

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

March 25, 2021

13400 Griffin Road

Present:

Mayor Steve Breitzkreuz

Andrew Berns, Town Administrator

Vice Mayor Bob Hartmann

Russell Muñiz, Assistant Town Administrator/Town Clerk

Council Member Jim Allbritton

Martin D. Sherwood, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member David S. Kuczenski

Regular Meeting of the Town Council of Southwest Ranches was held virtually via the ZOOM meeting platform. The meeting, having been properly noticed, was called to order by Mayor Breitzkreuz at 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

3. CAFR Presentation for Fiscal Year Ended September 30, 2020

Town Financial Administrator Sherwood provided a brief explanation of the Comprehensive Annual Financial Report and requested Keefe McCollough present their report to the Town Council. The Town Council thanked Town Financial Administrator Sherwood for his department's hard work and congratulated them for their award.

The following motion was made by Council Member Jablonski, seconded by Vice Mayor Hartmann and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2020.

4. Public Comment

The following members of the public addressed the Town Council: Newell Hollingsworth, Doug McKay, George Cailis, Lorena Kaelber, Jorge Lorenzo, Mary Gai Chaples, Elliott Safdie, Marianne Allen and Charles & Susie Aleshire.

5. Board Reports

Jason Halberg, Chair of the Comprehensive Plan Advisory Board, spoke about two items that were discussed at the last board meeting. The first was to add similar language to the Comprehensive Plan as it relates to zoning districts that was added to the Town's Unified Land Development Code at a past meeting to provide for consistency. The second item was the nursery ordinance that had been worked on for about three years. The Board along with Jeff Katims worked through some of the sections and Mr. Halberg felt the board made small but positive changes. He did want to make clear, the current nursery ordinance as it is written has the intent to protect and preserve the current nurseries that reside in the Town which also provides the ability to sell cottage foods.

6. Council Member Comments

Council Member Allbritton thanked the residents for attending the meeting and he reintroduced himself. He wanted to provide his perspective of what the Town's rural lifestyle means to him. He stated during his recent campaign he spoke to a lot of residents and to them, rural lifestyle means different things to different people. Council Member Allbritton wanted to remind the Town Council not all residents have farms, animals, plants or bees and they want to enjoy life in the Town just like the residents that do. He wants to keep Southwest Ranches as rural as possible by keeping the commercial interests only in the commercially zoned areas and out of the residential areas. He then urged the residents to call him with any questions.

Council Member Jablonski addressed some of the comments that were raised by the public speakers. The horses that are in his background are horses that wander into his open pasture. They are not his, but he allows them to graze. There are also goats and chickens that wander into his yard as well which he allows. This is what the rural lifestyle means to him. He is going to start to grow mangoes and pineapples and he can't wait for the cottage foods item to pass. He loves knowing all his neighbors and walking in the open spaces of his Town and he resents anyone that has tried to start problems. Next Council Member Jablonski made some announcements about events happening in the Town such as: COVID-19 drive through testing at the Barn, Virtual Bingo on April 17th, 2021, the Virtual 5K run by the Sikh Youth Society From May 24 through May 9, 2021 and the First Responders aerial photo shoot on July 13, 2021 at the Barn. Council Member Jablonski spoke on the license plate readers at the entrance to Rolling Oaks. He is extremely pleased with how they are working, and he would like to make a proposal to the Town Council. He mentioned the Town had recently recovered some money and he would like to use a portion of the funds to purchase license plate readers for the entire Town. The Town Council stated they agreed with Council Member Jablonski's suggestion. The floor was then opened to the public for discussion. Town Administrator Berns clarified the motion made by Council Member Jablonski and explained there is still a lot of research to be done at an administrative level in order to bring back to the Town Council for consideration. Mayor Breitreuz would like a policy in place that spells out to the Davie Police the acceptable functions for the license plate readers.

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann and Mayor Breitreuz voting yes.

MOTION: TO DIRECT ADMINISTRATION TO PURCHASE 24 LICENSE PLATE READERS TO BE PLACED STRATEGICALLY THROUGHOUT THE TOWN, UTILIZING UP TO 50% OF THE \$600,000.00 SETTLEMENT MONEY RECOVERED.

Vice Mayor Hartmann addressed some of the issues regarding agricultural exemptions and the fire study by advising the residents to contact himself or other members of the Town Council if there are any questions or rumors that need to be answered.

Council Member Kuczenski reintroduced himself to the public and spoke about the phone calls he received from members of the agricultural community. He also advised the public to contact him at any time for any questions or concerns. Next, Council Member Kuczenski spoke about the

nursery ordinance. He stated there were a lot of changes to the nursery ordinance, which he supported. Some issues that he was concerned about:

- a) The changes do not affect any existing nurseries.
- b) The definition of farm product.
- c) The parking requirement was removed.

Last, he was concerned about a proposed left turn coming off I-75 eastbound on Sheridan Street that would make a direct turn onto Volunteer Road. He received many phone calls from unhappy residents worried this would create more traffic than necessary. After speaking with the City of Pembroke Pines and the Developer, an agreement was reached, and the left turn lane will not happen.

Mayor Breitzkreuz spoke on an effort by the National Wildlife Foundation to support Monarch Butterflies which are close to becoming endangered. A lot of municipalities across America have voiced their support and will work towards things that can be done to help promote the issue. He asked for the Town Council's support to register the Town to assist in the effort of protecting the Monarch Butterflies. Next Mayor Breitzkreuz spoke about his love for the Town, its residents and the rural lifestyle which was the reason he ran for the Mayoral seat. He also stressed to the residents, to please call him with any questions or concerns, and he will be happy to speak to them. Mayor Breitzkreuz next spoke about adding a board member with an agricultural background to the Comprehensive Plan Advisory Board. Mayor Breitzkreuz spoke to several nursery owners and one of them was Jorge Lorenzo. He then asked Mr. Lorenzo if he would like to serve on the Comprehensive Plan Advisory Board. Mr. Lorenzo is not a resident of the Town; he only owns a business in Town and the current advisory board rules states that only residents serve on advisory boards. Mayor Breitzkreuz then asked the Town Council to make a one-time exception to allow Mr. Lorenzo to serve. After much discussion, it was agreed to place this item on the April 8, 2021 Town Council meeting. Town Attorney Poliakoff stated the item may have to be a resolution item as it is expanding the size of the Comprehensive Plan Advisory Board. He will investigate it and let the Town Council know. Lastly, Mayor Breitzkreuz stressed the Town needs more communication between its residents and the Town. He then stated he would have a Mayor's Q&A session the second Wednesday of every month at 7:00 p.m. to open communication lines between himself and the residents. Council Member Jablonski mentioned it would only be the Mayor attending and none of the other Council Members so as not to violate the Sunshine Law.

7. Legal Comments

Town Attorney Poliakoff had no comments.

8. Administration Comments

Town Administrator Berns commended Town Financial Administrator Sherwood and his staff for a job well done on the Comprehensive Annual Financial Report for Fiscal Year 2019-2020. He also reminded the Town residents, the community survey has been sent out in the Town newsletter and if anyone didn't receive one, to please call Town Hall and the survey will be provided to them.

Ordinance - 2nd Reading

9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE

10, ENTITLED, "DEFINITION OF TERMS" TO DEFINE THE TERMS, "VETERINARY CLINIC" AND "MOBILE SERVICES UNIT;" AMENDING ARTICLE 45 ENTITLED, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-050 "PERMITTED AND PROHIBITED USES" TO PROHIBIT VETERINARY CLINICS, VETERINARY HOSPITALS AND COMMERCIAL BOARDING AND BREEDING KENNELS AS PRINCIPAL USES IN THE A-1 and A-2 ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. {Approved on First Reading - March 11, 2021}

The following motion was made by Council Member Jablonski, seconded by Council Member Allbritton and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann and Mayor Breitreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE ON SECOND READING.

Resolutions

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A SETTLEMENT AGREEMENT WITH CARLOS AND CINDY PEREZ RELATING TO THE CONSTRUCTION OF A FENCE AND WALL LOCATED WITHIN THE TOWN'S RIGHT OF WAY (QUIET TITLE CASE NO. CACE 19-004382); 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.

The following motion was made by Council Member Kuczenski, seconded by Council Member Jablonski and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann and Mayor Breitreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ENACTING A ZONING IN PROGRESS, PURSUANT TO SECTION 005-240 OF THE TOWN'S UNIFIED LAND DEVELOPMENT CODE, TO FURTHER REGULATE ANY SUBDIVISION OF LAND ENCUMBERED BY A POWERLINE TRANSMISSION EASEMENT, OR THAT RESULTS IN A LOT OF LESS THAN 39,200 SQ. OF NET LOT AREA EXCLUSIVE OF DESIGNATED STORMWATER RETENTION AREA, LOCATED WITHIN THE RURAL ESTATES ZONING DISTRICT; ENACTING A ZONING IN PROGRESS FOR A PERIOD OF TIME NOT TO EXCEED SIX (6) MONTHS OR UNTIL THE TOWN'S REVISED REGULATIONS HAVE BEEN ADOPTED, WHICHEVER IS SOONER; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Vice Mayor Hartmann and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann and Mayor Breitreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

12. Approval of Minutes

- a. February 11, 2021 Regular Meeting**
- b. February 25, 2021 Regular Meeting**

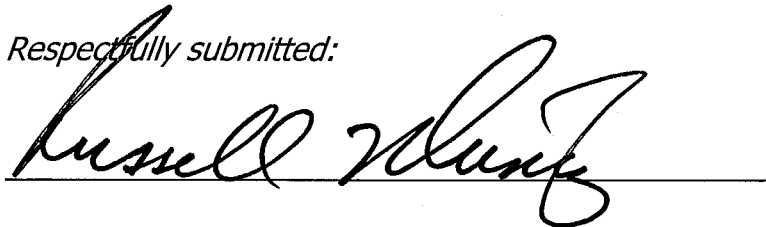
The following motion was made by Vice Mayor Hartmann, seconded by Council Member Jablonski and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann and Mayor Breitzkreuz voting Yes.

MOTION: TO APPROVE THE FEBRUARY 11, 2021 AND FEBRUARY 25, 2021 REGULAR MEETING MINUTES.

13. Adjournment

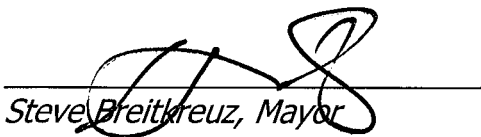
Meeting was adjourned at 10:13 p.m.

Respectfully submitted:



Russell Muñiz, Assistant Town Administrator/Town Clerk

Adopted by the Town Council on this day of May 13, 2021



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.