

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

October 24, 2024

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor David S. Kuczenski

Debra Ruesga, Town Clerk

Council Member Bob Hartmann

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

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 7:06 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Quasi-Judicial Hearing

3. BBX Site Plan

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING SITE PLAN APPLICATION NO. SP-86-24 BY BBX LOGISTICS PROPERTIES, LLC FOR APPROXIMATELY 335,000 SQUARE FEET OF WAREHOUSE ON THE PARCEL GENERALLY KNOWN AS THE CCA PROPERTY, INCLUSIVE OF ALL OR PARTS OF LOTS 60, 61 AND 62 OF THE REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL PARK; 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 Hartmann, and seconded by Council Member Jablonski, 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.

Presentations

4. Proclamation for Horse and Farm Preservation

The Town presented a proclamation that established the Horse and Farm Preservation Act of the Town.

5. Proclamation - Hindu Heritage Month and Festival of Diwali

The Town presented a proclamation that recognized the month of October as Hindu Heritage Month and honored the Festival of Diwali.

6. Proclamation - Red Ribbon Week

The Town presented a proclamation that recognized October 23rd through October 31st as Red Ribbon Week.

7. Public Comment

The following members of the public addressed the Town Council: Melissa Pomales, Carlos Martinez, Marianne Allen, John Steven Garate, Jim Laskey, Debbie Green.

8. Board Reports

Debbie Green spoke on behalf of the Zero Waste Task Force. She stated the next Solid Waste Executive Meeting would be meeting on October 25th at 9:00 a.m. She spoke about the "No Incinerators" yard signs and door hangers in the back of the Council Chambers available for everyone. She said the next Zero Waste Task Force meeting would be November 13th at 7:00 p.m., and they would be showing the "We are All Plastic People" movie at the meeting.

9. Council Member Comments

Council Member Jablonski spoke about upcoming events within the Town such as the Halloween at the Barn event on October 26th at 6:00 p.m., the Water Matters Day event in March, and the Country Fair and Carnival January 16th through the 20th. He talked about the Holiday Lights Contest and said that applications for the contest were due December 5th. He stated the Town's 25th Anniversary event would be on June 7th, 2025, at 10:00 a.m. at the Rolling Oaks Barn. He said the DMV FLOW event would be returning to Town Hall on November 27th. He discussed Broward County possibly creating a Homeless Facility at 198th Avenue and Sheridan Street and said the County was also looking into an area near Dania Beach called the Shaw properties as a possible site as well. He stated the Town should investigate drafting a letter or resolution to encourage the County to choose the Shaw properties location.

Council Member Allbritton discussed early voting in the County and provided the dates for voters. He spoke about the "We Are All Plastic People" movie and encouraged residents to attend the screening of the movie at the Zero Waste Task Force Meeting. He talked about the Halloween Decorating Contest and that all the homes in the contest were decorated by some very talented people and encouraged everyone to drive around Town to see the homes.

Vice Mayor Kuczenski spoke about the Halloween event at the Rolling Oaks Barn on October 26th and said the Sunshine Ranches HOA donated \$200.00 to the event. He discussed the Sun Sentinel article written about Broward County scouting locations in the County to use as a homeless facility. He stated the Town needs to pass a resolution opposing the Sheridan site being selected for the facility.

Mayor Breitkreuz stated that he would have no problems passing a resolution to oppose the facility being built at the Sheridan Street site but wanted more research done to learn what was being planned and how the Town can fight it. A discussion ensued and there was a consensus by the Town Council to have Town Attorney Poliakoff draft a resolution opposing the homeless facility being built at the Sheridan Street site.

Vice Mayor Kuczenski talked about having a Texas Hold 'Em Poker tournament with the proceeds going to the Town's Scholarship Fund. He discussed donating toys to children at the Joe DiMaggio

Children's Hospital and stated that he would be looking into contacting the hospital in an effort for the Town to start a toy drive in cooperation with the hospital. He talked about receiving messages about the Town's bond funds being mismanaged. He spoke to Town Financial Administrator Lopez about the safeguards the Town uses to ensure the funds are not being mismanaged. Town Financial Administrator Lopez described the safeguards Town uses as bi-annual payments to the bank, compliance with the bank's covenant, keeping in compliance with the Town Resolution that authorized the bond purchase, bank requirements and auditing, as well as the Town's contracted auditing services.

Council Member Hartmann spoke about the upcoming election and the Town Charter Amendments on the ballot. He discussed the process on how the charter amendments were created and spoke about the amendments.

Mayor Breitkreuz spoke about the property at 13900 Griffin Road that was mentioned during public comment. He stated that the Town owed it to the property owner, Sunshine Ranches, and the Town residents, that the property owners have a clear view of any restrictions on the property so they could be presented to any potential buyers. He said he would like to set a meeting with the property owners and their attorneys, as well as the Town Attorney and himself to resolve the issue. He talked about the homeless facility and stated that the Town needs to investigate the issue further before he reached out to the County Commissioners.

10. Legal Comments

Town Attorney Poliakoff spoke about the homeless facility and stated that he spoke to Ralph Stone, the Head of Housing for Broward County, and stated that Mr. Stone knew nothing about the Sun-Sentinel article. He said that he believed that there was a meeting regarding what to do with the surplus land in the County the Sheridan Street site was one of the properties listed during the discussion. He said he would research the issue further and contact Senator Rich for more information. He addressed the issue of the 13900 Griffin Road property mentioned in public comment and by Mayor Breitkreuz. He discussed the agreement that was made on the property and the size restrictions. Mayor Breitkreuz stated that clarity was needed on the restrictions of the property and said he wanted a meeting next week regarding the matter. Town Attorney expressed his condolences to the Ansbro family and to the City of Fort Lauderdale on the passing of City Attorney Tom Ansbro.

11. Administration Comments

Town Administrator Muñiz asked the that item 18 be moved after item 21.

The following motion was made by Council Member Hartmann, 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 MOVE ITEM 18 TO AFTER ITEM 21 ON THE AGENDA

Ordinances – 2nd Reading

12. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CREATE A NEW SECTION OF THE TOWN CODE ENTITLED "MERITLESS CODE COMPLIANCE CALLS"; PROVIDING FOR A SERVICE CHARGE AS A PENALTY FOR MORE THAN THREE MERITLESS CODE COMPLIANCE CALLS; PROVIDING FOR PENALTIES; PROVIDING FOR INCLUSION IN THE TOWN'S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. [Approved on First Reading - October 16, 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 Breitreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE ON 2ND READING WITH THE AMENDED PENALTIES ESCALATING FROM THE FIRST THREE CALLS AT NO PENALTY, CALLS 4 THROUGH 6 BEING FINED \$250 PER CALL, AND FOR 7 CALLS AND EACH AFTER, THE FINES WOULD BE \$500 PER CALL.

Ordinances – 1st Reading

13. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8)

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, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE ON 1ST READING.

14. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE DISTRICT TO US HIGHWAY 27 PLANNED BUSINESS DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23)

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 ORDINANCE ON 1ST READING.

Resolutions

15. A RESOLUTION OF THE TOWN COUNCIL OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH CHEN MOORE AND ASSOCIATES 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 Vice Mayor Kuczenski, seconded by Council Member Hartman, 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.

16. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH CITRIN COOPERMAN & COMPANY, LLP ("CITRIN COOPERMAN"); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

17. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO ETR, LLC IN THE AMOUNT OF FOUR HUNDRED NINETY-FIVE THOUSAND AND SEVEN DOLLARS AND ZERO CENTS (\$495,007.00) BY PIGGYBACKING OFF OF THE STATE OF FLORIDA SHERIFFS ASSOCIATION CONTRACT (FSA#23-VEF17.0); TO PURCHASE A NEW FIRE RESCUE UNIT FOR TOWN OF DAVIE FIRE RESCUE PURSUANT TO THE TOWN'S PUBLIC SAFETY AGREEMENT WITH THE TOWN OF DAVIE AS DELINEATED WITHIN RESOLUTION 2023-066; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Kuczenski, 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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

19. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH EAST COAST BUILDERS AND DEVELOPERS IN THE AMOUNT OF TWO MILLION SIX HUNDRED SEVENTEEN THOUSAND DOLLARS AND ZERO CENTS (\$2,617,000.00) FOR CONSTRUCTION OF THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDED SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS PROJECT; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Kuczenski, 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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION NOT TO EXCEED THE AMOUNT OF \$2,182,000.00 AND TO REMOVE LINE ITEMS AA3, AA4, AA10, AA11, AND AA12 FOR A SAVINGS OF \$435,000.

20. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ESTABLISHING THE TOWN OF SOUTHWEST RANCHES PERPETUAL MAINTENANCE RESPONSIBILITY FOR THE FRONTIER TRAILS CONSERVATION EASEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Hartmann, 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.**Discussion****21.** ARPA Allocated Projects - Town Administrator Muñiz

Town Administrator Muñiz presented a discussion item to Town Council regarding the ARPA funds the Town received in 2023. He stated that the funds needed to be allocated to projects before the federal deadline or the Town risked losing the federal funds. He spoke about the projects the Town has completed with the funds, which projects the Town has designated to be completed using the funds and made recommendations to the Town Council on which projects should be designated as ARPA projects. A discussion ensued regarding the designation of projects to be paid for using ARPA funding.

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 ALLOCATING ARPA FUNDING TO THE FOLLOWING PROJECTS: THE LED MONUMENT SIGNS, SOUTHWEST MEADOWS SANCTUARY PARK ROADWAY PARKING AND RESTROOM FACILITIES, THE DYKES ROAD PIPING PROJECT, THE TOWN HALL VOICE OVER IP PHONE SERVICE, THE TOWN HALL INTERNET FIBER INSTALLATION, THE TOWN HALL MULTI-PURPOSE STORAGE BUILDING, THE ADD ALTERNATIVES 1, 2, AND 3, TO THE GREEN MEADOWS DRAINAGE PROJECT, AND THE TOWN HALL LOBBY KIOSK FOR THE TOTAL OF \$1,376,200.

18. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE PURCHASE AND INSTALLATION OF TWO (2) LED MONUMENT SIGNS FROM i2 VISUAL VIA COOPERATIVE PURCHASING AGREEMENT WITH THE FLORIDA BUY STATE COOPERATIVE PURCHASING AGENCY CONTRACT #22-168 IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THIRTY-ONE THOUSAND FOUR HUNDRED AND FORTY DOLLARS AND ZERO CENTS (\$131,440.00); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Kuczenski, 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 RESOLUTION AND THE SIGNS TO BE PURCHASED USING ARPA FUNDING.

22. APPROVAL OF MINUTES

a. August 13, 2024 Budget Workshop Minutes- Amended

The following motion was made by Council Member Hartmann, seconded by Council Member Allbritton, 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 AMENDED AUGUST 13, 2024 BUDGET WORKSHOP MINUTES.

23. Appointments

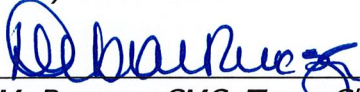
a. Comprehensive Plan Advisory Board Vacancy - Vice Mayor Kuczenski

Vice Mayor Kuczenski advised he would wait until after the General Election to make his appointment.

24. Adjournment

Meeting adjourned at 10:30 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.