

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

Thursday 7:00 PM

October 22, 2020

13400 Griffin Road

Present:

Mayor Doug McKay

Andrew Berns, Town Administrator

Vice Mayor Dee Schroeder

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Delsa Amundson

Martin D. Sherwood, Town Financial Administrator

Council Member Bob Hartmann

Keith Poliakoff, Town Attorney

Council Member Gary Jablonski

Regular Meeting of the Town Council of Southwest Ranches was held via the ZOOM meeting platform. The meeting, having been properly noticed, was called to order by Mayor McKay at 7:19 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**Quasi-Judicial Hearings**

**3. RESOLUTION APPROVING SIKH SOCIETY SITE PLAN MODIFICATION NO. SP-78-20.**

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP-78-20 BY THE SIKH SOCIETY OF FLORIDA, INC. TO AMEND ITS ORIGINALLY APPROVED SITE PLAN TO ADD AN ADDITIONAL 2,021 SQUARE FEET OF BUILDING AREA TO THE EXISTING FACILITY; REPEALING RESOLUTION NO. 2019-32, WHICH SOUGHT TO AMEND THE ORIGINAL SITE PLAN; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Assistant Town Administrator Muñiz read the item into the record and swore in the witnesses. Town Attorney Poliakoff explained the Quasi-Judicial procedure and asked the Town Council if any of them have had any ex-parte communication to which the Town Council stated they had not. Assistant Town Planner Katims introduced the item, read the staff report into the record and advised the Town Council the Petitioner is attending the meeting virtually and is available should any questions arise.

The following motion was made by Council Member Jablonski, seconded by Council Member Hartmann and passed by a 5-0 roll call vote. The vote was as follows: Council Members Amundson, Hartmann, Jablonski, Vice Mayor Schroeder and Mayor McKay.

**MOTION: TO APPROVE THE RESOLUTION AND FINAL ORDER.**

**4. Public Comment**

The following members of the public addresses the Town Council: George Cailis, David Kuczenski, Steve Breitkreuz and Jim Allbritton.

## **5. Board Reports**

There were no Board Reports.

## **6. Council Member Comments**

Council Member Jablonski mentioned the Holiday Lights Contest deadline of December 7, 2020 and Town Hall Closure on November 11, 2020 for Veteran's Day. Next he spoke about the license plate reader pilot program that Rolling Oaks has an opportunity to utilize. This program isn't funded by the Town. Rolling Oaks will have a professional camera system that is on the same platform as the Davie Police Department, which will alleviate any compatibility issues, the information on the vehicles will only transmit to the Davie Police Department and plates with any outstanding issues will notify the police department instantly instead of utilizing a third party. Council Member Jablonski would like to plan on implementing this program throughout the entire Town and he would like the Town Council to consider this proposal for future use.

Vice Mayor Schroeder spoke about a Davie resident, John Toole, who tragically passed in a small plane accident and she requested a moment of silence. Vice Mayor next spoke on the issue regarding Mr. Cailis' property. She stated she drove by the property and observed the problems Mr. Cailis spoke about. Vice Mayor Schroeder requested the Town Council come together and have a discussion on how to mitigate the issue.

Council Member Amundson spoke next. She also drove past Mr. Cailis' property and stated how amazed she was at the condition of the neighbor's property. She also would like to know how to correct this problem. Mayor McKay advised the neighbor's property falls under the Agricultural Protection which is allowed by the County and the State. Vice Mayor Schroeder had advised Mr. Cailis to start writing letters to the County and State Representatives.

Council Member Hartmann thanked Delsa for taking on the District 3 seat and he wished her and all the candidates running in the November 2020 elections good luck.

Mayor McKay thanked the Town for the opportunity to serve and he hopes he can serve again.

## **7. Legal Comments**

Town Attorney Poliakoff spoke on the license plate reader being installed in Rolling Oaks. He stated Town Administrator Berns and Assistant Town Administrator Muñiz are working with FPL to get the line run, which will include some excavation. To deter any complaints from residents due to the excavation, Town Attorney Poliakoff along with Council Member Jablonski and Kathy Sullivan set up a photo op in front of the Rolling Oaks sign to place on Social Media and in the newsletter. Lastly, Town Attorney Poliakoff provided an update on the Layfield Litigation.

## **8. Administration Comments**

Town Administrator Berns spoke about the contract awarded to Supreme Organics and their relationship with Waste Pro. He stated nothing will change in regard to the Town's residents and their bulk waste.

**Ordinance – 2<sup>nd</sup> Reading**

**9.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, PERTAINING TO THE US HIGHWAY 27 BUSINESS LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-4) {Approved on First Reading – October 8, 2020}

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

**MOTION: TO TABLE THE ORDINANCE UNTIL THE DECEMBER 10, 2020 TOWN COUNCIL MEETING.**

**10.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE A NEW ZONING CLASSIFICATION ENTITLED, "US HIGHWAY 27 PLANNED BUSINESS DISTRICT;" PROVIDING FOR DISTRICT REGULATIONS AND RELATED AMENDMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. {Approved on First Reading – October 8, 2020}

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

**MOTION: TO TABLE THE ORDINANCE UNTIL THE DECEMBER 10, 2020 TOWN COUNCIL MEETING.**

**Ordinance – 1<sup>st</sup> Reading**

**11.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING ARTICLE 110, "CONCURRENCY REVIEW," SECTION 110-111, "PUBLIC SCHOOL CONCURRENCY" OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO UPDATE REQUIREMENTS FOR PUBLIC SCHOOL CONCURRENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

**12.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN ("WSFWP") AND ADOPTING IMPLEMENTING AMENDMENTS TO THE GOALS, OBJECTIVES AND POLICIES OF THE UTILITIES ELEMENT AND CAPITAL IMPROVEMENTS ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN; AUTHORIZING TRANSMITTAL OF THE TEN-YEAR WSFWP AND RELATED COMPREHENSIVE PLAN AMENDMENTS TO REVIEWING AGENCIES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-3).

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

**MOTION: TO TABLE THE ORDINANCE TO THE NOVEMBER 19, 2020 TOWN COUNCIL MEETING.**

**13.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO REPEAL THE RESIDENTIAL MEDIUM DENSITY LAND USE CATEGORY; AMENDING THE TEXT OF THE HOUSING ELEMENT TO REVISE RELATED POLICIES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-03)

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

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

**14.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TEXT OF THE PUBLIC SCHOOL FACILITIES AND CAPITAL IMPROVEMENT ELEMENTS OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN TO UPDATE THE LEVEL OF SERVICE STANDARD FOR PUBLIC SCHOOL FACILITIES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-06)

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

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

**15.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE GREENWAYS PLAN MAP AND RELATED POLICIES IN THE RECREATION AND OPEN SPACE

ELEMENT OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-7)

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

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

**Resolutions**

**16.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH ALL WATER SERVICE IN THE AMOUNT OF TWENTY-SEVEN THOUSAND ONE HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$27,120.00) FOR EQUIPMENT MAINTENANCE AND WATER QUALITY MONITORING AND TREATMENT OF THE FOUR (4) TRANSIENT NONCOMMUNITY WATER SYSTEMS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE THE AGREEMENT; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2020/2021 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**17.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE SELECTION OF DEBONAIR MECHANICAL, INC. AS THE LOWEST MOST RESPONSIVE PROPOSER FOR THE PROVISION AND INSTALLATION OF iWAVE ION GENERATORS IN THE AMOUNT OF SIXTEEN THOUSAND FOUR HUNDRED AND EIGHTEEN DOLLARS AND ZERO CENTS (\$16,418.00) TO MITIGATE THE POSSIBLE EFFECTS OF COVID-19 WITHIN TOWN FACILITIES; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO AWARD THE AGREEMENT TO AMERICAN PRIDE.

**Discussion**

**18. Fire Assessment Update – Town Administrator**

Town Administrator Berns narrated a PowerPoint Presentation regarding the update on the Fire Assessment Fees that were questioned by the residents and Town Council.

**19. Approval of Minutes**

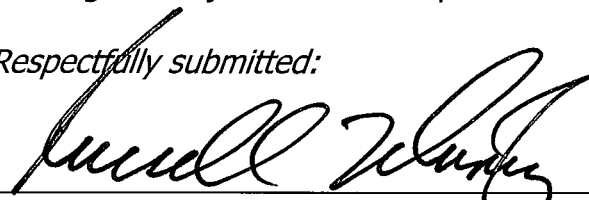
- a. September 14, 2020 – 1<sup>st</sup> Budget Hearing**
- b. September 24, 2020 – 2<sup>nd</sup> Budget Hearing**
- c. September 29, 2020 – 2<sup>nd</sup> Budget Hearing**

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

**MOTION: TO APPROVE THE MINUTES.**

Meeting was adjourned at 8:54 p.m.


*Respectfully submitted:*




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Russell Muñiz, Assistant Town Administrator/Town Clerk

*Adopted by the Town Council on this day of February 11, 2021.*




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Steve Breitkreuz, 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.