



Southwest Ranches Town Council

REGULAR MEETING Agenda of March 28, 2024

Southwest Ranches Council Chambers
7:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Steve Breitreuz	Jim Allbritton	Russell C. Muniz, MBA, MPA	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Bob Hartmann	<u>Town Financial Administrator</u>	<u>Town Clerk</u>
David S. Kuczenski, Esq.	Gary Jablonski	Emil C. Lopez, CPM	Debra M. Ruesga

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**

Quasi-Judicial Hearings

Please be advised that the following item on the Council agenda is quasi-judicial in nature. All witnesses who will testify on any item in this portion of the Agenda will be sworn. Participants who are members of the general public need not be sworn and will not be subject to cross-examination if they are not sworn. However, the Council shall not assign un-sworn testimony the same weight or credibility as sworn testimony in its deliberations.

The applicant has the burden of proof. After the applicant's concluding remarks, the hearing will be closed and no additional testimony, material or argument will be allowed unless the Council chooses to request additional testimony. The members of the Town Council will then deliberate.

All evidence relied upon by reasonably prudent persons in the conduct of their affairs may be considered in these proceedings, regardless of whether such evidence would be admissible in a court. Hearsay evidence may supplement or explain other evidence, but shall not alone support a conclusion unless it would be admissible over objection in court. The material in the Town Council agenda will be considered as evidence without authentication.

Anyone representing an organization must present written evidence of his or her authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears during a public hearing shall identify himself or herself and give their address, and if appearing on behalf of an organization state the name and mailing address of the organization. The Council may, on its own motion or at the request of any person, continue the hearing to a fixed date, time and

place.

No notice shall be required if a hearing is continued to a fixed date, time and place. Any Applicant shall have the right to request and be granted one continuance; however, all subsequent continuance shall be granted at the discretion of the Council and only upon good cause shown.

3. Haydee Grove Plat

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-62-23, HAYDEE GROVE PLAT, COMPRISING FOUR SINGLE-FAMILY DWELLING LOTS ON 9.05 ACRES; GENERALLY LOCATED ON THE SOUTH SIDE OF LURAY ROAD AND THE EAST SIDE OF APPALOOSA TRAIL; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Presentations

4. Presentation - Legislative Update - Representative Robin Bartleman

5. Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2023

6. 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.

7. Board Reports

8. Council Member Comments

9. Legal Comments

10. Administration Comments

Resolutions

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A CHANGE ORDER TO ABSOLUTE CONSTRUCTION SERVICES, INC. IN THE AMOUNT OF FORTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$45,000.00) TO MILL AND RESURFACE SW 54TH PLACE EAST OF DYKES ROAD AS PART OF THE SW 54TH PLACE FROM DYKES ROAD TO THE IVANHOE CANAL DRAINAGE IMPROVEMENT PROJECT; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2023-2024 TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

12. Approval of Minutes

a. March 14, 2024 Regular Meeting Minutes

13. 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.

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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*
David S. Kuczenski, Esq., *Vice Mayor*
Jim Allbritton, *Council Member*
Bob Hartmann, *Council Member*
Gary Jablonski, *Council Member*

Russell C. Muniz, MBA, MPA, *Town Administrator*
Keith M. Poliakoff, JD, *Town Attorney*
Debra M. Ruesga, *Town Clerk*
Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muniz, Town Administrator
FROM: Jeff Katims
DATE: 3/11/2024
SUBJECT: Haydee Grove Plat

Recommendation

Staff recommends approval with the conditions enumerated in the staff report and resolution.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

The Petitioner requests plat approval for 4 single-family lots on 9.05 acres located at the southeast corner of Luray Road and Appaloosa Trail. The property was formerly a tree nursery whose agricultural classification has not been renewed. One single-family home is under construction on what would be Lot 2 of the proposed plat (platting is not required for construction of one residence).

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	3/21/2024	Resolution
Staff report	3/15/2024	Executive Summary
Plat	3/11/2024	Exhibit
Survey	3/15/2024	Backup Material
Mail Notice Map	3/21/2024	Backup Material
Mailing List	3/21/2024	Backup Material

RESOLUTION NO. 2024-____

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-62-23, HAYDEE GROVE PLAT, COMPRISING FOUR SINGLE-FAMILY DWELLING LOTS ON 9.05 ACRES; GENERALLY LOCATED ON THE SOUTH SIDE OF LURAY ROAD AND THE EAST SIDE OF APPALOOSA TRAIL; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, EMMAUS Property Holdings, LLC submitted Application No. PL-62-23 to subdivide 9.05 gross acres for four single-family dwelling lots; and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed plat complies with the requirements of the Town's Unified Land Development Code ("ULDC") subject to the conditions of approval set forth herein.

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

Section 1. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. That, upon reviewing the application, analysis of the Town Staff, testimony, and the evidence submitted at a duly noticed public hearing held on March 28, 2024, the Town Council hereby approves Plat Application No. PL-62-23 subject to the following conditions:

1. Title to lots 1 and 2 shall remain unified until such time as the accessory structures on proposed Lot 1 are demolished. Demolition shall occur no later than September 28, 2024. Owner shall provide an affidavit acknowledging this condition, and that violation of the condition shall be enforceable as a violation of the Town's regulations and shall prevent the building of those Lots.
2. The turnaround on Luray Road shall be constructed prior to the issuance of a building permit for a residence on any of lots 1, 3 and 4.

Section 3. The Mayor, Town Administrator, and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED by the Town Council of the Town of Southwest Ranches, Florida, this ___ day of ____, 2024, on a motion by _____ and seconded by _____.

Breitkreuz _____
Kuczenski _____
Allbritton _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

ATTEST:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.2024.13

**TOWN OF SOUTHWEST RANCHES
TOWN COUNCIL AGENDA REPORT**

- DATE:** March 28, 2024
- SUBJECT:** Plat Application PL-62-23; Haydee Grove Plat
- ADDRESS:** 12550 Luray Road. Generally located at the southeast corner of Appaloosa Trail and Luray Road.
- OWNER/
PETITIONER:** Emmaus Property Holdings LLC
- AGENT:** Pulice Land Surveyors, Inc.
- ZONING:** RR, Rural Ranches District
- LAND USE PLAN
DESIGNATION:** RR, Rural Ranches
- REQUEST:** Plat approval to subdivide 9.05 acres into 4 lots
- EXHIBITS:** Staff Report, Aerial Photograph, Survey, Plat, Mail Notification Radius Map and Mailing List.

BACKGROUND:

Request. The Petitioner requests plat approval for 4 single-family lots on 9.05 acres located at the southeast corner of Luray Road and Appaloosa Trail. The subject property was formerly a tree nursery whose agricultural classification has not been renewed for 2023. One single-family home is under construction on what would be Lot 2 of the proposed plat (platting is not required for construction of one residence).

The Property's Rural Ranches zoning and land use designations require a minimum 2.0 net or 2.5 acres of area and 125 feet width for each lot. Lot sizes range from 2.044 to 2.102 net acres.

Access and rights-of-way. Lots 2, 3 and 4 will access Luray Road. Lot 1 may access Luray Road, Appaloosa Trail, or both. This portion of Luray Road is partly within the Town and partly within Cooper City. The plat dedicates a turnaround easement on Luray Road within lots 3 and 4, and 50 feet of road and canal right-of-way for Appaloosa Trail, completing the required 70-foot section. Note: no site plan will be required for this plat.

Existing improvements; compliance. A single-family residence is under construction within proposed Lot 2, and accessory structures from the former nursery are located within proposed Lot 1. The residence complies with setback requirements based upon the proposed lot lines. Accessory structures from the former nursery are situated on proposed Lot 1. Title to lots 1 and 2 must remain unified until the structures are demolished.

Drainage, utilities and public facilities. All lots will be served by septic tanks and wells. CBWCD has signed off on the plat. The plat satisfies all concurrency requirements.

RECOMMENDATION:

Staff finds that the proposed plat will comply with the requirements of the Unified Land Development Code conditioned upon the following requirements:.

1. Title to lots 1 and 2 shall remain unified until such time as the accessory structures on proposed Lot 1 are demolished. Demolition shall occur no later than September 28, 2024. Owner shall provide an affidavit acknowledging this condition, and that violation of the condition shall be enforceable as a violation of the Town's regulations.
2. The turnaround on Luray Road shall be constructed prior to the issuance of a building permit for a residence on any of lots 1, 3 and 4.

PL-62-23 AERIAL LOCATION MAP



Scale (feet)



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HAYDEE GROVE

A REPLAT OF TRACT 33, SECTION 2, "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" (P.B. 2, PG. 39, D.C.R.) IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 954-572-1777
 FAX NO. 954-572-1778

LEGAL DESCRIPTION:

TRACT 33, SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 9.048 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT EMAUS PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "HAYDEE GROVE", A REPLAT.

- PARCEL RW1 AND RW2 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY AND CANAL PURPOSES.
- ALL CANAL EASEMENTS AND CANAL MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITH PERPETUAL MAINTENANCE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM OWNER ENTERING INTO A HOLD HARMLESS AND INDEMNIFICATION AGREEMENT WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT. THE IDENTIFICATION OF THE PRESENTLY KNOWN CANAL EASEMENTS FOR OVERHEAD POWER LINES OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR CONJOIN WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT MUST BE REVIEWED AND PERMITTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT.
- THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ACCESS PURPOSES.

IN WITNESS WHEREOF, SAID EMAUS PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY HAYDEE E. AMEZQUITA, ITS AUTHORIZED MEMBER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ EMAUS PROPERTY HOLDINGS, LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 PRINT NAME: _____
 BY: HAYDEE E. AMEZQUITA
 AUTHORIZED MEMBER
 PRINT NAME: _____

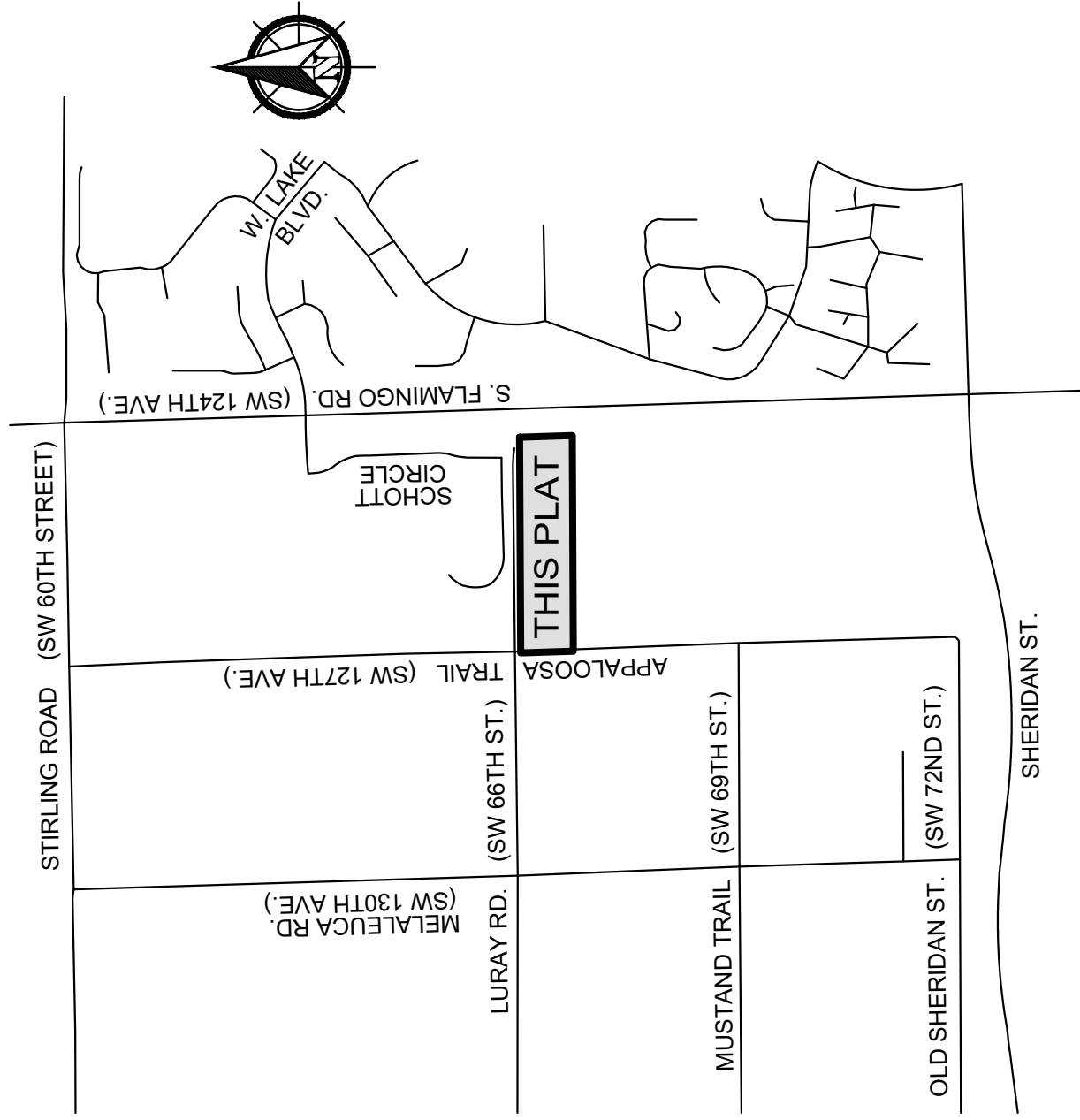
ACKNOWLEDGMENT:

STATE OF FLORIDA }
 COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY HAYDEE E. AMEZQUITA, [] PERSONALLY KNOWN TO ME OR [] AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF
 COMMISSION NUMBER: _____ PRINT NAME: _____



LOCATION MAP
 NOT TO SCALE

TOWN OF SOUTHWEST RANCHES
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE TOWN OF SOUTHWEST RANCHES, FLORIDA, THIS _____ DAY OF _____, 202__.
 CONCURRENCE/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: STEVE BREITREUZE, MAYOR BY: DEBRA RUESGA, TOWN CLERK

CENTRAL BROWARD WATER CONTROL DISTRICT:

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THIS _____ DAY OF _____, 202__.
 PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DETERMINATION OF ADDITIONAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE OR ACCESS PURPOSES.

THIS PLAT WAS APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THE FOLLOWING DATES:

BY: CHAIR DATE DISTRICT MANAGER DATE

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: DIRECTOR/DESIGNEE DATE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

BY: CHAIRPERSON

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__.

BY: EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: MAYOR, COUNTY COMMISSION

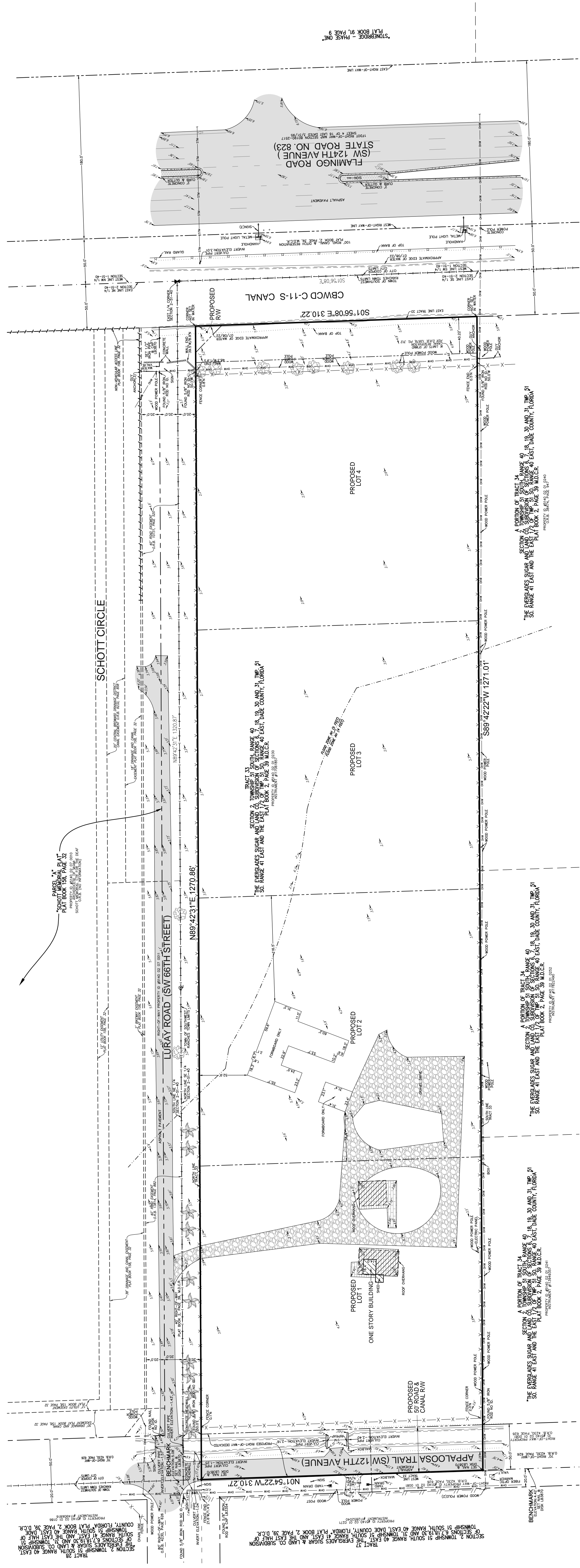
BROWARD COUNTY HIGHWAY CONSTURCTION AND ENGINEERING DIVISION:
 THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERTO CHAVEZ DATE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS7280

BY: RICHARD TORNESE DATE DIRECTOR OF PLANNING PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 40263

TOWN CLERK	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR
------------	-----------------	-----------------	-------------------

BY: DONNA C. WEST DATE PROFESSIONAL SURVEYOR AND MAPPER NO. LS4280 STATE OF FLORIDA PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FL 33351 CERTIFICATE OF AUTHORIZATION NO. LB3870



PLAT BOOK 91, PAGE 9

STONERIDGE - PHASE ONE

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	CITY LIMITS LINE
	CENTERLINE
	LICENSED BUSINESS
	O.R.B.
	OFFICIAL RECORDS BOOK
	M.I.-DADE COUNTY RECORDS
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	PALM TREE
	UNIDENTIFIED TREE

LEGAL DESCRIPTION:
 TRACT 33, SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 394.142 SQUARE FEET (9.048 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1451; ELEVATION: 6.46 FEET; BASE FLOOD ELEVATION: 4 FEET/5 FEET; PANEL #120691; COMMUNITY #120691; MAP DATE: 8/7/14.
- THIS SITE LIES IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO "CRAVEN THOMPSON AND ASSOCIATES INC. RESURVEY OF TOWNSHIP 51 SOUTH, RANGE 40 EAST", AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4, BROWARD COUNTY PUBLIC RECORDS AS TRANSFORMED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 2-51-40 BEING NOT 52.36' W, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION BEFORE EXCAVATION OR CONSTRUCTION CONTACT WITH ANY UTILITIES.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PERFECT CHOICE NURSERY CORP.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
- THIS SURVEY CONTAINS 0 DELINEATED PARKING SPACES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

CERTIFICATION:
 I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER, LS26261
 - JOHN C. WEST, PROFESSIONAL SURVEYOR AND MAPPER, LS274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER, LS4290
- STATE OF FLORIDA

HAYDEE GROVE
 12580 LURAY ROAD
 SOUTHWEST RANCHES, FLORIDA 33330
 (TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

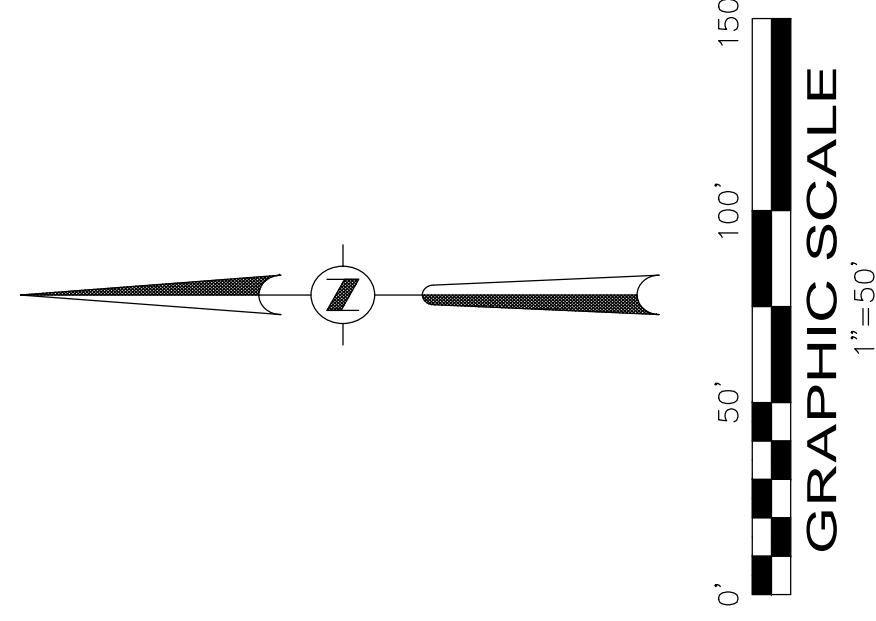
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2		
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BOUNDARY AND TOPOGRAPHIC SURVEY

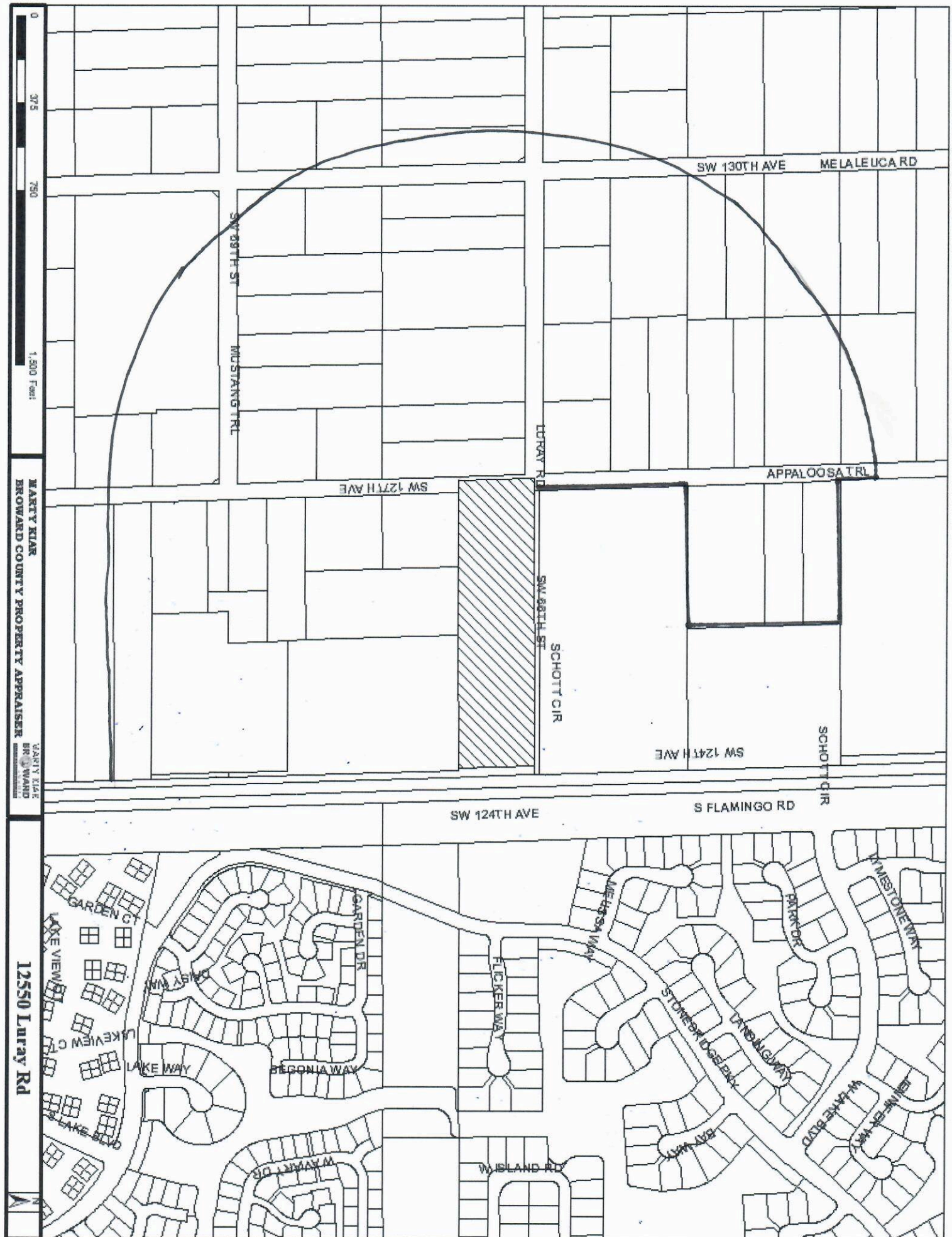
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: survey@puliceandsurveyors001.com
 WEBSITE: www.puliceandsurveyors001.com
 CERTIFICATE OF AUTHORIZATION LP#38370

DRAWN BY: L.H.
 CHECKED BY: J.F.P.
 SCALE: 1" = 50'
 SURVEY DATE: 07/08/22

CLIENT: PERFECT CHOICE NURSERY CORP
 ORDER NO.: 69983



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HARRY KJAR
 BROWARD COUNTY PROPERTY APPRAISER

VANITY TITLE
 BRUCE WARD

12550 Luray Rd

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FOLIO_NUMB	NAME	ADDRESS_LI
514002010064	TAV INVESTMENTS LLC	10465 NW 29 TER
514002010074	CALDERBANK, BARBARA JZUMBACH, MICKEY	6230 MELALEUCA RD
514002010081	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
514002010128	ALEXANDRA NECUZE TRONTZ 2019 TRNECUZE, MARCIA DEL ROSARIO TRSTEE	13351 LURAY RD
514002010129	GARCIA-MARTINEZ, MAYRAMARTINEZ, JULIO A	6541 APPALOOSA TRL
514002010137	LEWIN, ROBERTLEWIN, LISA	16900 BERKSHIRE CT
514002010161	RINGGER, ELAINE	6509 MELALEUCA RD
514002010170	JULIE BARBARA KOENIG REV TRKOENIG, JULIE BARBARA TRSTEE	300 ELM ST
514002010171	L&R SW RANCHES LLC	10974 SW 37 MNR
514002010172	BECKMAN, MAILIN H/ED'ELIA, RODERICK & CINDY	6300 MELALEUCA ROAD
514002010173	PRISCO CAMERINI, ZULAY MARIA	6540 MELALEUCA RD
514002010174	D'ELIA, RODERICK & CINDY	6400 MELALEUCA ROAD
514002010182	MARTINEZ, JULIOMARTINEZ, MAILIN	12851 LURAY RD
514002010184	GRUMPY GRANDPA LLC	9050 PINES BLVD #301
514002010185	CORDERO DIAZ, YUSNIEL	6401 APPALOOSA TRL
514002010186	6591 RANCHES LLC	1985 N ANDREWS AVENUE SUITE 200
514002010187	SANON, VANEEKAH	6451 APPALOOSA TRAIL
514002010192	DE LA FE, RUBIDIA MARIA & GEORGE	6300 APPALOOSA TRL

514002010193	BRENNER,LISA	6310 APPALOOSA TRL
514002010194	BELLOSO,ENRIQUE AVIVAS,ALEJANDRA C	6450 APPALOOSA TRL
514002010230	EMMAUS PROPERTY HOLDINGS LLC	4700 SW 186 AVE
514002010240	CANYON CREEK ESTATES LLC% MARKS	PO BOX 2511
514002010241	H & M FARM PROPERTIES LLC	1400 SW 32 CT
514002010251	NG,KEVIN & GISELLE ANNERIVENBARK,MAC W & HELEN	6800 APPALOOSA TRL
514002010252	MORRIS,DEBORAH	5155 SW 192 TERR
514002010261	HEFTER,MAX & SMADAR	6820 APPALOOSA TRL
514002010262	GAASH PROPERTIES LLC	6820 APPALOOSA TR
514002010263	HEFTER,MAXHEFTER,SMADAR	6820 APPALOOSA TRL
514002010264	GAASH PROPERTIES LLC	6820 APPALOOSA TR
514002010270	ALLEN,MARIANNE	12701 MUSTANG TRL
514002010271	GOLDMACHER,DEBORAH & JOEL	6601 APPALOOSA TRL
514002010272	KHAN,KHALID J & KISHWAR	20040 NW 64 PL
514002010273	LEVY,CHARLESLEVY,MARIA ELENA	6833 APPALOOSA TRL
514002010280	GOLDSON,FIDEL S JRFIDEL S GOLDSON JR REV TR	12801 MUSTANG TRL
514002010281	RANCHO HOLDINGS LLC	7270 NW 12 ST #380
514002010282	LOPEZ,MARTIN	12831 MUSTANG TRL
514002010291	RANCHO HOLDINGS LLC	7270 NW 12 ST #380
514002010300	TORRES,LAZARA AMENG & JUAN	6800 SW 130 AVE
514002010301	RANCHO HOLDINGS LLC	7270 NW 12 ST #380
514002010302	RANCHO HOLDINGS LLC	7270 NW 12 ST #380
514002010303	CASANOVA,BEIDA	6830 MELALEUCA RD
514002010310	BUTLER,MARIA AMARIA A BUTLER LIV TR	6850 MELALEUCA RD

514002010311	DEWEY,MARK	13020 LURAY RD
514002010316	MOSS,BRET ANTHONY &MOSS,PAMELA MARIE	13001 MUSTANG TRL
514002010410	CANYON CREEK ESTATES LLC% MARKS	PO BOX 2511
514002010411	CANYON CREEK ESTATES LLC% MARKS	PO BOX 2511
514002010412	TOSSAS,EZER & LINDAPSC TR	6910 APPALOOSA TRL
514002010413	CANYON CREEK ESTATES LLC% MARKS	PO BOX 2511
514002010420	CANYON CREEK ESTATES LLC% MARKS	PO BOX 2511
514002010460	TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
514002030010	PARRISH,LORI NCOHEN,GEOFFREY D ETAL	12801 LURAY RD
514002080010	HEIDI PERLMAN HUMPHRIES FAM TRHUMPHRIES,HEIDI PERLMAN TRSTEE	6211 APPALOOSA TRL
514002080014	FERRANTE,RAFFAELE & ANNITA	6901 APPALOOSA TRL
514002080016	SHIHADDEH,MIGUEL	7001 APPALOOSA TRAIL
514002080030	PUBLIC LAND% TOWN OF SOUTHWEST RANCHES	13400 GRIFFIN RD
514002100010	FOSTER,JESSIE R SR & LIZETH	12851 MUSTANG TRL
514002100020	KAPLAN,RUSSELL DFEINSTEIN,LISA H	12901 MUSTANG TRL

CITY	STATE	ZIP	ZIP4	LEGAL
DORAL	FL	33172		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 5 S 330.17 LESS E 20FOR RD,TR 6 S 330.17
SOUTHWEST RANCHES	FL	33330	3825	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 7 S 165.08,TR 8 S 165.08,LESS W 40 FOR RD
SOUTHWEST RANCHES	FL	33330	2628	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40N 40 OF TRS 49-60,W 40 TRS 16,1748 & 49,S 60 TRS 49-60,S 60 TR64,E 40 TRS 56,41,24 & 9,W 40TRS 57,40,25 & 8,S 40 TRS 17-28,N 40 TRS 37-48,S 40 TRS 37-48,N40 TRS 5-16,E 20 TRS 5,28,37 &60,W 50 TRS 1-4,29-32,34-36,61-64
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40S 165.10 OF N 825.40 OF TRACT 27AND 28 LESS E 20 FT THEREOF TOGWITH E 20 FT OF S 165.10 OF N825.40 OF TR 26
SOUTHWEST RANCHES	FL	33330	3811	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40S 165.10 OF N 990.51 OF TRACT 27AND 28 LESS E 20 FT THEREOF TOGWITH E 20 FT OF S 165.10 OF N990.51 OF TR 26
SOUTHWEST RANCHES	FL	33331		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 23 S1/2 OF S1/2 LESS W 132& LESS S 40 FOR RD,TR 24 S1/2OF S1/2 LESS E 40 & LESS S 40FOR RD
SOUTHWEST RANCHES	FL	33330	3830	EVERGLADES SUGAR & LAND CO SUB2-39 D2-51-40 TRACT 24 N 1/2 OF S 1/2LESS E 40 FOR RDAKA: PAR 1
HOLLYWOOD	FL	33019		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 25 S 165.08 OF N 660.34LESS W 40 FOR RD,TRACT 26S 165.08 OF N 660.34
DAVIE	FL	33328		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 25 S 330.17 OF N 990.51LESS W 40 FOR RD,TRACT 26S 330.17 OF N 990.51 LESS E 20
SOUTHWEST RANCHES	FL	33330	3827	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 25 N 330.17 LESS W 40 FORRD,TR 26 N 330.17
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 25 LESS N 990.51 & LESSW 40 & LESS S 40 FOR RDS
SOUTHWEST RANCHES	FL	33330	3829	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 25 S 165.09 OF N 495.26LESS W 40 FOR RD,TRACT 26S 165.09 OF N 495.26
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 26 LESS N 990.51 & LESSS 40 FOR RD
PEMBROKE PINES	FL	33024		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 27 NORTH 324.17 &TRACT 28 NORTH 324.17,LESS E 20FOR RD
SOUTHWEST RANCHES	FL	33330	3809	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 27 S 138.07 OF N 462.24 &TRACT 28 S 138.07 OF N 462.24,LESS E 20 FOR ROAD
WILTON MANORS	FL	33311		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 28 LESS N 990.51,LESSS 40 FOR RD & LESS E 20 FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 27 S 198.10 OF N 660.34TR 28 S 198.10 OF N 660.34LESS E 20 FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 29 N 2 1/2 ACRES OF THE W1/2LESS W 50 FOR RD

SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 29 S1/2 OF W1/2 LESS W 50FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 30 W1/2 LESS W 50 FOR RD
SOUTHWEST RANCHES	FL	33332		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 33,LESS PT THEREOF LYING E OFFOL DESC LINE; FROM 1/2" STEELROD IN PAVEMENT OF FLAMINGO RD,W 50 TO NE COR OF SE1/4 OF SEC 2-51-40, CONT W ALG N/L OF SE1/4OF SAID SEC 2, 90.26 TO POB,S330.21 TO INTERS THEREOF WITHS/L OF TR 33 & END OF DESC LINE
FORT LAUDERDALE	FL	33303		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 34 E1/2,35 LESS W1/2,36 E1/2LESS POR DESC IN OR 27867/931
FORT LAUDERDALE	FL	33315		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 34 W1/2 LESS E 293.83 & LESSW 50 FOR RD
SOUTHWEST RANCHES	FL	33330	3814	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 35 W1/2 LESS E 293.83 & LESSW 50 FOR RD
SOUTHWEST RANCHES	FL	33332		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 34 E 293.83 OF W1/2,TR 35E 293.83 OF W1/2
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 36,W1/2 OF N1/2,LESSW 50 FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 DTR 36 W1/2 OF S1/2 LESS E 217.11LESS W 50 FOR RD PER OR 4250/626
SOUTHWEST RANCHES	FL	33330	3814	EVERGLADES SUGAR & LAND CO SUB2-39 DTR 36 E 217.11 OF S1/2 OF W1/2& E 84.61 OF W 528 OF N 91.09OF TRACT 61
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 B 02-51-40N 91.09 OF W 528 OF TR 61,LESSW 50 FOR RD,LESS E 84.61 OFN 91.09 OF W 528 OF TR 61
SOUTHWEST RANCHES	FL	33330	3838	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40S1/2 OF TRACT 37 LESS N 280.93,LESS S 40 & LESS E 20 THEREOF
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 37 E1/2 OF N1/2 LESS N 40& LESS E 20 FOR RDS
HIALEAH	FL	33015		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 37 W1/2 OF N1/2 LESS N 40FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40N 280.93 OF S1/2 OF TRACT 37,LESS E 20 THEREOF
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51- 40TRACT 38 S1/2 LESS S 40 FOR RD& LESS W 145
MIAMI	FL	33126		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51- 40TRACT 38 N1/2 LESS N 40 FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51- 40TRACT 38 W 145 OF S1/2,LESS S 40 THEREOF
MIAMI	FL	33126		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51- 40TRACT 39 N1/2 LESS N 40 FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 40 N1/2 OF S1/2 LESS W 40FOR RD
MIAMI	FL	33126		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51- 40TRACT 40 E1/2 OF N1/2 LESSN 40 FOR RD
MIAMI	FL	33126		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 40 W1/2 OF N1/2 LESS W 40& LESS N 40 FOR RDS
SOUTHWEST RANCHES	FL	33330	3837	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 40 S1/2 OF S1/2 LESS S 40 &LESS W 40 FOR RDS
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 41 S1/2 LESS E 40 & LESSS 379.63

SOUTHWEST RANCHES	FL	33330	3726	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 41 E1/2 OF N1/2 LESS E 40& LESS N 40 FOR RD & LESS 30 FTARC LYING IN NE CORABOVE PARCEL
SOUTHWEST RANCHES	FL	33330	3736	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 41 S 379.63,LESSS 40 & LESS E 40 FOR RDS
FORT LAUDERDALE	FL	33303		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 61 LESS W 528 AND LESS PORDESC IN OR 27867/931
FORT LAUDERDALE	FL	33303		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TR 62 N1/2 LESS W 50 FOR RD
SOUTHWEST RANCHES	FL	33330		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 61 W 528 LESS E 84.61 OFW 528 OF N 91.09 OF TRACT 61& LESS W 50 FOR RD & LESSN 91.09 OF E 478 OF W 528OF TR 61
FORT LAUDERDALE	FL	33303		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40POR OF TRS 36 AND 61 DESC AS:COMM SE COR SEC 2,N 990.66,W100.04 TO POB CONT W 693.69,N330.25,E 132.76,N 252.07,E560.70,S 582.33 TO POB
FORT LAUDERDALE	FL	33303		EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40TRACT 62 S1/2 LESS W 50 FOR RD
SOUTHWEST RANCHES	FL	33330	1801	EVERGLADES SUGAR & LAND CO SUB2-39 D 2-51-40A TRIANGULAR PARCEL LYING IN TR41 AND BOUNDED AS FOLLOWS:ON NBY A LINE 40' S AND PARA WITHN/L OF SW1/4 SEC 2,ON E BY ALINE 40' W AND PARA WITH E/L OFSW1/4 SEC 2,ON SW BY A CHORD OFAN ARC CONCAVE TO SW,RADIUS OF30,TAN TO A LINE 40' S AND PARAWITH N/L OF SW1/4 SEC 2 AND TANTO A LINE 40' W AND PARA WITHE/L OF SW1/4 SEC 2
SOUTHWEST RANCHES	FL	33330	3816	KIRA PLAT 138-33 BLOT 1
SOUTHWEST RANCHES	FL	33330		BECKER PLAT 160-3 BPORTION TRACT A DESC AS BEG ATMOST NLY NW COR OF TR A,E 598.02ALG N/L,SE 620.53,W 629.07,NW589.73,NE 43 TO POB TOG W/ COMMAT MOST NLY NE COR OF TRACT A,WLY ALG N/L FOR 295.70 TO POB,SLY 269.57,ELY 14.49,SLY 350.94,WLY 322.31,NLY 620.53 TO N/L,ELY307.82 TO POB
SOUTHWEST RANCHES	FL	33330		BECKER PLAT 160-3 BPART OF TRACT A DESC'D AS,BEG ATMOST ELY NE COR OF TRACT A,SLY240.40,WLY 324.90,NLY 269.57 TON/L TRACT A,ELY ALG SAME 295.70,SELY 41.83 TO POB,TOGETHER WITH:N 19.5 OF:COMM MOST ELY NE CORTR A,S 240.40 ALG E/L TR A,TOPOB,CONT S 350.12,W 310.46,N350.94,E 310 TO POB
SOUTHWEST RANCHES	FL	33330		BECKER PLAT 160-3 BPOR OF TR A DESC AS:COMM AT MOSTELY NE COR SAID TR A;S 240.40 TOPOB CONT S 350.92 TO S BOUNDARYOF TR A;W 310.46;N 350.94;E310.42 TO POB,LESS N 19 OF DESCPROP
SOUTHWEST RANCHES	FL	33330	2628	BECKER PLAT 160-3 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT
SOUTHWEST RANCHES	FL	33330		SANUDO ESTATES161-32 BLOT 1
SOUTHWEST RANCHES	FL	33330	3842	SANUDO ESTATES161-32 BLOT 2



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*
David S. Kuczenski, Esq., *Vice Mayor*
Jim Allbritton, *Council Member*
Bob Hartmann, *Council Member*
Gary Jablonski, *Council Member*

Russell C. Muniz, MBA, MPA, *Town Administrator*
Keith M. Poliakoff, JD, *Town Attorney*
Debra M. Ruesga, *Town Clerk*
Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muniz, Town Administrator
FROM: Emily Aceti, Community Services Manager
DATE: 3/28/2024
SUBJECT: Town-Initiated Change Order to Absolute Construction Services, Inc. for additional milling and resurfacing work associated with the SW 54th Place from Dykes Road to the Ivanhoe Canal Drainage Improvement Project.

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- D. Improved Infrastructure

Background

Pursuant to Resolution 2022-075, the Town entered into an agreement with the Florida Department of Environmental Protection to receive \$409,422 of funding for this Drainage Improvement Project.

The Town advertised an Invitation for Bids 23-006 on July 27, 2023. On August 24, 2023, the Town received seven (7) responsive bids. After reviewing the bids, it was determined that Absolute Construction Services, Inc. of \$462,000 was the lowest responsible and responsive bidder in accordance with the terms of this IFB and the Town's Procurement Code. Pursuant to Resolution 2023-082, the Town entered into an agreement with Absolute Construction

Services, Inc. to complete the work.

At the time of bidding, the Town also requested an add-alternative cost for milling and resurfacing SW 54th Place. Absolute Construction Services, Inc. provided a cost of \$2.50 per square foot for this additional work. At the time of the contract award, the Town did not move forward with the additional work.

The project has reached substantial completion. At the February 2024 meeting, the Drainage and Infrastructure Advisory Board unanimously voted to issue a change order for the milling and resurfacing of SW 54th Place.

Fiscal Impact/Analysis

The Town budgeted \$526,400 for this project. A summary of project expenses is below.

Description	Cost
Surveying, Design, and Permitting	\$64,400
Construction	\$462,000
Total Budgeted	\$526,400
Proposed Change Order	\$45,000
Total Proposed Project Cost	\$571,400

A budget amendment utilizing unassigned Fund balance (Reserves) to the Transportation budget totaling \$45,000 is required to issue the change order as follows:

Transportation Fund

Expenditure Increase:

Transportation Drainage Expenditures (101-5100-541-63260) \$45,000

Revenues Increase

Transfer from General Fund (101-0000-381-38101) \$45,000

General Fund

Revenue Increase:

Appropriated Fund Balance (001-0000-399-39900) \$45,000

Expenditure Increase:

Transfer to Transportation Fund (001-3900-581-91101) \$45,000

Staff Contact:

Rod Ley, P.E., Public Works Director
Emily Aceti, Community Services Manager
Emil Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	3/21/2024	Resolution
Exhibit	3/14/2024	Exhibit

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RESOLUTION NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A CHANGE ORDER TO ABSOLUTE CONSTRUCTION SERVICES, INC. IN THE AMOUNT OF FORTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$45,000.00) TO MILL AND TO RESURFACE SW 54TH PLACE EAST OF DYKES ROAD AS PART OF THE SW 54TH PLACE FROM DYKES ROAD TO THE IVANHOE CANAL DRAINAGE IMPROVEMENT PROJECT; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2023-2024 TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town desired to complete a drainage improvement project along the SW 54th Place right-of-way from Dykes Road (SW 160th Avenue) east to the canal; and

WHEREAS, the Town's Drainage and Infrastructure Advisory Board ranked and prioritized this project; and

WHEREAS, pursuant to Resolution 2022-075, the Town entered into an agreement with the Florida Department of Environmental Protection to receive Four Hundred Nine Thousand Four Hundred Twenty-Two Dollars and Zero Cents (\$409,422.00) of funding for this Drainage Improvement Project; and

WHEREAS, the Town budgeted Five Hundred Twenty-Six Thousand Four Hundred Dollars and Zero Cents (\$526,400.00) for this project of which Sixty-Four Thousand Four Hundred Dollars and Zero Cents \$64,400.00 was for surveying, design and permitting; and

WHEREAS, the Town advertised an Invitation for Bid 23-006 and received seven (7) responsive bids; and

WHEREAS, after reviewing the bids, it was determined that Absolute Construction Services, Inc. was the lowest responsible and responsive bidder in accordance with the terms of this IFB and the Town's Procurement Code; and

WHEREAS, pursuant to Resolution 2023-082 the Town entered into an agreement with Absolute Construction Services, Inc. to complete the work bid of Four Hundred Sixty-Two Thousand Dollars and Zero Cents (\$462,000.00); and

WHEREAS, at the time of bidding, the Town also requested an add-alternative cost for milling and resurfacing SW 54th Place; and

WHEREAS, Absolute Construction Services, Inc. provided a cost of \$2.50 per square foot for this additional work; and

WHEREAS, at the time of the contract award, the Town did not move forward with the additional work; and

WHEREAS, construction has reached substantial completion; and

WHEREAS, at the February 2024 meeting, the Drainage and Infrastructure Advisory Board unanimously voted to issue a change order for the milling and resurfacing of SW 54th Place; and

WHEREAS, a budget amendment utilizing unassigned Fund balance (Reserves) to the Transportation budget totaling Forty-five Thousand Dollars and Zero Cents (\$45,000.00) is required to issue the change order; and

WHEREAS, the Town of Southwest Ranches desires to approve the 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 to the Absolute Construction Services, Inc. in the amount of Forty-Five Thousand Dollars and Zero Cents (\$45,000.00) for the Drainage Improvement Project in substantially the same form as that attached hereto as Exhibit "A."

Section 3. The Town Council hereby approves a budget amendment utilizing unassigned Fund balance (Reserves) to the Fiscal Year 2023-2024 Town Budget as follows:

Transportation Fund

Expenditure Increase:	
Transportation Drainage Expenditures (101-5100-541-63260)	\$45,000
Revenues Increase	
Transfer from General Fund (101-0000-381-38101)	\$45,000

General Fund

Revenue Increase:	
Appropriated Fund Balance (001-0000-399-39900)	\$45,000

Expenditure Increase:
Transfer to Transportation Fund (001-3900-581-91101) \$45,000

Section 4. The Town Council hereby authorizes the Mayor, Town Administrator and Town Attorney to execute the Purchase Order and to sign any and all documents which are necessary and proper to effectuate the intent of this Resolution.

Section 5. 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 _____ day of _____ 2024 on a motion by

_____ and seconded by _____.

Breitkreuz _____
Kuczenski _____
Allbritton _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney

1001.2024.12

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**TOWN OF SOUTHWEST RANCHES, FLORIDA
BUDGET TRANSFER/APPROPRIATION**

FISCAL YEAR : 2024

DEPARTMENT NAME Transportation Document Number BD

ACCOUNT NUMBER	OBJECT DESCRIPTION	ADD AMOUNT	CURRENT BUDGET	NEW BUDGET
101-5100-541-63260	Infrastructure - Drainage	\$45,000.00	\$2,622,484.45	\$2,667,484.45
101-0000-381-38101	Transfer from General Fund	\$45,000.00	\$1,245,162.00	\$1,290,162.00
001-0000-399-39900	Appropriated Fund Balance	\$45,000.00	\$446,684.79	\$491,684.79
001-3900-581-91101	Transfer to Transportation Fund	\$45,000.00	\$1,245,162.00	\$1,290,162.00

FROM/DECREASE

ACCOUNT NUMBER	OBJECT DESCRIPTION	MINUS AMOUNT	CURRENT BUDGET	NEW BUDGET
				\$0.00
				\$0.00
				\$0.00
				\$0.00

JUSTIFICATION FOR TRANSFER REQUEST:

Provide additional funding for Absolute Construction Change Order for Milling and Resurfacing for SW 54th Place to Ivanhoe Canal Drainage Project as per Resolution 2023-082, PO 23-072, and Invitation for Bids 23-006. FDEP funding agreement LPA0384

WHY SURPLUS:

N/A

REQUESTED BY: Rod Ley, Public Works Director APPROVED BY: (Town Financial Administrator/designee)
(Department Head)

Requested On: _____ Approved On: _____
Council Approval Required: Yes / No

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REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

March 14, 2024

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor David S. Kuczenski

Council Member Jim Allbritton

Council Member Bob Hartmann

Council Member Gary Jablonski

Russell Muñiz, Town Administrator

Debra M. Ruesga, 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 7:02 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. Proclamation - Child Abuse Prevention Month

The Town presented a proclamation that recognized the month of April 2024, as Child Abuse Prevention Month.

4. Public Comment

The following members of the public addressed the Town Council: Mary Gay Chaples, Doug McKay, Lori Parrish, John Garate, Jim Laskey, and Marianne Allen.

Mayor Breitkreuz, Council Member Jablonski, and Town Attorney Poliakoff addressed the question brought up by a resident regarding the amount of time for public comments.

5. Board Reports

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She discussed the Sikh Youth Association 5k and stated the proceeds from the run raised \$13,000 for the Town Scholarship Fund.

Debbie Green addressed the Town Council on behalf of the Zero-Waste Broward Task Force. She said the Task Force has created door hangers to help educate residents on the negative aspects of incineration and on methods to help divert trash from going to incinerators or landfills. She spoke about the contributions of Mayor Breitkreuz during the Executive Committee Meetings of the Broward Solid Waste Authority and stated that his presence has had a positive impact on the Board.

Council Member Comments

Council Member Jablonski spoke about upcoming events within the Town such as the Mayor's Open Chess Play on the 30th, the ROCA Easter Egg Hunt event on the 23rd, and the Hazmat at the Barn on April 27th. He discussed the zero-waste initiative of placing decals on recycling bins that would inform residents of the materials allowed in the bins. He stated no set dates have been arranged but would inform everyone once more information was available. He also said that student volunteers may be assisting with placing the decals on the bins around Town.

Council Member Hartmann discussed the Water Matters Day event and praised PROS Manager Lauretano-Haines and Christina Brownlow on the display they create each year and the education they provide to everyone. He spoke about the "Unity in Diversity 5k" and how it is becoming a bigger and better event each year. He said the event raised \$13,000, had over 400 participants, and had over 100 volunteers. He thanked the Sikh Youth Association for their efforts in putting the event together every year and thanked "Uncle" Louie Gregory for hosting the event. He discussed visiting the Palm Beach County Solid Waste Authority facility with Council Members Allbritton and Jablonski. He described the facility's functions and capabilities and said that the staff there were professional and responsive to all questions asked of them. He stated that even though the facility does everything properly, the dangers presented by incinerators still present a threat to the environment and that the Town should continue the fight against having an incinerator being built near the Town. He spoke about an article written in the Palm Beach Post regarding the EPA changing the regulations on incinerators and how that may help stop the incinerators in the future. He discussed the dangers of using Round Up and other types of pesticides around pets and encouraged residents to research and find less harmful methods for weed control. He stated that he has spoken to Town Attorney Poliakoff and Code Enforcement Director Medina about possibly banning those types of chemicals from being used in the Town and will be placing a discussion item on an upcoming agenda for input from Town residents.

Vice Mayor Kuczenski discussed the relation of the pesticide Round Up to Agent Orange. He discussed the article from the Palm Beach Post regarding incinerators and said he was encouraged by it and hoped it would help stop the incinerator. He stated he would like to have the Town look into assisting resident Richard Ramcharitar with his travel expenses incurred with the stopping the incinerator initiative. He spoke about March 21st being World Down Syndrome Day and that the Town is having a "Wacky Sock Day" event to raise funds on behalf of the Broward Gold Coast Down Syndrome Organization. He discussed the issue of mail theft in the Town and commended the Davie Police Department on the recent arrest of a suspect that had mail from approximately one hundred different residences. He provided the latest traffic citation statistics in the Town and thanked the Town of Davie Police Department for all their hard work. Lastly, he addressed the issue of the railroad ties at the Equestrian Park brought up during Public Comments and stated that he wants to have the work done on replacing them.

Council Member Allbritton discussed the risks of Agent Orange that he and other Vietnam Veterans still face in the present day. He gave a brief description of the time he spent involved with Town Advisory Boards and homeowner associations before being elected in 2020. He spoke about the Town events that he has attended within the last few weeks, such as the Canal Dedication Ceremony for Vincent Falletta and the Town of Davie Fire Rescue Transfer of Command Ceremony. He discussed the Public Safety and Traffic Committee and the ideas they are contemplating to control traffic and make the Town safer. He talked about the Broward League of Cities and that their main goal currently is to prevent public school closures in the County which he said would be detrimental to the communities. He spoke about the site visit to the Palm Beach County Solid Waste Authority facility and said that even with the latest technology they had at the facility it still could not prevent all the pollution from escaping the smokestacks when burning. He

discussed the first meeting of the Zero Waste Advisory Board, and congratulated the officers elected to serve on the Board. He stated the Board is going to do good things for the Town and used the decals for the recycling bins as an example. He recognized Schools and Education Advisory Board Chair Kathy Sullivan for her dedication to the Board and her efforts in raising funds for the Town Scholarship Fund. He said he will be attending the C-51 Reservoir phase 1 completion in Loxahatchee and spoke about the capabilities of the reservoir. He stated that if he is re-elected in November, he will continue serving the Town as he does now.

Mayor Breitreuz said that he appreciated all the work that has been done on the zero-waste initiative and thanked Debbie Green and Maggie Yeshua for the creation of the zero waste "door hangers". He addressed the issue of the railroad ties at the Equestrian Park and said the funds should be available to have the railroad ties replaced and the Council should work on getting that corrected. He stated that he was not able to go to Water Matters Day this year but said he was pleased to hear from everyone that attended that PROS Manager Laurentano-Haines did an outstanding job as always.

Mayor Breitreuz discussed the water service to the light industrial complex located on US 27 and the restrictions in place restricting the service provider to only the City of Sunrise. He said he would like to remove those restrictions so the industrial complex could obtain water service from the City of Pembroke Pines which would be easier and more cost effective for the complex. He stated he believed that is the fair and right thing to do and said he was concerned the Town may lose control of the property due to de-annexation. He disclosed that he has had conversations with Ron Bergeron on the matter. He talked about how water service will eventually be needed Townwide and that the Town Council is starting to work on the issue, even having Council Member Jablonski meet with the City of Sunrise on the matter. He asked the Town Council for their thoughts on the matter.

Council Member Hartmann stated that he has not had conversations with Ron Bergeron or his company but has thought a lot about the matter. He stated it would be unfair to have Ron Bergeron pay millions of dollars in fees to have pipe run from Sunrise when there were connections available along Stirling Road in that area. He said that he was fine with the industrial complex using the City of Pembroke Pines water service and connecting to the pipeline at the foot of his property but would not approve of the City of Pembroke Pines running additional pipe along US 27 and Griffin Road to complete the loop they have spoken about in the past. He stated the Town has obligations to the City of Sunrise regarding water service and said if the loop is completed, Town residents may have no other options in the future for water, except the City of Pembroke Pines. He also spoke about the properties in the Town across US 27 needing water service and said he would be okay with them connecting to the City of Pembroke Pines water service, but it should stop at Griffin Road.

Council Member Jablonski stated that if the Town were to allow the complex to connect to the City of Pembroke Pines water service it would essentially end the idea of having the City of Sunrise as the main provider for the rest of the Town. He said the City of Sunrise sees the complex as

having the highest amount of water consumption in the Town and that it would not be economically feasible to provide Townwide service if the complex was not included. He talked about how the City of Sunrise discussed possibly helping the Town with infrastructure costs for water service whereas the City of Pembroke Pines has not demonstrated they would be willing to help with any associated costs. He said the City of Sunrise has not fully committed to providing assistance with the infrastructure cost, and the matter was still under consideration. He stated that the City of Pembroke Pines has indicated their water service would stop at 184th Avenue and he recommended using the City of Sunrise as the sole provider for the entirety of the west side of the Town. He spoke about how the Town Council voted for the City of Sunrise to be the primary supplier to the Town in the future.

Mayor Breitkreuz raised the concern that tying the complex into a Townwide negotiation would not be resolved within the next six months and that if the Town did not have an answer in place within that timeframe the property would be lost to the Town. He spoke about his confidence in the capabilities of the City of Sunrise providing water service to the Town and stated that in an ideal situation the City of Sunrise would commit to providing service to the west side of the Town and build the infrastructure to the properties in question but felt that it would not happen in the timeframe needed.

Council Member Hartmann stated he believed it was a negotiating tactic on the part of the City of Sunrise regarding the industrial complex being necessary to provide water service to the western part of the Town.

Vice Mayor Kuczenski stated that he has never spoken to Ron Bergeron or anyone with the Bergeron Company on the issue. He said that he has no issue with the City of Pembroke Pines providing water to the industrial complex if it did not deal with a special exception or adversely affect residents west of I-75 by forcing them to connect to the City of Pembroke Pines water service in the future.

Council Member Allbritton stated that he had not spoken to anyone in the Bergeron family regarding the matter. He stated the City of Sunrise is the only municipality that currently has the capability to provide the water service to the entire Town and that it was his understanding that the City of Sunrise may be purchasing the Town of Davie's water and sewer service. He spoke about the possibility of the property de-annexing from the Town. He stated he was okay with making the exception for the industrial complex because he did not believe the City of Sunrise could complete the infrastructure within the next 6 months to a year. He said his concern was that the City of Pembroke Pines would try to force residents west of I-75 to connect to their service.

Mayor Breitkreuz agreed that this would be a one-time restriction just for the property in question and reiterated that the City of Sunrise was the best option for the Town's future needs for water service.

Mayor Breitkreuz spoke about the Open Chess Play event happening on March 30th and that it was the unofficial “kickoff” to the recreation programs the Town is starting. He commended PROS Manager Lauretano-Haines for the work she has done so far on the program development and said he was excited how these events will help the Town grow as a community.

6. Legal Comments

Town Attorney Keith Poliakoff had no legal comments.

7. Administration Comments

Town Administrator Muñiz had no comments.

Discussion

9. Right of Way Master Plan

Mayor Breitkreuz stated he wanted he wanted to review the policy of the Town that was obtaining rights-of-way along Stirling Road west of 166th Avenue. He said that he does not want the Town to have those rights-of-way because he does not want Stirling Road to ever be expanded and if the property owners have the rights-of-way, it will be more difficult to expand the road in the future. He said there was a possibility that other areas in the Town have this same issue but his focus for this discussion was to give back the rights-of-way to the two property owners affected on Stirling Road and to have the Townwide policy discussed at a meeting in the future.

Council Member Jablonski recommended sending the issue to the Comprehensive Plan Advisory Board and the Drainage Infrastructure Board for review before taking any action on the item. He advised that is best interest of the Town to keep rights-of-way unless necessary, and he felt he did not have enough information on the two properties to make the decision.

Council Member Allbritton spoke about the entire section of Stirling Road between SW 166 Avenue and SW 172 Avenue being affected by the rights-of-way.

Mayor Breitkreuz agreed that the entire area is affected but wanted to help the two property owners that recently dedicated rights-of-way to the Town while building homes on their properties. He reiterated that he wanted to limit the discussion to only those two properties and agreed with Council Member Jablonski that more information may be needed before making the decision. He requested Town Administrator Muñiz have more detailed information on the properties provided to the Town Council so that the issue could be resolved at the next Council meeting.

Council Member Hartmann spoke about the issue of vacating roads and the effect of that on TSDOR projects. He discussed finding the correct balance between keeping certain rights-of-ways while vacating others and protecting the horse trails.

Mayor Breitkreuz agreed that the issue needs to be discussed by the Advisory Boards and provide their feedback to the Town Council.

Town Attorney Poliakoff advised Town Council that vacating a property is a quasi-judicial item that is required to come before the Town Council for two readings and that when vacating a property, the vacated area is considered new property on the tax rolls. He stated that this would not affect the two properties in question but may affect other properties in the future.

Town Administrator Muñiz informed the Town Council that because of the issue with the right-of-way, one of the properties could not obtain a Certificate of Occupancy for the home because it could not pass the zoning inspection with trees in the right-of-way. He stated that Town Administration was seeking approval for either a temporary Certificate of Occupancy or permanent Certificate of Occupancy pending approval of the right-of-way issue.

Town Attorney Poliakoff advised that Town Council for these two specific properties they could vote to allow the trees in the right-of-way to solve the issue. The Town Council discussed allowing an exception to be for the trees to remain in the right-of-way for the two specified properties.

The following motion was made by Council Member Jablonski, seconded by Council Member Hartmann, and passed by a 4-1 roll call vote. The vote was as follows: Council Members Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes, and Council Member Allbritton voting no.

MOTION: TO ALLOW THE TREES TO REMAIN IN THE SWALE SO THE HOMEOWNERS AT 5960 SW 172 AVE AND 5970 SW 172 AVENUE CAN OBTAIN THEIR CERTIFICATES OF OCCUPANCY.

10. Approval of Minutes

- a. February 8, 2024 Regular Meeting Minutes
- b. February 22, 2024 Regular Meeting Minutes

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 FEBRUARY 8, 2024 REGULAR MEETING MINUTES AND FEBRUARY 22, 2024 REGULAR MEETING MINUTES.

11. Appointments

- a. **Broward League of Cities Board of Directors Appointment, Alternate, and Second Alternate**

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 APPOINT COUNCIL MEMBER ALLBRITTON AS THE DIRECTOR, COUNCIL MEMBER JABLONSKI AS THE ALTERNATE, AND COUNCIL MEMBER HARTMANN AS THE SECOND ALTERNATE.

Adjournment

Meeting adjourned at 8:32 p.m.

Respectfully submitted:

Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 28th day of March, 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.