

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

September 26, 2024

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor David S. Kuczenski

Dan Stewart, Deputy Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Bob Hartmann

Keith Poliakoff, Town Attorney

Council Member Gary Jablonski

A 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 Breitkreuz at 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Mayor Breitkreuz asked for a moment of silence for the passing of Town resident Bob Parker.

Council Member Allbritton spoke about Mr. Parker and provided details of his viewing and funeral services.

Quasi-Judicial Hearing

3. Waiver of Plat Application No. WP-34-24

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-34-24 TO SUBDIVIDE 14.13 NET ACRES OF PROPERTY INTO TWO LOTS OF 3.21 AND 10.92 NET ACRES; GENERALLY LOCATED ON THE EAST SIDE OF HANCOCK ROAD APPROXIMATELY 1,200 FEET SOUTH OF EAST PALOMINO DRIVE; COMPRISING THE NORTH ONE-HALF OF TRACT 27 OF AND ALL OF TRACT 28 IN "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

4. Public Comment

The following members of the public addressed the Town Council: Mary Gay Chaples, Dee Schroeder, Peter Tossas, John Steven Garate, Debbie Green, Marianne Allen, Jim Laskey, Mike Rodriguez.

5. Board Reports

George Morris spoke on behalf of the Southwest Ranches Parks Foundation. He stated the Bingo at the Barn event that occurred on September 14th, was a big success and that he was looking forward to next year's event. He reminded the Town Council about the upcoming carnival and car show events, and said he would speak about them in more detail at later meetings.

Debbie Green spoke on behalf of the Zero Waste Task Force. She stated the next Solid Waste Executive Meeting would be September 27th, at 9:00 a.m., and the Solid Waste Authority would meet immediately after the conclusion of the Executive Meeting. She stressed the importance of people attending the meetings to provide the Authority the public's opinion on the issues. She said the next Zero Waste Task Force meeting would be October 9th, at 7:00 p.m.

Marianne Allen spoke as the Agricultural Liaison. She talked about the maintenance of equestrian trails around the Town and that more money should be allocated towards maintaining the trails. She spoke about the covers being used for the buried lines in swales and discussed the Florida State Statute regarding protecting large animals such as horses.

6. Council Member Comments

Council Member Jablonski spoke about upcoming events within the Town such as the Holiday Lights Contest submissions due date of December 5th, Hazmat at the Barn happening on September 28th, and the Halloween at the Barn event on October 26th. He stated the Town's 25th Anniversary event would be on June 7th, 2025 at the Rolling Oaks Barn. He talked about the Candidates Forum happening on September 30th at 7:00 p.m. and said it would be streamed live on the Town's YouTube channel. He offered his prayers to Judy Parker on the loss of her husband and spoke about Mr. Bob Parker.

Vice Mayor Kuczenski spoke about Bob and Judy Parker and Mr. Parker's passing. He discussed the Rural Public Arts and Design Board's Halloween House Decorating Contest and said the deadline to enter the contest was October 18th, the judging on October 21st, and that the awards will be announced on the 25th. He spoke about the importance of education on recycling to help fight against the incinerator and provided some examples of proper recycling. He thanked the Town's Volunteer Fire Department for their work to remove a downed tree that was blocking a road in the Town. He asked everyone to keep all of those that may be affected by Hurricane Helene in their thoughts and prayers.

Council Member Allbritton spoke about the Halloween House Decorating Contest. He answered a question regarding potholes asked during public comments, and provided information on how the Town has increased funding towards repairing roads in the Town. He discussed being on the Board of Directors for the Broward League of Cities and talked about meeting Miss Rebecca Thompson, the newly elected School Board representative. He thanked George Morris for his efforts at the Bingo at the Barn event. He addressed a statement made during public comment regarding his membership with the Broward League of Cities.

Council Member Hartmann spoke about Mr. Bob Parker and offered his prayers to Mrs. Judy Parker and the family. He addressed a statement made during public comment regarding his employment at SunPass and addressed another comment regarding researching candidates running for Town Council. He stated that everyone should do their own research on the candidates and the claims that candidates are making before they vote in the election.

Mayor Breitzkreuz addressed the issue of potholes mentioned during public comment and spoke about the TSDOR project. He discussed the new procedures of the Mosquito Control Division and how it affects the Town and its residents. He stated the Town is trying to work with the County to possibly change the procedures to become more aligned with the Town's needs. He spoke about attending the resiliency round table of Broward County regarding water issues the County is facing in the future and how they planned to be addressed. He spoke about the impoundment area project meant to retain water during heavy rains where the C-11 Canal meets U.S. Highway 27. He said the project should take 5-6 years to complete but the Town would see benefits 3-4 years from now. He also talked about other projects the County is planning, including a seawall.

7. Legal Comments

Town Attorney Poliakoff offered his thoughts and prayers to the Parker family. He addressed comments made during public comment including fees charged to the Town by his firm, legal costs associated with hiring a criminal defense attorney for members of Town staff, and fees paid to the City of Pembroke Pines.

8. Administration Comments

Town Administrator Muñiz expressed his condolences to the Parker family. He discussed receiving an unsolicited proposal for a zero-waste consultant and asked for direction from Town Council regarding creating a proposal for a zero-waste consultant.

A discussion ensued regarding the ways a zero-waste consultant could assist the Town, how much should be allocated for the consultant, and from where the funds should be budgeted. Mayor Breitzkreuz summarized the duties of the consultant as developing projects the Town can control such as developing recycling and composting plans for the Town, assisting with education and communication on the projects, and to move the Town towards 75-80% recycling. Town Administrator Muñiz explained that the monies were allocated in the 2024 Fiscal Year budget, and those funds will roll over into the 2025 Fiscal Year Fund Balance.

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

MOTION: TO DIRECT THE TOWN ADMINISTRATOR TO CREATE A PROPOSAL TO HIRE A ZERO WASTE CONSULTANT AND TO ALLOCATE AN AMOUNT NOT TO EXCEED \$35,000 FROM THE FUND BALANCE.

Town Administrator Muñiz stated that applications for the Town's Halloween Decorating Contest were available in the Council Chambers for residents. He thanked Town staff for their work and efforts while he was out of the office.

Ordinances – 2nd Reading

9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY 1.8- P AND THE PERFORMANCE STANDARDS FOR THE US HIGHWAY 27 BUSINESS CATEGORY IN PART TWO OF THE FUTURE LAND USE ELEMENT ENTITLED, "PERMITTED USES IN FUTURE LAND USE CATEGORIES;" PERTAINING TO POTABLE WATER AND SANITARY SEWER FACILITIES REQUIRED TO SERVE DEVELOPMENT DESIGNATED US HIGHWAY 27 BUSINESS CATEGORY ON THE FUTURE LAND USE PLAN MAP; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND OTHER REVIEW AGENCIES DEFINED IN F.S. 163.3184(1)(C); PROVIDING FOR RECERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-24-2) {Approved on First Reading August 08, 2024}

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 Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE ON 2ND READING.

Resolutions

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A LEASE AGREEMENT WITH BRITISH IMPORTS OF BROWARD, LLC, DBA JAGUAR WEST BROWARD DBA LANDROVER WEST BROWARD; PROVIDING FOR THE TEMPORARY LEASE OF A PORTION OF THE UNRESTRICTED PROPERTY LOCATED AT THE NORTHEAST CORNER OF GRIFFIN ROAD AND SW 163RD AVENUE FOR THE STORAGE OF NEW AUTOMOBILES; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

ITEM WAS PULLED FROM MEETING AT REQUEST OF TOWN COUNCIL.

11. A RESOLUTION OF THE TOWN COUNCIL OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH ARCADIS US, INC. IN THE AMOUNT OF TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$200,000.00) TO PREPARE A COMPREHENSIVE VULNERABILITY ASSESSMENT; 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 Jablonski, seconded by Vice Mayor Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitzkreuz voting yes.

MOTION: TO REJECT THE NUMBER ONE RANKED COMPANY, ARCADIS US, INC., AS THE AWARDED COMPANY AND TO NEGOTIATE AN AGREEMENT WITH THE SECOND RANKED COMPANY, CHEN MOORE AND ASSOCIATES, DUE TO A CONFLICT OF INTEREST.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING A FUND BALANCE POLICY TO GOVERN NON-SPENDABLE, RESTRICTED, COMMITTED, ASSIGNED, UNASSIGNED FUND BALANCES, AND EMERGENCY FUNDING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

13. A RESOLUTION OF THE TOWN COUNCIL OF SOUTHWEST RANCHES, FLORIDA, SUPPORTING THE CREATION OF A TRIPARTY AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES, THE SCHOOL BOARD OF BROWARD COUNTY, AND THE SOUTH FLORIDA WILDLIFE CENTER RELATING TO THE FUTURE USE OF THE SCHOOL BOARD OF BROWARD COUNTY'S PROPERTY GENERALLY LOCATED OFF OF SHERIDAN STREET BETWEEN SW 185TH WAY AND SW 190TH AVENUE CONTAINING THE PARCEL ID 513901010058; SUPPORTING THE SCHOOL BOARD OF BROWARD COUNTY ENTERING INTO A 99-YEAR LEASE AGREEMENT WITH THE SOUTH FLORIDA WILDLIFE CENTER TO USE THE SOUTHERN SEVEN ACRES OF THE PROPERTY IN CONSIDERATION OF THE TOWN'S REMOVAL OF THE DEED RESTRICTION FOR THE REMAINDER OF THE PROPERTY THAT LIMITS THE PROPERTY TO A PUBLIC SCHOOL/EDUCATIONAL FACILITY; SUPPORTING THE DEVELOPMENT OF THE REMAINDER OF THE PROPERTY FOR RESIDENTIAL USES IN CONFORMITY WITH THE TOWN'S RURAL RANCHES ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

14. APPROVAL OF MINUTES

a. August 8, 2024 Regular Meeting Minutes

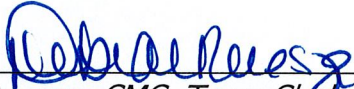
The following motion was made by Council Member Jablonski, seconded by Vice Mayor Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE AUGUST 8, 2024 REGULAR MEETING MINUTES.

15. Adjournment

Meeting adjourned at 9:22 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 23^d day of January, 2025.



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.