

RESOLUTION NO. 2025-025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ESTABLISHING THE TOWN OF SOUTHWEST RANCHES PERPETUAL MAINTENANCE RESPONSIBILITY FOR THE FRONTIER TRAILS CONSERVATION EASEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town has designed and applied for construction permits through applicable regulatory agencies to construct the Frontier Trails Mitigation Area; and

WHEREAS, such permits are required in furtherance of the Town's agreement with Florida Communities Trust ("FCT"), and Altman Logistics Properties, LLC F/K/A BBX Logistics Properties, LLC ("Altman"); and

WHEREAS, existing wetlands were identified and surveyed during design of the Altman Industrial Site Property that will be impacted during construction; and

WHEREAS, the current design calls for the impacted wetlands to be mitigated on 29.678 acres owned by the Town at Frontier Trails Park as shown in Exhibit "A"; and

WHEREAS, as a requirement for the issuance to the Town of the Broward County Environmental Resource License, the Town, by Resolution, shall establish the perpetual maintenance responsibility, to include a mitigation plan and opinion of maintenance cost of the mitigation wetlands shown in Exhibit "B"; and

WHEREAS, Altman shall ensure, at its sole cost and expense, that the Frontier Trails Mitigation Area has stabilized, in accordance with the governmental standards, prior to the commencement of the Town's perpetual maintenance responsibility;

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

SECTION 1. ADOPTION OF RECITALS. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. The Town Council does hereby establish the perpetual maintenance responsibility of the Frontier Trails mitigation area, as set forth above. The mitigation plan and opinion of maintenance cost is attached as Exhibit "B".

Section 3. Once the Town's perpetual maintenance responsibilities commence, the Town shall allocate, every fiscal year through the budget process, the required funds to execute the maintenance plan in accordance with the Broward County Environmental

Resource License No. DF24-1002 and the established conservation easement.

SECTION 4. CONFLICTS. All resolutions or parts of resolution in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, this 21st day of November, 2024, on a motion by Council Member Kuczenski and seconded by Vice Mayor Hartmann.

[Signatures on Next Page]

Breitkreuz YES
Kuczenski YES
Allbritton ABSENT
Hartmann YES
Jablonski YES

Ayes 4
Nays 0
Absent 1
Abstaining 0



Steve Breitkreuz, Mayor

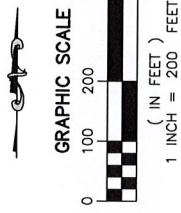
ATTEST:


Debra Ruesga, CMC, Town Clerk

Approved as to legal Form and Correctness


Keith M. Poliakoff, Esq., Town Attorney
1001.077.2024

EXHIBIT "A"



- WATER LILY / SLOUGH
0.5' - 1.5' NAVD (1.68 AC.)
- LONG HYDROPERIOD MARSH
1.5' - 2.5' NAVD (21.11 AC.)
- SHORT HYDROPERIOD MARSH
2.5' - 3.0' NAVD (3.37 AC.)
- SHRUB / TREE ISLAND WETLAND
3.0' - 5.0' NAVD (0.39 AC.)
- TRANSITIONAL BUFFER
±20' MIN. WIDTH
2.9' - 5.3' NAVD (2.50 AC.)
- PROPERTY LINE
- CONSERVATION EASEMENT (29.34 AC.)
- 6' CHAIN LINK FENCE
- PRESERVATION SIGNAGE



Coordinate System:

23-00183

9/26/23



Miller Legg
South Florida
Boca Raton, Florida 33433
www.millerlegg.com

FRONTIER TRAILS PARK WETLAND MITIGATION

SOUTHWEST RANCHES, FLORIDA

FOR: ARCOMURRAY NATIONAL CONSTRUCTION

EXH.1.0
PROPOSED
CONDITIONS
PLAN

Preliminary Opinion of Probable Cost - Town of Southwest Ranches Frontier Trails Mitigation Area

12/25/2023

Item	Description	Unit	QTY	Unit Cost	Unit Total
I Sitework / Earthwork					
1	Mobilization	LS	1	\$17,000.00	\$17,000.00
2	Earthwork grading of mitigation area	CY	68,000	\$5.00	\$340,000.00
				Sub-Total	\$357,000.00
II Mitigation Signs and Fence					
3	Signs	EA	25	\$150.00	\$3,750.00
4	Fence	LF	5800	\$25.00	\$145,000.00
				Sub-Total	\$148,750.00
III Mitigation Planting					
Habitat - Water Lily Slough ±1.68 Acres					
5	Water Lily Slough Plants	EA	8131	\$1.95	\$15,855.45
				Sub-Total	\$15,855.45
Habitat - Long Hydroperiod Marsh ±21.11 Acres					
6	Long Hydroperiod Marsh Plants	EA	102172	\$1.45	\$148,149.40
				Sub-Total	\$148,149.40
Habitat - Short Hydroperiod Marsh ±3.37 Acres					
7	Short Hydroperiod Marsh Plants	EA	16311	\$1.45	\$23,650.95
				Sub-Total	\$23,650.95
Habitat - Shrub/Tree Island ±0.39 Acres					
8	Herbaceous Plants	EA	1888	\$1.45	\$2,737.60
9	Shrub Plants (3 gallon)	EA	680	\$7.00	\$4,760.00
10	Trees (7 gallon)	EA	170	\$18.00	\$3,060.00
				Sub-Total	\$10,557.60
IV Monitoring and Maintenance					
11	Time Zero and Quarterly Monitoring Phase (5 years)	EA	21	\$5,500.00	\$115,500.00
12	Quarterly Maintenance during Monitoring Phase (5 years)	EA	20	\$4,000.00	\$80,000.00
				Sub-Total	\$195,500.00

Opinion of probable construction costs Sub-Total	\$899,463.40
Contingency (10%)	\$89,946.34
TOTAL CONSTRUCTION COSTS (Line Item I through IV)	\$989,409.74

Note: 1) OPC does not include over excavation of suitable material in mitigation area or removal / composting of vegetation

2) OPC does not include Stormwater Structures

3) OPC does not include transitional buffer plantings

4) OPC does not include Coordination with herbicidal contractor or Town