as they can today, while still allowing a barn of specified size. This would be done by specifically allowing (in this example) 600 ft.² of additional plot coverage (on top of the 20% currently allowed) for a barn, and only for a barn, or exempting a barn of up to 600 ft.² (in this example) from the plot coverage limitation.

From: [Jeffrey Katims](#)
To: jhalberg@gmail.com; [Emily Aceti](#)
Subject: [EXTERNAL] Survey Results
Date: Friday, February 12, 2021 10:20:22 PM
Attachments: [OutlookEmoji-160226174376256a7447d-dc22-4cce-8cd3-b4679b530d6b.png](#)
[TABULATON.docx](#)

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Winners:

1. 2 horses
2. 12'x12' stalls, 500 sf paddock per horse
3. Barn contiguous to paddock - but by thin margin
4. 50/50 split between bonus plot coverage and compromise
5. Fixed amount of land to be set aside.
6. Apply to all lots
7. New homes on vacant lots, tear down and rebuilds and undivided tracts that can be subdivided.
8. Split between 50' and existing 10' requirement.



JEFF KATIMS AICP, CNU-A
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TABULATON

The following questions pertain to the discussion at the January CPAB meeting. The questions are intended to gauge how board members believe the Town should approach the proposed regulations that would require certain lots to reserve space sufficient for the keeping of horses.

(If you are unsure or have an alternative response to any of the questions, please use the comment line below to summarize)

1. What number of horses should the requirement be based upon?
 - a. 1 horse **(2)**
 - b. 2 horses **(5)**

Comments: _____

2. Should the Town base the regulations on the bare minimum land area that a homeowner would need to keep one or more horses (i.e. pole barn and smallest possible paddock) or should more optimal conditions in line with best practices?
 - a. Bare minimum (10' x 10' stalls, 300 sf paddock per horse) **(1)**
 - b. More optimal/best practices (12' x 12' stalls, appx. 500 sf paddock per horse) **(5)**

Comments:

- Establish a minimum for an acre or less and increase it for 2 acres, 3 acres, etc.
- 600 sf barn, 400 sf paddock

3. Should the barn and paddock locations have to be contiguous?
 - a. Yes, as this would be considered a "Best Practice" **(1) (4)**
 - b. No **(2)**

Comments:

- Think it should be contiguous but not a horse owner so not sure if this is really a best practice
- Min. 16' wide

4. Currently, the code sets a maximum allowable plot coverage for structures with a roof, based on the respective zoning district. Since the barn is roofed, it therefore would fall under this requirement. In order to accommodate a barn on a property that is subject to the proposed regulations, should the property owner:
 - a. Get a bonus amount of plot coverage just for the barn (this allows one to build the same size houses as is allowed today) **(3)**
 - b. Deduct the area required for the barn from the size of the house that can be built. **(1)**
 - c. Some compromise between the two. **(3)**

Comments:

- Concerned about the overall level of construction on all SWR properties, both for aesthetic reasons and concerns with runoff and flooding.
- Code should be amended. The 50' setback requirement should be more like Davie's 25'. Having an AG exemption should not be a requirement for a 25' setback.
- Barn footprint/no overhang penalty

5. Should the total amount of land reserved for a barn and paddock be:
- A fixed amount of land area (regardless of plot size) that would be required for the barn and paddock(s) (example: 1,200 sf for all lots). **(4)**
 - a percentage of the property size (example: 3.5% of the total lot size). This would require larger lots to set aside more square feet of land area than smaller lots. **(1)**
 - a percentage of the property size with a maximum requirement (example: 3.5% of the total lot size up to 3,500 sf) **(2)**

Comments:

- R.R. already limited to 10%. Do not want to further limit them by establishing a percentage.
- Any percentage established under option "c." should be reasonable *[believe this means not excessive but commenter may clarify this in person]*
- Min. 1,000 sf (600 sf barn, 400 sf paddock)

6. To which of the following should the proposed regulations apply :
- Only lots of 1 acre or less **(1)**
 - Only lots under 2 acres
 - All lots, regardless of size **(5)**

Comments:

- Proposed regulation should apply to R.E. and A.E., as R.R. is already significantly restricted to 10% of lot area.
- Equality of regulations

7. To which of the following should the proposed regulations apply?

(circle all that apply)

- New homes on vacant lots **(6)**
- Tear down and rebuild projects **(5)**
- Major additions to existing homes (ex: 50% or more of existing house size) **(3)(1)**
- Undivided tracts large enough to be subdivided into two or more lots **(6)**

Comments:

- Not fair or reasonable to require a tear down if a new buyer does not want AG.
- Option "d" needs real discussion

8. Should the area reserved for a barn be a certain minimum distance from a house and pool area on the same lot? (The premise being that a future owner may not want to put a barn immediately adjacent to the house or pool area.)
- a. Yes, 25 feet
 - b. Yes, 50 feet; same as required between barns and property lines. (3)
 - c. Leave the current regulation in place which only sets a 10 foot minimum separation for roofed structures (4)

Comments:

- A future owner would know what is on the property when s/he purchases. The 50' setback requirement is too big if no AG exemption.

1 **Section 3: Amendment to sec. 130-30.** Sec. 130-030, "Considerations for
2 zoning requests" is hereby amended as follows:

3 Sec. 130-030. - Considerations for zoning ~~map amendments~~requests.

4 In formulating a recommendation or decision on a zoning map amendment
5 ~~modification~~, the reviewing agency shall consider and shall evaluate the
6 ~~modification-proposed amendment~~ in relation to the following pertinent factors.

7 (A) That the request does not meet any one of the following criteria whereby
8 the request would be considered contract or spot zoning:

9 (1) The proposed rezoning would give privileges not generally extended to
10 similarly situated property in the area.

11 (2) The proposal is not in the public's best interest and it only benefits the
12 property owner.

13 (3) The proposed zoning request violates the town's comprehensive plan.

14 (4) The proposed change will result in an isolated district unrelated to
15 adjacent or nearby districts.

16 (B) ~~A zoning modification may be approved if the request is~~The request shall be
17 consistent with one (1) or more of the following four (4) criteria:

18 (1) That there exists an error or ambiguity which must be corrected.

19 (2) That there exists changed or changing conditions which make approval
20 of the request appropriate.

21 (3) That substantial reasons exist why the property cannot be used in
22 accordance with the existing zoning.

23 (4) That the request would advance a public purpose, including, but not
24 limited to, protecting, conserving, or preserving environmentally critical
25 areas and natural resources.

26 (C) When determining if at least one (1) of the four (4) criteria delineated in
27 subsection (B) ~~of this section, have has~~ been satisfied, the reviewing agency
28 shall consider the following:

29 (1) That the request is compatible with surrounding zoning districts and
30 land uses. A proposed zoning district that has a greater maximum
31 permitted density than any contiguous residential zoning district is not
32 deemed compatible and shall not be approved.

33 (2) That the request is consistent with or furthers the goals, objectives,
34 policies, and the intent of the town's comprehensive plan and the
35 town's future land use map.

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

1 (3) That the anticipated impact of the application would not create an
2 adverse impact upon public facilities such as schools and streets.

3 (D) The reviewing agency shall also consider:

4 (1) The recommendation of staff.

5 (2) The testimony of any applicants, their agents or representatives.

6 (3) The facts and opinions presented to the reviewing agency during
7 public hearings.

8 **Section 4. Amendment to Sec. 130-50.** Sec. 130-050, "Further requests
9 after withdrawal or denial" is hereby amended as follows

10 Sec. 130-050. - Further requests after withdrawal or denial.

11 (1) Except as set forth in subsection (2) of this section, when any request for a
12 change of zoning district is withdrawn by the applicant after the initial public
13 hearing or is denied by the town council, no other petition for a change of
14 zoning on the same property shall be considered within one (1) year from
15 the date of such withdrawal or denial.

16 (2) The town council, for good cause and to avoid undue hardship, upon ~~four~~
17 (4) affirmative unanimous votes of the entire council, may permit the
18 resubmission of a withdrawn application within the one (1) year period.

19 **Section 5: Codification.** The Town Clerk shall cause this ordinance to be
20 codified as a part of the ULDC during the next codification update cycle.

21 **Section 6: Conflict.** All Ordinances or parts of Ordinances, Resolutions or parts
22 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent
23 of such conflict.

24 **Section 7: Severability.** If any word, phrase, clause, sentence or section of
25 this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof
26 shall not affect the validity of any remaining portions of this Ordinance.

27 **Section 8: Effective Date.** This Ordinance shall take effect immediately upon
28 its adoption.

29
30
31 **PASSED ON FIRST READING** this ____ day of _____, 2021 on a motion
32 made by _____ and seconded by _____.

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

1 **PASSED AND ADOPTED ON SECOND READING** this ___ day of ___, 2021, on
2 a motion made by _____ and seconded by
3 _____.

4
5

Breitkreuz	_____	Ayes	_____
Hartmann	_____	Nays	_____
Allbritton	_____	Absent	_____
Jablonski	_____	Abstaining	_____
Kuczenski	_____		

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9 _____
10 Steve Breitkreuz, Mayor

11
12 Attest:

13
14
15 _____
16 Russell Muñiz, Assistant Town Administrator/Town Clerk

17
18
19
20 Approved as to Form and Correctness:

21
22
23 _____
24 Keith M. Poliakoff, J.D., Town Attorney

25
26

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