

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

November 16, 2023

13400 Griffin Road

Present:

Mayor Steve Breitreuz

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 Breitreuz at 8:06 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance. Council Member Kuczenski attended the meeting via telephone.

3. Selection of Vice Mayor

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPOINTING COUNCIL MEMBER _____ AS THE NEW VICE MAYOR OF THE TOWN OF SOUTHWEST RANCHES; 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 Breitreuz voting yes.

MOTION: TO APPOINT COUNCIL MEMBER DAVID S. KUCZENSKI AS VICE MAYOR AND APPROVE THE RESOLUTION.

4. Public Comment

The following members of the public addressed the Town Council: Geoff Cohen, Lori Parrish, John Garate, Mary Michel, Ed Gonzalez, Neesla Carter, and Debbie Green.

Mayor Breitreuz addressed some of the issues raised during public comment. He discussed how the Town has addressed the drainage issues and that the Town is designed for private properties to provide stormwater retention prior to offsite discharge. He spoke about the issues with potholes and how the Town works with its vendors to address them. He also clarified that the Town cannot change the rulings of the Special Magistrate on Code issues and that if there are issues with that, residents should speak to Code Enforcement.

5. Board Reports

George Morris spoke on behalf of the Drainage Board. He discussed how residences and areas in the Town are designed to retain water, but the Drainage Board is always looking for ways to address the drainage issue and improve on it. He spoke about the October 17th Board meeting, and the Green Meadows Phase 2 Project Public Meeting. He stated it was a positive meeting and there was input from the residents. He said the Board is trying to work more with the residents regarding notifications and how to handle projects that affect neighborhoods. He stated the

November and December meetings will be cancelled due to the holidays. He also informed Council he would be stepping down from the Board.

George Morris also spoke on behalf of the Southwest Ranches Parks Foundation. He discussed the upcoming carnival and said the event will begin January 11th, 2024, through Monday January 15th, 2024. He stated the hours were going to be different this year as the carnival would open earlier in the day and close earlier at night. He thanked Council and the Town of Davie for providing a stage for the entertainment. He stated there would be many updates in the next couple of months and said he would provide them to Council, post them in the Town newsletter, and provided the website www.swrcountryfair.com as a source of information. He spoke about the upcoming Chili Cook-Off and Car Show, happening on December 9th, at Rolling Oaks Equestrian Park. He also informed Council that he would be stepping down from the Comprehensive Plan Advisory Board as well.

Debbie Green spoke on behalf of the Zero-Waste Broward Task Force. She spoke about the Task Force meeting that was held last week and that approximately 70 people attended with 30 people volunteering for committees. She stated the next Broward Solid Waste Authority meeting was scheduled for Monday, November 20th, at 9:00 a.m. at the City of Hollywood City Hall building. She spoke about being at the Farmer's Market and collecting emails from patrons to help spread information regarding the incinerator. She also provided the Task Force email, zerowastebrowardtf@gmail.com, and encouraged everyone to like their Facebook page, "Broward Clean Air", for more information.

6. Council Member Comments

Council Member Jablonski congratulated Vice Mayor Kuczenski on becoming the Vice Mayor. He spoke about upcoming events within the Town such Town Hall being closed November 23rd and 24th due to the Thanksgiving Holiday. He spoke about the DMV FLOW Mobile event being cancelled for November, and that entry to the December Holiday Lights Contest was still open, and the next HAZMAT at the Barn would be on January 6th. with the entry deadline being December 1st and the judging beginning December 5th. He verified with Debbie Green the next Zero-Waste Task Force meeting would be on December 13th. He suggested Council should think about putting the question of making the Code Enforcement Department "fully proactive" on the ballot for next year's election to better understand the wants of the residents. He believes the voter turnout next year would be higher than 2022 election year and would provide a high sampling of the Town, and Council could discuss the results to determine if the Town should move forward with a "fully proactive" Code Enforcement Department.

Council Member Allbritton discussed having Workshop meetings to discuss the topic of "proactive" and "reactive" Code Department early next year. He stated he wanted to have a Workshop for Council to discuss the issue and then have another for members of the public to discuss it with Council further. After discussion, it was decided the best approach would be to have a Workshop meeting for the public to raise their opinions on what type of code enforcement the Town should

use, and then another Workshop meeting after for Council to decide on how to move forward with the issue.

Council Member Hartmann spoke about the Town's Advisory Boards and their importance to the Town. He said at next month's meeting Council would be reinstating the Boards and appointing members to them. He discussed the amount of rain the Town has had over the last few days and the issues of water retention that have happened because of it. He stated the 27 inches of rain in 40 hours was not a normal event and under normal circumstances and the Town's drainage design worked well. He said the Town has no control over draining the local canals, that was controlled by South Florida Water Management. He asked residents to be patient as this was not a normal occurrence, and encouraged everyone to read the article he wrote in the DRW regarding drainage and how to maintain your property.

Vice Mayor Kuczenski spoke about the Holiday Lights Contest with the deadline to enter December 1st, the judging by the Rural Arts and Design Advisory Board occurring December 5th, and the awards presented by Mr. and Mrs. Claus on December 7th. He discussed the Town having a new vendor for removing dead animals from public areas. He talked about the dark skies ordinance and how some of the provisions of the Code were not enforceable. He said he would like consensus from Council to have the Comprehensive Plan Advisory Board review the Code on that item, as well as others, to ensure all the provisions in the Code are correct and enforceable. Council agreed that should be done. He stated that he would like to start the Town yard/garage sale again and that it was a great event to meet your neighbors. He informed Council that he has received numerous complaints regarding the Special Magistrate, and listed the various complaints received from residents. He suggested it was time the Town looked for a replacement for the Magistrate. Council agreed the Town should replace the Magistrate and Town Attorney Poliakoff advised the Town is in the procurement process of obtaining a new Magistrate and it was approximately 85% complete.

Mayor Breitreuz discussed the South Florida Wildlife Center and meeting with Broward County School Board Member Torey Alston. He stated the item would be added to the School Board Agenda and the process now must go through all the formal approvals. He believes the Wildlife Center is a great fit for the Town and said that he spoke to Senator Nan Rich about it, and she was excited about it as well. He brought an idea to Council about addressing animals and properties that are flooded during severe rainstorms. He suggested adding fill to designated areas to properties to raise them, so the animals are safer. He asked Council to consider adding that to the fill permits but thought the idea should be thought out more before coming forward. He provided an update on the Emergency Operations Center being planned out west. He stated the Town was close to finalizing the price and getting the deal finished and said Administration and the Fire Advisory Board are doing great work to get the matter completed. He spoke about the upcoming Board process and encouraged anyone that wanted to be on a Board to put in their application. He spoke about the incinerator and thanked Debbie Green and Richard Ramcharitar for their efforts in educating the community on the issue. He said the next executive meeting for the Broward Solid Waste Authority would be on Monday the 20th, at Hollywood City Hall. He stated

it was important for people to attend because it was an opportunity for the public to voice their opinions to the executive board. Lastly, he discussed visiting and touring the incinerator in Palm Beach County. He encouraged people to visit, if given the opportunity, but said that incineration was still not the option for the future. He stated that it was educational and having more knowledge on the topic could only help the zero-waste cause.

Debbie Green was recognized to speak again to Council and asked Council to consider developing a Zero Waste Advisory Board for the Town. Council discussed the issue and decided it may be something to develop in the future.

7. Legal Comments

Town Attorney Keith Poliakoff had no comments.

8. Administration Comments

Town Administrator Berns thanked Town of Davie Town Administrator Rick Lemack and the Town of Davie Public Safety Administration for their presentation, which occurred during the earlier LPA meeting, honoring him and his service to the Town. He recognized resident Newell Hollingsworth for attending the Town Council meetings during his tenure. He thanked him for attending the meetings and said his dedication to the Town was a reminder that the actions of Council and Town Staff does matters to the residents.

Ordinance – 2nd Reading

9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 085-070 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE OF ORDINANCES PERTAINING TO MAXIMUM ALLOWABLE FILL ELEVATIONS AND THE REMOVAL OF ILLEGAL FILL; PROVIDING FOR PENALTIES; PROVIDING FOR INCLUSION IN THE TOWN'S CODE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **{Approved on First Reading October 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 Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE ON SECOND READING.

Ordinance – 1st Reading

10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 35, "CONDITIONAL USES," SECTION 035-080, "INDOOR AND OUTDOOR ASSEMBLY IN RURAL AND AGRICULTURAL DISTRICTS," TO AMEND THE LIST OF EXEMPTIONS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. **{Second Reading to be held on December 14, 2023}**

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

MOTION: TO APPROVE THE ORDINANCE ON FIRST READING AS AMENDED BY ADDING LANGUAGE TO REQUIRE EVENT INSURANCE.

11. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 9-5 OF CHAPTER 9 ENTITLED "NOISE" OF THE TOWN OF SOUTHWEST RANCHES CODE OF ORDINANCES, TO AMEND THE LIST OF EXEMPTIONS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. **{Second Reading to be held on December 14, 2023}**

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

MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.

Resolutions

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING A ONE-TIME RATE ADJUSTMENT IN THE AMOUNT OF FORTY-EIGHT THOUSAND SEVEN HUNDRED AND FORTY DOLLARS AND FIFTY-SIX CENTS (\$48,740.56) TO WASTE MANAGEMENT ("WM") FROM SOLID WASTE FUND BALANCE, WHICH REPRESENTS DISPOSAL AND PROCESSING COMPONENTS FOR SOLID WASTE AND RECYCLING TONNAGES NOT PREVIOUSLY BILLED; AUTHORIZING THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA TERMINATING AND RELEASING THE MOSES PALMYRA UNITY OF TITLE AGREEMENT, AS RECORDED IN PLAT BOOK 172, PAGE 127 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF EIGHTY THOUSAND DOLLARS AND ZERO CENTS (\$80,000.00) WITH CRAVEN THOMPSON AND ASSOCIATES, INC. FOR SURVEYING SERVICES FOR THE NEXT PHASE OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) ROADWAY IMPROVEMENTS THAT INCLUDES HOLATEE TRAIL FROM STIRLING ROAD TO EAST PALOMINO DRIVE, HUNTER LANE, SW 134TH AVENUE, AND LURAY ROAD; AUTHORIZING THE EXECUTION OF THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

15. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF FIFTY-ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$51,350.00) WITH KIMLEY HORN AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES FOR THE NEXT PHASE OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) ROADWAY IMPROVEMENTS THAT INCLUDES HOLATEE TRAIL FROM STIRLING ROAD TO E. PALOMINO DRIVE, HUNTER LANE, SW 134TH AVENUE, AND LURAY ROAD; AUTHORIZING THE EXECUTION OF THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION

16. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$50,000.00) TO CRAVEN THOMPSON AND ASSOCIATES, INC. FOR SURVEYING SERVICES FOR THE NEXT PHASE OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) ROADWAY IMPROVEMENTS THAT INCLUDES STIRLING ROAD (DYKES ROAD TO SW 166TH AVENUE) AND SW 166TH AVENUE SIDE STREETS: SW 61ST STREET, SW 62ND STREET, SW 63RD MANOR, SW 64TH STREET, AND SW 69TH STREET; AUTHORIZING THE EXECUTION OF THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION

17. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$50,000.00) WITH KIMLEY HORN AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES FOR THE NEXT PHASE OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) ROADWAY IMPROVEMENTS THAT INCLUDES STIRLING ROAD (DYKES ROAD TO SW 166TH AVENUE) AND SW 166TH AVENUE SIDE STREETS: SW 61ST STREET, SW 62ND STREET, SW 63RD MANOR, SW 64TH STREET, AND SW 69TH STREET; AUTHORIZING THE EXECUTION OF THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION

18. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, PIGGYBACKING OFF OF THE FLORIDA SHERIFFS ASSOCIATION CONTRACT # FSA23-VEL31.0, AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO GARBER CHRYSLER DODGE TRUCK, INC. IN AN AMOUNT NOT TO EXCEED FIFTY-FIVE THOUSAND DOLLARS AND ZERO CENTS \$55,000.00 TO PURCHASE A NEW MULTI-PURPOSE VEHICLE FOR THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION

19. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN HOLIDAY SCHEDULE FOR THE CALENDAR YEAR 2024; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION

20. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TOWN COUNCIL MEETING SCHEDULE FOR THE CALENDAR YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION

21. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AN AGREEMENT WITH RUSSELL MUÑIZ FOR THE POSITION OF TOWN ADMINISTRATOR, WHICH ESTABLISHES THE SCOPE, COMPENSATION AND BENEFITS FOR HIS SERVICES; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION

22. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A YEAR END BUDGET ADJUSTMENT FOR THE FISCAL YEAR 2022-2023 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION

23. Adjournment

Meeting was adjourned at 10:10 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 8th day of February, 2024.



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.