

**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

December 8, 2022

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Andrew Berns, Town Administrator

Vice Mayor Jim Allbritton

Russell Muniz, Assistant Town Administrator/Town Clerk

Council Member Bob Hartmann

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member David S. Kuczenski

Regular Meeting 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 Breitkreuz at 7:21 PM.

**3. Proclamation for Arbor Day**  
**2022 Arbor Day Proclamation**

The proclamation was read into the record.

**4. Public Comment**

The following members of the public addressed the Town Council: Residents representing eight residents at the Reserve at the Ranches subdivision. They requested the ability to install a gate due to some incidents that have occurred recently and they wished to further protect their families and property. Newell Hollingsworth spoke on this issue and indicated that gates were not allowed according to the Comprehensive Plan. Mayor Breitkreuz indicated that he would address this issue under his comments. Mayor Breitkreuz also recognized former Vice Mayor Aster Knight who spoke on behalf of the Parks Foundation and the Chili Cook Off that was being held on Saturday December 10<sup>th</sup>.

**5. Board Reports**

George Morris, Chair of the Drainage and Infrastructure Advisory Board, indicated that the Board would not be meeting in December but did provide an update on the Green Meadows Drainage Project and indicated that it was progressing nicely. He advised that the Board recommended a change to the notification requirements for fill permits and the process would now entail a mailing be sent to the adjacent neighbors. He indicated he enjoyed his past service on the Board and indicated his desire to continue to serve. He also spoke on behalf of the Astor Knight Parks Foundation and advised about upcoming events, including the South Florida Chili Cook-Off and Car Show being held that Saturday December 10<sup>th</sup> at the Rolling Oaks Barn, as well as the second annual carnival happening from January 12<sup>th</sup> through January 16<sup>th</sup>, 2023 at the Southwest Ranches Preserve. Lastly, he spoke about the "Tree of Life" fundraising tree in the Council Chambers.

**6. Council Member Comments**

Council Member Jablonski advised that Town Hall would be closed on Christmas weekend and New Year's weekend and would reopen on Tuesday each time. He advised that the Household

Hazardous Waste Event would be held at the Roling Oaks Barn on Saturday January 7<sup>th</sup>. He displayed a photo which depicted trash that he has collected during his walks along Mather Boulevard. He felt that the majority of the trash was being generated by lawn company vehicles and he felt this was creating an unnecessary hazard. He advised that the Town's speed trailers have been deployed and have been effective. He also spoke about meetings for Advisory Boards. He wanted to amend the Advisory Board policy to mandate that they take a hiatus in July and December. Doing so would eliminate the apprehension of whether the Boards should meet or not. He indicated that should they have pressing matters they could still meet but he wanted the policy to establish the hiatus for July and December. He also felt that there was sparse attendance at advisory board meetings and he invited those who were interested in serving to first attend monthly meetings. He wished everyone Happy Holidays. Regarding fireworks, he was advised by Town Attorney Poliakoff the Town does not have a local ordinance prohibiting the use of fireworks on the 362 other days that the State Law does authorize their use. He wished to craft a local ordinance prohibiting their use on the days not preempted by State Law so that Davie Police could enforce. He wanted to send the draft ordinance to the Comprehensive Plan Advisory Board for their input prior to Town Council consideration for adoption. He hoped to have something in place prior to July. Lastly, he mentioned Sunshine Ranches Homeowners Association held a meeting regarding the vacant property located at Griffin Road and Hancock road. The HOA supported the developer's plan to build three (3) homes on the forty (40) acre parcel. He also indicated his support for this plan.

Council Member Hartmann spoke about the workshop held earlier in the evening concerning preparing animals to deal with fireworks. He mentioned that during the recent campaign he met with several residents who expressed their concerns about the Town's rural lifestyle. He wished to schedule a workshop in January to get resident input and garner more suggestions for ways to preserve the rural lifestyle. He proposed that the workshop be scheduled for January 12<sup>th</sup> at 7 p.m. He also spoke about the possibility of acquiring grants to increase the number of police officers protecting the Town. He indicated his support for Council Member Jablonski's policy proposal for the advisory boards to have an established hiatus in December and July. He spoke about the potential pitfalls of illegally bringing fill onto your property and urged residents to get permits. He wondered if a letter could be sent out to new residents advising that fill can't be brought onto the property without a permit. He spoke about the calendar put out by the Rural Public Arts Advisory Board and thought it made a great gift idea. He spoke about the fireworks issue and discussed the need to create a local bill that would grant the Town the ability to prohibit their use on days not preempted by the State. Lastly, he wished everyone Happy Holidays.

Council Member Kuczenski acknowledged Aster Knight and thanked him for attending. He indicated his support for the Town's ordinance concerning fireworks. He also indicated his support for the developer's plan to build three (3) homes on the forty (40) acres at the corner of Hancock Road and Griffin Road. He also indicated his support for Council member Jablonski's proposal to create a hiatus in July and December for Advisory Board meetings. He advised that his next newsletter article will summarize the funding requests being sent to the state Legislature. He felt that all of these requests would be great for the Town and hoped they avoided the Governor's veto. He spoke of the past successes of projects supported by Congresswoman Debbie

Wasserman Schultz. He read some accounts of police activity throughout the Town. He wished everyone Happy Holidays.

Vice Mayor Allbritton also acknowledged Aster Knight. He thanked the residents who showed up earlier in the evening for the Preparing Animals for Fireworks workshop. He indicated his support for Council Member Jablonski's policy proposal to allow for a hiatus for advisory boards in July and December. He advised that the Rural Pubic Arts and Design Advisory Board held an annual contest to for homes that had the best holiday lighting display. He indicated that Santa and Mrs. Claus would be in attendance as they selected the winner. He further advised that the residents of Green Meadows, Deems Ranches and Ivanhoe were trying to reestablish a Civic Association that was previously defunct. He hoped to take additional steps in January to reconstitute the Civic Association and install new officers.

Mayor Breitzkreuz spoke about the proliferation of AirBnBs in Town. While he had no issue with residents occasionally renting out their home if they are going to be away, he did object to corporations purchasing homes and treating them like small hotels. He felt this was creating a commercial establishment in our residential neighborhoods. He spoke with the Town Attorney about this issue and was seeking to work with a lobbyist firm to see what could be done at the state level to prohibit them in incompatible areas. He sought Council support to pursue this issue further. He spoke about an article that he read in the DRW Magazine written by Davie Mayor Judy Paul about this same issue. He felt that this issue has proliferated any communities in Florida and he sought to join a coalition united to fight this issue in Tallahassee. He spoke about development pressures and the sentiment that the Town may be becoming more like its surrounding communities, and he discussed an idea that was brought up to him more than a month ago to help preserve the rural nature of the Town. Essentially, for properties that do not have the Agricultural classification but do have animals or some type of farm type use to be granted a rebate to recognize a barn structure. This would encourage these types of uses on the property. He proposed that the amount would be determined later but indicated \$500 as a possible amount. Addressing the comments raised by the concerned residents of the Reserve at the Ranches subdivision, he advised that the Town's Comprehensive Plan prohibits the use of gates at the entrance of a subdivision, but felt there were some things that could be done that might be beneficial. He offered to meet with the residents. He indicated his support for Council Member Jablonski's proposal for the hiatus for advisory boards. He also indicated his support for the fireworks ordinance. Lastly, he spoke about placing resources for residents on the website on permits. He concluded by wishing everyone a Happy Holiday.

## **7. Legal Comments**

Town Attorney Poliakoff announced that the entire Town Council concluded their ethics training requirement earlier in the day. He acknowledged the presence of Aster Knight and spoke of the election in which Aster was first elected.

## **8. Administration Comments**

Town Administrator Berns update the Town Council on the status of the drainage project going on out at Green Meadows. He read a prepared statement drafted by Town Financial Administrator Lopez concerning the need to authorize a change order in the amount of \$24,986.62 due to the presence of a large amount of muck that needed to be addressed and was unanticipated. The

change order requested that the Town Council authorize the use of Unassigned General Fund Fund Balance (Reserves). The Town Council unanimously authorized the change order. Council Member Hartmann remembered that he had one last thing that he wished to discuss. He advised that a proposed FDOT project would install a traffic light on Griffin Road for vehicles traveling east on Griffin Road to be able to enter I-75 northbound. Davie had previously been opposed to this project but recently changed their support. He wanted to know Council's position on this project. He asked Town Administrator Berns to place this on the January 26<sup>th</sup> agenda.

### **Ordinance – 1st Reading**

**9.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT AND ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2023-2027 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE ORDINANCE.**

### **Resolutions**

**10.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ASSIGNING THE TOWN'S PLANNING, ZONING AND LAND USE SERVICES TO TRANSYSTEMS CORPORATION D/B/A TRANSYSTEMS CORPORATION CONSULTANTS AS A RESULT OF ITS ACQUISITION OF SEPI ENGINEERING & CONSTRUCTION, INC. OR TO SUCH OTHER LEGAL ENTITY EMPLOYING JEFF KATIMS; AUTHORIZING THE MAYOR, THE TOWN ADMINISTRATOR AND THE TOWN ATTORNEY TO EXECUTE AN ASSIGNMENT, IF NECESSARY; AND PROVIDING FOR AN EFFECTIVE DATE. {Tabled from November 17, 2022}  
{Staff Requesting a Tabling to January 26, 2023}

**THIS ITEM WAS WITHDRAWN. WILL BE ADDED TO JANUARY 26, 2023 MEETING.**

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REQUESTING THAT THE MAYOR AND THE TOWN CLERK THROUGH THIS RESOLUTION AUTHENTICATE THE ELECTORATE'S APPROVAL OF THREE CHARTER AMENDMENTS; DIRECTING THE TOWN CLERK TO INCORPORATE THE APPROVED CHARTER AMENDMENTS INTO THE TOWN'S CHARTER; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**12.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE COMPREHENSIVE PLAN ADVISORY BOARD (CPAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**13.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE DRAINAGE AND INFRASTRUCTURE ADVISORY BOARD (DIAB); RESTATING THE BOARD'S PURPOSE AND OBJECTIVES; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**14.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF FIRE ADVISORY BOARD (FAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**15.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE PARKS, RECREATION, FORESTRY, AND NATURAL RESOURCES ADVISORY BOARD (PRFNAB); RATIFYING THE BOARD'S PURPOSE AND OBJECTIVES; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION AND REMOVE SHERYL MELSON.**

**16.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE RURAL PUBLIC ARTS AND DESIGN ADVISORY BOARD (RPADAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION WITH ROBERT SIROTA AS AN AT-LARGE MEMBER.**

**17.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, EXTENDING THE TERM OF THE SCHOOLS AND EDUCATION ADVISORY BOARD (SEAB); RESTATING THE BOARD'S SCOPE; AUTHORIZING TOWN COUNCIL MEMBERS TO ADMINISTRATIVELY APPOINT BOARD MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION WITH A TOTAL OF 8 MEMBERS (INCLUSION OF SELENA HODGERS AND WITHDRAWAL OF LEAH MCDONNEL).**

**18.** Annual Review of Charter Officials

**ITEM WAS DELAYED TO JANUARY 26, 2023****19. Approval of Minutes****a. October 27, 2022 Regular Meeting Minutes**

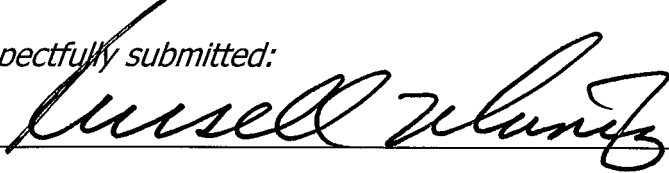
The following motion was made by Vice Mayor Jablonski, seconded by Council Member Hartmann and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE OCTOBER 27, 2022 REGULAR MEETING MINUTES.**

**20. Adjournment**

Meeting was adjourned at 8:59 p.m.

*Respectfully submitted:*



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*Russell Muñiz, Assistant Town Administrator/Town Clerk*

*Adopted by the Town Council on this 26<sup>th</sup> day of January, 2023.*



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*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.