

**MOTION: TO APPROVE THE MINUTES.**

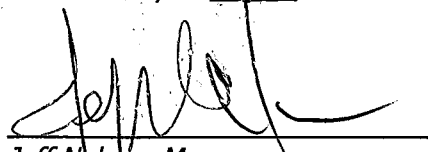
**19. Adjournment** – Meeting was adjourned at 12:28 a.m.

*Respectfully submitted:*



Russell Muñiz, MMC, Town Clerk

*Adopted by the Town Council on  
this 14<sup>TH</sup> day of August, 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.

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

Thursday 7:00 PM

July 10, 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 Breitreuz

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 7:24 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

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

**MOTION:** TO MOVE ITEM 12 OUT OF SEQUENCE AND BE HEARD PRIOR TO ITEM 3

**12. Ordinance – 1<sup>st</sup> Reading** - AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE AND UTILITIES ELEMENTS OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO ESTABLISH AN EMPLOYMENT CENTER LAND USE DESIGNATION WITH SUPPORTING OBJECTIVES AND POLICIES, REVISE THE LISTS OF PERMITTED USES WITHIN NONRESIDENTIAL LAND USE DESIGNATIONS AND SUPPORTING OBJECTIVES AND POLICIES, ESTABLISH CRITERIA FOR THE EXTENSION OF CENTRALIZED POTABLE WATER AND SANITARY SEWER SERVICE WITHIN THE TOWN, AND MAKE REVISIONS OF A HOUSEKEEPING NATURE; 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.

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

**MOTION:** TO APPROVE SUBJECT TO LIMITING THE HEIGHT TO 35 FEET.

**3. Waiver of Plat** – Consideration of waiver of plat application WP-007-14. Marson SW Ranches, LLC, owners; Pulice Land Surveyors, Inc., petitioner, to subdivide a 4.7 acre lot to create 2 lots of 2.34 acres each. Property generally located on the south side of Mustang Trail, approximately 750 feet west of SW 136<sup>th</sup> Avenue (Holatee Trail), within the Rural Ranches Zoning District, which allows one dwelling unit per 2 net acres. Legally described as the north one-half of Tract 62, less the north 40 feet thereof, in Section 3, Township 51 South, Range 40 East, of the EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Dade County, Florida, said land being situate in Southwest Ranches, Broward County, Florida.

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

**MOTION:** TO APPROVE SUBJECT TO THE ADDITIONAL REQUIREMENT OF A GUARDRAIL ESCROW.

**4. Site Plan Modification** - Consideration of Site Plan modification application number SP-058-14. Archdiocese of Miami, owner; Paul Fluty, GC, petitioner. Applicant is seeking approval of the Archbishop McCarthy High School site plan, to add a one-story, 4,800 square-foot locker room building. Property is generally located on the west side of Flamingo Road, approximately one half-mile south of Griffin Road.

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

**MOTION:** TO APPROVE SUBJECT TO STAFF RECOMMENDATIONS.

**5. Ordinance – 2<sup>nd</sup> 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 (**Approved on First Reading February 7, 2013**).

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

**MOTION:** TO TABLE THE ITEM TO AUGUST 28, 2014 AT 7 P.M.

## End of Quasi-Judicial Items

**6. Public Comment** – The following members of the public addressed the Town Council: Dee Schroeder, and Mary Gay Chaples.

### **7. Board Reports**

Dee Schroeder spoke on behalf of the Southwest Ranches Historical Society and announced that donations had been received from Leslie Kastner and the Country Estates Homeowner's Association. She also thanked Council Member McKay for the donation of two display cases.

Mary Gay Chaples spoke on behalf of the Recreation, Forestry, and Natural Resources Advisory Board and corrected the record to reflect that Country Estates had donated \$500 instead of the \$1,000 she misstated at a previous meeting. She reported progress on the Rolling Oaks Barn and remained hopeful for a September opening.

### **8. Council Member Comments**

Council Member Fisikelli spoke of the most recent Metropolitan Planning Organization (MPO) meeting and indicated that the funding for the Park & Ride bus stop has been cut. He also spoke on the progress of the construction at Fishing Hole Park.

Vice Mayor Jablonski spoke of his involvement with the traffic calming study of Stirling Road.

Council Member Breikreuz spoke about the upcoming garage sale and his support for how it had been conducted in the past. He understood that the upcoming event would have two centralized locations but indicated that he was in favor of selling items out of his garage and encouraged his neighbors to participate in the manner they saw fit.

Council Member McKay advised that the Household Hazardous Waste and Shred-A-Thon event was to be held on Saturday July 12<sup>th</sup> at Rolling Oaks Park.

Mayor Nelson advised that he visited the new road built by the City of Pembroke Pines on 207<sup>th</sup> Avenue and commented on the location of the concrete barriers. He also commented on the notice sent by Pembroke Pines advising area residents to contact the Town if they had questions.

### **9. Legal Comments**

Town Attorney Poliakoff spoke of a recent meeting he had with Attorney General Pam Bondi. He advised she had inquired about the Town's service from Davie Police.

### **10. Administration Comments**

Town Administrator Berns had no comments at this time.

**11. Ordinance – 2<sup>nd</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 Vice Mayor Jablonski, seconded by Council Member McKay.

**MOTION:** TO APPROVE SUBJECT TO A CORRECTION TO SECTION 2A TO INCREASE THE PLOT COVERAGE AREA FROM 10% TO 20%.

The motion was withdrawn by Vice Mayor Jablonski and Council Member McKay.

At 10:58 p.m. the following motion was made by Council Member McKay, seconded by Vice Mayor Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Breitzkreuz, Fisikelli, McKay, Vice Mayor Jablonski, and Mayor Nelson voting Yes.

**MOTION:** TO EXTEND THE MEETING PAST 11 P.M.

The following motion was made by Council Member Breitzkreuz, seconded by Council Member McKay. The second was subsequently withdrawn by Council Member McKay.

**MOTION:** TO AMEND THE ORDINANCE TO INCLUDE A NEW SECTION 4 AS FOLLOWS "TO ENCOURAGE THE USE OF ROOF EAVES FOR ENERGY EFFICIENCY AND FOR BETTER QUALITY HOME AND STRUCTURAL DESIGN, IN ALL ZONING DISTRICTS, A TWO AND A HALF PERCENT (2.5%) PLOT COVERAGE BONUS SHALL BE GIVEN PROVIDED THAT THE PRINCIPAL STRUCTURE MAINTAINS A ROOF EAVE THAT EXTENDS AT LEAST TWO (2) FEET BEYOND THE EXTERIOR FACE OF THE EXTERIOR WALL, ALONG AT LEAST NINETY PERCENT (90%) OF THE PERIMETER OF THE PRINCIPAL STRUCTURE. NOTWITHSTANDING THE AFOREMENTIONED, AND NOTWITHSTANDING THE TOTAL AREA OF THE PLOT, IN NO EVENT SHALL THE PLOT COVERAGE BONUS EXCEED TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET."

The following motion was made by Council Member McKay, seconded by Council Member Fisikelli. The motion did not pass. The vote was as follows: Council Member McKay, Vice Mayor Jablonski, and Mayor Nelson voting Yes and Council Members Breitzkreuz, and Fisikelli voting No.

**MOTION:** TO APPROVE THE AMENDED ORDINANCE AND REVIEW AGAIN IN SIX (6) MONTHS.

The following motion was made by Council Member Breitzkreuz, seconded by Council Member Fisikelli. The motion did not pass. The vote was as follows: Council Members Breitzkreuz and Fisikelli voting Yes, and Council Member McKay, Vice Mayor Jablonski, and Mayor Nelson voting No.

**MOTION:** TO APPROVE THE AMENDED ORDINANCE TO UTILIZE THE 2,500 SQUARE FOOT PLOT COVERAGE BONUS FOR EAVES ONLY AND REVIEW AGAIN IN SIX (6) MONTHS.

The following motion was made by Council Member McKay, seconded by Vice Mayor Jablonski. The motion did not pass. The vote was as follows: Council Members McKay, Vice Mayor Jablonski, and Mayor Nelson voting Yes, and Council Members Breitzkreuz and Fisikelli voting No.

**MOTION:** TO APPROVE THE AMENDED ORDINANCE AND REVIEW AGAIN IN NINETY (90) DAYS.

The following motion was made by Council Member Breitzkreuz, seconded by Council Member Fisikelli. The motion did not pass. The vote was as follows: Council Members Breitzkreuz and Fisikelli voting Yes, and Council Member McKay, Vice Mayor Jablonski, and Mayor Nelson voting No.

**MOTION:** TO APPROVE THE AMENDED ORDINANCE TO UTILIZE THE 2,500 SQUARE FOOT PLOT COVERAGE BONUS FOR EAVES ONLY AND REVIEW AGAIN IN NINETY (90) DAYS.

The following motion was made by Council Member Fisikelli, seconded by Council Member McKay and passed by 4-1 roll call vote. The vote was as follows: Council Members Fisikelli, McKay, Vice Mayor Jablonski, and Mayor Nelson voting Yes, and Council Member Breitzkreuz voting No.

**MOTION:** TO APPROVE THE AMENDED ORDINANCE AND REVIEW AGAIN IN NINETY (90) DAYS.

**13. Resolution** - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AN AGREEMENT WITH DP DEVELOPMENT OF THE TREASURE COAST, LLC FOR \$38,450.00 TO COMPLETE THE DRAINAGE IMPROVEMENTS AT THE INTERSECTION OF SW 54TH PLACE AND SW 196TH LANE AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE RESOLUTION.

**14. Resolution** - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AN AGREEMENT WITH WILLIAMS PAVING FOR \$72,246.23 TO COMPLETE THE DRAINAGE IMPROVEMENTS AT THE INTERSECTION OF WEST PALOMINO DRIVE (SW 50TH STREET) AND THOROUGHBRED LANE (SW 145TH AVENUE) AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE RESOLUTION.

**15. Resolution** - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AUTHORIZING A PURCHASE ORDER NOT TO EXCEED \$4,500 TO CPZ ARCHITECTS FOR CONSTRUCTION OVERSIGHT FOR THE RESTROOM DEVELOPMENT IN COUNTRY ESTATES FISHING HOLE PARK; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION:** TO APPROVE THE RESOLUTION.

**16. Resolution** - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE APPROVED TOWN COUNCIL MEETING SCHEDULE FOR THE CALENDAR YEAR 2014; AND PROVIDING AN EFFECTIVE 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, Vice Mayor Jablonski, and Mayor Nelson voting Yes.

**MOTION:** TO APPROVE THE RESOLUTION

**17. Discussion** - SWRVFD Engine 82 Repair Estimate

The item was withdrawn.

**18. Approval of Minutes**

a. Minutes for June 12, 2014 – Regular Council Meeting

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