

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

August 28, 2014

13400 Griffin Road

Present:

Mayor Jeff Nelson

Andrew Berns, Town Administrator

Vice Mayor Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member Doug McKay

Martin Sherwood, Town Financial Administrator

Council Member Freddy Fisikelli

Russell Muñiz, Town Clerk

Council Member Steve Breitreuz

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 7:51 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. Master Sign Plan Amendment - Consideration of Master Sign Plan Amendment Application SP-059-14, Coquina Station, LLC, owner, Thomas Sign & Awning Co., Inc., petitioner. Property generally located on the north side of Sheridan Street and east of Dykes Road in the Town of Southwest Ranches, and known as Coquina Plaza. Legally described as a portion of Parcel A of Coquina Flats, according to the Plat thereof as recorded in Plat Book 155, Page 29 of the Public Records of Broward County, Florida, said land being situate in Southwest Ranches, Broward County, Florida. Petitioner is seeking amendment of the wall sign criteria of the Coquina Plaza Master Sign Plan on behalf of Publix Super Markets, Inc.

{Petitioner has withdrawn the item}

The item was withdrawn by the petitioner.

4. Variance - Consideration of Variance Application VA-070-14, Coquina Station, LLC, owner, Thomas Sign & Awning Co., Inc., petitioner. Property generally located on the north side of Sheridan Street and east of Dykes Road in the Town of Southwest Ranches, and known as Coquina Plaza. Legally described as a portion of Parcel A of Coquina Flats, according to the Plat thereof as recorded in Plat Book 155, Page 29 of the Public Records of Broward County, Florida, said land being situate in Southwest Ranches, Broward County, Florida. Petitioner is requesting relief from the maximum allowable dimensions and area for wall signage on behalf of Publix Super Markets, Inc. **{Petitioner has withdrawn the item}**

The item was withdrawn by the petitioner.

5. Public Comment

The following members of the public addressed the Town Council: Dee Schroeder, Mike Chatfield, Mary Gay Chaples, and Leslie Kastner.

6. Board Reports

Aster Knight spoke on behalf of the Aster Knight Parks Foundation and reminded everyone about the fundraiser at the Weekley Pavilion on October 11, 2014 and was looking forward to a good turnout.

7. Council Member Comments

Council Member Breitzkreuz provided an update on the workshop about traffic held with the Griffin 345 area and 188th Avenue. He felt the meeting was very productive and felt the residents were pleased. The 190th Avenue connection was also discussed, and he felt that all parties present were on the same page. He advised that he would be presenting the plan to the full membership of the Griffin 345 community in late September. He felt that a key component of the plan was to put a gate in place prior to the road being opened. Council Member McKay felt that the Town could not spend funds to close a road on private property. Council Member Breitzkreuz indicated that his intention was to find the funds for the initial construction of the gate and coordinate that with the opening of the road, and ongoing maintenance would be the responsibility of the HOA. Councilmember McKay indicated his agreement with what the road closure would accomplish, but felt that all costs should be borne by the HOA, not the Town. Vice-Mayor Jablonski questioned if the Town could build the gate and then bill the HOA. Council Member Breitzkreuz indicated that he would take that suggestion back to the HOA. Lastly, he advised that another topic was the widening of 184th Avenue and restated his opposition to any plan to make 184th Avenue a four lane roadway. He questioned what options through the Metropolitan Planning Organization (MPO) could be explored to ensure that the roadway would not be widened. Town Attorney Poliakoff provided various options available. Council Member McKay thought a survey of the Rolling Oaks community might be prudent. Council Member Fisikelli spoke about the reluctance of the MPO to improve the roadway unless it was a four lane road. He did not believe they would favor funding any improvements unless it was four lanes.

Council Member Fisikelli again spoke of the need to find a way to adequately memorialize Town Attorney Emeritus Gary Poliakoff. He provided an update on the development of Fishing Hole Park.

Vice Mayor Jablonski spoke of the possible widening of 184th Avenue. He asked that a resolution be drafted to withdraw the roadway from the trafficways plan. Mayor Nelson asked that Council Member Fisikelli report back to Council after the next MPO meeting prior to the drafting of this proposed resolution. Council Member Fisikelli suggested setting up a meeting with the MPO to include the Town Administrator so the Town's concerns regarding 184th Avenue could be heard.

Mayor Nelson was also concerned with 184th Avenue and discussed the possibility of removing it from the trafficways plan. He also spoke about a memorial for Mr. Poliakoff. He spoke of Mr. Poliakoff's efforts in having the developer donate the property that is now Trailside Park, and suggested and that it be renamed in honor of Mr. Poliakoff.

8. Legal Comments

Town Attorney Poliakoff thanked the Town Council for their consideration in seeking to memorialize his father. He provided an account of how the Town's first Town Hall came to be.

He provided an update on litigation between CCA and the City of Pembroke Pines. He advised that Pembroke Pines has listed the property recently purchased from the County and were seeking to annex the property into their city. He provided an update on the collections attributed to Code Enforcement actions. He also provided an update on his preparations for the next legislative session.

9. Administration Comments

Town Administrator Berns advised that the Town Engineer and the Public Works Director for the Town of Davie have met to discuss the striping of Volunteer Road between Palomino Drive and Griffin Road. He further indicated that the Town of Davie would be seeking funding from Broward County to complete the striping.

10. Ordinance – 2nd Reading - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE REZONING OF APPROXIMATELY 1.06 ACRES FROM RURAL ESTATE DISTRICT TO COMMUNITY FACILITY DISTRICT, GENERALLY LOCATED 600 FEET SOUTH OF GRIFFIN ROAD ON THE WEST SIDE OF SW 130TH AVENUE, MORE PARTICULARLY DESCRIBED AS THE SOUTH 173.00 FEET OF THE NORTH 844.00 FEET OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST, LYING SOUTH OF SOUTH NEW RIVER CANAL, LESS THE EAST 2631.70 FEET AND LESS THE WEST 2331.66 FEET, LESS THE EAST 50.00 FEET THEREOF (SOUTH FLORIDA HINDU TEMPLE, 5000 SW 130TH AVENUE, APPLICATION #RZ-017-12); PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. {Tabled from the July 10, 2014 Town Council Meeting}

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

MOTION: TO TABLE THE ITEM TO SEPTEMBER 30, 2014 AT 7 P.M.

11. Ordinance – 1st Reading - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING OBJECTIVES AND POLICIES WITHIN SEVERAL ELEMENTS OF THE ADOPTED TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN PERTAINING TO BROWARD COUNTY LAND USE PLAN ("BCLUP") CONSISTENCY REQUIREMENTS, INTERGOVERNMENTAL COORDINATION, AND LOCAL STREET CONNECTIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. {Requires a Super Majority Vote - Second reading will be held at a later date}

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

MOTION: TO TABLE THE ITEM.

12. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A CONSERVATION EASEMENT TO BE PLACED ON A PORTION OF THE COUNTRY ESTATES FISHING HOLE PARK IN FURTHERANCE OF THE PERMIT REQUIREMENTS; APPROVING THE FORM OF THE CONSERVATION EASEMENT; AND AUTHORIZING THE MAYOR, TOWN ADMINSTRATOR, AND TOWN ATTORNEY TO EXECUTE THE CONSERVATION EASEMENT.

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

MOTION: TO APPROVE THE RESOLUTION.

13. Resolution - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING RESOLUTION NO. 2014-020 TO REPLACE VICE MAYOR JABLONSKI'S APPOINTMENT ON THE SCHOOLS AND EDUCATION ADVISORY BOARD; AND PROVIDING FOR AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

14. Discussion – CSI/Mellgren Planning Group

Town Administrator Berns displayed a PowerPoint presentation on the services of both firms and the proposed transition of services to be provided by Code Services, Inc. The consensus of the Town Council was to move forward with the proposal and bring forward a resolution at the September 15, 2014 Town Council meeting.

15. Discussion/Motion – FEMA Reimbursement Settlement

Town Administrator Berns provided an update on the amount owed to FEMA but hoped that with additional negotiation the total would be further reduced to \$37,761.11.

16. Approval of Minutes


- a. Minutes for July 24, 2014 – Regular Council Meeting
- b. Minutes for August 12, 2014 – Budget Workshop

The following motion was made by Council Member Fisikelli, 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 APPROVE THE MINUTES.

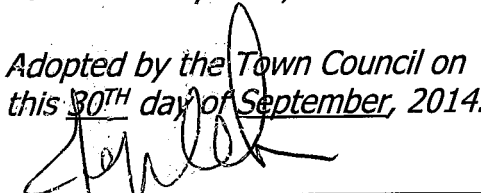
17. Adjournment – Meeting was adjourned at 9:23 p.m.

Respectfully submitted:



Russell Muñiz, MMC, Town Clerk

*Adopted by the Town Council on
this 30TH day of September, 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.