



Southwest Ranches Town Council

REGULAR MEETING Agenda of April 13, 2023

Southwest Ranches Council Chambers
7:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

Mayor Steve Breitkreuz	Town Council Bob Hartmann Gary Jablonski David Kuczenski	Town Administrator Andrew D. Berns, MPA	Town Attorney Keith M. Poliakoff, J.D.
Vice Mayor Jim Allbritton		Town Financial Administrator Emil C. Lopez, CPM	Assistant Town Administrator/Town Clerk Russell C. Muniz, MPA

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Proclamation: Sikh Appreciation Month - April 2023**
4. **2023 Unity in Diversity 5K Run/Walk Presentation - Sikh Youth Association, Heartway Church, and Mission Vida Church**
5. ~~**Stormwater Master Plan Presentation - Kimley Horn and Associates**~~
6. **Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2022 - Town Financial Director Emil Lopez**
7. **Public Comment**
 - All Speakers are limited to 3 minutes.
 - Public Comment will last for 30 minutes.
 - All comments must be on non-agenda items.
 - All Speakers must fill out a request card prior to speaking.
 - All Speakers must state first name, last name, and mailing address.
 - Speakers will be called in the order the request cards were received.
 - Request cards will only be received until the first five minutes of public comment have concluded.
8. **Board Reports**
9. **Council Member Comments**
10. **Legal Comments**
11. **Administration Comments**

Resolutions

12. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A CHANGE ORDER TO THE AGREEMENT WITH VETTED SECURITY SOLUTIONS, INC. IN**

THE AMOUNT OF FIFTEEN THOUSAND AND EIGHTY-SEVEN DOLLARS AND THIRTY-TWO CENTS (\$15,087.32) TO INSTALL A SOLAR POWERED LICENSE PLATE READER CAMERA ALONG THE NORTHERN PORTION OF GRIFFIN ROAD RIGHT OF WAY AND APPROXIMATELY 128TH AVENUE; AUTHORIZING THE TOWN ADMINISTRATOR TO ISSUE A NEW PURCHASE ORDER FOR THIS CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICE TO 5500 SW 148th AVENUE, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; AND PROVIDING AN EFFECTIVE DATE.
14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICE TO 14421 LURAY ROAD, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; AND PROVIDING AN EFFECTIVE DATE.
15. **Approval of Minutes**
 - a. **February 23, 2023 Regular Meeting Minutes**
 - b. **March 9, 2023 Regular Meeting Minutes**

16. 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 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 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.

PROCLAMATION
Sikh Awareness and Appreciation Month April 2023

WHEREAS, Sikhs have been living in the United States for more than 120 years, and during the early 20th century, thousands of Sikh Americans worked on farms, in lumber mills and mines, and on the Western Pacific Railroad lines; and

WHEREAS, Sikhism is the fifth-largest religion in the world and today, there are more than 25 million Sikhs worldwide and an estimated 500,000 Sikh Americans; and

WHEREAS, Sikh Americans pursue diverse professions, and make rich contributions to the social, cultural, and economic vibrancy of the United States, including service as members of the United States Armed Forces and significant contributions to our great nation in agriculture, information technology, small businesses, the hotel industry, trucking, medicine, and technology; and

WHEREAS, Sikh Americans distinguished themselves by fostering respect among all people through faith and service; and

WHEREAS, April 15, 2022, marks the two-year anniversary of the devastating act of deadly violence at the FedEx facility in Indianapolis, and we honor the eight individuals who were murdered, (including four Sikhs), and numerous lives that were forever impacted; and

WHEREAS, this year also marks the eleven-year anniversary of the August 5, 2012, mass shooting at the Sikh Temple, Oak Creek, Wisconsin, wherein a gunman murdered six Sikh Americans and permanently injured several; and

WHEREAS, the Town of Southwest Ranches is committed to educating citizens about all religions, the value of religious diversity, tolerance grounded in First Amendment principles, a culture of mutual understanding, and the diminution of violence; and

WHEREAS, today, the town of Southwest Ranches seeks to further the diversity of its community and afford all residents the opportunity to better understand, recognize, and appreciate the rich history and shared experiences of Sikh Americans.

NOW, THEREFORE, BE IT PROCLAIMED the Town Council of Southwest Ranches, on this 13th day of April 2023, do hereby proclaim the month of April 2023 to be **SIKH AWARENESS AND APPRECIATION MONTH**.

STEVE BREITKREUZ, MAYOR

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

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitkreuz, Mayor
Jim Allbritton, Vice Mayor
Bob Hartmann, Council Member
Gary Jablonski, Council Member
David Kuczenski, Council Member

Andrew D. Berns, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, MPA, Assistant Town Administrator/Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Russell Muniz, Assistant Town Administrator/Town Clerk
DATE: 4/13/2023
SUBJECT: Town-Wide LPR Camera System - Change Order - Solar Unit

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- C. Reliable Public Safety

Background

The Town desires to complete a Town-wide License Plate Reader (LPR) camera system to further deter crime and assist with investigations; and

On October 28, 2021 pursuant to Resolution 2022-005 the Town Council approved the issuance of a Purchase Order to Vetted Security Solutions (VSS) to furnish, install, and provide all associated services outlined in their quotation to provide a Town wide License Plate Reader (LPR) camera system. One of the locations for an LPR, originally identified as Griffin Road and SW 126th Avenue, contemplated placing a pole in the median of Griffin Road and tapping into the electrical handhold on the south side of Griffin Road. Upon further investigation and through Broward County's Revocable License Agreement (RLA) process it was determined that placement of the LPR pole in the median would not be feasible.

The revised LPR system plan would provide a fixed electric pole to the south of Griffin Road near SW 127th Avenue and a solar powered LPR along the north portion of Griffin Road Right-of-Way and approximately SW 128th Avenue. The net effect on cost to provide a two camera LPR on the south side of Griffin Road and a two solar powered camera LPR on the north side of Griffin Road is \$15,087.32 as illustrated in the Project Quotation Q-07532-3 attached hereto as Exhibit "A."

Fiscal Impact/Analysis

Funding for the \$15,087.32 change order will be utilized from Unassigned General Fund Fund Balance increasing the Expenditure: Public Safety - Police Machinery and Equipment (Account # 001-3000-521-64100) and increasing the Revenue: General Fund Appropriated Fund Balance (Account # 001-0000-399-39900).

Staff Contact:

Russell Muniz, Assistant Town Administrator/Town Clerk

ATTACHMENTS:

Description	Upload Date	Type
RESO - Change Order - Solar Powered LPR - Vetted Security - TA Approved - Finance Revised - RJD Approved	4/7/2023	Resolution
Exhibit "A" - Vetted Security Solutions	4/7/2023	Exhibit

RESOLUTION NO. 2023 - XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A CHANGE ORDER TO THE AGREEMENT WITH VETTED SECURITY SOLUTIONS, INC. IN THE AMOUNT OF FIFTEEN THOUSAND AND EIGHTY-SEVEN DOLLARS AND THIRTY-TWO CENTS (\$15,087.32) TO INSTALL A SOLAR POWERED LICENSE PLATE READER CAMERA ALONG THE NORTHERN PORTION OF GRIFFIN ROAD RIGHT OF WAY AND APPROXIMATELY 128TH AVENUE; AUTHORIZING THE TOWN ADMINISTRATOR TO ISSUE A NEW PURCHASE ORDER FOR THIS CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town desires to complete a Town-wide License Plate Reader (LPR) camera system to further deter crime and assist with investigations; and

WHEREAS, on October 28, 2021 pursuant to Resolution 2022-005 the Town Council approved the issuance of a Purchase Order to Vetted Security Solutions (VSS) to furnish, install, and provide all associated services outlined in their quotation to provide a Town wide License Plate Reader (LPR) camera system; and

WHEREAS, one of the locations for an LPR, identified as Griffin Road and SW 126th Avenue, contemplated placing a pole in the median of Griffin Road and tapping into the electrical handhold on the south side of Griffin Road; and

WHEREAS, upon further investigation and through Broward County's Revocable License Agreement (RLA) process it was determined that placement of the LPR pole in the median would not be feasible; and

WHEREAS, the revised plan would provide a fixed electric pole to the south of Griffin Road near SW 127th Avenue and a solar powered LPR along the north portion of Griffin Road Right-of-Way and approximately SW 128th Avenue; and

WHEREAS, the net effect on cost to provide a two camera LPR on the south side of Griffin Road and a two solar powered camera LPR on the north side of Griffin Road is \$15,087.32 as illustrated in the Project Quotation Q-07532-3 attached hereto as Exhibit "A"; and

WHEREAS, funding for this project will be utilized from Unassigned General Fund Fund Balance increasing the Expenditure: Public Safety – Police Machinery and Equipment (Account #001-3000-521-64100) and increasing the Revenue: General Fund Appropriated Fund Balance (Account #001-0000-399-39900); and

WHEREAS, the Town of Southwest Ranches desires to issue a change order under the terms and conditions set forth hereinafter.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2. The Town Council hereby approves a change order with Vetted Security Solutions (VSS) in the amount of Fifteen Thousand and Eighty-Seven Dollars and Thirty-Two (\$15,087.32) in substantially the same form as that attached hereto as Exhibit "B."

Section 3. The Town Council hereby authorizes the Town Administrator to issue a new Purchase Order for this change and to sign any and all documents which are necessary and proper to effectuate the intent of this Resolution.

Section 4. That this Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 13th day of April 2023 on a motion by _____ and seconded by _____.

Breitkreuz _____
Allbritton _____
Hartmann _____
Jablonski _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.2320.01

**Vetted Security Solutions**

4185 35th St N
Saint Petersburg, FL 33714
Office Phone: (727) 440-3245

Purchaser: Russell Muniz
Purchaser Phone Number: +1 954-434-0008
Purchaser Email: rmuniz@southwestranches.org
Quote Name: Town of Southwest Ranches (FL) - Solar Main LPR
Quote #: Q-07532-3
Job Number: 7196
Date: 8/31/2022, 5:30 AM
Expires On: 9/30/2022

Ship To
Town of Southwest Ranches (FL)
13400 Griffin Rd
Southwest Ranches, FL 33330
USA

Bill To
Town of Southwest Ranches (FL)
13400 Griffin Rd
Southwest Ranches, FL 33330
USA

PROJECT QUOTATION

We at Vetted Solutions are pleased to quote the following systems for the above referenced project:

SALESPERSON	Phone Number	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Mike Reese	(727) 902-1173	mreese@vettedsecuritysolutions.com	Ground	Net 30

QTY	PART #	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	VSS-SOLAR-MAIN-D-TM	•NEMA - BBA-2 - (H) 22.625" x (W) 19.25" x (D) 19.625" •Sierra Wireless RV55 Modem •Rugged PC with Core I7 Processor •100Ah 24VDC System •Dual 340W Panels •Supports 2 LPR Cameras •Solar panel mount included - Top of pole	\$10,524.45	\$10,524.45
1.00	VSS-SOLAR-POLE	16.6-foot pole, D 4.5" x .237 Alum. Tube (6061-T6). BREAKAWAY BASE AS PER FDOT STANDARD PLANS 700-010. Frangible & built to FHSA federal standards. Structural, Wind load, Snow, Ice calculations provided. Shipping Cost not included	\$962.87	\$962.87
2.00	SSU-SYS-COM	Vigilant System Start Up & Commissioning of 'In Field' LPR system - Applies to each mobile and fixed LPR system	\$500.00	\$1,000.00
1.00	VSS-SHIPPING	Vetted Shipping - Per Solar Unit	\$650.00	\$650.00
1.00	VSS-Fixed Installation	Fixed Installation per enclosure	\$1,950.00	\$1,950.00
TOTAL:				\$15,087.32

Scope of Work

Vetted Security Solutions to provide and install a solar LPR main. The cameras for the solar main will be from the previous location that was located in the median of Griffin Road and had to be moved. The customer must provide a SIM card with a static IP address for connectivity. Any permitting fees, if applicable, are the responsibility of the customer.

Terms & Conditions

- 1. All prices are quoted in USD and will remain firm and in effect for 30 days.
- 2. This Quote does not include anything outside the above-stated bill of materials.
- 3. There will be a 2.9% processing fee for credit card payments.
- 4. Complete system includes 1-year parts/labor warranty, extended warranty options are available.
- 5. The expected lead time for hardware and installation is 30-60 days.
- 6. Connectivity is assumed Cellular on department supplied cell card to the MDC for real-time connectivity to LEARN database.
- 7. CLK fees are shown for budget purposes only. Please DO NOT issue PO to Vetted Security Solutions for renewals of CLK fees.
- 8. Any use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee, or charge of any nature whatsoever imposed by any governmental authority, on or measured by the transaction between Vetted Security Solutions and Purchaser shall be paid by Purchaser in addition to the price quoted or invoiced. In the event Vetted Security Solutions is required to pay any such tax, fee, or charge, Purchaser shall reimburse Vetted Security Solutions, therefore, or, in lieu of such payment, Purchaser shall provide Vetted Security Solutions at the time the Contract is submitted an exemption certificate or other document acceptable to the authority imposing the tax, fee, or charge.
- 9. A 20% deposit is required at the time of purchase for quotes that exceed \$50,000.00. Upon receipt of a purchase order and/or signed quote Vetted Security Solutions will invoice for the deposit amount (due upon receipt).
- 10. Hardware, software, installation materials, and services will be invoiced at the time of delivery. A signed proof of delivery form will be provided.

Project Total: \$15,087.32

Signature:	_____	Effective Date:	____/____/____
Name (Print):	_____	Title:	_____

Please sign and email to insidesales@vettedsecuritysolutions.com
THANK YOU FOR YOUR BUSINESS!



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

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitkreuz, Mayor
Jim Allbritton, Vice Mayor
Bob Hartmann, Council Member
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David Kuczenski, Council Member

Andrew D. Berns, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, MPA, Assistant Town Administrator/Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Emily Aceti, Community Services Manager
DATE: 4/13/2023
SUBJECT: Passion Vine LLC Water Agreement: 5500 SW 148th Avenue

Recommendation

To place this item on the agenda for Council consideration and approval.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management
- D. Improved Infrastructure

Background

Passion Vine LLC ("Owner") is the owner of a property lying within the Town of Southwest Ranches at 5500 SW 148th Avenue. The Owner is desirous of obtaining water services for the property; however, water services are not available from the Town of Southwest Ranches. The City of Sunrise, a neighboring municipality, has water services and is willing to provide said services to the Owner.

The proposed Resolution states no objection to the City of Sunrise providing water services to 5500 SW 148th Avenue, provided that no further expansion of service shall be permitted without the explicit written consent of the Town.

As a condition, and in consideration, of this Resolution being adopted, the Owner agrees that they shall solely be responsible for all costs of connecting to the water facilities from the City of Sunrise, including all ongoing costs of water and maintenance of the utility connections.

Fiscal Impact/Analysis

None.

Staff Contact:

Rod Ley, P.E., Public Works Director

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	3/31/2023	Resolution
Exhibit A - Agreement	3/29/2023	Agreement

RESOLUTION NO. 2023 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICE TO 5500 SW 148th AVENUE, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 1665 Passion Vine LLC ("Owner"), has real property in the Town of Southwest Ranches, as described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, Owner is desirous of obtaining water services for the property, however, water services are not available from the Town of Southwest Ranches; and

WHEREAS, the City of Sunrise, a neighboring municipality, has capacity to provide this home with water services, and is willing to provide such services to the Owner; and

WHEREAS, the Owner is desirous of obtaining water services from the City of Sunrise, and has requested the Town's consent for the connection; and

WHEREAS, the Town of Southwest Ranches consents to the connection provided that no further expansion of service occurs without the specific written consent of the Town; and

WHEREAS, Owner agrees that he shall solely be responsible for all costs of connecting to the water facilities from the City of Sunrise, including all ongoing costs of water and maintenance of the utility connections.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AS FOLLOWS:

Section 1: Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The Town of Southwest Ranches, Florida hereby consents to the City of Sunrise providing water services to 5500 SW 148th Avenue, provided

that no further expansion of service shall be permitted without the explicit written consent of the Town.

Section 3. A certified copy of this Resolution shall be provided to the City of Cooper City.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this _____ day of _____ 2023 on a motion by _____ and seconded by _____.

Breitkreuz _____
Allbritton _____
Hartmann _____
Jablonski _____
Kuczinski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.2318.01

WATER AGREEMENT

FOR SINGLE-FAMILY HOMEOWNER

FOR:

1665 Passion Vine LLC / Daniela & Luis Azmouz
(NAME OF OWNER)

LOCATION:

5500 SW 148th Southwest Ranches.

THIS AGREEMENT effective this 22 day of March, 2023, made and entered into by and between:

The Town of Southwest Ranches, a municipal corporation of the State of Florida, hereinafter referred to as the "TOWN," and Daniela Azmouz individual with a property address of 5500 SW 148th SR -, hereinafter referred to as the "OWNER." TOWN and OWNER may hereinafter be collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, OWNER controls certain real property in Broward County, Florida, as shown and described in Exhibit "A" attached hereto and made a part of hereof; and all references made in this Agreement to PROPERTY shall refer specifically to OWNER'S PROPERTY described in Exhibit "A" attached; and

WHEREAS, the PROPERTY is located in the TOWN; and

WHEREAS, OWNER desires to procure water service from the City of Sunrise for the PROPERTY; and

WHEREAS, Section 180.19, F.S., authorizes a municipality to provide water service outside of its corporate limits and in another municipality, subject to the terms and conditions as may be agreed upon between such municipalities and the owner of the property receiving such service; and

WHEREAS, the Parties desire to enter into an agreement setting forth the mutual understandings and undertaking regarding the furnishing of said water services for the PROPERTY; and

WHEREAS, the Town Council has approved this Agreement and has authorized the proper Town officials to execute this Agreement by motion passed at a regular Council meeting on _____, 2023.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of TOWN and OWNER and other good and valuable considerations, these parties covenant and agree with each other as follows:

PART I - DEFINITIONS

- A. The term OWNER shall refer to the Contracting Party in this Agreement who has an ownership interest in the PROPERTY.

- B. The term PROPERTY refers to the real property described in Exhibit "A" attached to and incorporated into this Agreement.

PART II. - MUTUAL COVENANTS

A. TOWN NOT LIABLE FOR OWNER'S OR CONSUMER'S PROPERTY

TOWN shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on OWNER'S PROPERTY or water service lines within granted easements to utility provider pursuant to this Agreement.

B. EFFECTIVE DATE

Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the Town Council Meeting at which it was approved.

C. SYSTEM ON CONSUMER'S PROPERTY TO BE KEPT IN GOOD WORKING CONDITION

Each consumer of water service on OWNER'S PROPERTY shall keep all water pipes, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the interior lines of the lot occupied by the consumer in good order and condition.

Service shall not commence on OWNER'S PROPERTY without the explicit written consent of the Town.

D. SEVERABILITY

If and section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining hereof.

E. RECORDING OF AGREEMENT

The provisions of this Agreement shall run with the land and be binding upon and inure to the benefits of successors to title to the property. This Agreement shall be recorded by OWNER among the Public Records of Broward County, Florida, for the particular purpose of placing all owners or occupants of properties in OWNER'S PROPERTY connected to or to be connected to said water systems upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real PROPERTY in OWNER'S PROPERTY connected to or to be connected to said water systems shall be deemed conclusive evidence

of the fact that the said owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby.

The parties agree that in the event that it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement, then, and in that event, the prevailing party shall be entitled to receive from the non-prevailing party reasonable Attorney's fees and the costs of such litigation, including appellate proceedings.

PART III - NOTICE

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving of notice, which shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the request, the parties designate the following as the respective places for the giving of notice:

FOR THE OWNER
1665 Pason Vine LLC / Daniela Azmar
14300 W Palmetto Dr
SR FLORIDA 33330

FOR THE TOWN OF SOUTHWEST RANCHES

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United States mail.

PART IV - ADDITIONAL PROVISIONS

A. EXHIBITS

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

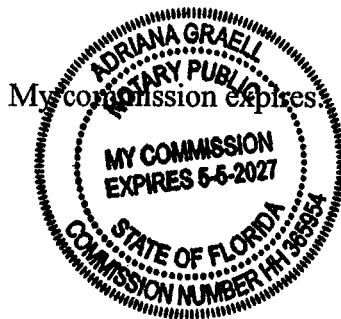
EXHIBIT "A" – Legal Description of PROPERTY

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME personally appeared Daniela Azmou to me well known and known to me to be the person (s) described in and who executed the foregoing instrument, and acknowledged to and before me that Daniela Azmou executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 22 day of March, 2023.



Adriana Graell
NOTARY PUBLIC STATE OF FLORIDA

OWNER

BY: Daniel Chinnell
DATE: 22 / March / 2023

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME personally appeared _____ to me well known and known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 20____.

NOTARY PUBLIC STATE OF FLORIDA

My commission expires:

Signed, sealed and delivered
in the presence of:

THE TOWN OF SOUTHWEST RANCHES

ATTEST:

BY: _____
MAYOR _____
DATE: _____

TOWN CLERK

Approved as to legal form:

TOWN ATTORNEY

Prepared by and return to:
Joseph E. Altschul, Esq.

Trinity Title & Escrow, LLC
1911 N.W. 150th Avenue Suite 204
Pembroke Pines, FL 33028
954-556-4823
File Number: 20-1238

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 8th day of October, 2020 between Deborah Morris whose post office address is 5155 S.W. 192nd Terrace, Southwest Ranches, FL 33332, grantor, and Deborah Morris, a married person and 1665 Passion Vine, LLC, a Florida limited liability company, as tenants in common, each having an undivided 50% interest. whose post office address is 5155 S.W. 192nd Terrace, Southwest Ranches, FL 33332 and 14300 W. Palomino Drive, Southwest Ranches, FL 33330 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Broward County, Florida to-wit:

North 1/2 of Lot 20, MEADOWVIEW ESTATES, according to the map or plat thereof as recorded in Plat Book 152, Page 17, Public Records of Broward County, Florida.

Parcel Identification Number: 504034-03-0201

A/K/A: 5500 S.W. 148th Avenue, Southwest Ranches, FL 33330

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 5155 S.W. 192nd Terrace, Southwest Ranches, FL 33332.

THIS QUIT CLAIM DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AT THE GRANTOR AND GRANTEE'S REQUEST.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first below written.

Signed, sealed and delivered in our presence:

Susan L. Pence
Witness Name: Susan L. Pence

Nani Reyes
Witness Name: Nani Reyes

Deborah Morris (Seal)
Deborah Morris

State of Florida
County of Broward

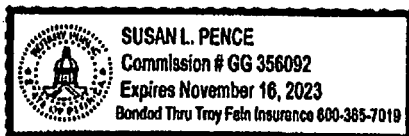
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of October, 2020 by Deborah Morris, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Susan L. Pence
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Joseph E. Altschul, Esq.

Trinity Title & Escrow, LLC

1911 N.W. 150th Avenue, Suite 204

Pembroke Pines, FL 33028

954-556-4823

Parcel Identification Number: 504034-03-0201

File Number: Morris and 1165 Passion Vine, LLC/ 1165 Passion Vine, LLC

[Space Above This Line for Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 25 day of August, 2021 between Deborah Morris, a married woman as to an undivided 50% interest, Grantor, and 1665 Passion Vine, LLC, a Florida limited liability company, whose post office address is 1400 W. Palomino Drive, Southwest Ranches, FL 33330, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseeth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County**, Florida to-wit:

North ½ of Lot 20, MEADOWVIEW ESTATES, according to the map or plat thereof as recorded in Plat Book 152, Page 17, Public Records of Broward County, Florida.

Property Address: 5500 SW 148th Ave, Southwest Ranches, FL 33330

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead property address is 5155 SW 192nd Terrace, Southwest Ranches, FL 33332.

THIS QUIT CLAIM DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AT THE GRANTOR AND GRANTEE'S REQUEST.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year below written.

[Signature Page Follows]

Signed, sealed and delivered in our presence:

Zemskova
Witness Print Name: Natalia Zemskova

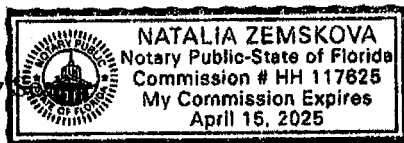
CMendez
Witness Print Name: CLARA MENDEZ

Deborah Morris
Deborah Morris

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 25 day of August, 2021, by Deborah Morris, who ☐ is
personally known or ☒ has produced a driver's license as identification.

[Notary]



Zemskova
NOTARY PUBLIC

Natalia Zemskova
Printed Name:

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DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
1665 PASSION VINE, LLC

Filing Information

Document Number L08000105602
FEI/EIN Number 26-3712812
Date Filed 11/12/2008
State FL
Status ACTIVE

Principal Address

14300 West Palomino Drive
Southwest Ranches, FL 33330

Changed: 04/25/2020

Mailing Address

6175 Miami Lake Dr
MIAMI, FL 33014

Changed: 04/23/2019

Registered Agent Name & Address

AZMOUZ, LUIS PRES
14300 West Palomino Drive
Southwest Ranches, FL 33330

Name Changed: 02/24/2009

Address Changed: 04/25/2020

Authorized Person(s) Detail

Name & Address

Title MGR

AZMOUZ, LUIS14300 West Palomino Drive
Southwest Ranches, FL 33330

Title MGR

AZMOUZ, DANIELA14300 West Palomino Drive
Southwest Ranches, FL 33330**Annual Reports**

Report Year	Filed Date
2020	04/25/2020
2021	04/20/2021
2022	03/15/2022

Document Images

03/15/2022 -- ANNUAL REPORT	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
04/25/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
04/02/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
04/10/2013 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- ANNUAL REPORT	View image in PDF format
02/24/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
09/28/2009 -- Address Change	View image in PDF format
02/24/2009 -- ANNUAL REPORT	View image in PDF format
11/12/2008 -- Florida Limited Liability	View image in PDF format



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

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitkreuz, Mayor
Jim Allbritton, Vice Mayor
Bob Hartmann, Council Member
Gary Jablonski, Council Member
David Kuczenski, Council Member

Andrew D. Berns, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, MPA, Assistant Town Administrator/Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Emily Aceti, Community Services Manager
DATE: 4/13/2023
SUBJECT: Abdlerahman Water Agreement: 14421 Luray Road

Recommendation

To place this item on the agenda for Council consideration and approval.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management
- D. Improved Infrastructure

Background

Khaled Abdlerahman ("Owner") is the owner of a property lying within the Town of Southwest Ranches at 14421 Luray Road. The Owner is desirous of obtaining water services for the property; however, water services are not available from the Town of Southwest Ranches. The City of Sunrise, a neighboring municipality, has water services and is willing to provide said services to the Owner.

The proposed Resolution states no objection to the City of Sunrise providing water services to 14421 Luray Road, provided that no further expansion of service shall be permitted without the explicit written consent of the Town.

As a condition, and in consideration, of this Resolution being adopted, the Owner agrees that they shall solely be responsible for all costs of connecting to the water facilities from the City of Sunrise, including all ongoing costs of water and maintenance of the utility connections.

Fiscal Impact/Analysis

None.

Staff Contact:

Rod Ley, P.E., Public Works Director

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	3/31/2023	Resolution
Exhibit A - Agreement	3/29/2023	Agreement

RESOLUTION NO. 2023 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICE TO 14421 LURAY ROAD, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Khaled Abdlerahman ("Owner"), has real property in the Town of Southwest Ranches, as described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, Owner is desirous of obtaining water services for the property, however, water services are not available from the Town of Southwest Ranches; and

WHEREAS, the City of Sunrise, a neighboring municipality, has capacity to provide this home with water services, and is willing to provide such services to the Owner; and

WHEREAS, the Owner is desirous of obtaining water services from the City of Sunrise, and has requested the Town's consent for the connection; and

WHEREAS, the Town of Southwest Ranches consents to the connection provided that no further expansion of service occurs without the specific written consent of the Town; and

WHEREAS, Owner agrees that he shall solely be responsible for all costs of connecting to the water facilities from the City of Sunrise, including all ongoing costs of water and maintenance of the utility connections.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AS FOLLOWS:

Section 1: Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The Town of Southwest Ranches, Florida hereby consents to the City of Sunrise providing water services to 14421 Luray Road, provided that

no further expansion of service shall be permitted without the explicit written consent of the Town.

Section 3. A certified copy of this Resolution shall be provided to the City of Cooper City.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this _____ day of _____ 2023 on a motion by _____ and seconded by _____.

Breitkreuz _____
Allbritton _____
Hartmann _____
Jablonski _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.2317.01

WATER AGREEMENT

FOR SINGLE-FAMILY HOMEOWNER

FOR: Khaleed Abdelrahman
(NAME OF OWNER)

LOCATION: 14421 Lunay Road 33330

THIS AGREEMENT effective this 27 day of 3, 2023, made and entered into by and between:

The Town of Southwest Ranches, a municipal corporation of the State of Florida, hereinafter referred to as the "TOWN," and Khaleed, an individual with a property address of 14421 Lunay Road, hereinafter referred to as the "OWNER." TOWN and OWNER may hereinafter be collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, OWNER controls certain real property in Broward County, Florida, as shown and described in Exhibit "A" attached hereto and made a part of hereof; and all references made in this Agreement to PROPERTY shall refer specifically to OWNER'S PROPERTY described in Exhibit "A" attached; and

WHEREAS, the PROPERTY is located in the TOWN; and

WHEREAS, OWNER desires to procure water service from the City of Sunrise for the PROPERTY; and

WHEREAS, Section 180.19, F.S., authorizes a municipality to provide water service outside of its corporate limits and in another municipality, subject to the terms and conditions as may be agreed upon between such municipalities and the owner of the property receiving such service; and

WHEREAS, the Parties desire to enter into an agreement setting forth the mutual understandings and undertaking regarding the furnishing of said water services for the PROPERTY; and

WHEREAS, the Town Council has approved this Agreement and has authorized the proper Town officials to execute this Agreement by motion passed at a regular Council meeting on _____, 20____.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of TOWN and OWNER and other good and valuable considerations, these parties covenant and agree with each other as follows:

PART I - DEFINITIONS

- A. The term OWNER shall refer to the Contracting Party in this Agreement who has an ownership interest in the PROPERTY.

- B. The term PROPERTY refers to the real property described in Exhibit “A” attached to and incorporated into this Agreement.

PART II. - MUTUAL COVENANTS

A. TOWN NOT LIABLE FOR OWNER’S OR CONSUMER’S PROPERTY

TOWN shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on OWNER’S PROPERTY or water service lines and sewage collection system within granted easements to utility provider pursuant to this Agreement.

B. EFFECTIVE DATE

Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the Town Council Meeting at which it was approved.

C. SYSTEM ON CONSUMER’S PROPERTY TO BE KEPT IN GOOD WORKING CONDITION

Each consumer of water service or sewage collection service on OWNER’S PROPERTY shall keep all water pipes, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the interior lines of the lot occupied by the consumer in good order and condition.

D. SEVERABILITY

If and section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining hereof.

E. RECORDING OF AGREEMENT

The provisions of this Agreement shall run with the land and be binding upon and inure to the benefits of successors to title to the property. This Agreement shall be recorded by OWNER among the Public Records of Broward County, Florida, for the particular purpose of placing all owners or occupants of properties in OWNER’S PROPERTY connected to or to be connected to said water systems upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real PROPERTY in OWNER’S PROPERTY connected to or to be connected to said water systems shall be deemed conclusive evidence of the fact that the said owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby.

The parties agree that in the event that it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement, then, and in that event, the prevailing party shall be entitled to receive from the non-prevailing party reasonable Attorney's fees and the costs of such litigation, including appellate proceedings.

PART III - NOTICE

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving of notice, which shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the request, the parties designate the following as the respective places for the giving of notice:

FOR THE OWNER

Khaled Abdelrahman
14421 Lunar Road
Southwest Ranches, FL 33330

FOR THE TOWN OF SOUTHWEST RANCHES

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United States mail.

PART IV - ADDITIONAL PROVISIONS

A. EXHIBITS

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

EXHIBIT "A" – Legal Description of PROPERTY

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME personally appeared Khaled Abdelrahman to me well known and known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged to and before me that Khaled Abdelrahman executed said instrument for the purposes therein expressed.

20 23

WITNESS my hand and official seal, this 27th day of March,



Jennifer McCarty
NOTARY PUBLIC STATE OF FLORIDA

OWNER

BY: Whated [Signature]
DATE: 3/27/23

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME personally appeared _____ to me well known and known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____,
20 ____.

NOTARY PUBLIC STATE OF FLORIDA

My commission expires:

Signed, sealed and delivered
in the presence of:

THE TOWN OF SOUTHWEST RANCHES

ATTEST:

BY: _____
MAYOR _____
DATE: _____

TOWN CLERK

Approved as to legal form:

TOWN ATTORNEY

Engineering

\$250

14421 Luray Rd
Watermeter Permit



Approved
13-2022
agarden

Town of Southwest Ranches

13400 Griffin Road

Mar 27, 2023

Southwest Ranches, FL

11:49 AM

33330

(954) 434-0008

www.southwestranches.org

@SWR_Gov

PURCHASE

Authorization 42924P

Receipt XLq3

Mastercard

AID A0 00 00 04 10 10

Custom Amount

\$250.00

Subtotal

\$250.00

Square Conv. Fee

\$7.10

Total

\$257.10

MasterCard 2509 (Chip)

\$257.10

Khaled Abdelrahman

Thank you for your business. Have a great day!

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Permit Processing Number: RW-

Date Received: _____

Application Fee Paid: \$ _____

**TOWN OF SOUTHWEST RANCHES
APPLICATION FOR RIGHT-OF-WAY USE PERMIT**

GENERAL INFORMATION:

Applicant's Name: Mhaleed Abdelrahman

Applicant's Address: 14421 LURAY ROAD Southwest Ranches, FL 33330
305-310-4454

Phone: 3053104454 Alternate Phone: 3053103822 Fax: _____

E-mail: KZAHARIA@GMAIL.COM

ADDRESS/LOCATION OF SITE ACTIVITY: 14421 LURAY ROAD Southwest Ranches
FL 33330

Provide a description of the work:

getting city water tap & meter installed from the city
of Sunrise

Provide an explanation why the activity is necessary:

I am building a home on this property and need city water
for drinking etc.

Will there be any land clearing or other tree/vegetation removal and/or relocation associated with this activity? Yes
/ No (Please circle one). If yes, please explain:

NO

Provide plan sheet drawings and cross sections of sufficient detail to show the proposed work, rights-of-way lines, edge of pavement, etc. On separate sheet provide a maintenance of traffic (M.O.T.) plan.

NOTE: Applicants with the jurisdictional boundaries of the South Broward Drainage District (West of SW 145th Avenue / Volunteer Road) must provide permit approval or "Letter of no objection" from the South Broward Drainage District prior to applying and receiving approval from the town of Southwest Ranches.

Applicant Signature: Mhaleed Abdelrahman

Date: 3/27/23

ENGINEERING REVIEW -

Town Hall: 13400 Griffin Road, Southwest Ranches, FL 33330, Phone: 954-434-0008, Fax: 954-434-1490

APPROVED: _____

DENIED: _____

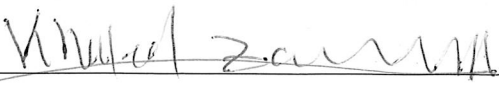
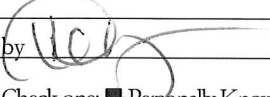
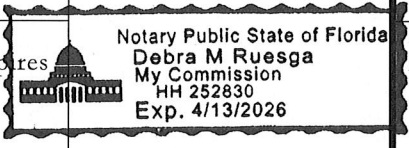
Signature: _____

Date: _____

Town Engineer

Comments: **See Conditions of Approval**

RW: _____ - _____

Notarized Signature of Property Owner		Notarized Signature of Applicant	
		DRIVER'S LICENSE COPY REQUIRED	
Signature of Property Owner		Signature of Applicant	
Date <u>March 27, 2023</u>		Date _____	
Subscribed and Sworn before me this <u>March 27th</u> day of <u>March, 2023</u> (year)		Subscribed and Sworn before me this _____ day of _____ (year)	
by 		By _____	
Check one: <input type="checkbox"/> Personally Known <input checked="" type="checkbox"/> Produced Identification		Check one: <input type="checkbox"/> Personally Known <input checked="" type="checkbox"/> Produced Identification	
Type of Identification (if any) <u>FL Driver License</u>		Type of Identification (if any) _____	
Notary Public	Notary Stamp	Notary Public	Notary Stamp
My Commission Expires <u>4-13-26</u>		My Commission Expires _____	

⚠ IF THE APPLICANT IS THE PROPERTY OWNER ONLY THE "PROPERTY OWNER" SECTION NEEDS TO BE NOTARIZED.

Prepared by:
Stuart M. Slutsky, Esq.
Stuart M. Slutsky, P.A.
1500 Weston Road, Suite 200-1
Weston, Florida 33326

Parcel I.D. No.: 5140 03 01 0026

WARRANTY DEED

THIS WARRANTY DEED made this 4 day of MAY, 2021,

by: **MIDLAND IRA, INC. successor by merger to Entrust Freedom LLC FBO Wayne Case, IRA #62226TR,**

whose address is: P.O. Box 07520, Ft. Myers, Florida 33919,
hereinafter called the GRANTOR,

to: **KHALED ABDELRAHMAN and AMIRA EL KHOLY, husband and wife,**

whose address is: 8241 SW 160th Street, Palmetto Bay, Florida 33157,
hereinafter called the GRANTEE

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 (TEN and 00/100 DOLLARS) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto the GRANTEE, all that certain land, situate, lying and being in BROWARD County, Florida, to wit:

The East half of the South half of Tract 21, in Section 3, Township 51 South, Range 40 East, of EVERGLADES SUGAR & LAND CO. SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, at Page 39 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

and

The South 165 feet of the North 1/2 of Tract 21 in Section 3, Township 51 South, Range 40 East, according to the EVERGLADES SUGAR AND LAND CO. SUBDIVISION, as recorded in Plat Book 2, at Page 39 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

SUBJECT TO reservations, restrictions, easements and limitations of record, if any; taxes for the year 2021 and subsequent years; and to all zoning ordinances.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any ways appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

Witnesses:

Sign:

Witness - print:

Samuel Haskins

Samuel Haskins

Sign:

Witness print:

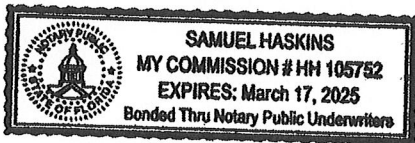
Sam Tennant

Sam Tennant

STATE OF FLORIDA)
COUNTY OF BROWARD)

Lee

The foregoing instrument was acknowledged before me this 4 day of MAY, 2021 by **SARA GARCES, as authorized signer and IRA Administrator for MIDLAND IRA, INC. successor by merger to Entrust Freedom LLC FBO Wayne Case, IRA #62226TR**, by means of X physical presence or online notarization and who X is personally known to me or has produced a Florida Driver License as identification.

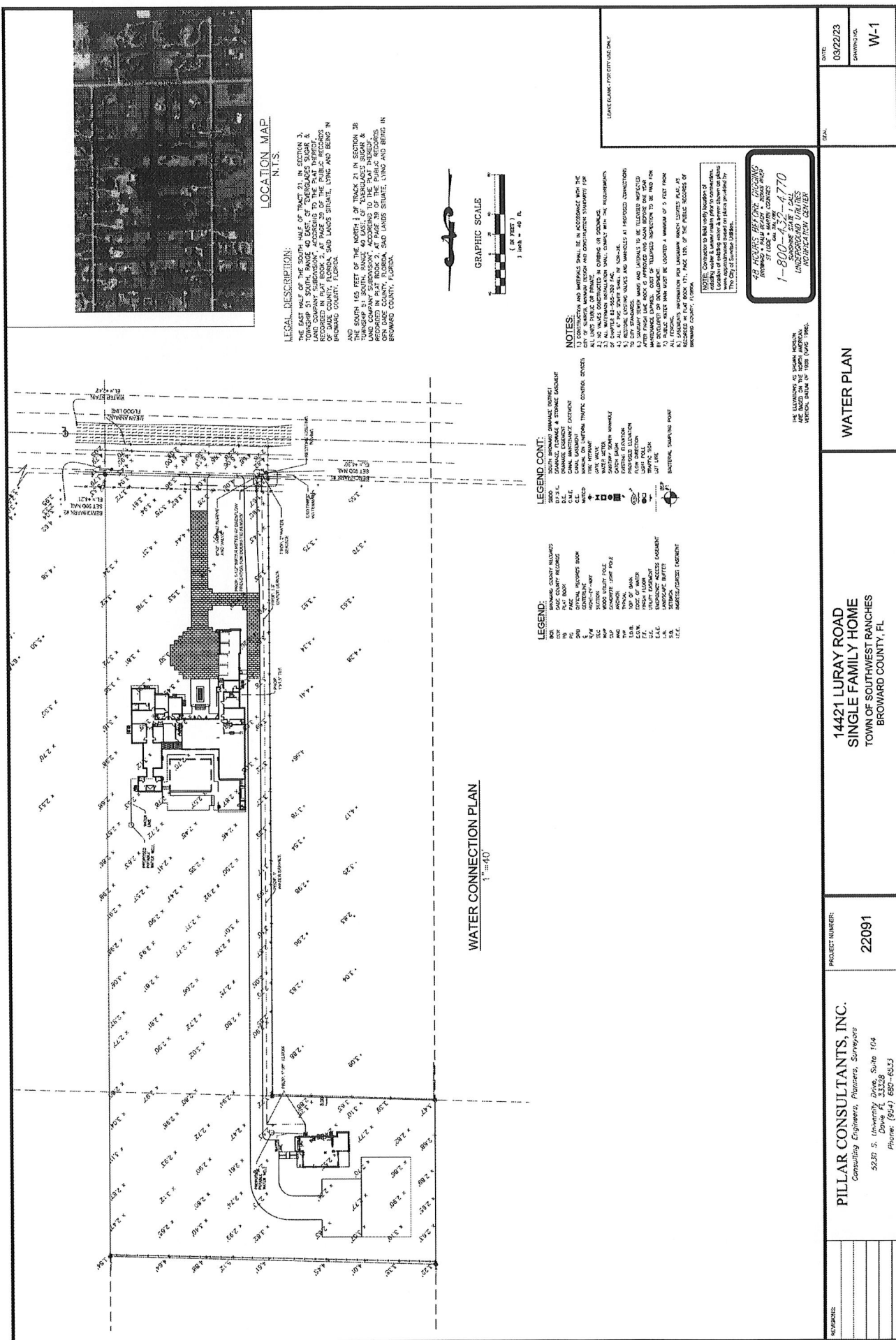


Notary's Signature

Notary's Name Printed

NOTARY PUBLIC - State of Florida

My commission expires: (Seal)



REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

February 23, 2023

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Jim Allbritton

Council Member Bob Hartmann

Council Member Gary Jablonski

Council Member David S. Kuczenski

Andrew Berns, Town Administrator

Russell Muniz, Assistant Town Administrator/Town Clerk

Emil C. Lopez, Town Financial Administrator

Richard DeWitt, Assistant Town Attorney

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 7:02 PM.

3. Presentation: TSDOR Study

Public Works Director/Town Engineer Rod Ley introduced Nick Hogan and James Howell from Kimley Horn to give an update of the Transportation Surface Drainage and Ongoing Rehabilitation (TSDOR) program study.

4. Public Comment

No members of the public addressed the Town Council this evening.

5. Board Reports

Debbie Green, Treasurer of the Schools and Education Advisory Board, spoke about current and upcoming fundraising events happening in the Town.

6. Council Member Comments

Council Member Jablonski spoke about upcoming events within the Town such as the Unity in Diversity 5K, the Barn Dance, HazMat at the Barn, and Flamingo Flocking. He spoke about turnout at the Fun Horse Show and advised item number 13 discussing fill permits, would be pulled.

Council Member Hartmann spoke about taking a group of residents to the Waste Management Recycling Facility Saturday, February 18th. He stated the tour went well and the group was impressed. He advised another tour has been planned for Thursday, March 9th and to contact him to reserve a spot. He spoke about an incident that happened on Sunday, February 19th, regarding ATV riders that drove down Dykes Road from Sheridan Street to Griffin Road and he asked Town Administrator Berns to work with the Davie Police Chief to investigate potential legal actions. He advised the replacement of Country Estates entry signs would be installed soon. He spoke about the passing of Vince Falletta and possibly dedicating a canal in his honor. He stated he and Town Administrator Berns were working on it. Last, he spoke about horseback riding at night, and how dangerous it is due to the darkness. He wondered if there was a state law or could the Town request riders to wear some type of reflector or light so drivers could see them and thereby eliminate the danger of running into the horses. Mayor Breitkreuz suggested getting the trail riders together, have a discussion and exchange ideas on the best way to keep them safe.

Vice Mayor Allbritton provided an update on the speed trailer and how the location requests have slowed down. He spoke about his attendance at the South Florida Regional Planning Council meeting and the topics that were discussed, such as raising the sea walls and saltwater intrusion. Last he spoke about his attendance at the Sunshine Ranches HOA meeting, and they paid tribute to Judi Parker and Sally Brokken, longtime residents of the Town.

Council Member Kuczenski toured the Waste Management recycling plant and spoke about how impressed he was with the operation. He stressed to the public to educate themselves about what can and cannot be recycled. He commended Town Administrator Berns and Assistant Town Administrator Muñiz for their work in selecting Waste Management as the Town's garbage and recycling provider. He also spoke about the ATV riders that Council Member Hartmann talked about and the calls he received from residents. Other items he discussed were the Flamingo Flocking fundraiser, the Town Scholarship, the Barn Dance, and the numerous citations Davie PD issued in the Town. He spoke about the fill policy the Drainage and Infrastructure Advisory Board are working on and he would like to add a fourth tier to the permit process for extreme cases. He advised the vicious dog ordinance will be brought before the Town Council for second reading. He asked Mayor Breitkreuz of the status of the helicopter ordinance, who stated it was in the works. He spoke of his upcoming attendance at Broward Days in Tallahassee and seeking funding for Town Drainage issues. He advised he is extremely interested in supporting the 362-day fireworks ordinance. He spoke about an article he wrote in DRW magazine that had to do with climate change and well water. Last he spoke about Sally Brokken and Judi Parker's contributions to the Town and possible Town garage sales in the future.

Mayor Breitkreuz recognized Sally Brokken and Judi Parker for their contributions to the Town. He reminded the Town of the March 11th Water Matters Day at Tree Tops Park and thanked December Lauretano-Haines for all the hard work she puts in to make the Town's booth one of the best he has ever seen. Last, he echoed the positive comments made by the Town Council regarding Water Management, however he mentioned an issue that happened with one of the Water Management Trucks and a resident's swale and he would like to know more about the claim process.

7. Legal Comments

Assistant Town Attorney DeWitt had no legal comments.

8. Administration Comments

Town Administrator Berns advised that he and Assistant Town Administrator Muñiz have a meeting with Town of Davie Police Administration and the issue of the ATV riders is on the discussion list. He advised the Town received recognition from the Universal Public Procurement Certification Council (UPPC) for excellence and achievement for 2022.

Resolutions

9. 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}

The following motion was made by Council Member Jablonski, 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.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF FIFTY-EIGHT THOUSAND FOUR HUNDRED TEN DOLLARS AND ZERO CENTS (\$58,410.00) WITH KIMLEY HORN AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES FOR THE NEXT PHASE OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) ROADWAY IMPROVEMENTS; AUTHORIZING THE EXECUTION OF THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Jablonski, 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.

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF SIXTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$66,500.00) WITH CRAVEN THOMPSON AND ASSOCIATES, INC. FOR PROFESSIONAL SURVEYING SERVICES FOR THE NEXT PHASE OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) ROADWAY IMPROVEMENTS; AUTHORIZING THE EXECUTION OF THE PURCHASE ORDER; 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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION SUBJECT TO CORRECTING NUMBER 4 FROM "SW 166th AVENUE WEST" TO "SW 166th AVENUE EAST" OF THE FIRST PAGE OF THE PROPOSAL.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE 2023 AMENDMENTS TO THE TWO (2) INTERLOCAL AGREEMENTS WITH BROWARD COUNTY PROVIDING FOR THE DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE BROWARD COUNTY FIFTH-CENT LOCAL OPTION GAS TAX, AND THE ADDITIONAL THIRD-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 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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

Discussion

13. Fill Permits – Council Member Jablonski

This item was withdrawn earlier in the meeting.

14. Adjournment

Meeting was adjourned at 8:59 p.m.

Respectfully submitted:

Russell Muñiz, Assistant Town Administrator/Town Clerk

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

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.

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REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

March 9, 2023

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Jim Allbritton

Council Member Bob Hartmann

Council Member Gary Jablonski

Council Member David S. Kuczenski

Andrew Berns, Town Administrator

Russell Muniz, Assistant Town Administrator/Town Clerk

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, Town Attorney

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 7:01 PM.

3. Presentation: Code Enforcement Update – Julio Medina

Code Enforcement Director Julio Medina provided a presentation to the Town Council and residents outlining the functions of the Code Enforcement Department.

4. Proclamation: Procurement Month – March 2023

The Town Council recognized March 2023 as Procurement Month.

5. Public Comment

The following members of the public addressed the Town Council: The Sikh Youth Association, Newell Hollingsworth, Anna Koldys, John Steven Garate and Pamela Olsen.

6. Board Reports

There were no Board Reports.

7. Council Member Comments

Council Member Jablonski spoke about upcoming events such as the "Unity in Diversity 5K", Flamingo Flocking, HazMat at the Barn, the Barn Dance, Water Matters Day, and the annual Rolling Oaks egg hunt. He also advised of upcoming roadway resurfacing starting in April on I-75 between Sheridan Street and Griffin Road, which is expected to last two years. Council Member Jablonski asked Town Attorney Poliakoff to provide an update about an incident that happened at a venue within the Town, which he did.

Council Member Kuczenski spoke about complaints he received about a property and thanked Broward County Property Appraiser Marty Kiar, Town Attorney Poliakoff and Code Enforcement Director Julio Medina for their hard work regarding those issues. He spoke about the Founder's Park Wall painting project and that six more panels of the wall have been approved to be painted. He advised the Rural Public Arts and Design Advisory Board 11th annual photo contest will be starting soon and the Parks, Recreation, Forestry and Natural Resources Advisory Board will be discussing the various trails within Sunshine Ranches. He provided updates on traffic citations that were issued within the Town. He spoke about Water Matters Day and urged the residents to

register if they would like to attend and get two free trees. Lastly, he reminded the public to move their clocks forward one hour on March 12th for Daylight Saving Time.

Council Member Hartmann asked for clarification from Town Attorney Poliakoff regarding code enforcement violation reporting. Town Attorney Poliakoff advised he will review the statute and get back with him. He also asked for clarification of comments made in the public comment portion of the meeting stating the Town has a record amount of code enforcement fines, to which Town Attorney Poliakoff stated that statement was untrue. He then asked Town Administrator Berns to clarify another statement made during the public comment portion of the meeting regarding a code case and a resident taking his life. Town Attorney Berns gingerly explained the situation. Town Attorney Poliakoff at that point located the statute and provided the answer to Council Member Hartmann's question regarding code violation reporting.

Vice Mayor Allbritton spoke about the auction items that will be at the Barn Dance. He thanked General Services Manager Tom Holste for relocating the speed trailers throughout the Town. He advised the locations of the speed trailers and the length of time they would stay at each location. He spoke about certain Town Council members that are going to Tallahassee for Broward Days and the issues that will be addressed while they are there. He advised the Broward County Sheriff's Department increased enforcement regarding drivers that are performing illegal maneuvers on public roads. Lastly, he spoke against the permit less carry bill that was up for vote in Tallahassee. Council Member Kuczynski added that if the permit less carry bill passes, could the Town add additional protections, such as metal detectors.

Mayor Breitzkreuz spoke about the dangerous dog ordinance and provided some insight on its origin. He thanked Newell Hollingsworth for his comments on TSDOR Policy Resolution and directed Town Administrator Berns to bring the resolution to the next meeting for Town Council approval. He spoke about the Code Enforcement department and its role in the Town and Council Member Jablonski added that Code Enforcement always works with the residents to help them come into compliance at as minimal cost as possible.

8. Legal Comments

Town Attorney Poliakoff spoke about his attendance at Broward Days in Tallahassee. He met with the Lieutenant Governor, the Speaker of the House and the Senate President as well as the incoming Speaker of the House. He advised the Fireworks Bill was not in good shape and the Town will need to tweak it and bring it back at the next meeting. One of the suggestions was to create a permit process for residents that want to set off fireworks. He assured the Town Council he would work on amendments to the bill and bring it back for Town Council Approval. Further discussion ensued. Town Attorney Poliakoff spoke about the Affordable Housing Bill that is also up for approval in Tallahassee and he stated that it won't have any impact on the Town, and he explained why. He advised the Town Council the law changed regarding cellular tower lease revenue reporting, and he had been working with Town Financial Director Lopez in regards to updating the Town's financial records.

9. Administration Comments

Town Administrator Berns advised the Southwest Meadows Drainage Project was approved for \$600,000.00 in Federal Funding and he thanked Congresswoman Debbie Wasserman Schultz for her help. He spoke about the solar powered speed sign and advised it was ordered. He asked for a consensus from the Town Council on an item that wasn't budgeted for the current year to utilize funds for the Town owned 25 acres, regarding Wetlands mitigation in the amount not to exceed \$7925.00. The Town Council gave its approval. He turned the mic over to Assistant Town Administrator Muñiz who provided an update on the LPR locations and asked for approval on a change order regarding one of the locations that will need additional work done due to the lack of an electrical conduit at the site.

10. Approval of Minutes

- a. **January 26, 2023 Regular Meeting**
- b. **February 9, 2023 Regular Meeting**

The following motion was made by Council Member Kuczenski and 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 Breitkreuz voting yes.

MOTION: TO APPROVE THE JANUARY 26, 2023 AND FEBRUARY 9, 2023 REGULAR MEETING MINUTES.

11. Adjournment

Meeting was adjourned at 9:05 p.m.

Respectfully submitted:

Russell Muñiz, Assistant Town Administrator/Town Clerk

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

Steve Breitkreuz, Mayor

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