

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

Thursday 7:00 PM

June 26, 2014

13400 Griffin Road

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**Present:**

Mayor Jeff Nelson

Vice Mayor Gary Jablonski

Council Member Doug McKay

Council Member Freddy Fisikelli

Council Member Steve Breitzkreuz

Andrew Berns, Town Administrator

Keith Poliakoff, Town Attorney

Martin Sherwood, Town Financial Administrator

Russell Muñiz, Town Clerk

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 Nelson at 7:12 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**3. Presentation** – Recognition of School Education Advisory Board Scholarship Recipients  
Students and their families were recognized for being awarded School Education Advisory Board scholarships in the amount of \$900 each.

**4. Public Comment** – The following member of the public addressed the Town Council: Newell Hollingsworth, Mary Gay Chaples, Debra Goff Rose, Debbi Green, Mike Hanley, Delsa Amundson, and Barry Neunzig.

**5. Board Reports**

Dee Schroeder spoke on behalf of the Southwest Ranches Historical Society and the need for additional funding to pay for projects being undertaken.

Mary Gay Chaples spoke on behalf of the Recreation, Forestry, and Natural Resources Advisory Board and provided an update on the Rolling Oaks Barn. She asked about the grading for the tot lot area and felt that at the least it should be graded and seeded.

Melissa Gleissner thanked the School Education Advisory Board, the Council and Juanita Romance for their efforts with the scholarship program. She spoke about the School Board's upcoming bond issue and asked everyone to become informed. She also spoke about the next scholarship fundraiser which was scheduled for October 25, 2014 at the Southwest Ranches Equestrian Park.

**6. Council Member Comments**

Council Member Fisikelli spoke of concern with the ongoing construction at Fishing Hole Park but added that he would defer his comments to Town Administrator Berns. He expressed some disappointment with the progress of the restroom facility at Fishing Hole Park. He asked that Council add a discussion item to the July 24, 2014 regarding drafting a resolution to the Metropolitan Planning Organization (MPO) about the widening of Griffin Road.

Vice Mayor Jablonski congratulated the scholarship recipients. Spoke on his reelection and thanked everyone for their support.

Council Member Breitzkreuz spoke about the widening of Griffin Road from two perspectives; that of a resident and that of a Council Member. As a resident he wasn't in favor of widening Griffin Road, but as a Council Member he felt it imperative that he hear from residents before any decisions were made.

Mayor Nelson congratulated Vice-Mayor Jablonski and Council Member Breitzkreuz on being reelected without opposition. He expressed how thankful he was to serve with the current Council.

## **7. Legal Comments**

Town Attorney Poliakoff congratulated Vice Mayor Jablonski and Council Member Breitzkreuz on their reelection. Spoke of the Executive Session that was held earlier in the evening.

## **8. Administration Comments**

Town Administrator Berns also congratulated Vice Mayor Jablonski and Council Member Breitzkreuz. He indicated that he met with Council Member McKay to inspect the display cabinets he offered for use by the Southwest Ranches Historical Society. He advised that a presentation was set for July 21, 2014 at 7 p.m. to discuss recommendations to Town policy on non-commercial farm designations. He also spoke about a community meeting held on June 23, 2014 regarding traffic calming measures on Stirling Road.

He addressed the concerns raised by Council Member Fisikelli regarding the clearing at Fishing Hole Park. He received assurance from the contractor that the error will not occur again.

He also advised Town Council about scheduling conflicts that currently existed with the September 2014 Town Council meetings. He asked for Council consideration to amend the meeting schedule to reflect September 15<sup>th</sup> and September 30<sup>th</sup> as the correct meeting dates.

**9. Ordinance – 1<sup>st</sup> Reading** – AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), IN ACCORDANCE WITH SECTION 163.08, FLORIDA STATUTES, TO PROMOTE ENERGY EFFICIENCY BY ENABLING RESIDENTS TO CONSTRUCT ROOF EAVES WITHOUT IMPACTING THEIR OVERALL PLOT COVERAGE; AMENDING THE TOWN'S ULDC TO DISCOURAGE THE ILLEGAL CONVERSION OF FARM BUILDINGS AND FARM STRUCTURES; AMENDING SECTION 015-080 ENTITLED, "FARMS"; AMENDING SECTION 045-080 ENTITLED, "PLOT COVERAGE, FLOOR AREA RATIO AND PERVIOUS AREA"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND, PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member McKay, seconded by Vice Mayor Jablonski.

**MOTION:** TO APPROVE SUBJECT TO A MODIFICATION THAT THE RURAL RANCHES DISTRICT BE BROUGHT BACK TO 20% PLOT COVERAGE IN CONFORMITY WITH THE OTHER RESIDENTIAL ZONING DISTRICTS AND PROPERTIES LESS THAN ONE ACRE WOULD ALSO RECEIVE A 1% PLOT COVERAGE BONUS.

The motion was withdrawn.

The following motion was made by Council Member Breitzkreuz, seconded by Vice Mayor Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitzkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

**MOTION:** TO AMEND THE ORDINANCE TO REMOVE THE 20% PLOT COVERAGE REQUIREMENT AND TO INCLUDE THAT PROPERTIES LESS THAN ONE ACRE WOULD ALSO RECEIVE A 1% PLOT COVERAGE BONUS.

The following motion was made by Council Member Breitzkreuz, seconded by Council Member McKay and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitzkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

**MOTION:** TO APPROVE THE AMENDED ORDINANCE.

#### **10. Approval of Minutes**

a. Minutes for May 22, 2014 – Regular Council Meeting

The following motion was made by Council Member Fisikelli, seconded by Council Member Breitzkreuz and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitzkreuz, Fisikelli, McKay, Jablonski, and Mayor Nelson voting Yes.

**MOTION:** TO APPROVE THE MINUTES.

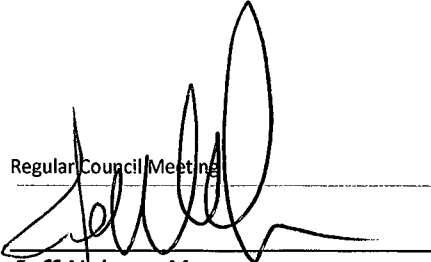
#### **11. Adjournment** – Meeting was adjourned at 9:04 p.m.

*Respectfully submitted:*

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*Russell Muñiz, MMC, Town Clerk*

*Adopted by the Town Council on  
this 24<sup>TH</sup> day of July, 2014.*

Jeff Nelson, Mayor

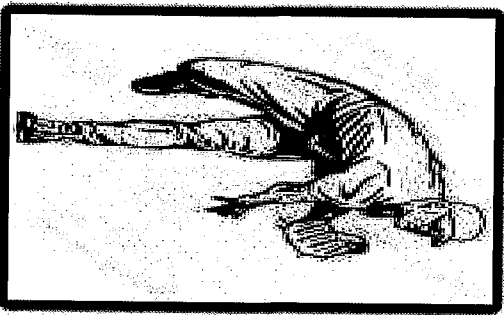
PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON 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.



# Town of Southwest Ranches, FL

Fiscal Year 2014 / 2015

|                                    |               |
|------------------------------------|---------------|
| Proposed Operating Millage         | 3.9404 mills  |
| Proposed TSDOR Millage(initial FY) | 0.7203 mills  |
| Initial Solid Waste Assessment     | July 24, 2014 |
| Initial Fire Assessment            | July 24, 2014 |



## Budget Process Calendar Of Events

- ☐ Thursday, July 24, 2014 (TONIGHT):
  - Preliminary Millage and Initial Fire/Solid Waste Assessment Adoption
- ☐ Tuesday, August 12, 2014 (7 pm):
  - FY 2014/2015 Proposed Budget Workshop
- ☐ Monday, September 15, 2014 (6 pm):
  - First Public Hearing for Tentative Millage and Budget Adoption
  - Final Fire Protection and Solid Waste Special Assessment Adoption
- ☐ Thursday, Sept. 25 – Sunday, Sept. 28, 2014:
  - Final Budget Advertised
- ☐ Tuesday, September 30, 2014 (6 pm):
  - Second Public Hearing for Final Millage and Budget Adoption

# Ad valorem (Property Tax) Introduction

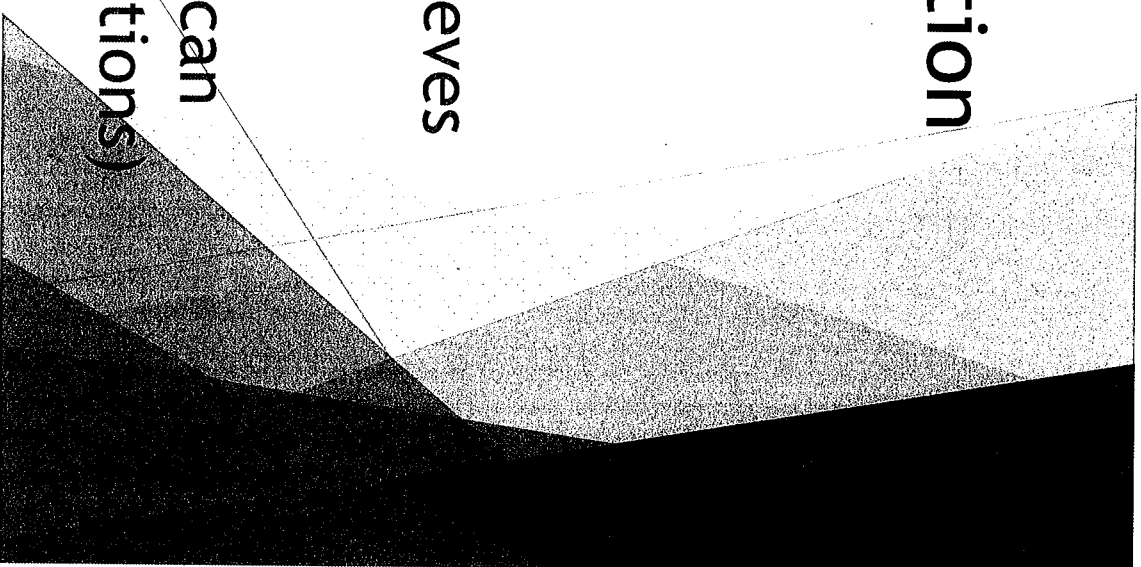
Latin: “according to value”

Whose Value?

Market Value - What Someone will Pay

Assessed Value - What the Tax Appraiser believes is a fair value for the property

Taxable value - What value the millage rate can be multiplied by (ie. Assessed value - exemptions)



# SOUTHWEST RANCHES HISTORIC & PROPOSED MILLAGE RATES FOR OPERATING PURPOSES

|        |                   |                   |                   |                   |                     |
|--------|-------------------|-------------------|-------------------|-------------------|---------------------|
| 5.0000 |                   |                   |                   |                   |                     |
| 4.5000 |                   |                   |                   |                   |                     |
| 4.0000 |                   |                   |                   |                   |                     |
| 3.5000 | 3.9400            | 3.9404            | 3.9404            | 3.9042            | 3.9404              |
| 3.0000 |                   |                   |                   |                   |                     |
| 2.5000 |                   |                   |                   |                   |                     |
| 2.0000 |                   |                   |                   |                   |                     |
|        | FY 2010<br>Actual | FY 2011<br>Actual | FY 2012<br>Actual | FY 2013<br>Actual | FY 2014<br>Actual   |
|        |                   |                   |                   |                   | FY 2015<br>Proposed |



**SOUTHWEST RANCHES PROPOSED  
MILLAGE RATE FOR TRANSPORTATION  
SURFACE DRAINAGE ONGOING  
REHABILITATION (TSDOR). TSDOR  
CONSISTS PRIMARILY OF ROAD  
RESURFACING AND RESTORATION**

| <b>Fiscal Year</b> | <b>Cost</b> | <b>Net Millage Equivalent</b> |
|--------------------|-------------|-------------------------------|
| FY 2014/2015       | \$813,200   | .7203 mils                    |

# **Fiscal Year 2015 Millage Maximums and Related Information** **(Based on Certified Assessment Information)**

| <b>Millage Name</b>   | <b>Votes<br/>Required</b> | <b>Maximum<br/>Millage</b> | <b>Total Resulting<br/>Net Revenues</b> | <b>Net Revenue<br/>Change (from<br/>proposed funding<br/>level)</b> | <b>FY 2015 levy<br/>increase on<br/>\$250,000<br/>taxable value</b> |
|---|---------------------------|----------------------------|---|---|---|
| Current Year Roll-Back Rate   | 3                         | 3.7204                     | \$4,200,229                             | (\$1,061,573)   | \$0   |
| FY 2013-2014 Adopted Rate<br>(Town of SWR Historic Rate)                                    | 3                         | 3.9404                     | \$4,448,603                             | (\$813,199)   | \$55  |
| Adjusted Current Year Roll-Back<br>Rate   | 3                         | 4.2964                     | \$4,850,517                             | (\$411,285)   | \$144   |
| Maximum Majority Vote   | 3                         | 4.4317                     | \$5,003,267                             | (\$258,535)   | \$178   |
| <b>Town of SWR<br/>FY 2014-2015 Proposed Rate<br/>Historic (3.9404) + TSDOR<br/>(.7203)</b> | <b>4</b>                  | <b>4.6607</b>              | <b>\$5,261,802</b>                      | <b>\$0</b>  | <b>\$235</b>  |
| Maximum Super Majority Rate   | 4                         | 4.8749                     | \$5,503,628                             | \$241,826   | \$289   |
| Unanimous   | 5                         | 10.0000                    | \$11,289,725                            | \$6,027,923   | \$1,570   |

# COMBINED RATE IMPACTS

## ➤ Operating Millage:

- Maintaining 3.9404 mills means slight property tax increases (\$55 per \$250,000 in taxable value) to no increase (depending upon exemptions) for some residents.

## ➤ Transportation Surface Drainage Ongoing Rehabilitation (TSDOR):

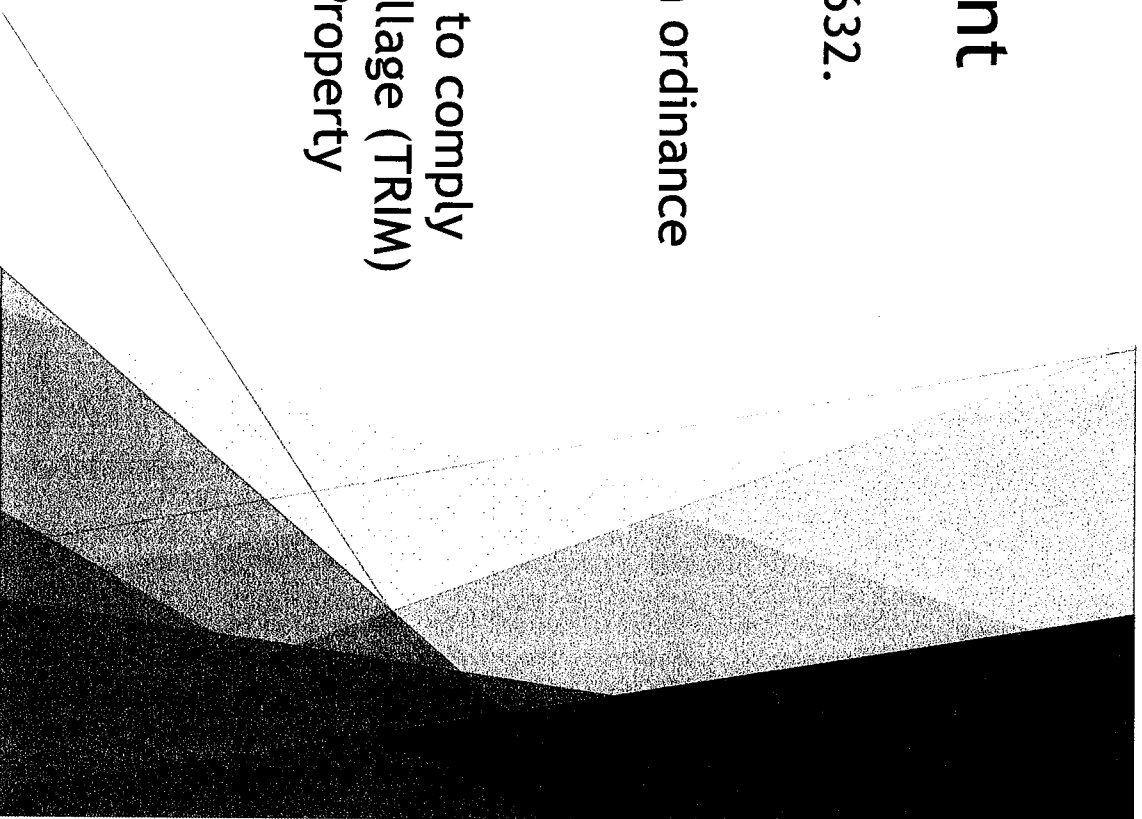
- “Pay-as-you-go” millage equivalent for FY 15 = .7203. Funds transferred and therefore restricted within the Transportation Fund.
- Adding to millage (as opposed to a special assessment) means the additional millage maybe tax deductible.
- Combined rate of 4.6607 mills places the SWR millage rate in the lowest 25% of all Broward County (78.13% are higher).

- Solid Waste Rates no change or decline of less than 1% making a total overall reduction of approximately 36% over three years.

- Residential Fire Rates remain the highest in Broward County with no fire operational study recommendations implemented (status quo).

# Solid Waste (Garbage) Assessment

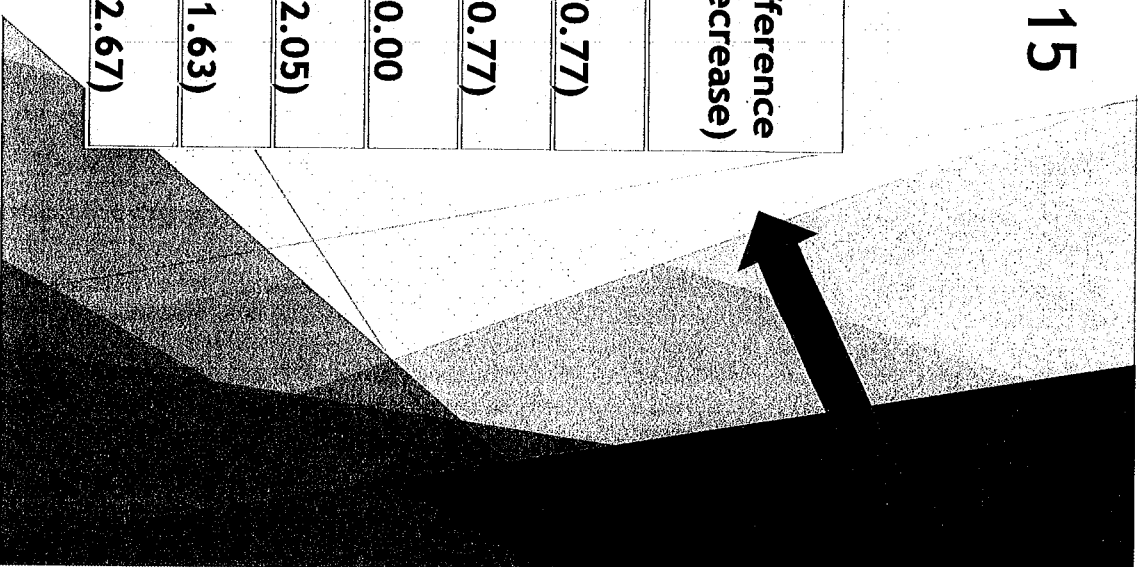
- ▶ Permitted by Florida Statute Chapters 197.3632.
- ▶ Annual rate establishment required by Town ordinance 2002-08.
- ▶ Initial resolution needed for the assessment to comply with Florida Statutes and use for Truth In Millage (TRIM) notices distributed by the Broward County Property Appraisers office.



# Proposed Solid Waste Rates for FY 14/15 with changes from FY 13/14

Based On Consultant Study

| Assessment | Lot Sq Ft. Range  | Number<br>of Units<br>in Range | Total<br>Proposed<br>Rates FY<br>14/15 | Total<br>Assessed<br>Rates FY<br>13/14 | Difference<br>(Decrease) |
|------------|-------------------|--------------------------------|--|--|--------------------------|
| A          | up to 41,200      | 405                            | 387.31                                 | 388.08                                 | (0.77)                   |
| B          | 41,201 - 46,999   | 420                            | 405.92                                 | 406.69                                 | (0.77)                   |
| C          | 47,000 - 62,999   | 410                            | 430.34                                 | 430.34                                 | 0.00                     |
| D          | 63,000 - 95,999   | 439                            | 443.07                                 | 445.12                                 | (2.05)                   |
| E          | 96,000 - 106,999  | 426                            | 468.57                                 | 470.20                                 | (1.63)                   |
| F          | 107,000 > 107,000 | 417                            | 500.21                                 | 502.88                                 | (2.67)                   |



## Solid Waste Impact

- ▶ No change or a small decrease in rates for FY 2014/15.
- ▶ The residential Solid Waste customer rate reductions range from \$0.77 - \$2.67 annually depending on lot square footage.
- ▶ Overall, three years of rate decreases! This year (FY 2015 Proposed) the decrease is nominal (less than 1%) after two years of substantial resident savings primarily derived from a change in both collection and disposal contractors.

# Fire Assessment

- ▶ Permitted by Florida Statute Chapters 166.021 and 166.041.
  - ▶ “A fair and equitable contribution towards expenses associated with the development, maintenance and future capital expenditures shall be distributed among all properties benefitting from the existence of these services”.
- ▶ Annual rate establishment required by Town ordinance 2001-09.
- ▶ Initial resolution also needed tonight to meet Truth-In-Millage (TRIM) advertising requirements.

# Fire Assessment Residential and Acreage Category Rates Three Year History and Proposed FY 2015

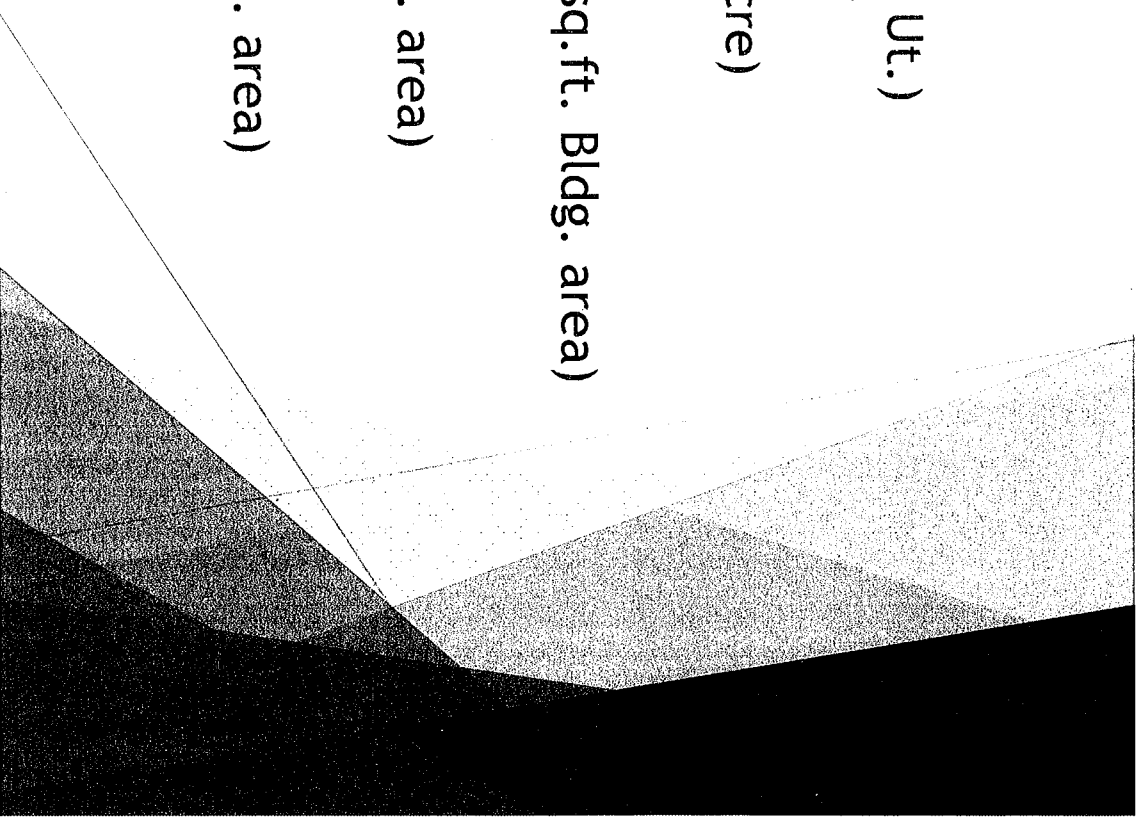
|          |                             |          |                        |                  |
|----------|-----------------------------|----------|------------------------|------------------|
| \$600.00 |                             |          |                        |                  |
| \$500.00 | \$442.51                    | \$442.51 | \$472.14               | \$493.58         |
| \$400.00 |                             |          |                        |                  |
| \$300.00 |                             |          |                        |                  |
| \$200.00 |                             |          |                        |                  |
| \$100.00 | \$49.80                     | \$51.33  | \$75.33                | \$82.65          |
| \$0.00   |                             |          |                        |                  |
|          | FY 2012                     | FY 2013  | FY 2014                | Proposed FY 2015 |
|          | —Residential Dwelling (Ut.) |          | —Vacant / Agricultural |                  |

ot  
015  
2015

|                         | FY 2012 | FY 2013 | FY 2014 | Proposed FY 2015 |
|-------------------------|---------|---------|---------|------------------|
| —Industrial / Warehouse | \$1.80  |         |         | \$1.60           |
| —Commercial             | \$1.60  |         | \$1.51  |                  |
| —Institutional          | \$1.40  |         |         |                  |
|                         | \$1.20  | \$1.32  |         |                  |
|                         | \$1.00  |         | \$0.84  | \$0.89           |
|                         | \$0.80  | \$0.78  |         |                  |
|                         | \$0.60  |         |         |                  |
|                         | \$0.40  |         | \$0.23  | \$0.26           |
|                         | \$0.20  | \$0.20  |         |                  |
|                         | \$0.00  |         |         |                  |

# Fire Assessment Impact

- Residential: \$21.44 increase (per dwelling Ut.)
- Vacant/Agricultural: \$7.32 increase (per acre)
- Industrial / Warehouse: \$.06 increase(per sq.ft. Bldg. area)
- Commercial: \$.05 increase (per sq.ft. Bldg. area)
- Institutional: \$.03 increase (per sq.ft. Bldg. area)





# Conclusion:

It is your Town Administrator's and Town Financial Administrator's recommendation that the Town Council of Southwest Ranches adopt the resolutions presented tonight setting the rate maximums which provide for:

- 1) maintaining the operating millage
- 2) increasing the millage to initiate pay-as-you-go funding for a major Townwide capital improvement - the TSDOR project
- 3) providing for an overall nominal decline in Solid Waste (garbage costs), and
- 4) financing maximum reasonable exposure in fire costs.