



# Southwest Ranches Town Council

## REGULAR MEETING Agenda of March 14, 2019

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>
Doug McKay	Freddy Fisikelli	Andrew D. Berns	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Bob Hartmann	<u>Town Financial</u>	<u>Assistant Town</u>
Gary Jablonski	Denise Schroeder	<u>Administrator</u>	<u>Administrator/Town Clerk</u>
		Martin Sherwood, CPA CGFO	Russell C. Muniz, MMC

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. Waiver of Plat for 13401 Old Sheridan Street; WP-23-18**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-23-18 TO SUBDIVIDE APPROXIMATELY 4.41 NET ACRES OF PROPERTY INTO TWO LOTS OF 2.15 AND 2.26 NET ACRES; GENERALLY LOCATED ON OLD SHERIDAN STREET, APPROXIMATELY 600 FEET EAST OF HOLATEE TRAIL; LEGALLY DESCRIBED AS THE SOUTH HALF OF TRACT 51, LESS THE SOUTH 60 FEET FOR ROAD PURPOSES, OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, LOCATED IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 39 OF THE DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

**4. Waiver of Plat No. WP-22-18**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-22-18 TO SUBDIVIDE APPROXIMATELY 4.6 NET ACRES OF PROPERTY INTO TWO LOTS OF 2 APPROXIMATELY 2.3 NET ACRES EACH; GENERALLY LOCATED ON THE SOUTH SIDE OF SW 50TH COURT, APPROXIMATELY 1,800 FEET WEST OF MATHER BOULEVARD/SW 178TH AVENUE; LEGALLY DESCRIBED AS THE EAST HALF OF THE WEST HALF OF TRACTS 29 AND 30 IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW SITUATE IN BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

**5. 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.

6. **Board Reports**
7. **Council Member Comments**
8. **Legal Comments**
9. **Administration Comments**

#### **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 45 ENTITLED, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-050, "USES PERMITTED" TO REQUIRE MINIMUM PLOT SIZES EXCEEDING 2.3 NET ACRES FOR CROP RAISING AND PLANT NURSERIES, AND 4.5 NET ACRES FOR FISH BREEDING; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

#### **Resolutions**

11. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF TWELVE THOUSAND EIGHT HUNDRED EIGHTY-FOUR DOLLARS AND ELEVEN CENTS (\$12,884.11) TO DELL MARKETING, LLP FOR A NEW SERVER TO REPLACE AN OLDER SERVER THAT IS NEARING THE END OF ITS USEFUL LIFE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.**

12. **Approval of Minutes**

- a. **February 13, 2019 Regular Meeting**

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**  
**Doug McKay, Mayor**  
**Gary Jablonski, Vice Mayor**  
**Freddy Fisikelli, Council Member**  
**Bob Hartmann, Council Member**  
**Denise Schroeder, Council Member**

**Andrew D. Berns, Town Administrator**  
**Keith M. Poliakoff, JD, Town Attorney**  
**Russell Muniz, Assistant Town Administrator/Town Clerk**  
**Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator**

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor McKay and Town Council  
**VIA:** Andy Berns  
**FROM:** Jeff Katims  
**DATE:** 1/14/2019  
**SUBJECT:** Waiver of Plat for 13401 Old Sheridan Street; WP-23-18

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### **Recommendation**

Approval.

### **Unanimous Vote of the Town Council Required?**

Yes

### **Strategic Priorities**

A. Sound Governance

### **Background**

The Petitioner requests approval of a Waiver of Plat to subdivide 4.41 acres located at 13401 Old Sheridan Street into an undeveloped 2.15-acre east lot, and a 2.26-acre west lot that contains the existing house, barn and two ponds. .

### **Fiscal Impact/Analysis**

N/A

### **Staff Contact:**

Jeff Katims

March 14, 2019 Regular Meeting

**ATTACHMENTS:**

Description	Upload Date	Type
RESOLUTION_WP-23-18_(Snyder__Godinez) -TA Approved	3/7/2019	Resolution
Staff Report	1/14/2019	Backup Material
Location Map	1/14/2019	Backup Material
Mail Notice Radius Map	1/14/2019	Backup Material
Mail Notification List	1/14/2019	Backup Material

**RESOLUTION NO. 2019 - \_\_\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-23-18 TO SUBDIVIDE APPROXIMATELY 4.41 NET ACRES OF PROPERTY INTO TWO LOTS OF 2.15 AND 2.26 NET ACRES; GENERALLY LOCATED ON OLD SHERIDAN STREET, APPROXIMATELY 600 FEET EAST OF HOLATEE TRAIL; LEGALLY DESCRIBED AS THE SOUTH HALF OF TRACT 51, LESS THE SOUTH 60 FEET FOR ROAD PURPOSES, OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, LOCATED IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 39 OF THE DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires Town Council approval of a Plat or Waiver of Plat application prior to the subdivision of a parcel of land into two lots; and

**WHEREAS**, at a duly noticed public hearing held on February 13, 2019, the Town Council reviewed Waiver of Plat Application No. WP-23-18 by Arturo Godinez ("Petitioner") to subdivide 4.41 net acres of property located at 13401 Old Sheridan Street, Southwest Ranches ("Property") into two lots of 2.15 acres ("East Lot") and 2.26 acres ("West Lot") in area; and

**WHEREAS**, the Property is designated Rural Ranch on the Future Land Use Map and Rural Ranches on the Zoning Map, thereby requiring that each lot comprise at least 2.0 net acres or 2.5 gross acres in area, and 125 feet in width, with access to a public or private street; and

**WHEREAS**, the subdivision complies with the minimum lot size and dimensional requirements of the effective land use plan and zoning designations, has legal and sufficient access, and does not create or exacerbate any nonconformities with the development standards of the ULDC.

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

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

**Section 2. APPROVAL OF APPLICATION.** That, at a duly noticed public hearing held on February 13, 2019, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Waiver of Plat Application No. WP-23-18, for the subdivision of the Property, as described and depicted in Exhibit "A," attached hereto and made a part hereof.

**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.** The Town Attorney shall cause this Resolution to be recorded in the Public Records of Broward County.

**Section 5. EFFECTIVE DATE.** This Resolution shall become effective upon its recordation pursuant to Section 4 herein.

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, this \_\_\_\_ day of \_\_\_\_\_, 2019, on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_.

McKay \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Fisikelli \_\_\_\_\_  
Hartman \_\_\_\_\_  
Schroeder \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Doug McKay, Mayor

\_\_\_\_\_  
Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to legal Form and Correctness

\_\_\_\_\_  
Keith M. Poliakoff, Esq., Town Attorney  
34403071.1

Resolution No. 2019-\_\_

## **EXHIBIT "A"**

### **LEGAL DESCRIPTIONS AND SKETCH**

#### Parent Parcel

THE SOUTH ½ OF TRACT 51, LESS THE SOUTH 60 FEET FOR ROAD PURPOSES, OF EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, LOCATED IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 191,884.6 SQUARE FEET (4.405 ACRES) MORE OR LESS.

#### East Parcel Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 51, OF "EVERGLADES SUGAR & LAND COMPANY SUBDIVISION" PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE N. 01°49'58" W. ALONG THE WEST LINE OF SAID TRACT 51, A DISTANCE OF 640.82 FEET; THENCE N. 89°41'34" E. A DISTANCE OF 165.23' FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING N. 89°41'34" E. A DISTANCE OF 165.23 FEET; THENCE S. 01°50'24" E. ALONG THE EAST LINE OF SAID TRACT 51, A DISTANCE OF 580.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF "OLD SHERIDAN STREET"; THENCE S. 89°41'15" W. ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 165.27 FEET; THENCE N. 01°50'11" W. A DISTANCE OF 457.59 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 45.92 FEET, A CENTRAL ANGLE OF 157°22'23" AND A RADIAL BEARING WHICH BEARS S. 11°13'37" E.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.13 FEET; THENCE N. 01°50'11" W. A DISTANCE OF 33.14 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 93,451 SQUARE FEET, AND/OR 2.15 ACRES, MORE OR LESS.

Resolution No. 2019-\_\_

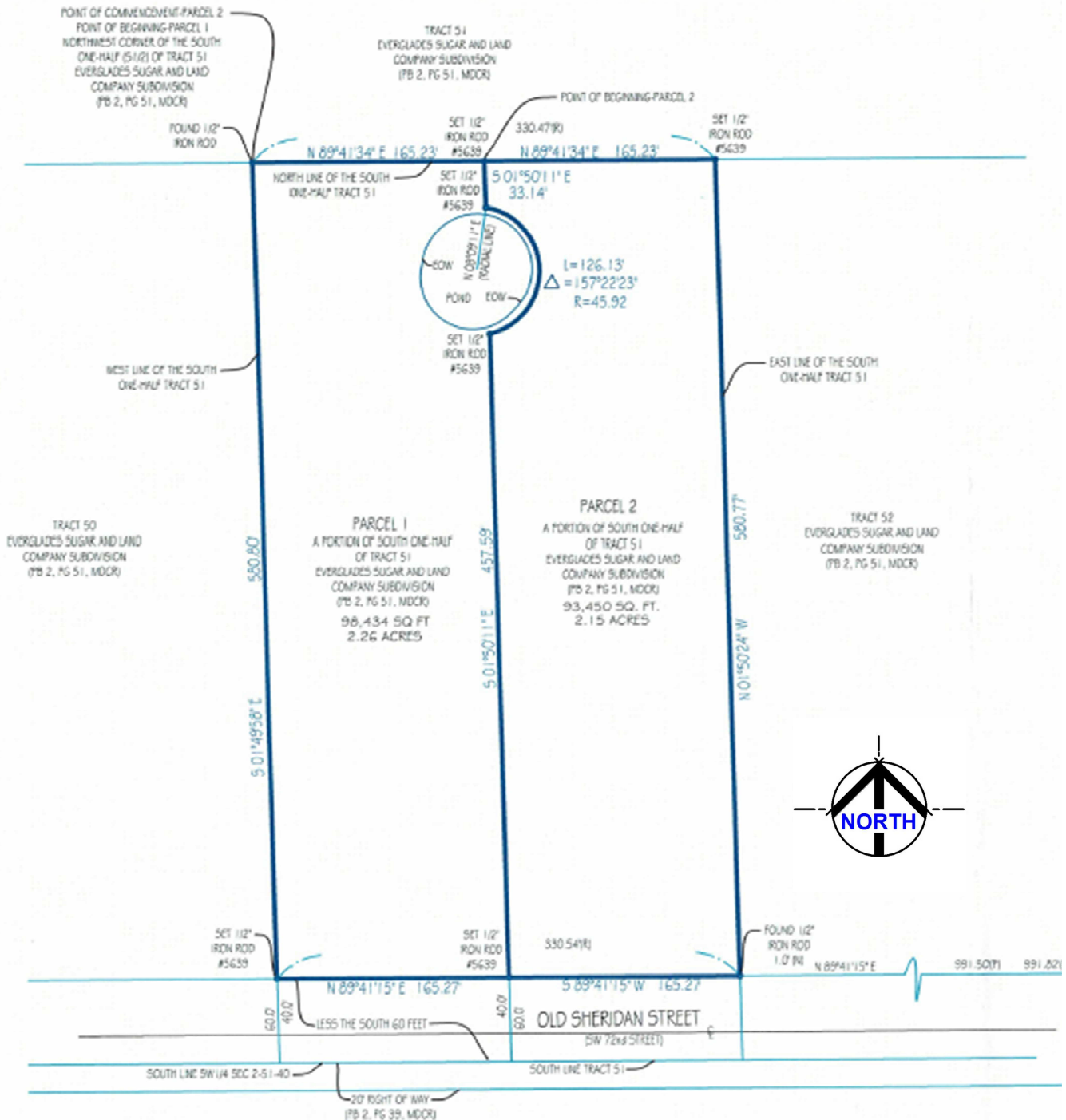
### West Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 51, OF "EVERGLADES SUGAR & LAND COMPANY SUBDIVISION" PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE N. 01°49'58" W. ALONG THE WEST LINE OF SAID TRACT 51, A DISTANCE OF 60.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF "OLD SHERIDAN STREET", SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 01°49'58" W. ALONG SAID WEST LINE, A DISTANCE OF 580.80 FEET; THENCE N. 89°41'34" E. A DISTANCE OF 165.23 FEET; THENCE S. 01°50'11" E. A DISTANCE OF 33.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 45.92 FEET, A CENTRAL ANGLE OF 157°22'23" AND A RADIAL BEARING WHICH BEARS N. 08°09'11" E.; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.13 FEET; THENCE S. 01°50'11" E. A DISTANCE OF 457.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF "OLD SHERIDAN STREET"; THENCE S. 89°41'15" W. ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 165.27 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 98,434 SQUARE FEET, AND/OR 2.26 ACRES, MORE OR LESS.

Resolution No. 2019-\_\_

# BOUNDARY SURVEY

## A PORTION OF TRACT 51, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION (PLATBOOK 2, PAGE 51, MDCR)



Resolution No. 2019-\_\_

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

**DATE:** February 13, 2019

**SUBJECT:** Waiver of Plat Application WP-23-18

**ADDRESS:** 13401 Old Sheridan Street, Southwest Ranches, FL

**ZONING:** RR, Rural Ranches District

**PETITIONER:  
(OWNER)** Arturo Godinez

**AGENT:** Michael J. Snyder, Esq.

**EXHIBITS:** Staff Report, Surveys, Aerial Photograph, Mail Notification Radius Map, and Mailing List.

### **BACKGROUND AND ANALYSIS**

The Petitioner requests approval of a Waiver of Plat to subdivide 4.41 acres located at 13401 Old Sheridan Street and legally described in the attached Resolution (the "Property"). The Property would be divided longitudinally into an undeveloped 2.15-acre east lot, and a 2.26-acre west lot that contains the existing house, barn and two ponds. Both lots would be 165.27 feet in width. The resulting area and width comply with the Rural Ranches District requirements of 2.0 net acres of lot area and 125 feet of lot width.

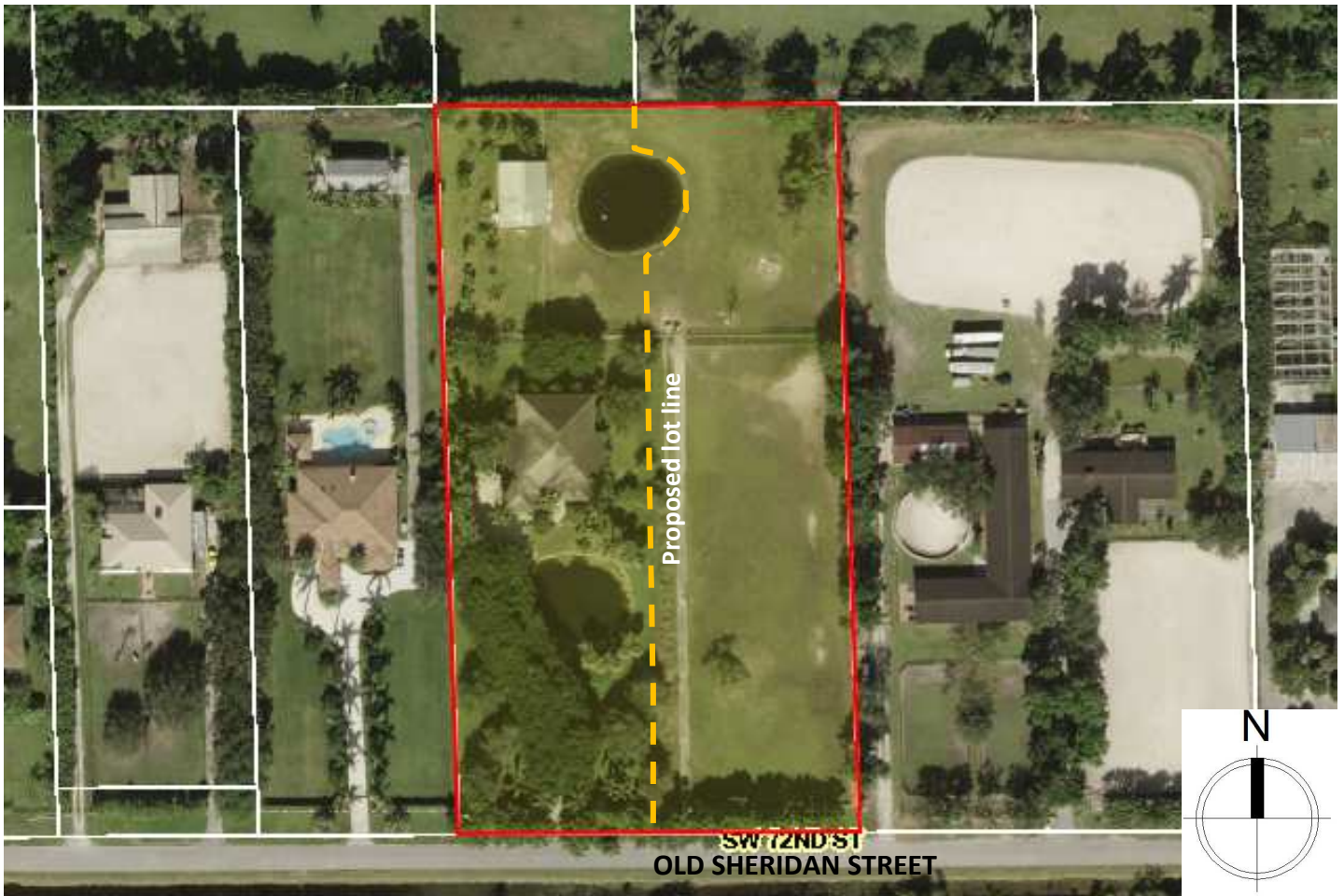
Each of the proposed lots will front and directly access Old Sheridan Street. The proposed subdivision will not create or exacerbate any nonconformities, noting that the existing residence will be set back in excess of the minimum required 25 feet from the new lot line that would divide the Property. The existing improvements on the developed west lot will continue to comply with maximum plot coverage (8.66% proposed vs. maximum 10% permitted), minimum pervious area (85% proposed vs. minimum 60%), and minimum setback requirements after subdivision (39.26 feet vs. minimum 25 feet). It is noted that the existing barn was constructed pursuant to an Agricultural Property Tax Exemption, which is still in effect.

The Petitioner has obtained an affirmative School Capacity Availability Determination from the Broward County School Board, and has paid the Town park impact fee for the proposed new lot. The applicable utilities have advised that additional easements are not needed.

**STAFF RECOMMENDATION:**

Staff recommends that the Town Council **APPROVE** Application No. WP-23-18.

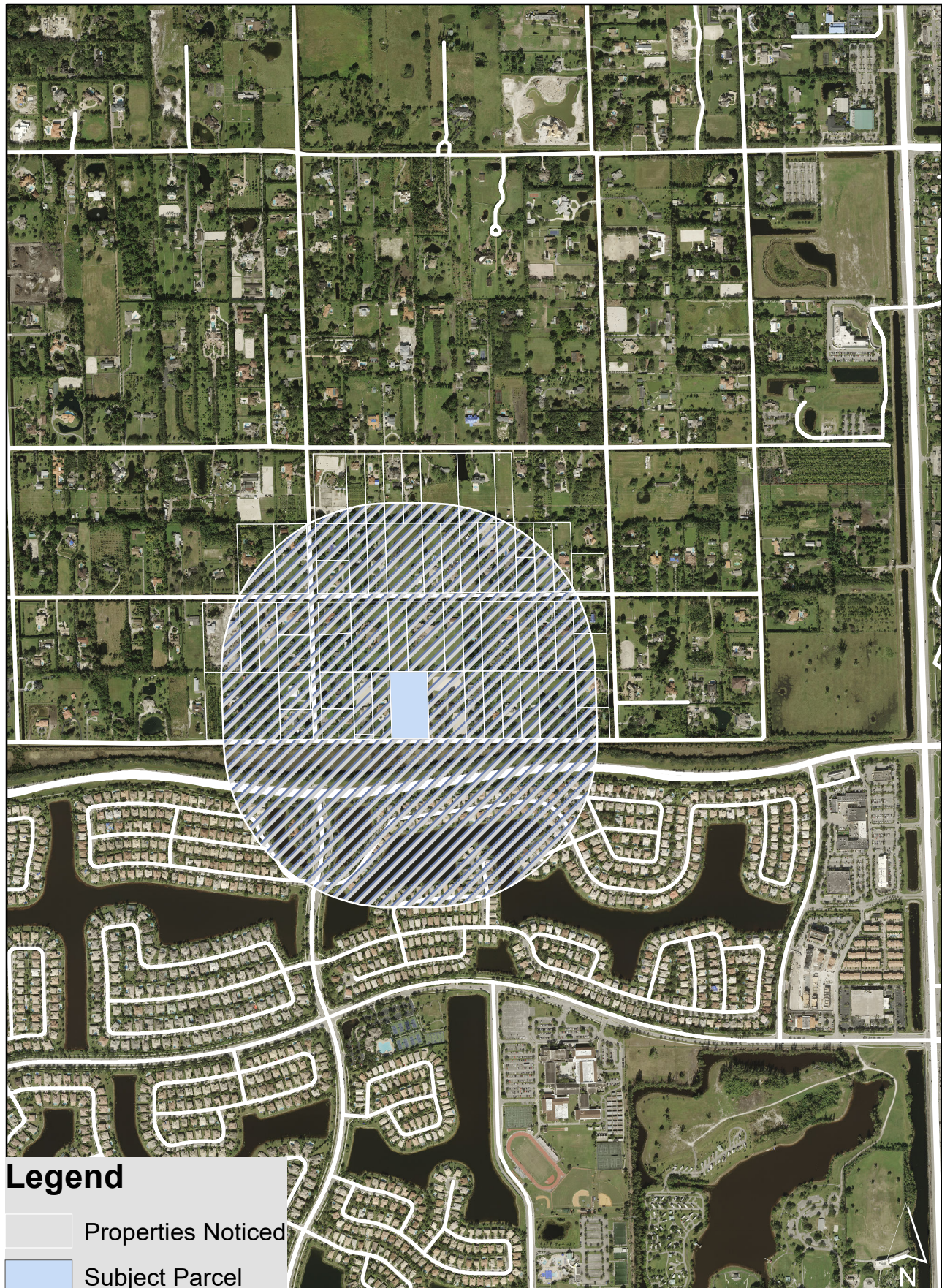
LOCATION MAP & AERIAL  
WP-23-18  
13401 Old Sheridan Street





# Town of Southwest Ranches

Waiver of Plat WP23-18





BCPA_TAX_ROLL.NAME_LINE_1	BCPA_TAX_ROLL.NAME_LINE_2
13441 MUSTANG LLC	
AIGES,SAMUEL & SAMANTHA	
ALVAREZ,RODOLFO H/E	ALVAREZ,MARISOL
ARENAS,DANIEL	
BRADDY,ROBERT M & AMY L	
BRADHAM,NIGEL	
BRIDGEMAN,JAMES & MICHAELA	
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS
BURGESS,RICHARD H & SHAWN C	
CAMPION,JEFFREY E & STEPHANIE H	
CARO,H RAYMOND & ENETTE G	
CASA DI FORTUNA LLC	
CHEHAB,MOSBAH A	
CHHABRA,SUJAN S & JASBEER K	SINGH,ARVIND & KAUR,AMRITA
CORBO,ANTHONY G	
DANIELS,PATRICIA M	
FORTUNA 68 LLC	
FUSCHETTO,GIOVANNI & MARIA	
FUSTOK,KAMAL & AMANDA	
GISSIN,STEVEN	GISSIN,KAREN
GODINEZ,ARTURO	
GODINEZ,JUDITH	
GOMEZ,ABRAHAM & NEIDA	
GONZALEZ,RENE & RAQUEL	
GRACIA,RUDDY	
HEALY,CAROLINE	
KRUEGER,JASON	KRUEGER,KELLY
LAIDLAW,ADRIAN &	MORRISON-LAIDLAW,MICHELE
LEFEBVRE,CRYSTAL	WEISER,JONATHAN & LYNDIA
LITTLE,ASHLEY	
LOPEZ,SAMUEL	
MARTIN,PATRICIA & YOSEF	
MCKEE,ROBERT J	
MIRZA,KHALID M H/E	GONZALEZ,DIANA B
MOODY MANOR INC	
MOORE,DAVID R & KIM A	MOORE FAM REV TR
MOSS,BRET ANTHONY &	MOSS,PAMELA MARIE
PADRON,NEIDA B	GOMEZ,ABRAHAM
PATRON,ANDRES & MARILYN	
PEREZ,ANDREW E	
PEREZ,ISIDORO & MILADYS	
PERL,CHAIM & SIGALIT	
PERLMAN,ALAN & DEBORAH	
PHIPPS,DAVID & CAROLYN E	
PIEDRA,RAUL JR & JOSEFINA	
PIMENTEL,ALTAGRACIA H/E	GUERRERO,JOSE
ROSS,DAVID B & AMY JO SINGER	
SAMUEL,ASANTE T & JENIVA N	ASANTE T & JENIVA N SAMUEL TR
SANCHEZ-DIAZ,PEDRO A &	SANCHEZ,ROSA J
SHULA,ANNE M	
SPERDUTO,DEBRA LOUISE LE	SPERDUTO,GAETANO DAVID LE ET/
SUAREZ,GILBERT & DIANE N	
THARP,BARRY & GLORIA	
VBG STARS LLC	
VELISARIOS,A H/E	ZITIS,CYNTHIA & ZITIS,KARYL
WOLFF,REBECCA R	REBECCA R WOLFF TR
Z HOLDINGS & INVESTMENTS LLC	

BCPA_TAX_ROLL.ADDRESS_LINE_1	BCPA_TAX_ROLL.CITY	BCPA_TAX_ROLL.STATE
12850 HUNTER POINT	SOUTHWEST RANCHES	FL
13350 MUSTANG TRL	SOUTHWEST RANCHES	FL
13201 MUSTANG TRAIL	SOUTHWEST RANCHES	FL
13431 MUSTANG TRL	SOUTHWEST RANCHES	FL
13350 LURAY ROAD	SOUTHWEST RANCHES	FL
13770 MUSTANG TRL	SOUTHWEST RANCHES	FL
13351 MUSTANG TRL	SOUTHWEST RANCHES	FL
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL
13121 MUSTANG TRL	SOUTHWEST RANCHES	FL
13400 LURAY RD	SOUTHWEST RANCHES	FL
7101 HOLATEE TRL	SOUTHWEST RANCHES	FL
13101 MUSTANG TRL	SOUTHWEST RANCHES	FL
13201 OLD SHERIDAN ST	SOUTHWEST RANCHES	FL
13711 OLD SHERIDAN ST	SOUTHWEST RANCHES	FL
13101 SHERIDAN ST	SOUTHWEST RANCHES	FL
13119 MUSTANG TRL	SOUTHWEST RANCHES	FL
13450 MUSTANG TRL	SOUTHWEST RANCHES	FL
7011 HOLATEE TRL	SOUTHWEST RANCHES	FL
6801 HOLATEE TRL	SOUTHWEST RANCHES	FL
13200 LURAY ROAD	SOUTHWEST RANCHES	FL
13401 OLD SHERIDAN ST	SOUTHWEST RANCHES	FL
6901 HOLATEE TRAIL	SOUTHWEST RANCHES	FL
7111 HOLATEE TRL	SOUTHWEST RANCHES	FL
13200 MUSTANG TRL	SOUTHWEST RANCHES	FL
13431 SHERIDAN ST	SOUTHWEST RANCHES	FL
13290 MUSTANG TRL	SOUTHWEST RANCHES	FL
13211 MUSTANG TRL	SOUTHWEST RANCHES	FL
6740 HOLATEE TRL	SOUTHWEST RANCHES	FL
13221 SHERIDAN ST	SOUTHWEST RANCHES	FL
7000 SW 136 AVE	SOUTHWEST RANCHES	FL
13000 MUSTANG TRL	SOUTHWEST RANCHES	FL
13700 MUSTANG TRL	SOUTHWEST RANCHES	FL
13231 OLD SHERIDAN ST	SOUTHWEST RANCHES	FL
13100 MUSTANG TRL	SOUTHWEST RANCHES	FL
2700 W 81 ST	HIALEAH	FL
13321 SHERIDAN ST	SOUTHWEST RANCHES	FL
13001 MUSTANG TRL	SOUTHWEST RANCHES	FL
7111 HOLATEE TRL	SOUTHWEST RANCHES	FL
7011 MELALEUCA RD	SOUTHWEST RANCHES	FL
7100 MELAEUCA RD	SOUTHWEST RANCHES	FL
13460 LURAY ROAD	SOUTHWEST RANCHES	FL
13321 MUSTANG TRAIL	SOUTHWEST RANCHES	FL
13001 SHERIDAN ST	SOUTHWEST RANCHES	FL
13505 MUSTANG TRL	SOUTHWEST RANCHES	FL
13450 MUSTANG TRL	SOUTHWEST RANCHES	FL
13521 SW 72 ST	SOUTHWEST RANCHES	FL
13110 MUSTANG TRL	SOUTHWEST RANCHES	FL
6910 HOLATEE TRL	SOUTHWEST RANCHES	FL
13711 MUSTANG TRL	SOUTHWEST RANCHES	FL
13501 SHERIDAN ST	SOUTHWEST RANCHES	FL
13300 LURAY ROAD	SOUTHWEST RANCHES	FL
8703 WINDY LN E	WEST PALM BEACH	FL
13291 MUSTANG TRL	SOUTHWEST RANCHES	FL
18493 NW 21 ST	PEMBROKE PINES	FL
13111 MUSTANG TRL	SOUTHWEST RANCHES	FL
13320 LURAY RD	SOUTHWEST RANCHES	FL
PO BOX 211	ISLAMORADA	FL



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**13400 Griffin Road**  
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**Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator**

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor McKay and Town Council  
**VIA:** Andrew D. Berns  
**FROM:** Jeff Katims  
**DATE:** 2/13/2019  
**SUBJECT:** Waiver of Plat No. WP-22-18

---

### **Recommendation**

Approval.

### **Unanimous Vote of the Town Council Required?**

Yes

### **Strategic Priorities**

### **Background**

The Petitioner requests approval of a Waiver of Plat to subdivide an undeveloped 4.6 net-acre parcel, located at 18300 SW 50<sup>th</sup> Court, into two 2.3 acre lots.

### **Fiscal Impact/Analysis**

N/A

### **Staff Contact:**

Jeff Katims, AICP

### **ATTACHMENTS:**

Description	Upload Date	Type
RESOLUTION_WP-22-18_(Lindo__Msineco) - TA Approved	3/7/2019	Resolution
Staff Report	12/3/2018	Executive Summary

Survey of Parent Tract	12/3/2018	Exhibit
Survey of Parcel 1	12/3/2018	Exhibit
Survey of Parcel 2	12/3/2018	Exhibit
Mail Notice Map	12/11/2018	Backup Material

**RESOLUTION NO. 2019 - \_\_\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-22-18 TO SUBDIVIDE APPROXIMATELY 4.6 NET ACRES OF PROPERTY INTO TWO LOTS OF APPROXIMATELY 2.3 NET ACRES EACH; GENERALLY LOCATED ON THE SOUTH SIDE OF SW 50<sup>TH</sup> COURT, APPROXIMATELY 1,800 FEET WEST OF MATHER BOULEVARD/SW 178<sup>TH</sup> AVENUE; LEGALLY DESCRIBED AS THE EAST HALF OF THE WEST HALF OF TRACTS 29 AND 30 IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW SITUATE IN BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires Town Council approval of a Plat or Waiver of Plat application prior to the subdivision of a parcel of land into two lots; and

**WHEREAS**, at a duly noticed public hearing held on January 24, 2019, the Town Council reviewed Waiver of Plat Application No. WP-22-18 by Masineco Corp. ("Petitioner") to subdivide 4.6 net acres of property located at 18300 SW 50<sup>th</sup> Court, Southwest Ranches ("Property") into two lots of 2.3 net acres each in land area; and

**WHEREAS**, the Property is designated Rural Ranch on the Future Land Use Map and Rural Ranches on the Zoning Map, thereby requiring that each lot comprise at least 2.0 net acres or 2.5 gross acres in area, and 125 feet in width, with access to a public or private street; and

**WHEREAS**, the subdivision complies with the minimum lot size and dimensional requirements of the effective land use plan and zoning designations, has legal and sufficient access, and does not create or exacerbate any nonconformities with the development standards of the ULDC.

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

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

**Section 2. APPROVAL OF APPLICATION.** That, at a duly noticed public hearing held on March 14, 2019, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Waiver of Plat Application No. WP-22-18, for the subdivision of the Property, as described and depicted in Exhibit "A," attached hereto and made a part hereof.

**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.** The Town Attorney shall cause this Resolution to be recorded in the Public Records of Broward County.

**Section 5. EFFECTIVE DATE.** This Resolution shall become effective upon its recordation pursuant to Section 4 herein.

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, this \_\_\_\_ day of \_\_\_\_\_, 2019, on a motion by \_\_\_\_\_, seconded by

\_\_\_\_\_.

McKay \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Fisikelli \_\_\_\_\_  
Hartman \_\_\_\_\_  
Schroeder \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Doug McKay, Mayor

\_\_\_\_\_  
Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to legal Form and Correctness

\_\_\_\_\_  
Keith M. Poliakoff, Esq., Town Attorney

34402846.1

Resolution No. 2019-\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**PARENT TRACT:**

The East ½ of the West ½ of Tracts 29 and 30 in Section 31, Township 50 South, Range 40 East, according to the plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Broward County, Florida; being more particularly described as follows:

COMMENCE at the NW corner of the NW ¼ of the NW ¼ of said Section 31; thence run S00°05'45"E, along the West line of the NW ¼ of the NW ¼ of said Section 31, for distance of 660.12 feet to the point of intersection with the North line of the South ½ of the NW ¼ of the NW ¼ of said Section 31; thence run N89°44'05"E, along the last intersected line, and along the North line of said Tract 30, coincident with the centerline of SW 50<sup>th</sup> Court, for a distance of 320.21 feet to the point of intersection with the West line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°13'05"E, along the last intersected line, for a distance of 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence run N89°44'05"E, along a line being 25.00 feet southerly of and parallel with the North line of said Tract 30, coincident with the centerline of SW 50<sup>th</sup> Court, for a distance of 320.27 feet to the point of intersection with the East line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°20'24"E, along the last intersected line, for a distance of 635.11 feet to the point of intersection with the South line of said Tract 29; thence run S89°44'03"W, along the South line of said Tract 29, for a distance of 321.62 feet to the point of intersection with the West line of the East ½ of the West ½ of said Tracts 29 and 30; thence run N00°13'05"W, along the last intersected line, for a distance of 635.12 feet to the POINT OF BEGINNING.

Containing an area of 200,438.88 square feet (4.60144 net acres) more or less.

Resolution No. 2019-\_\_

**PARCEL 1:**

The West ½ of the East ½ of the West ½ of Tracts 29 and 30, in Section 31, Township 50 South, Range 40 East, according to the plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Broward County, Florida; being more particularly described as follows:

COMMENCE at the NW corner of the NW ¼ of the NW ¼ of said Section 31; thence run S00°05'45"E, along the West line of the NW ¼ of the NW ¼ of said Section 31, for a distance of 660.12 feet to the point of intersection with the North line of the South ½ of the NW ¼ of the NW ¼ of said Section 31; thence run N89°44'05"E, along the last intersected line, and along the North line of said Tract 30, coincident with the centerline of SW 50<sup>th</sup> Court, for a distance of 320.21 feet to the point of intersection with the West line of the West ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°13'05"E, along the last intersected line, for a distance of 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence run N89°44'05"E, along a line being 25.00 feet southerly of and parallel with the North line of said Tract 30, coincident with the centerline of SW 50<sup>th</sup> Court, for a distance of 160.13 feet to the point of intersection with the East line of the West ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°16'45"E, along the last intersected line, for a distance of 635.11 feet to the point of intersection with the South line of said Tract 29; thence run S89°44'03"W, along the South line of said Tract 29, for a distance of 160.81 feet to the point of intersection with the West line of the West ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run N00°13'05"W, long the last intersected line, for a distance of 635.12 feet to the POINT OF BEGINNING.

Containing an area of 100,219.44 square feet (2.300721 acres).

Resolution No. 2019-\_\_

## **PARCEL 2**

The East ½ of the East ½ of the West ½ of Tracts 29 and 30 in Section 31, Township 50 South, Range 40 East, according to the plat of FLORIDA FRUIT LANDS SUBDIVISION NO. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Broward County, Florida; being more particularly described as follows:

COMMENCE at the NW corner of the NW ¼ of the NW ¼ of said Section 31; thence run S00°05'45"E, along the West line of the NW ¼ of the NW ¼ of said Section 31, for a distance of 660.12 feet to the point of intersection with the North line of the South ½ of the NW ¼ of the NW ¼ of said Section 31; thence run N89°44'05"E, along the last intersected line, and along the North line of said Tract 30, coincident with the centerline of SW 50<sup>th</sup> Court, for a distance of 320.21 feet to the point of intersection with the West line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°13'05"E, along the last intersected line, for a distance of 25.00 feet; thence run N89°44'05"E, along a line being 25.00 feet southerly of and parallel with the North line of said tract 30, coincident with the centerline of SW 50<sup>th</sup> Court, for a distance of 160.13 feet to the point of intersection with the West line of the East ½ of the East ½ of the West ½ of said Tracts 29 and 30, said point also being the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89°44'05"E, along said line being 25.00 feet southerly of and parallel with the North line of said Tract 30, coincident with the centerline of SW 50<sup>th</sup> Court, for a distance of 160.13 feet to the point of intersection with the East line of the East ½ of the West ½ of said Tracts 29 and 30; thence run S00°20'24"E, along the last intersected line, for a distance of 635.11 feet to the point of intersection with the South line of said Tract 29; thence run S89°44'03"W, along the South line of said Tract 29, for a distance of 160.81 feet to the point of intersection with the West line of the East ½ of the East ½ of the West ½ of said Tracts 29 and 30; thence run N00°16'45"W, along the last intersected line, for a distance of 635.11 feet to the POINT OF BEGINNING.

Containing an area of 100,219.44 square feet (2.300721 acres).

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Resolution No. 2019-\_\_

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

**DATE:** January 24, 2019

**SUBJECT:** Waiver of Plat Application WP-22-18

**ADDRESS:** 18300 SW 50<sup>th</sup> Court, Southwest Ranches, FL

**ZONING:** RR, Rural Ranches District

**PETITIONER:** Masineco Corp.  
**(OWNER)**

**AGENT:** Sky-land International Realty

**EXHIBITS:** Staff Report, Surveys, Aerial Photograph, and Mail Notification Radius Map and Mailing List.

**BACKGROUND AND ANALYSIS**

The Petitioner requests approval of a Waiver of Plat to subdivide an undeveloped 4.6 net-acre parcel, located at 18300 SW 50<sup>th</sup> Court and legally described on the attached Resolution ("Property"). The Property would be divided longitudinally into an east lot and a west lot, each measuring 2.3 net acres in area and 160.4 feet in width. Both proposed lots exceed the minimum 2.0 net acre lot area requirement and the 125-foot lot width requirement of the RR District.

Each of the proposed lots will front and directly access SW 50<sup>th</sup> Court. The proposed subdivision will not create or exacerbate any nonconformities.

The Petitioner has produced an affirmative School Capacity Availability Determination from the Broward County School Board and has paid the Town park impact fee for the new proposed lot. The Petitioner has further produced letters from the applicable utility companies and the South Broward Drainage District stating that no additional easements are necessary at this time.

**STAFF RECOMMENDATION:**

Staff recommends that the Town Council **APPROVE** Application No. WP-22-18.

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**Location Map WP-22-18**  
**18300 SW 50<sup>th</sup> Court**

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# BOUNDARY SURVEY

SCALE: NTS

DATE: 11/16/2018

JOB NO: U-070118

**SHEET 1 OF 1**

FIP1/2<sup>+</sup>  
(NO ID)



FIN

2

JOB No. U-07-0118  
PROPERTY ADDRESS 18300 S.W. 50th CT, S.W. RANCHES, FL 33331

County, Florida, being more particularly described as follows:

[illegible]

Containing a gross area of 203,646.98 square feet (4.67509 acres), and net area (excluding 10' ingress-egress easement) of 200,438.88 square feet (4.60144 acres).

[illegible]

Phone: (505) 223-6000 E-Mail: [nlc@nrcpa.org](mailto:nlc@nrcpa.org)

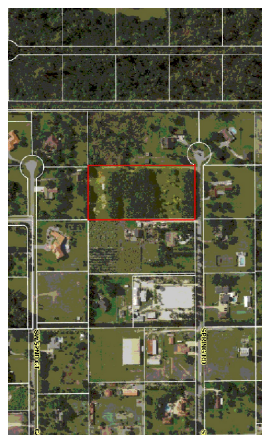
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER COPY OF A  
FLORIDA LICENSED SURVEYOR AND SURVEY

TEL. 305-225-6000

**CERTIFICATE OF AUTHORIZATION 3102**

**CERTIFIED TO:**  
**MASINECO CORP**

Page 33 of 56



**VIZCAYA SURVEYING AND MAPPING, INC.**  
**LB 8000**  
 1327 SW 46TH LANE, MIAMI, FL. 33175  
 TEL: (305) 223-6060

**CERTIFICATE OF AUTHORIZATION 302**

Containing a gross area of 101,823.49 square feet (2.337545 acres), and net area (excluding 10' ingress-egress easement) of 100,219.44 square feet (2.300721 acres).

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER SEAL OF A  
FLORIDA LICENSED SURVEYOR AND SURVEYOR  
**ARTURO TORRAC.**  
P.L.S. AND SURVEY, LLC © 2012

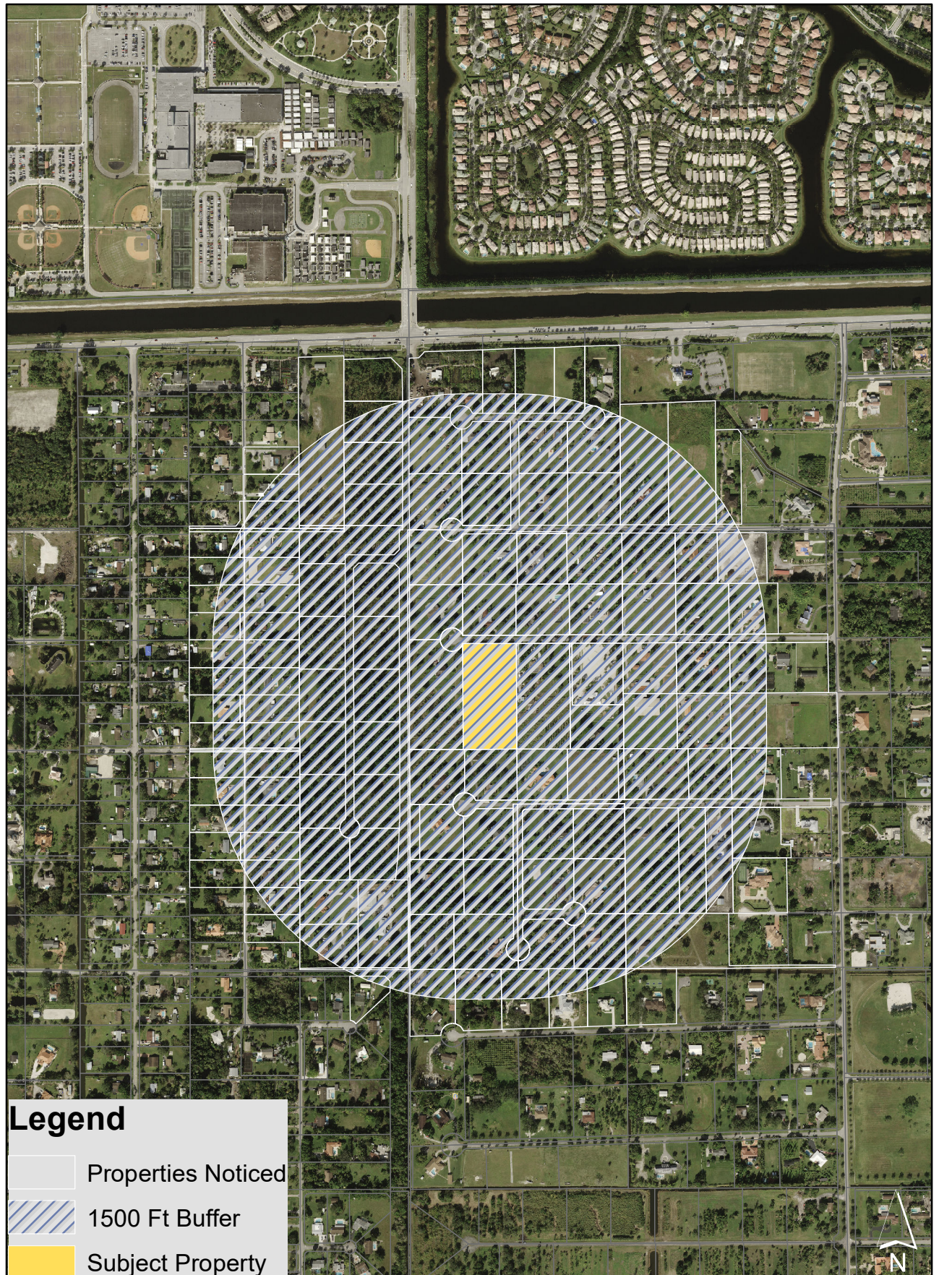






# Town of Southwest Ranches

## Waiver of Plat WP22-18



0 0.125 0.25 0.5 Miles





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

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

**Town Council**  
**Doug McKay, Mayor**  
**Gary Jablonski, Vice Mayor**  
**Freddy Fisikelli, Council Member**  
**Bob Hartmann, Council Member**  
**Denise Schroeder, Council Member**

**Andrew D. Berns, Town Administrator**  
**Keith M. Poliakoff, JD, Town Attorney**  
**Russell Muniz, Assistant Town Administrator/Town Clerk**  
**Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator**

## **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor McKay and Town Council  
**VIA:** Andy Berns  
**FROM:** Jeff Katims  
**DATE:** 2/1/2019  
**SUBJECT:** Ordinance Re-establishing Minimum Plot Sizes for Crop Raising and Fish Breeding

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### **Recommendation**

The proposed ordinance is a matter of policy to be decided by the Town Council.

### **Unanimous Vote of the Town Council Required?**

Yes

### **Strategic Priorities**

A. Sound Governance

### **Background**

The governing zoning regulations in the Town of Southwest Ranches were Broward County's by default until the Town adopted the Unified Land Development Code ("ULDC") in 2005. The county's regulations required a minimum plot size of more than 2.3 net acres for crop raising and plant nurseries in the one-acre zoning districts, and more than 4.5 net acres for fish breeding in the one-acre districts. Private riding instruction, training or breeding of horses, riding and boarding stables were also subject to minimum plot sizes exceeding 2.3 net acres in one-acre zoning districts and 4.5 net acres in 2-acre zoning districts.

At the time of ULDC adoption, Council determined that the minimum plot size requirements discouraged small-scale agricultural pursuits consistent with the Town's rural lifestyle, and repealed the requirements.

The Town Council reconsidered the minimum plot size requirements in 2008, but only for plant nurseries. Ultimately, the Council did not reinstate the requirements. Ten years later, the adverse impacts of some commercial plant nurseries have again resulted in a proposal to reinstate the minimum requirements for plant nurseries.

The proposed Ordinance requires that crop raising and plant nurseries have a minimum plot size of more than 2.3 net acres in all districts, and that fish breeding have a minimum plot size exceeding 4.5 net acres.

**Fiscal Impact/Analysis**

N/A

**Staff Contact:**

Jeff Katims, AICP, CNU-A

**ATTACHMENTS:**

Description	Upload Date	Type
Min_Plot_Size_Ord_2018 - TA Ordinance	3/7/2019	Ordinance

1  
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**WHEREAS,** the Town Council of the Town of Southwest Ranches, Florida ("Town," "Town Council") wishes to amend the list of permitted, conditional and prohibited uses for rural and agricultural districts set forth in the ULDC to re-establish minimum plot sizes for certain agricultural uses; and

**WHEREAS,** the Town Council, sitting as the Local Planning Agency, has reviewed the contents of this Ordinance at a duly noticed public hearing on February 13, 2019, and has issued its recommendation to the Town Council, finding that the Ordinance is consistent with the adopted comprehensive plan;

**WHEREAS,** the Town Council finds that the enactment of this Ordinance is in the best interest of the health, safety, and welfare of its residents.

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

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

**Section 2.** Section 045-050 "Uses permitted" is hereby amended to read as follows:

Plots in rural and agricultural districts may be used for one (1) or more of the uses that are specified below as being permitted or conditionally permitted uses:

Key to abbreviations:

P = Permitted use

NP = Not Permitted

C = Conditional use

	Permitted Principal Uses	A-1	A-2	RE	RR
a.	One single-family detached dwelling on a lot of record	P	P	P	P
b.	Nonprofit neighborhood social and recreational facilities	P	P	P	P
c.	Cemetery (subject to section 045-030(U))	P	NP	NP	NP
d.	Community residential facilities (subject to section 045-030(S))	P	P	P	P
e.	Crop raising and plant nurseries (commercial and noncommercial, subject to section 045-030(J)) <u>only on plots exceeding 2.3 net acres in area.</u>	P	P	P	P
f.	Essential services (subject to section 045-030(K))	P	P	P	P
g.	Fish breeding (commercial and noncommercial) <u>only on plots exceeding 4.5 net acres in area.</u>	P	P	P	P
h.	Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
i.	Commercial equestrian operations	P	P	P	P
j.	Veterinary clinics (no overnight stay or animal runs)	P	P	NP	NP
k.	Veterinary hospitals	NP	P	NP	NP
l.	Kennels, commercial boarding and breeding	NP	P	NP	NP
m.	Cannabis-related uses	NP	NP	NP	NP
n.	Wireless communication facilities (subject to article 40, "Telecommunication Towers and Antennas.")	P	P	P	P
o.					
p.					
q.	Permitted accessory uses to a single-family dwelling				

Ordinance No. 2019-002

New text is underlined and deleted text is ~~stricken~~

r.	Detached guesthouse (subject to section 045-030(G))	P	P	P	P
s.	Exhibition of Class I and Class II wildlife (subject to section 035-070 pertaining to conditional uses)	C	C	NP	C
t.	Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
u.	Yard sales (subject to section 035-060 pertaining to conditional	C	C	C	C
v.	Home offices (subject to section 035-030 pertaining to conditional	C	C	C	C
w.	Family day care homes	P	P	P	P
x.	Cannabis-related uses	NP	NP	NP	NP
y.	Accessory structures and uses, other	P	P	P	P

36

37 **Section 3: Codification.** The Town Clerk shall cause this ordinance to be  
38 codified as a part of the ULDC during the next codification update cycle.

39 **Section 4: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or  
40 parts of Resolutions in conflict herewith, be and the same are hereby repealed to the  
41 extent of such conflict.

42 **Section 5: Severability.** If any word, phrase, clause, sentence or section of  
43 this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof  
44 shall not affect the validity of any remaining portions of this Ordinance.

45 **Section 6: Effective Date.** This Ordinance shall take effect immediately upon  
46 passage and adoption.

47

48

49 **(Signatures on Next Page)**

50

51

Ordinance No. 2019-002

New text is underlined and deleted text is ~~stricken~~

**PASSED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2019 on a motion made

by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_\_,

2019, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

McKay \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Fisikelli \_\_\_\_\_  
Hartman \_\_\_\_\_  
Schroeder \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Doug McKay, Mayor

ATTEST:

\_\_\_\_\_  
Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, J.D., Town Attorney

34402773.1

Ordinance No. 2019-002

New text is underlined and deleted text is ~~stricken~~



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

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

**Town Council**  
**Doug McKay, Mayor**  
**Gary Jablonski, Vice Mayor**  
**Freddy Fisikelli, Council Member**  
**Bob Hartmann, Council Member**  
**Denise Schroeder, Council Member**

**Andrew D. Berns, Town Administrator**  
**Keith M. Poliakoff, JD, Town Attorney**  
**Russell Muniz, Assistant Town Administrator/Town Clerk**  
**Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator**

### **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor McKay and Town Council  
**VIA:** Andrew D. Berns, Town Administrator  
**FROM:** Russell Muñiz, Assistant Town Administrator/Town Clerk  
**DATE:** 3/14/2019  
**SUBJECT:** Piggyback Purchase - New Dell Server

---

#### **Recommendation**

Town Council consideration for a motion to approve the resolution.

#### **Unanimous Vote of the Town Council Required?**

No

#### **Strategic Priorities**

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

#### **Background**

All departments of the Town rely on the current IT infrastructure to host software and applications to ensure the continuity of business operations. Currently the Town utilizes two servers to serve in a primary and secondary role to host these applications and software. The primary server was acquired in June 2013 based on specifications prescribed by the City of Tamarac and is nearing the end of its useful life. The server performing in a secondary role has been on loan to the Town from the City of Tamarac since 2017 when one of our servers suffered a catastrophic failure.

It is in the best interest of the Town to purchase a new primary server to ensure the integrity of our IT infrastructure for the next several years. The Town specifically adopted this

improvement in the FY 2018-2019 Town Budget Account #001-3900-519-64100 in an amount not to exceed \$13,000.00. Town Staff has reviewed operating specifications, costs, and based on Florida State Contract 43211500-WSCA-15-ACS pricing, technical specifications and performance efficiencies offered, staff determined that the Dell PowerEdge R440 Server solution provided by DELL MARKETING, LLP with a 5 year parts and labor warranty and 24 hour on site support is the best choice overall for meeting Town Staff needs as outlined above. Because of the operating specifications of this server it will be the sole server needed and the former primary server will only be utilized in a dire emergency.

**WHEREAS**, the Town's Procurement Code allows for the waiver of formal bidding for all supplies, materials, and equipment that are subject to cooperative purchasing contracts or contracts with the State.

**Fiscal Impact/Analysis**

The Town specifically adopted this improvement in the FY 2018-2019 Town Budget Account #001-3900-519-64100 in an amount not to exceed \$13,000.00. The cost for the server and applicable warranties total \$12,884.11.

**Staff Contact:**

Russell Muñiz, Assistant Town Administrator/Town Clerk

**ATTACHMENTS:**

Description	Upload Date	Type
Dell Server Purchase - TA Approved	3/7/2019	Resolution
Dell Quote	3/7/2019	Backup Material



**RESOLUTION NO. 2019 - \_\_\_\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF TWELVE THOUSAND EIGHT HUNDRED EIGHTY-FOUR DOLLARS AND ELEVEN CENTS (\$12,884.11) TO DELL MARKETING, LLP FOR A NEW SERVER TO REPLACE AN OLDER SERVER THAT IS NEARING THE END OF ITS USEFUL LIFE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, all departments of the Town rely on the current IT infrastructure to host software and applications to ensure the continuity of business operations; and

**WHEREAS**, currently the Town utilizes two servers to serve in a primary and secondary role to host these applications and software; and

**WHEREAS**, our primary server was acquired in June 2013 and is nearing the end of its useful life; and

**WHEREAS**, the server performing in a secondary role has been on loan to the Town from the City of Tamarac since 2017 when one of our servers failed; and

**WHEREAS**, it is in the best interest of the Town to purchase a new primary server to ensure the integrity of our IT infrastructure for the next several years; and

**WHEREAS**, the Town specifically adopted this improvement in the FY 2018-2019 Town Budget Account #001-3900-519-64100 in an amount not to exceed \$13,000.00; and

**WHEREAS**, Town Staff has reviewed operating specifications, costs, and based on Florida State Contract 43211500-WSCA-15-ACS pricing, technical specifications and performance efficiencies offered, staff determined that the Dell PowerEdge R440 Server solution provided by DELL MARKETING, LLP with a 5 year parts and labor warranty and 24 hour on site support is the best choice overall for meeting Town Staff needs as outlined above; and

**WHEREAS**, the Town's Procurement Code allows for the waiver of formal bidding for all supplies, materials, and equipment that are subject to cooperative purchasing contracts or contracts with the State.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Southwest Ranches, Florida:

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

**SECTION 2.** The Town Council hereby approves the issuance of a purchase agreement in the amount of twelve thousand eight hundred eighty-four dollars and eleven cents (\$12,884.11) to Dell Marketing, LLP to purchase a new Dell PowerEdge R440 server to replace the current server currently on loan from the City of Tamarac.

**SECTION 3.** The Town Council hereby authorizes the Town Administrator to execute a Purchase Order and to make such modifications, additions and/or deletions which they deem necessary to effectuate the intent of this Resolution.

**SECTION 4. SAVINGS CLAUSE.** If any section, paragraph, sentence, clause or phrase of this Resolution shall, for any reason, be held to be invalid or unenforceable, such decision shall not affect the validity of the remaining sections, paragraphs, sentences, clauses or phrase of this Resolution.

**SECTION 5. CONFLICTS.** All resolutions or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed.

**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, Florida, this 14<sup>th</sup> day of March, 2019, on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_.

McKay \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Fisikelli \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Schroeder \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Doug McKay, Mayor

\_\_\_\_\_  
Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to legal Form and Correctness

\_\_\_\_\_  
Keith M. Poliakoff, Esq., Town Attorney

34403343.1



## A quote for your consideration!

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

<b>Quote No.</b>	<b>3000034230023.1</b>	<b>Sales Rep</b>	Michael Miller
<b>Total</b>	<b>\$12,884.11</b>	<b>Phone</b>	(800) 456-3355, 80000
<b>Customer #</b>	123305741	<b>Email</b>	Michael_Miller8@Dell.com
<b>Quoted On</b>	Feb. 27, 2019	<b>Billing To</b>	ACCOUNTS PAYABLE
<b>Expires by</b>	Mar. 30, 2019		TOWN OF SOUTHWEST RANCHES
			COMMUNITY SERVICES
			13400 GRIFFIN RD
			SOUTHWEST RANCHES, FL
			33330-2628

### Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,  
Michael Miller

### Shipping Group

Shipping To	Shipping Method
ACCOUNTS PAYABLE TOWN OF SOUTHWEST RANCHES COMMUNITY SERVICES 13400 GRIFFIN RD SOUTHWEST RANCHES, FL 33330-2628 (954) 343-7453	Expedited Delivery

Product	Unit Price	Qty	Subtotal
PowerEdge R440	\$12,884.11	1	\$12,884.11

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<b>Subtotal:</b>	<b>\$12,884.11</b>
<b>Shipping:</b>	<b>\$0.00</b>
<b>Non-Taxable Amount:</b>	<b>\$12,884.11</b>
<b>Taxable Amount:</b>	<b>\$0.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>

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<b>Total:</b>	<b>\$12,884.11</b>
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Special lease pricing may be available for qualified customers and offers. Please contact your DFS Sales Representative for details.

## Shipping Group Details

### Shipping To

ACCOUNTS PAYABLE  
TOWN OF SOUTHWEST RANCHES  
COMMUNITY SERVICES  
13400 GRIFFIN RD  
SOUTHWEST RANCHES, FL 33330-2628  
(954) 343-7453

### Shipping Method

Expedited Delivery

			Qty	Subtotal
<b>PowerEdge R440</b>		<b>\$12,884.11</b>	<b>1</b>	<b>\$12,884.11</b>
Estimated delivery if purchased today:				
Mar. 08, 2019				
Contract # 70137				
Customer Agreement # Dell Std Terms				
Description	SKU	Unit Price	Qty	Subtotal
PowerEdge R440 Server	210-ALZE	-	1	-
Motherboard	384-BBQW	-	1	-
No Trusted Platform Module	461-AADZ	-	1	-
2.5" Chassis with up to 8 Hot Plug Hard Drives	321-BCUV	-	1	-
Internal PERC	405-AAOM	-	1	-
PowerEdge R440 Shipping	340-BSFX	-	1	-
PowerEdge R440 x8 Drive Shipping Material	343-BBID	-	1	-
Intel Xeon Gold 6152 2.1G, 22C/44T, 10.4GT/s , 30M Cache, Turbo, HT (140W) DDR4-2666	338-BLMP	-	1	-
No Additional Processor	374-BBBX	-	1	-
Standard Heat Sink	412-AAJT	-	1	-
Riser Config 1, 1 x 16 FH	330-BBHL	-	1	-
2666MT/s RDIMMs	370-ADNU	-	1	-
Performance Optimized	370-AAIP	-	1	-
RAID 5	780-BCDP	-	1	-
PERC H740P RAID Controller, LP Adapter	405-AAML	-	1	-
VMware ESXi 6.5 U2 Embedded Image on Flash Media	634-BLVV	-	1	-
No Media Required	421-5736	-	1	-
iDRAC9,Enterprise	385-BBKT	-	1	-
iDRAC Group Manager, Enabled	379-BCQV	-	1	-
iDRAC,Factory Generated Password	379-BCSF	-	1	-
On-Board LOM	542-BBBP	-	1	-
IDSDM and Combo Card Reader	385-BBLE	-	1	-
Redundant SD Cards Enabled	385-BBCF	-	1	-
64GB microSDHC/SDXC Card	385-BBKI	-	1	-
64GB microSDHC/SDXC Card	385-BBKI	-	1	-
DVD +/-RW, SATA, Internal	429-ABBS	-	1	-

Dual, Hot Plug, Redundant Power Supply (1+1), 550W	450-AGOY	-	1	-
LCD Bezel	325-BCHG	-	1	-
Dell EMC Luggage Tag	350-BBKT	-	1	-
No Quick Sync	350-BBKR	-	1	-
Performance BIOS Settings	384-BBBL	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
ReadyRails Static Rails for 2/4-post Racks	770-BBBM	-	1	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	1	-
US Order	332-1286	-	1	-
Dell Hardware Limited Warranty Plus Onsite Service	815-3441	-	1	-
ProSupport Plus: Mission Critical: 4-Hour 7x24 Onsite Service with Emergency Dispatch, 3 Years	815-3503	-	1	-
ProSupport Plus: Mission Critical: 4-Hour 7x24 Onsite Service with Emergency Dispatch, 2 Years Extended	815-3507	-	1	-
ProSupport Plus: Mission Critical: 7x24 HW/SW Technical Support and Assistance, 5 Years	815-3508	-	1	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell	951-2015	-	1	-
Dell Limited Hardware Warranty Plus Service, Extended Year(s)	975-3462	-	1	-
On-Site Installation Declined	900-9997	-	1	-
16GB RDIMM, 2666MT/s, Dual Rank	370-ADND	-	6	-
900GB 15K RPM SAS 12Gbps 512n 2.5in Hot-plug Hard Drive	400-ASGV	-	5	-
Intel Ethernet I350 QP 1Gb Server Adapter	540-BBDD	-	1	-
NEMA 5-15P to C13 Wall Plug, 125 Volt, 15 AMP, 10 Feet (3m), Power Cord, North America	450-AALV	-	2	-

<b>Subtotal:</b>	<b>\$12,884.11</b>
<b>Shipping:</b>	<b>\$0.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	<b>\$12,884.11</b>

## Terms of Sale

Unless you have a separate written agreement that specifically applies to this order, your order will be subject to and governed by the following agreements, each of which are incorporated herein by reference and available in hardcopy from Dell at your request: [Dell's Terms of Sale](#), which include a binding consumer arbitration provision and incorporate Dell's U.S. [Return Policy](#) and Warranty (for [Consumer warranties](#); for [Commercial warranties](#)).

If this purchase includes software: in addition to the foregoing applicable terms, your use of the software is subject to the license terms accompanying the software, and in the absence of such terms, then use of the Dell-branded application software is subject to the Dell End User License Agreement - [Type A](#) and use of the Dell-branded system software is subject to the Dell End User License Agreement - [Type S](#).

If your purchase is for Mozy, in addition to the foregoing applicable terms, your use of the Mozy service is subject to the terms and conditions located at <https://mozy.com/about/legal/terms>.

If your purchase is for Boomi services or support, your use of the Boomi Services (and related professional service) is subject to the terms and conditions located at <https://boomi.com/msa>.

If your purchase is for Secureworks services or support, your use of the Secureworks services (and related professional service) is subject to the terms and conditions located at <https://www.secureworks.com/eula/eula-us>.

If this purchase is for (a) a storage product identified in the DELL EMC Satisfaction Guarantee Terms and Conditions located at [\("Satisfaction Guarantee"\)](#) and (ii) three (3) years of a ProSupport Service for such storage product, in addition to the foregoing applicable terms, such storage product is subject to the Satisfaction Guarantee.

You acknowledge having read and agree to be bound by the foregoing applicable terms in their entirety. Any terms and conditions set forth in your purchase order or any other correspondence that are in addition to, inconsistent or in conflict with, the foregoing applicable online terms will be of no force or effect unless specifically agreed to in a writing signed by Dell that expressly references such terms.

## Pricing, Taxes, and Additional Information

All product, pricing, and other information is valid for U.S. customers and U.S. addresses only, and is based on the latest information available and may be subject to change. Dell reserves the right to cancel quotes and orders arising from pricing or other errors. Please indicate any tax-exempt status on your PO, and fax your exemption certificate, including your Customer Number, to the Dell Tax Department at 800-433-9023. Please ensure that your tax-exemption certificate reflects the correct Dell entity name: **Dell Marketing L.P.**

Note: All tax quoted above is an estimate; final taxes will be listed on the invoice.

If you have any questions regarding tax please send an e-mail to [Tax\\_Department@dell.com](mailto:Tax_Department@dell.com).

For certain products shipped to end-users in California, a State Environmental Fee will be applied to your invoice. Dell encourages customers to dispose of electronic equipment properly.

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

Wednesday 7:00 PM

February 13, 2019

13400 Griffin Road

Present:

Mayor Doug McKay

Vice Mayor Gary Jablonski

Council Member Bob Hartmann

Council Member Fisikelli

Andrew Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, 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 McKay at 7:03 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

The following motion was made by Vice Mayor Jablonski, and seconded by Council Member Hartmann, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Fisikelli, Vice Mayor Jablonski, and Mayor McKay voting Yes.

**MOTION: TO EXCUSE THE ABSENCE OF COUNCIL MEMBER DENISE SCHROEDER.**

The following motion was made by Council Member Hartmann, and seconded by Council Member Fisikelli, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Fisikelli, Vice Mayor Jablonski, and Mayor McKay voting Yes.

**MOTION: TO APPOINT FRANCESCA CASE TO THE SCHOOLS AND EDUCATION ADVISORY BOARD.**

**3. Rolling Oaks Park Corral – Eagle Scout Candidate Anthony Beckman**

**4. Public Comment**

The following members of the public addressed the Town Council: George Cailis, Barbara Cailis, David Kuczenski, Newell Hollingsworth, and Mary Gay Chaples.

**5. Board Reports**

Debbie Green, Treasurer for the Schools and Education Advisory Board informed that the SEAB is selling a Town Commemorative Coin for \$15.00 and all proceeds will benefit the Town's College Scholarship Fund. She also invited everyone to attend the Town of Southwest Ranches Barn Dance at the Rolling Oaks Barn on Saturday, March 9<sup>th</sup> at 7 p.m. In addition, she mentioned that the Sikh Temple is sponsoring a 5K Run/Walk on Saturday, March 30<sup>th</sup> and all proceeds will benefit the Town's College Scholarship Fund.

Mary Gay Chaples, Chair of the Recreation, Forestry, and Natural Resources Advisory Board informed that her board is currently working on coming up with a plan to clean out the two

ponds in Rolling Oaks and to get rid of the exotic trees, which are choking the Oak trees and other native trees on a property located in Country Estates. She would like to come back with a plan for Town Council's consideration.

## **6. Council Member Comments**

Vice Mayor Jablonski advised of upcoming events such as the Town Wide Garage Sale on February 16<sup>th</sup>, DMV Flow Mobile on February 28<sup>th</sup>, the Barn Dance on March 9<sup>th</sup>, the Sikh Temple 5K Walk/Run on March 30<sup>th</sup>, the Easter Egg Hunt (TBD), and the Bingo at the Barn on May 4<sup>th</sup>.

Vice Mayor Jablonski also announced that the Schools and Education Advisory Board is selling a Town Commemorative Coin for \$15.00 created and donated by Louis Gregory. All the proceeds will benefit the Town's College Scholarship. Lastly, he wished Council Member Schroeder a speedy recovery from her recent surgery.

Council Member Hartmann announced that the Country Estates Homeowners Association will be having their 4<sup>th</sup> Annual Barbecue after the Sikh Society's 5K Run/Walk on Saturday, March 30<sup>th</sup>. He addressed some of the issues that were mentioned during Public Comment. Regarding the exotic trees, he agreed that the exotic trees will be outgrowing and choking up the good native trees. Secondly, he asked Town Attorney Poliakoff to provide an update in reference to the Code Enforcement issue with Mr. & Mrs. Cailis, and asked him if other municipalities provide any type of insurance to any of their advisory boards. Council Member Hartmann reminded everyone to say something if you see something in an effort to protect themselves from becoming a victim of a crime. He asked that the gaps in between the guardrails on the intersections between Weston Road and Bonaventure Boulevard be filled in to avoid cars veering into the canal. Lastly, he sent his best wishes and a speedy recovery to Council Member Schroeder and Aster Knight both whom have had recent surgery.

Council Member Fisikelli thanked everyone who supported he and his family during the recent passing of his wife, Sarah. He also mentioned that he and his daughter visited Council Member Schroeder and urged everyone to visit her as well.

Mayor McKay informed that Aster Knight due to complications from a previous surgery, had to recently go back for minor surgery. He indicated his intent to participate in the Sikh Society 5K Run/Walk, and invited the other Council Members to join him and have some fun.

## **7. Legal Comments**

Town Attorney Poliakoff mentioned that he had spoken to Council Member Schroeder recently, and she assured him that she would be present for the next Council Meeting.

In regards to the case against the nursery that Council Member Hartmann brought up earlier, Town Attorney Poliakoff explained that the case involves a new nursery that opened in a residential area. Mr. Poliakoff stated that he was not present at the Code Hearing, however, he reviewed the file with Community Development Director Robert Solera and the photos show that there was a lot of manure on the property. However, the Special Magistrate, after visiting

the site, made the determination that the manure on the property met reasonable farming practices for farming of land, and there was no smell of manure emanating from the property. The Special Magistrate ruled that the nursery had to plant a continuous head of arecas and banana plants on the South property line to visually shield the look of the property.

In conclusion, the Special Magistrate made a decision in which the Town needs to abide by, however the residents have their private options to sue. If the manure does smell again in the future, Town Attorney Poliakoff advised the resident to contact the Code Enforcement Department to document the smell, in an effort to bring this issue back again as a repeat violation.

In response to Council Member Hartmann's inquiries, Town Attorney Poliakoff replied that no other municipality provides insurance to protect members of their advisory boards. Lastly, he reported that he has reached out to Mr. Richard Tornese of Broward County, and will have an update about the guardrails for the next Council Meeting.

## **8. Administration Comments**

Town Administrator Berns advised that he, along with Town Staff, look forward to having Council Member Schroeder back. He also reported that he has received some acknowledgements from the State on FEMA commitments. He explained that even though checks on those expenses have not been received yet, the paperwork is being processed. Lastly, Mr. Berns explained that in order to be compliant with the (CRS) Community Rating System process which pays dividends for our residents flood insurance discounts, FEMA audits are required as part of the process, and it was discovered that there are some residents who have made home improvements to their home in recent years, but do not have an elevation certificate in their file. In order to be in compliance, the Town has reached out to these residents looking for an elevation certificate in order to complete and close out their files. He is hopeful that it won't be too much of an inconvenience for the residents, but it will benefit the Town and all of its residents.

### Resolutions

**9.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER PIGGYBACKING ONTO US COMMUNITIES CONTRACT NUMBER 4400008468 WITH SAFEWARE, INC. FOR FIRE STATION SECURITY IMPROVEMENTS IN THE AMOUNT OF ONE HUNDRED FIFTY-FIVE THOUSAND EIGHT HUNDRED THIRTY-EIGHT DOLLARS AND EIGHT CENTS (\$155,838.08); APPROVING A FISCAL YEAR 2018-2019 BUDGET AMENDMENT; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Hartmann, seconded by Council Member Fisikelli, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Fisikelli, Vice Mayor Jablonski, and Mayor McKay voting Yes.

## **MOTION: TO APPROVE THE RESOLUTION.**

**10.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPOINTING A SELECTION & NEGOTIATION COMMITTEE ("SC") IN CONJUNCTION WITH THE TOWN'S PROCUREMENT OF EXTERNAL AUDIT SERVICES; ENACTING A CONE OF SILENCE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Hartmann, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Fisikelli, Vice Mayor Jablonski, and Mayor McKay voting Yes.

**MOTION: TO APPROVE THE RESOLUTION.**

Discussion

**11. Affirmation of Advisory Board Policy**

The following motion was made by Council Member Hartmann, seconded by Vice Mayor Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Hartmann, Fisikelli, Vice Mayor Jablonski, and Mayor McKay voting Yes.

**MOTION: TO RE-AFFIRM THE ADVISORY BOARD POLICY THAT THE WAIVER OF LIABILITY MUST BE SIGNED AS CONDITION FOR SERVICE ON THE BOARD.**

**12. Adjournment** - Meeting was adjourned at 8:03 PM.

*Respectfully submitted:*

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*Ivette Solera, Deputy Town Clerk, CMC*

*Adopted by the Town Council on  
this 14<sup>th</sup> day of March, 2019.*

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*Doug McKay, 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.