

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

Thursday 7:00 PM

August 8, 2024

13400 Griffin Road

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Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor David S. Kuczenski

Debra M. Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Bob Hartmann

Richard Dewitt, Assistant 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 8:25 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Mayor Breitkreuz asked for a moment of silence in remembrance of Town resident Debra Goffe Rose.

**3. Public Comment**

The following members of the public addressed the Town Council: Marianne Allen, Richard Ramcharitar, Mary Gay Chaples, John Steven Garate, Dee Schroeder, Guillermo Angel Alonso, Newell Hollingsworth, and Lori Parrish.

**4. Board Reports**

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She discussed the August 20<sup>th</sup> Primary Election and the School Board Seats on the ballot for that election. She stated that both candidates for the upcoming election, Torey Alston and Rebecca Thompson, will be attending the August 12<sup>th</sup> Board meeting to discuss their platforms.

Debbie Green spoke on behalf of the Zero Waste Task Force. She thanked the Bergeron Foundation for their donation of \$2,000 to help fund yard signs and other methods used to raise awareness to stop the incinerator. She said the next meeting would be August 14<sup>th</sup>, and that the new executive director, Todd Stori, would be at the meeting. She encouraged everyone to attend to voice their opposition to having an incinerator placed in Broward County.

Debbie Green spoke on behalf of the Zero Waste Advisory Board. She discussed the purpose of the Advisory Board in educating residents on zero waste and methods of reducing and recycling waste. She talked about the biochar presentation that was done at the last Board meeting and stated that it was meant to educate the public on methods of disposing of waste. She asked the Town council to consider allocating funds to hire a zero-waste consultant to work with the Board as well as Town staff to move towards zero waste.

Marianne Allen spoke as the Agricultural Liaison. She talked about the biochar process and stated that it was dangerous to the agricultural community. She spoke about the benefits of small-scale Agroecology and how it would benefit the Town.

## **5. Council Member Comments**

Council Member Jablonski thanked everyone for attending the meeting. He spoke about upcoming events within the Town such as the Budget Workshop happening on August 13<sup>th</sup>, the Calendar Photo Contest submission deadline of September 9<sup>th</sup>, the DMV Flow event on August 28<sup>th</sup>, and the Aden Perry Lifesaving Ring Dedication Ceremony on August 9<sup>th</sup>. He spoke about Aden Perry and the Aden Perry Foundation and the foundation's efforts to place lifesaving rings around bodies of water throughout the state. He said that if anyone needed the "Recycle Right" decals for their recycling bins, they were available at Town Hall. He addressed an issue mentioned during earlier Public Comments regarding the sale of 40 acres of land in the Town and how the new zoning classification of A3 with a 2.5 acre minimum was created from it.

Vice Mayor Kuczenski discussed the importance of everyone that was opposed to the incinerator being built in Broward County to attend the Zero Waste Task Force meeting on August 12<sup>th</sup>. He said that with the executive director of the Solid Waste Authority being in attendance, it was a chance for everyone to voice their opposition to him directly. He asked the Town Council for consensus that the Town send an email to residents regarding the meeting and that the email state that "the Mayor and Town Council request your presence" to stress the importance of the meeting. Town Council agreed that should be done. He said that he would like the Town to research hiring a zero-waste consultant to advise the Town on how to move forward with the initiative. He discussed the importance of recycling and how contaminants mixed in with recycled materials ruins the process. He talked about the DRW magazine and said that it would be ending its publication soon. He spoke about Debra Goffe Rose and their friendship and stated that she was a wonderful woman that would be missed by all. Lastly, he advised the Town Council of his "Law and Order Report" listing the traffic citations for the month of July.

Council Member Allbritton spoke about the Public Safety & Traffic Committee Task Force, a Police Detail created to spend extra hours dedicated to traffic enforcement on the interior roads of the Town. He spoke about the Broward County Emergency Management and US Small Business Administration partnering to provide loans for homeowners and business owners that were affected by the flooding that occurred during June 11<sup>th</sup> through June 14<sup>th</sup>. He said they have a few centers that people can visit in person, provided their website, [www.lending.sba.gov](http://www.lending.sba.gov) and reminded everyone the application window closes at the end of August. He discussed the difference between the Zero Waste Advisory Board and the Zero Waste Task Force. He spoke about the political signs that have been removed or taken from properties and described an incident involving his signs being taken from a private residence. He stated that people should be neighborly, and to leave the political signs alone.

Council Member Hartmann spoke about Debra Goffe Rose, their long friendship, how she was always willing to offer a helping hand to anyone, and how she will be missed by the entire Town.

He addressed comments that were said during Public Comments regarding the Town Council not being representatives of the community and that the Town Council is passing laws and rules to impose on the community. He described incidents involving the Florida Elections Commission and the Town Code Enforcement Department that received complaints against him after he was elected. He encouraged residents to do their research on all the candidates that were running for office to make an informed decision when voting. He spoke about term limits for the Town Council and stated that the voters decide the term limits for the Town Council, if the residents want the elected official remain on the Council the residents vote for them to stay and if they want the elected official off the Town Council, they do not vote for them. He stated that all of the Town Council members were there to serve the community.

Mayor Breitreuz addressed the issue mentioned during Public Comments regarding the ULDC and Comprehensive Plan and stated that he wanted to bring both into alignment with each other. He announced that the Town has officially become a part of the countywide "Mayor's Chess Challenge" and the Town's first event will be October 19<sup>th</sup>. He spoke about the upcoming election and encouraged everyone to do their own research before voting. He discussed the Solid Waste Authority board and its purpose to create a master plan for the next 40 years of waste disposal. He said that the next Zero Waste Task Force meeting on August 14<sup>th</sup> was important and encouraged everyone to attend because the director of the SWA would be in attendance and it was an opportunity for everyone to have their voices heard.

## **6. Legal Comments**

Assistant Town Attorney Dewitt advised the Town Council about the settlement of an appeal of a Code Enforcement case with the Massons. He said it that as part of the settlement the Massons dropped their appeal, and the Town dismissed the Code Enforcement case. He stated the case stemmed from a noise violation from a neighbor and that he believed there was a \$750 fine.

## **7. Administration Comments**

Town Administrator Muñiz advised Town Council and residents that flyers for the Mayor's Chess Challenge were available in the back of the Council Chambers. He discussed the Aden Perry Project and said that Aden Perry's mother, Sarah Perry, would be attending the Town's lifesaving ring dedication ceremony happening on August 9<sup>th</sup>.

## **Ordinance – 1st Reading**

**8.** A 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) {Item Tabled from May 23, 2024 Meeting}

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 FIRST READING AS AMENDED BY ELIMINATING ALL STRIKETHROUGHS OF THE PHRASE, "OR ROOFED STRUCTURE".**

**9.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 10, "DEFINITION OF TERMS," SECTION 010-030, "TERMS DEFINED," ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-030, "GENERAL PROVISIONS," AND ARTICLE 55, "MANUFACTURING AND INDUSTRIAL DISTRICT," SECTION 55-030, "GENERAL PROVISIONS," PERTAINING TO THE MEASUREMENT OF HEIGHT, AND PARTICULARLY THE HEIGHT OF FENCES, WALLS, HEDGES, AND STRUCTURES OTHER THAN BUILDINGS AND SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, 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 FIRST READING.**

### **Resolutions**

**10.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICE TO 5560 HANCOCK ROAD, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; 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.**

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE NEIGHBORHOOD SAFETY GRANT AWARD IN THE AMOUNT OF THIRTY-FIVE THOUSAND TWO HUNDRED EIGHTY-SEVEN DOLLARS AND EIGHTY-TWO CENTS (\$35,287.82) TO THE CIRCLE S ESTATES HOMEOWNERS ASSOCIATION; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2023-2024 ADOPTED TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, 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 APPROVE THE RESOLUTION WITH THE FOLLOWING CHANGE: REMOVE THE LPR CAMERA FROM THE AGREEMENT AND APPROVE THE AMOUNT OF \$11,541.00 WITH 25% RESPONSIBILITY PAID BY CIRCLE S ESTATES HOMEOWNERS ASSOCIATION.**

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 Breitzkreuz voting yes.

**MOTION: TO PURCHASE A LPR CAMERA AND PLACE IT AT CIRCLE S ESTATES AND PAY FOR IT FROM UNASSIGNED TOWN FUNDS.**

### **Discussion**

**12. Discussion - Southwest Meadows Preserve - Advisory Board Review -Vice Mayor Kuczenski**

Vice Mayor Kuczenski asked that the discussion item be moved to the August 22, 2024 Regular Town Council Meeting.

**13. Approval of Minutes**  
**a. July 11, 2024 Regular Meeting**

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 JULY 11, 2024 REGULAR MEETING MINUTES.**

**14. Adjournment**

Meeting adjourned at 10:22 p.m.

*Respectfully submitted:*



*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 26<sup>th</sup> day of September, 2024.*



*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.