

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

April 28, 2022

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Andrew Berns, Town Administrator

Vice Mayor Gary Jablonski

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Jim Allbritton

Martin D. Sherwood, Town Financial Administrator

Council Member Bob Hartmann

Keith Poliakoff, Town Attorney

Council Member David S. Kuczenski

Regular Meeting of the Town Council of Southwest Ranches was held 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitkreuz at 7:00 PM. Attendance was noted by roll call and was followed by Scout Troop 160 leading the Pledge of Allegiance along with a flag presentation.

3. County Commissioner Steve Geller – District 5 Update

County Commissioner Geller provided an update on the redistricting process in effect.

4. IIMC Municipal Clerk's Week

The Town Council presented a proclamation to Town Clerk, Russell Muñiz and his department in observance of Municipal Clerk's Week.

5. Public Comment

The following member of the public addressed the Town Council: Rose Williams, Michael Sochaczewski and Debbie Green.

6. Board Reports

Debbie Green, Treasurer of the Schools and Education Advisory Board advised the deadline to submit applications for the Town of Southwest Ranches Schools and Education Advisory Board scholarship will be on May 27, 2022. She stated that it can be used for two-year and four-year universities as well as vocational schools.

7. Council Member Comments

Vice Mayor Jablonski thanked the public for attending the meeting as well as the people watching the meeting via live stream. He spoke about upcoming events, such as "Hazmat at the Barn" on May 14th, the DMV Flow-Mobile on May 25th, and the Broward County Property Appraiser on May 19th. He spoke about the progress made with the Founder's Park wall painting project and photos of the wall were projected to the public. He talked about Water Matter's Day and tree giveaway on May 21st and advised how to receive free trees. Vice Mayor Jablonski advised the public of the upcoming public meeting with FPL at Rolling Oaks Park on May 2nd to discuss the undergrounding of the power lines. Lastly, he thanked Town Financial Administrator Sherwood for his dedication and hard work and welcomed incoming Town Financial Administrator Emil Lopez to the Town.

Council Member Allbritton opened his comments by thanking December Lauretano-Haines for hosting a class that he attended at Calusa Park. She prepped an area and taught a dozen children how to mix seeds with dirt and put them into the ground. She taught them how to plant and she gave them a tour of the preserve area and she taught them about the wildlife around them. He commended Ms. Lauretano-Haines for such a well-planned event. He mentioned the Green Meadows Drainage Project is still underway and he stressed that the project will be completed. He invited the public to the Public Safety and Traffic Committee Meeting which is being held at Town Hall on the first Tuesday of the month. He was really encouraged by the time and hard work the committee put in and coming up with ways to prevent crime and slow traffic down. Lastly, Council Member Allbritton provided an update on the Green Meadows Homeowners Association.

Council Member Kuczenski spoke about the FPL Hardening project and his concerns about the undergrounding of the lines and flooding. He will attend the FPL Hardening Community meeting at the Rolling Oaks Barn on May 2nd to ask if the residents will be susceptible to additional power outages with the lines being underground. He spoke about illegal businesses operating in the Town and asked Town Attorney Poliakoff about raising the penalties to more than just a minimal fine. Lastly, he reminded the public about Water Matters Day and the registration for the free tree giveaway would open at 8:00AM on April 29, 2022.

Council Member Hartmann requested a moment of silence for a close friend's son who passed due to Meningitis. He then advised the public that Meningitis is running rampant through college campuses such as the University of Florida and Florida State University and to make sure the kids in college get their vaccines. He spoke about the discussion held at the last Comprehensive Plan Advisory Board meeting that had to do with the numerous utility boxes that are scattered around Town. They discussed placing wraps around the boxes, however Council Member Hartmann felt wrapping them may cause them to stand out instead of blend into the scenery as well as, a wrap could cause a problem when the utility boxes need to be worked on. Lastly, he thanked and congratulated Town Financial Administrator Sherwood for the wonderful job he has done for the Town and he advised incoming Town Financial Administrator Lopez of the big shoes he has to fill.

Mayor Breitzkreuz advised the public that April 30th will be the final Farmer's Market for the season, and he thanked everyone that has come to it. He congratulated December Lauretano-Haines for the wonderful job putting it all together. Lastly, he thanked Town Financial Administrator Sherwood for the amazing job he has done with the Town's financials and that he will be missed. He also welcomed the incoming Town Financial Administrator Lopez.

8. Legal Comments

Town Attorney Poliakoff echoed the Mayor's sentiment in wishing Town Financial Administrator Sherwood a wonderful retirement and thanked him for all he has done for the Town. He addressed Council Member Kuczenski's comments regarding charging additional penalties to business owners operating in the Town illegally. He advised Florida Statute 162.09 outlines the fine amounts that can be charged. It is a statutory regulation. Next he stated Mayor Breitzkreuz assisted him with collection of a long-term fine in the amount of \$340,000.00 by the end of the current fiscal year. He spoke about issues with AT&T and how they are operating in the Town's Right-Of-Way illegally

without pulling permits, without Town approval and without insurance. Town Administrator Berns elaborated about the issues with AT&T and stated the Town will continue to keep an eye on them. Town Attorney Poliakoff advised the Town Council that the City of Pembroke Pines has sued the Town over a very comprehensive public records request. He touched upon discussions he had with residents in Sunshine Ranches that are wanting to connect to municipal water. One of the residents asked him if they take the initiative to pay to construct a water main down an entire road and front the money for their neighbors to eventually connect to the water main how can they recoup their initial investment? Ultimately the resident is asking the Town to bring forward an ordinance that states their costs are disclosed to the Town, the Town verifies the costs and if anyone wants to connect to the water line in the future, that money can be paid back to the resident. Lastly, he provided an update about a purchase and sale agreement for the former CCA property that is being worked on to bring to the Town Council in the future.

9. Administration Comments

Town Administrator Berns advised the Town Council of an event happening on June 10, 2022 at 4:00PM, at Rolling Oaks Park. The Town will plant a live oak in memory of Birdie Knight and drink tea as well as light refreshments. He thanked Town Financial Administrator Sherwood for everything he has done for the Town and wished him a happy retirement.

Ordinance – 2nd Reading

10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 105-030 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE OF ORDINANCES PERTAINING TO QUASI-JUDICIAL HEARINGS AND EX PARTE COMMUNICATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. {Approved on First Reading – April 14, 2022}

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Kuczenski and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitzkreuz voting yes.

MOTION: TO TABLE THE ITEM TO THE MAY 12, 2022 TOWN COUNCIL MEETING.

11. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 10, ENTITLED, "DEFINITION OF TERMS" TO REVISE THE DEFINITION OF THE TERM, "NET ACRE" TO EXCLUDE CERTAIN SURFACE WATER MANAGEMENT AREAS AND DRAINAGE EASEMENTS; AMENDING ARTICLE 45 ENTITLED, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-070 "MINIMUM PLOT SIZE AND DIMENSIONS" TO PROVIDE FOR LOTS MADE NONCONFORMING BY THIS ORDINANCE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. **{Approved on First Reading - April 14, 2022}**

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Kuczenski and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE ORDINANCE ON SECOND READING.**Ordinance-1st Reading**

12. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA REDISTRICTING THE TOWN IN ACCORDANCE WITH SECTION 2.04 (b) OF THE TOWN'S CHARTER TO INCORPORATE THE RESULTS OF THE 2020 CENSUS; REPEALING ORDINANCE NO. 2011-14 BY ESTABLISHING AND ADOPTING FOUR (4) REVISED RESIDENTIAL ELECTION DISTRICTS PRIOR TO THE QUALIFYING PERIOD FOR THE MUNICIPAL ELECTION OF 2022; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN'S CODE; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Hartmann and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**Resolutions**

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE 2022 AMENDMENTS TO THE TWO (2) INTERLOCAL AGREEMENTS WITH BROWARD COUNTY PROVIDING FOR THE DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE BROWARD COUNTY ADDITIONAL FIFTH-CENT LOCAL OPTION GAS TAX, AND THE ADDITIONAL THREE-CENT LOCAL OPTION GAS TAX; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Vice Mayor Jablonski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING AND APPROVING AN AGREEMENT WITH FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES 2021 URBAN AND COMMUNITY FORESTRY PROGRAM TO RECEIVE THIRTEEN THOUSAND DOLLARS AND ZERO CENTS (\$13,000.00) TO SUPPLEMENT THE CALUSA CORNERS PARK NATIVE PLANTING PROJECT AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO ENTER INTO AN AGREEMENT; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2021-2022 TOWN BUDGET; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, seconded by Council Member Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

15. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, PROVIDING FOR AN AMENDED AND COMPREHENSIVE FEE SCHEDULE FOR BUILDING PERMIT FEES, ENGINEERING FEES, FIRE FEES, PLANNING FEES, AND ZONING FEES ASSOCIATED WITH PERMITTING AND INSPECTIONS; AND TO INCLUDE ADMINISTRATIVE, TRAINING AND TECHNOLOGY FEES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Hartmann, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

16. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND SEPI ENGINEERING & CONSTRUCTION, INC. AGREEMENT; EXTENDING THE AGREEMENT FOR AN ADDITIONAL THREE (3) YEAR TERM; AUTHORIZING MAYOR, THE TOWN ADMINISTRATOR AND THE TOWN ATTORNEY TO EXECUTE THE NEW AGREEMENT WITH SEPI ENGINEERING & CONSTRUCTION, INC.; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.**17. Approval of Minutes****a. March 24, 2022 Regular Meeting**

The following motion was made by Council Member Hartmann, seconded by Vice Mayor Jablonski and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitzkreuz voting Yes.

MOTION: TO APPROVE THE MARCH 24, 2022 REGULAR MEETING MINUTES.**18. Appointments****a. 2022-2023 Broward League of Cities Board of Director Appointments.**

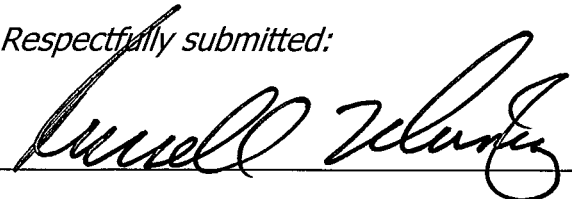
The following motion was made by Vice Mayor Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitzkreuz voting yes.

MOTION: TO REAPPOINT COUNCIL MEMBER ALLBRITTON AS DIRECTOR, AND TO APPOINT VICE MAYOR JABLONSKI AS FIRST ALTERNATE AND COUNCIL MEMBER KUCZENSKI AS SECOND ALTERNATE.

19. Adjournment

Meeting was adjourned at 10:25 p.m.

Respectfully submitted:



Russell Muñiz, Assistant Town Administrator/Town Clerk

Adopted by the Town Council on this 26th day of May 2022



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.