

WORKSHOP MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 6:00 PM

December 12, 2019

13400 Griffin Road

Present:

Mayor Doug McKay

Andrew Berns, Town Administrator

Vice Mayor Denise Schroeder

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Amundson

Martin D. Sherwood, Town Financial

Administrator

Council Member Bob Hartmann

Council Member Gary Jablonski

Richard DeWitt, Deputy Town Attorney

Workshop Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The workshop, having been properly noticed, was called to order by Mayor McKay at 6:06 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. Discussion – US 27 Employment Center Category – Permitted Uses

Town Administrator Berns explained that the purpose of the workshop was to establish the permitted uses for the US 27 Employment Center land use category. When the land use category was created the LIST OF permitted uses was not created. He indicated the Town Council had more recently tasked the Comprehensive Planning Advisory Board with reviewing a list of proposed uses submitted by the majority property owner within that category. He advised the Comprehensive Planning Advisory Board had completed their task and wished to present to Council for their approval or disapproval.

Assistant Town Planner Jeff Katims gave some background on this issue via a PowerPoint presentation he prepared. He advised that in 2017 the Town Council decided to allow business uses along US 27 as part of an amendment to the Comprehensive Plan. He proceeded to read through a summary of the intended outcomes for the newly created amendment. He indicated that the following broad uses were allowed by the amendment:

- Fabrication and Assembly
- Sale and Display of Equipment
- Light Manufacturing
- Light Industrial Uses
- Educational and Scientific Research Businesses excluding Medical or Industrial Labs
- Offices
- Lodging
- Retail
- Restaurants
- Personal Services and other ancillary commercial uses
- Commercial Recreation
- Wholesaling
- Warehousing
- Storage and Distribution

As these categories were very broad, it could lead to different interpretations as to what can be allowed or prohibited. The zoning regulations to be determined would establish the listed of permitted uses and development standards.

He advised that the Bergeron Companies coordinated the development of the list with the Comprehensive Planning Advisory Board as they were the owners of a majority of the property within the Employment Center land use. The list of permitted uses were developed to be 1) compatible with the use categories, 2) compatible or potentially compatible, and 3) environmentally neutral. The category uses developed by the Board were as follows:

- Assembly, Fabrication
- Display Sales
- Some Manufacturing
- Storage
- Packing/Shipping, and Repair

He felt it was important at this meeting to identify any concerns/objections with the use list that the Board was recommending, and to identify any concerns/objections to the text amendment of the Comprehensive Plan that would be a result of this list of uses. Besides these five use categories he believed the text amendment to the Comprehensive Plan was necessary for several reasons. First, when the US 27 Employment Center category was created the Broward County Land Use plan limited how much commercial use would be allowed in an industrial category. Therefore every land use category has to "slot in" within an umbrella category from Broward County. The umbrella categories don't allow for much commercial. Additionally, the text can be interpreted to limit commercial uses on the westside of US 27. There are some privately held parcels of property on the west side that may want to be developed commercially.

The following members of the public spoke on this issue: Newell Hollingsworth, Jim Laskey, Ron Bergeron, and Frank Saia.

Council Member Hartmann asked if the Comprehensive Plan was amended to accommodate the request made by Mr. Bergeron concerning water and sewer, would it affect the lawsuit the Town is enjoined with against the City of Pembroke Pines. Deputy Town Attorney DeWitt indicated that he did not wish to comment publicly because of the lawsuit but would get back to each Council Member individually after conferring with Town Attorney Poliakoff.

Mayor McKay noted that the Comprehensive Planning Advisory Board has removed Gas Stations and Truck Stops. Given the amount of regulation from the state on these types of uses he was not clear why the Board opposed such uses.

Vice Mayor Schroeder felt that if Mr. Bergeron was to operate one of these types of establishments it would not put the Town in jeopardy so she felt those uses could be included.

Council Member Jablonski expressed his comfort with the list developed by the Comprehensive Planning Advisory Board.

Council Member Amundson agreed with Mayor McKay in that a few more additional uses such as Gas Stations, Truck Stops, etc. should be allowed.

Council Member Hartmann agreed that commercial uses are best suited for US 27, but he felt allowing a Truck Stop out there encourages traffic from I-75 which would adversely affect the Town. He felt the list presented by the Board had been vetted several times over and was actually more expansive than previously considered but he was ok with it. Furthermore, he felt that if a future Town Council wanted to amend the list and allow for expanded uses they could do so, but he felt this list was the right list for the Town right now.

The following motion was made by Council Member Hartmann, seconded by Council Member Amundson and passed by voice vote.

MOTION: TO SCHEDULE A SPECIAL MEETING ON JANUARY 23, 2020 TO DISCUSS THIS MATTER FURTHER.

4. Adjournment

Meeting was adjourned at 7:05 p.m.

Respectfully submitted:



Russell Muñiz, Assistant Town Administrator/Town Clerk

Adopted by the Town Council on this day 30TH day of July, 2020.



Doug McKay, 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.