



# Southwest Ranches Town Council

## REGULAR MEETING

Agenda of June 26, 2025

Southwest Ranches Council Chambers  
7:00 PM Thursday

13400 Griffin Road  
Southwest Ranches, FL 33330

<b><u>Mayor</u></b> Steve Breitkreuz	<b><u>Town Council</u></b> Jim Allbritton Gary Jablonski David S. Kuczenski, Esq.	<b><u>Town Administrator</u></b> Russell C. Muniz, ICMA-CM	<b><u>Town Attorney</u></b> Keith M. Poliakoff, J.D.
<b><u>Vice Mayor</u></b> Bob Hartmann		<b><u>Town Financial Administrator</u></b> Emil C. Lopez, CPM	<b><u>Town Clerk</u></b> Debra M. Ruesga

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

**1. Call to Order/Roll Call**

**2. Pledge of Allegiance**

**Presentations**

**3. Presentation - Volunteer Recognition for Town Birthday**

**4. Presentation - 2025 Scholarship Awards Night**

**5. Public Comment**

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

**6. Board Reports**

**7. Council Member Comments**

**8. Legal Comments**

**9. Administration Comments**

**Ordinance - 2nd Reading**

- 10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95. - "OUTDOOR LIGHTING STANDARDS" BY ADDING AND MODIFYING DEFINITIONS, MODIFYING LIGHTING INTENSITY STANDARDS, ESTABLISHING PROHIBITED LIGHTING PRACTICES, AND PROVIDING FOR COMPLIANCE; AMENDING ARTICLE 70. - SIGN**

**REGULATIONS, SECTION 070-070. – “GENERAL SIGN REQUIREMENTS FOR PERMANENT SIGNS,” PERTAINING TO SIGN ILLUMINATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**Ordinance - 1st Reading**

- 11. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 070-110 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE PERTAINING TO NONCOMMERCIAL SIGNAGE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**
- 12. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE (“ULDC”),” ARTICLE 35, “CONDITIONAL USES,” SECTION 035-080, “INDOOR AND OUTDOOR ASSEMBLY IN RURAL AND AGRICULTURAL DISTRICTS”; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**
- 13. Approval of Minutes**
  - a. March 27, 2025 Regular Meeting Minutes**
  - b. April 10, 2025 Regular Meeting Minutes**

**14. Adjournment**

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 A 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.



**Town of Southwest Ranches**  
**13400 Griffin Road**  
**Southwest Ranches, FL**  
**33330-2628**  
**(954) 434-0008 Town Hall**  
**(954) 434-1490 Fax**

**Town Council**  
**Steve Breitreuz, Mayor**  
**Bob Hartmann, Vice Mayor**  
**Jim Allbritton, Council Member**  
**Gary Jablonski, Council Member**  
**David S. Kuczenski, Esq., Council Member**

**Russell C. Muniz, MBA, MPA, Town Administrator**  
**Keith M. Poliakoff, JD, Town Attorney**  
**Debra M. Ruesga, Town Clerk**  
**Emil C. Lopez, CPM, Town Financial Administrator**

### **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitreuz and Town Council  
**VIA:** Russell C. Muñiz, Town Administrator  
**FROM:** Jeff Katims  
**DATE:** 6/26/2025  
**SUBJECT:** Outdoor Lighting Ordinance

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#### **Recommendation**

Staff recommends the Town Council adopt the proposed ordinance on second reading.

#### **Unanimous Vote of the Town Council Required?**

Yes

#### **Strategic Priorities**

A. Sound Governance

#### **Background**

The Town Council finds that the outdoor lighting regulations in the ULDC, adopted in 2005, are not adequate to maintain the Town's rural character and prevent certain nuisances.

The Town Council wishes to amend the outdoor lighting regulations to more effectively limit light trespass onto residential properties and onto residential streets.

After holding a duly noticed public hearing on June 26, 2025, the Local Planning Agency found the proposed amendments to be consistent with the adopted Town of Southwest Ranches Comprehensive Plan.

#### **Fiscal Impact/Analysis**

The ordinance will not impose additional costs to the Town.

**Staff Contact:**

Jeff Katims

**ATTACHMENTS:**

Description	Upload Date	Type
Business Impact Statement	6/18/2025	Backup Material
Ordinance Second Reading	6/18/2025	Ordinance



# Town of Southwest Ranches

## Business Impact Estimate

### Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title of proposed ordinance:

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95, "DARK SKY ORDINANCE" TO FURTHER REGULATE OUTDOOR LIGHTING; PROVIDING FOR, ADMINISTRATION, ENFORCEMENT AND COMPLIANCE; AMENDING ARTICLE 70, "SIGN REGULATIONS" FOR CONSISTENCY WITH THE AMENDMENTS TO ARTICLE 95; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

### Section A

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Development orders and permits and development agreements.
  - b. Comprehensive plan amendments and land development regulation amendments initiated by a private party other than the municipality.

- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

## **Section B**

This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

- Limits permissible outdoor lighting adjacent to streets
- Amends the method for measuring light trespass
- Lowers the minimum intensity of light fixtures that must be cut-off or shielded.
- Provides for phased compliance of existing fixtures made nonconforming by the ordinance.
- The public purpose of the ordinance is to maintain the rural character of the Town as directed by the Town's adopted comprehensive plan.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

The ordinance is intended to apply principally to residential areas. Compliance costs for businesses are not expected.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

The ordinance does not impose charges or fees for businesses.

- (c) An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

The Town is not anticipated to incur additional costs to implement this ordinance. Permits that include outdoor lighting may be reviewed by a lighting engineer the Town engages on a cost-recovery basis. Cost-recovery will be the responsibility of each applicant.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to impact businesses.

4. Additional information/methodology for preparation, if any:

**ORDINANCE NO. 2025 - XXX**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95. - "OUTDOOR LIGHTING STANDARDS" BY ADDING AND MODIFYING DEFINITIONS, MODIFYING LIGHTING INTENSITY STANDARDS, ESTABLISHING PROHIBITED LIGHTING PRACTICES, AND PROVIDING FOR COMPLIANCE; AMENDING ARTICLE 70. - SIGN REGULATIONS, SECTION 070-070. – "GENERAL SIGN REQUIREMENTS FOR PERMANENT SIGNS," PERTAINING TO SIGN ILLUMINATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Town Council finds that the outdoor lighting regulations in the ULDC, adopted in 2005, are not adequate to maintain the Town's rural character and prevent certain nuisances; and

**WHEREAS,** the Town Council wishes to amend the outdoor lighting regulations to more effectively limit light trespass onto residential properties and onto residential streets; and

**WHEREAS,** after holding a duly noticed public hearing on June 26, 2025, the Local Planning Agency found the proposed amendments to be consistent with the adopted Town of Southwest Ranches Comprehensive Plan.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated herein and made a part hereof.

**Section 2.** Article 095. - "Outdoor Lighting Standards" is hereby amended pursuant to Exhibit "A," which is attached hereto and made a part hereof.

Ordinance No. 2025-\_\_\_\_

**Section 3.** Article 070. – “Sign Regulations,” Section 070-070. – “General sign requirements for permanent signs” is hereby amended pursuant to Exhibit “B,” which is attached hereto and made a part hereof.

**Section 4. Codification.** The Town Clerk shall cause this ordinance to be codified as a part of the ULDC during the next codification update cycle.

**Section 5. Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 6. Severability.** If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon passage and adoption.

**[Signatures On Following Page]**

Ordinance No. 2025-\_\_\_\_



**PASSED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2025 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED AND ADOPTED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2025, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Kuczinski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

ATTEST:

\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, J.D., Town Attorney  
1001.035.2025

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## EXHIBIT "A"

### ARTICLE 95. OUTDOOR LIGHTING STANDARDS

#### Sec. 095-010. Purpose, intent and applicability.

The purpose and intent of this article is to create lighting standards that preserve the rural character of the town and promote the health, safety and welfare of ~~the-its~~ residents by establishing maximum intensities of lighting and controlling glare from ~~luminaires~~~~lighting fixtures~~. The provisions of this article shall apply to all permanent outdoor lighting from an artificial light source.

#### Sec. 095-020. Definitions.

In addition to terms defined in ~~A~~article 10, "Definition of Terms," the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In the absence of a specific technical definition, words and phrases shall have those definitions and meanings as provided by the Illuminating Engineering Society of North America.

*Area light* means ~~light~~~~a luminaire~~ that produces more than six hundred (600) ~~eighteen hundred (1,800)~~ lumens.

~~*Athletic field lighting* means any lighting greater than 35 feet in height, utilized to illuminate sports facilities.~~ *Bulb* means the light-producing source in a luminaire; a device that produces light upon the application of electricity. Bulbs include, but are not limited to, the following technologies: incandescent; fluorescent; light emitting diode, and noble gasses such as neon.

*Correlated color temperature (CCT)* is a specification of the color appearance of the light emitted by a bulb, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below three thousand (3000) K are usually considered "warm" sources, while those with a CCT above three thousand (3000) K are usually considered "cool" in appearance.

*Cutoff, full*, means a ~~lighting fixture~~~~luminaire~~ that emits zero (0) percent of its light above ninety (90) degrees and ten (10) percent above eighty (80) degrees from horizontal.

*Directional luminaire* means a luminaire that primarily concentrates or exclusively emits light in a specific direction.

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New text is underlined and deleted text is ~~stricken~~

1 Downlighting means light projected below the horizontal plane formed by the bottom  
2 of a luminaire.

3 *Floodlight* means any ~~light-luminaire~~ that produces ~~no more than eighteen hundred~~  
4 ~~(1,800) lumens in~~ a broad beam designed to saturate or illuminate a given area with light.  
5 Generally, floodlights produce from one thousand (1,000) to eighteen hundred (~~1,800~~)  
6 lumens. Floodlights are directional ~~fixtures~~ luminaires.

7 Footcandle, horizontal means the number of footcandles at a given location  
8 measured on the horizontal plane at grade level, with the sensor of the light meter facing  
9 up toward the sky, parallel to the ground.

10 Footcandle, vertical means the number of footcandles at a given location, at any  
11 height above grade level, measured on the vertical plane, with the sensor of the light  
12 meter facing ninety (90) degrees to the ground.

13 *Glare* means light entering the eye directly from a luminaire or reflection ~~the~~  
14 ~~sensation produced by lighting~~ that results in annoyance, discomfort or a reduction of  
15 visual performance and visibility, ~~and includes direct and reflected glare. All d~~ Directional  
16 ~~fixtures-luminaires, and any fixture~~ area lights that are not fully shielded and the reflection  
17 of any luminaire with an output of more than eighteen hundred (1,800) lumens ~~that is~~  
18 ~~visible, either directly or by reflection, from~~ onto adjacent properties or streets shall be  
19 considered to cause glare.

20 Luminaire, also known as a light fixture, means an electrical lighting device  
21 containing one or more light sources, such as bulbs, and all the accessory components  
22 required for its operation to provide illumination to the environment. All luminaires have  
23 a body and one or more bulbs

24 Lumens is a term that is used in this article to describe the amount of light that a  
25 luminaire produces, measured at the light source.

26 *Outdoor lighting* means lighting located outside of an enclosed building, or otherwise  
27 installed in a manner that lights any area other than the inside of an enclosed building.

28 *Residential and agricultural recreational lighting* mean ~~fixtures-luminaires~~ of a type  
29 or intensity designed or used to light sports courts or equestrian riding areas within a  
30 residential zoning district.

31 *Spotlight* means any ~~lighting-assembly-luminaire~~ designed to direct the output of a  
32 contained ~~lamp-bulb~~ in a specific, narrow and focused beam, with a reflector located  
33 external to the ~~lampbulb~~, or any floodlight in excess of eighteen hundred (1800) lumens.  
34 Spotlights are directional ~~fixtures~~ luminaires.

35 Shielded luminaire, fully means a luminaire within which all bulbs are fully shielded  
36 from view.

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New text is underlined and deleted text is ~~stricken~~

1 ~~Stadium lighting. See "Athletic field lighting."~~

2 Strip light means a linear, tube-like or ribbon-like luminaire that produces a linear  
3 lighting effect, typically used in exterior applications as accent or decorative lighting.

4 *Temporary lighting* means portable lights used for a special purpose, on a temporary  
5 and rare or infrequent basis, limited to motor vehicle lights during the normal operation  
6 of the vehicles, emergency services lights and handheld flashlights and spotlights.

7 ***Uplighting* means light projected above the horizontal plane formed by the**  
8 **top of a ~~fixture~~ luminaire.**

10  
11 **Sec. 095-030. ~~Prohibited outdoor lighting.~~ Regulations.**

12 ~~The following types of lighting are prohibited:~~

13 (A) Uplighting and downlighting, ~~unless are~~ limited ~~to eighteen hundred lumens~~ as  
14 follows:

15 (1) Only directional luminaires may be used.

16 (2) Uplights ~~and either shall be~~ shielded by an architectural overhang or  
17 landscape element ~~unless, or~~ used to illuminate the flag of the United  
18 States of America, ~~or a freestanding sign when authorized in Article 70,~~  
19 "Sign Regulations."

20 (B) ~~Area lights other than those with full cutoff fixtures~~ Reserved.

21 (C) Any directional light with a bulb visible from ~~Lighting that results in glare onto~~  
22 an adjacent property ~~ies or streets is prohibited~~; provided that ~~fixtures~~  
23 luminaires activated only when motion is detected within the property upon  
24 which they are located may cause glare if the ~~fixture luminaire~~ shuts off within  
25 one ~~five~~ (15) minutes of being activated, is not aimed at any residential window  
26 or other translucent surface on an adjacent property, and is not ~~consistently~~  
27 activated by human activity or animal activity for more than fifteen (15)  
28 minutes in any ninety (90) minute period after 11:00 p.m. Motion-activated  
29 directional luminaires that are not shielded shall be programmed for a  
30 sensitivity level that avoids unnecessary activation when not needed, and shall  
31 be maintained to ensure there is no malfunction.

32 (D) ~~Athletic field lighting~~ Luminaires shall not be mounted at a height greater than  
33 thirty-five (35) feet.

34 (E) Area lights shall be full cutoff.

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(F) The following regulations apply to all luminaires in a residential zoning district within forty-five (45) feet of a street line:

(1) Area lights shall be fully shielded.

(2) Any visible bulb shall have a CCT of three thousand (3000) K or less, except as provided in Sec. 095-030(C), above.

(3) Luminaires on fences or walls that are not strip lights may only be affixed to structural columns or posts, and are limited to one (1) luminaire per column or post. In absence of structural posts or columns, luminaires shall be spaced at least twenty (20) feet apart.

(4) Strip lights may be affixed to a fence or wall if concealed. Exposed strip lights are prohibited.

(G) The following luminaires are prohibited:

(1) Spotlights

(2) ~~(E)~~—Street-lights within residential zoning districts, except as determined necessary by the town council to protect the public health, safety and welfare based upon consideration of traffic volumes and roadway conditions.

(3) Blinking, flashing, moving, revolving, or flickering lights; lights that change intensity or color; and chase lighting. Exceptions: lighting for temporary seasonal displays, lighting for public safety and lighting required for air traffic safety.

(4) Any luminaire that may be confused with or construed as a traffic control device.

(5) Laser source lights, strobe lights, or lights that flash or intermittently change intensity. Changes in color are allowed.

(6) Exposed strip luminaires affixed to the surface of a wall or fence located within any required streetside yard and visible from the street.

#### **~~Sec. 095-040. Compliance with standards required.~~**

~~All applications for a development permit, submitted after the effective date of the ordinance from which this ULDC is derived, shall comply with the following standards:~~

(H) The overspill of light originating from any plot, regardless of zoning, ~~onto any other plot or street located within a residential zoning district in the town~~ shall not exceed one-tenth (0.1) horizontal or vertical footcandle onto any other plot located within a residential or open space zoning district, measured at grade level at the property line ~~any location on the receiving plot~~.

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(I) The overspill of light originating from any plot onto any portion of a street that traverses a residential or open space zoning district shall not exceed any of the following values, measured from within the public or private street right-of-way:

(1) One (1) vertical footcandle measured five (5) feet from the street line closest to the plot.

(2) Thirty hundredths (0.30) vertical footcandle, measured ten (10) feet from the street line closest to the plot.

(3) The values in a. and b. above may be increased by up to fifty percent (50%) for one vehicular driveway per street frontage of a plot. Overspill shall return to the maximum levels in a. and b. within fifteen (15) feet of the driveway centerline, measured perpendicular to the centerline and parallel to the street line.

(J) ~~(B)~~ All vehicular use areas, other than those that are accessory to a single-family residence, shall be lighted in compliance with the minimum standards established by the Illuminating Engineering Society of North America. For purposes of this provision, "vehicular use area" does not include streets.

(K) ~~(C)~~ Vegetation screens shall not be employed as the primary means for controlling glare. Glare control shall be achieved primarily through the use of cutoff ~~fixtures~~ luminaires, shields and baffles, and the appropriate application of ~~fixture-luminaire~~ mounting height, lighting intensity, placement and angle.

(L) ~~(D)~~ Electrical feeds for all pole mounted ~~fixtures~~ luminaires installed after the effective date of ~~the ordinance~~ Ordinance 2005-005 ~~from which this ULDC is derived,~~ shall run underground, not overhead.

(M) ~~(E)~~ Open air parking lighting shall be controlled by automatic devices that extinguish the lighting between 11:00 p.m. and dawn unless otherwise provided by law.

(N) Recreational lights, such as those for tennis courts and equestrian arenas shall be turned off when the facilities are not in active use.

## **Sec. 095-0450. Nonconforming outdoor lighting.**

(A) Any legally installed outdoor lighting that ~~does~~ did not conform to all of the provisions of this article as enacted by Ordinance No. 2005-005 was required to comply no later than April, 2010.

(B) Any legally installed outdoor lighting that does not conform to the amendments to this article adopted on June 12, 2025 shall come into compliance ~~within (5) years~~ no later than the following dates ~~of the effective date of the ordinance~~

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1 ~~from which this ULDC is derived~~, except that approval of any application for a  
2 development permit that seeks to increase the existing total square footage of  
3 structures on a ~~residential~~ plot by ~~fifty~~ twenty (~~50~~20) percent or more shall  
4 require that all lighting on site be brought into compliance with these  
5 regulations.

6 (1) Nonconformities that can be made compliant, or more compliant, by  
7 reducing the intensity setting of dimmable lamps or decreasing the  
8 sensitivity of motion sensors are required to comply or achieve greatest  
9 possible compliance immediately.

10 (2) Nonconformities that can be made compliant by replacing bulbs shall  
11 comply no later than June 12, 2026.

12 (3) Nonconformities that can be made compliant by installing shielding shall  
13 comply no later than June 12, 2027.

14 (4) Nonconformities that require replacing or lowering the height of luminaires  
15 to achieve compliance shall comply no later than June 12, 2030.

## 17 **Sec. 095-0560. Outdoor lighting permits.**

18 (A) The erection or placement of any luminaire with output of six hundred (600) lumens  
19 or more within any required yard, and all area lights ~~All outdoor lighting on~~  
20 ~~nonresidential plots and all applications for residential recreational lighting on~~  
21 ~~residential plots~~ shall require approval of a town development order prior to  
22 installation. The application for a development order shall be accompanied by a plans  
23 and specifications ~~photometric plan, prepared by a licensed engineer, in of~~ sufficient  
24 detail to demonstrate compliance with these regulations, including mounting heights,  
25 and fixture luminaire specifications. The Town may require a photometric plan,  
26 prepared by a licensed engineer, and with isofootcandle plots for individual ~~fixture~~  
27 ~~luminiare~~ installations or a ten-foot by ten-foot (10'x10') ~~foot~~ luminance grid for  
28 multiple fixture installations. All photometric plans shall overlay a site plan showing  
29 all structures, vehicular use areas and walkways. ~~The~~ Photometric plans for vehicular  
30 use area lighting shall also show all existing and proposed trees within twenty-five  
31 (25) feet of any existing or proposed luminaire light fixture within the area that is  
32 the subject of the photometric plan.

33 (B) Prior to final inspection and the subsequent issuance of a final approval of any  
34 development permit for the construction of outdoor lighting, a letter of compliance  
35 from a registered professional engineer shall be provided to the town stating that  
36 the installation has been field checked and meets the requirements of these  
37 regulations.

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1 (C) The town reserves the right to conduct a post-installation nighttime inspection to  
2 verify compliance with the requirements of this article, and if appropriate, to require  
3 remedial action at no expense to the town.

4 **Sec. 095-0670. Maintenance.**

5 ~~Lighting fixtures~~ Luminaires and ancillary equipment shall be maintained so as to  
6 always meet the requirements of this article.

Ordinance No. 2025-\_\_

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1 **EXHIBIT "B"**

2

3 **Sec. 070-070. - General sign requirements for permanent signs.**

- 4 (A) For any multi-tenant commercial development in the town, a uniform sign  
5 program shall be established and approved by the town council as required  
6 under section 120-020 of the Town Code of Ordinances. Existing multi-tenant  
7 commercial development shall have one (1) year from the effect date of this  
8 article, November 3, 2010, to provide a uniform sign program indicting all  
9 existing signs upon the property.
- 10 (B) *Illumination of signs.* Where permitted, sign illumination shall be limited to one  
11 (1) of the following methods.
- 12 (1) *Internally illuminated message.* The sign face is made of an opaque  
13 material and the copy is cut out of the material and replaced with  
14 translucent material. The sign's light source is inside the sign.
- 15 (2) *Internally illuminated sign.* The sign face is made of translucent material  
16 with an internal light source.
- 17 (3) *Back lighting.* The copy is raised beyond the sign face and the lighting  
18 illuminates the copy from behind in the form of back lighting or reversed  
19 channel lighting.
- 20 (4) *Shielded ~~spotlight~~ directional luminaire.* The sign face and copy are lighted  
21 by ~~spotlights~~ directional luminaires specifically directed at it. Such ~~spotlights~~  
22 luminaires shall be fully shielded so that they are not visible from streets or  
23 adjoining property, and so that there is no light glare, including reflected  
24 glare, and no spillage beyond the sign face.
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Ordinance No. 2025-\_\_

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**Town of Southwest Ranches**  
**13400 Griffin Road**  
**Southwest Ranches, FL**  
**33330-2628**  
**(954) 434-0008 Town Hall**  
**(954) 434-1490 Fax**

**Town Council**  
**Steve Breitreuz, Mayor**  
**Bob Hartmann, Vice Mayor**  
**Jim Allbritton, Council Member**  
**Gary Jablonski, Council Member**  
**David S. Kuczenski, Esq., Council Member**

**Russell C. Muniz, MBA, MPA, Town Administrator**  
**Keith M. Poliakoff, JD, Town Attorney**  
**Debra M. Ruesga, Town Clerk**  
**Emil C. Lopez, CPM, Town Financial Administrator**

### **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitreuz and Town Council  
**VIA:** Russell C. Muñiz, Town Administrator  
**FROM:** Jeff Katims  
**DATE:** 6/26/2025  
**SUBJECT:** Election Sign Ordinance Amendment

---

#### **Recommendation**

#### **Unanimous Vote of the Town Council Required?**

Yes

#### **Strategic Priorities**

A. Sound Governance

#### **Background**

The Town Council recognizes the importance of freedom of speech and freedom of expression found in election signage. The Town Council of the Town of Southwest Ranches (the "Town") recognizes that the location and maintenance of election signage affects the public health, safety, and general welfare of the residents of the Town, and that in order to preserve and to enhance the Town as a desirable community in which to live, a pleasing and visually attractive environment is of utmost importance.

The Town recognizes that the regulation of election signage within the Town is a means by which the aesthetics and character of the Town may be maintained, and that the uncontrolled and unlimited proliferation of election signage would degrade the attractiveness of the rural lifestyle of the Town.

The Town has deemed it necessary to clarify and to simplify existing election signage regulations and to provide additional revisions necessary to ensure the delicate balancing of First Amendment and free speech principles while achieving the Town's goals of creating a healthy, safe, and attractive environment that does not contain

excessive clutter and visual distractions throughout the Town.

The Town Council finds the amendment furthers the goals, objectives and policies of the Town's Code of Ordinances, and that it is in the best interest of the health, safety, and welfare of its residents.

### **Fiscal Impact/Analysis**

#### **Staff Contact:**

Jeff Katims

#### **ATTACHMENTS:**

Description	Upload Date	Type
Business Impact Statement	6/18/2025	Backup Material
Ordinance First Reading - TA Approved	6/18/2025	Ordinance



# Town of Southwest Ranches

## Business Impact Estimate

### Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title of proposed ordinance:

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 070-110 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE PERTAINING TO NONCOMMERCIAL SIGNAGE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

### **Section A**

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Development orders and permits and development agreements.
  - b. Comprehensive plan amendments and land development regulation amendments initiated by a private party other than the municipality.
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

## **Section B**

This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

- Allows posting of noncommercial election signage not more than 90 days before the Town's general election.
- The public purpose of the ordinance is to create a healthy, safe, and attractive environment that does not contain excessive clutter and visual distractions.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

There are no direct compliance costs.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

The ordinance does not impose charges or fees for businesses.

- (c) An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

The Town is not anticipated to incur additional costs to implement this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to impact businesses.

4. Additional information/methodology for preparation, if any:



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**WHEREAS,** the Town Council recognizes the importance of freedom of speech and freedom of expression found in election signage; and

**WHEREAS,** the Town recognizes that the regulation of election signage within the Town is a means by which the aesthetics and character of the Town may be maintained, and that the uncontrolled and unlimited proliferation of election signage would degrade the attractiveness of the rural lifestyle of the Town; and

**WHEREAS**, the Town has deemed it necessary to clarify and to simplify existing election signage regulations and to provide additional revisions necessary to ensure the delicate balancing of First Amendment and free speech principles while achieving the Town's goals of creating a healthy, safe, and attractive environment that does not contain excessive clutter and visual distractions throughout the Town; and

**WHEREAS**, the Town Council finds the amendment furthers the goals, objectives and policies of the Town's Code of Ordinances, and that it is in the best interest of the health, safety, and welfare of its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

Key: Underlined text is added and ~~stricken~~ text is deleted.

1       **Section 1: Ratification.** That the foregoing "WHEREAS" clauses are hereby  
2 ratified and confirmed as being true and correct and are hereby made a specific part of  
3 this Ordinance.

4       **Section 2: Text Amendment and Deletion.** Section 070-110 of the Unified  
5 Land Development Code entitled, "Temporary signs" is hereby amended as follows:

6       \* \* \*

7       Sec. 070-110. – Temporary signs

8       \* \* \*

9       (L) Election signs and opinion/free expression signs.

10       (1) *Election signs.*

11       \* \* \*

12               (e) Duration. Election signs may be placed on a parcel no earlier than  
13 ninety (90) days prior to the town's general election ~~anytime after the~~  
14 ~~scheduled primary prior to the town's general election.~~ In the event  
15 of a town special election, election signs may be placed on a parcel  
16 any time after the candidate qualification period. All election signs  
17 shall be removed within ten (10) calendar days following the election  
18 that pertains to the candidate or the issue that is the subject of  
19 the election sign. All signs shall be discarded in a proper manner so as  
20 to prevent litter and trash from accumulating within the town.

21       \* \* \*

22       **Section 3: Conflict.** All Ordinances or parts of Ordinances, Resolutions or parts  
23 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of  
24 such conflict.

25       **Section 4: Severability.** If any word, phrase, clause, sentence or section of this  
26 Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall  
27 not affect the validity of any remaining portions of this Ordinance.

28       **Section 5: Effective Date.** This Ordinance shall be effective immediately upon  
29 its adoption.

30       **PASSED ON FIRST READING** this \_\_\_\_ day of June, 2025 on a motion made  
31 by \_\_\_\_\_ seconded by \_\_\_\_\_.

32  
  
Key: Underlined text is added and ~~stricken~~ text is deleted.

1 **PASSED AND ADOPTED ON SECOND READING** this \_\_\_\_ day of July, 2025,  
2 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.  
3

Breitkreuz	_____	Ayes	_____
Hartmann	_____	Nays	_____
Allbritton	_____	Absent	_____
Jablonski	_____	Abstaining	_____
Kuczenski	_____		

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8 \_\_\_\_\_  
Steve Breitkreuz, Mayor

9  
10 Attest:

11  
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13 \_\_\_\_\_  
14 Debra Ruesga, CMC, Town Clerk  
15  
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17

18 Approved as to Form and Correctness:

19  
20  
21 \_\_\_\_\_  
22 Keith M. Poliakoff, J.D., Town Attorney

23 1001.1042.2025  
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Ordinance No. 2025-\_\_\_\_\_

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**Town of Southwest Ranches**  
**13400 Griffin Road**  
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**33330-2628**  
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**Keith M. Poliakoff, JD, Town Attorney**  
**Debra M. Ruesga, Town Clerk**  
**Emil C. Lopez, CPM, Town Financial Administrator**

### **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitreuz and Town Council  
**VIA:** Russell C. Muñiz, Town Administrator  
**FROM:** Keith Poliakoff, Town Attorney  
**DATE:** 6/26/2025  
**SUBJECT:** Amending ULDC Article 35, Section 035-080, "Indoor and Outdoor Assembly in Rural and Agricultural Districts"

---

#### **Recommendation**

Staff recommends Town Council approve the ordinance on first reading.

#### **Unanimous Vote of the Town Council Required?**

Yes

#### **Strategic Priorities**

A. Sound Governance

#### **Background**

The ULDC establishes a definition for a permissible assembly within Section 035-080(D) and provides for a permit process, subject to Town approval, to allow for assemblies that exceed the intended standards. The Town has received numerous complaints from residents relating to indoor and outdoor assemblies that have obtained permits but still disturb their quality of life and impacting their farm animals.

The ability to regulate assemblies, noise, and to prevent noise pollution is a permitted police power and Article II, Section 7, of the Florida Constitution provides that adequate provisions shall be made by law for abatement of excessive and unnecessary noise. Providing for the quietude of residential and agricultural areas within the Town is an important governmental interest and in direct compliance with Article II, Section 7, of the Florida Constitution.

The Town finds that this amendment serves and addresses an important governmental

interest, in a fair and constitutional manner, and that the adoption of this Ordinance is in the best interest of the public health, comfort, safety, and welfare.

### **Fiscal Impact/Analysis**

#### **Staff Contact:**

Russell Muniz, Town Administrator  
Keith Poliakoff, Town Attorney

#### **ATTACHMENTS:**

Description	Upload Date	Type
Business Impact Statement	6/20/2025	Backup Material
Ordinance First Reading - TA Approved	6/20/2025	Ordinance



# Town of Southwest Ranches

## Business Impact Estimate

### Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title of proposed ordinance:

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 35, "CONDITIONAL USES," SECTION 035-080, "INDOOR AND OUTDOOR ASSEMBLY IN RURAL AND AGRICULTURAL DISTRICTS"; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

#### **Section A**

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Development orders and permits and development agreements.
  - b. Comprehensive plan amendments and land development regulation amendments initiated by a private party other than the municipality.
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

## **Section B**

This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

- Requires that a permittee for an assembly permit provide a plan to mitigate sound within 500 feet of the property and notify owners of property within this proximity about the date and location of the assembly and the plan to mitigate impacts.
- Prohibits noise, sound or vibration from extending beyond 500 feet from the site of the assembly.
- Provides for enforcement.
- The public purpose of the ordinance is to provide for the quietude of residential and agricultural areas within the Town.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

There are no direct compliance costs.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

The ordinance does not impose charges or fees for businesses.

- (c) An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

The Town is not anticipated to incur additional costs to implement this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to impact businesses.

4. Additional information/methodology for preparation, if any:



**ORDINANCE NO. 2025-00**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), "ARTICLE 35, "CONDITIONAL USES," SECTION 035-080, "INDOOR AND OUTDOOR ASSEMBLY IN RURAL AND AGRICULTURAL DISTRICTS"; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the ULDC establishes a definition for a permissible assembly within Section 035-080(D) and provides for a permit process, subject to Town approval, to allow for assemblies that exceed the intended standards; and

**WHEREAS**, the Town has received numerous complaints from residents relating to indoor and outdoor assemblies that have obtained permits but still disturb their quality of life, and impacting their farm animals; and

**WHEREAS**, the ability to regulate assemblies, noise, and to prevent noise pollution is a permitted police power; and

**WHEREAS**, Article II, Section 7, of the Florida Constitution provides that adequate provisions shall be made by law for abatement of excessive and unnecessary noise; and

**WHEREAS**, providing for the quietude of residential and agricultural areas within the Town is an important governmental interest and in direct compliance with Article II, Section 7, of the Florida Constitution; and

**WHEREAS**, the Town finds that this amendment serves and addresses an important governmental interest, in a fair and constitutional manner, and that the adoption of this Ordinance is in the best interest of the public health, comfort, safety, and welfare; and

**WHEREAS**, the Town has the power and authority to enact this Ordinance under State Law, the Florida Constitution, as well as controlling case law of the State of Florida.

**NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**SECTION 1.** Recitals. The above recitals are true, correct and incorporated herein by reference.

**SECTION 2.** Amendment. Article 35, "Conditional Uses," Section 035-080 "Indoor and Outdoor Assembly in Rural and Agricultural Districts," of the Unified Land Development Code of the Town is hereby amended as follows:

. . . .

- (D) *Permissible assembly.* Assembly shall be deemed an accessory use of an occupied single-family detached residence when the assembly complies with this subsection, as follows:
  - 5. The issuance of a permissible assembly permit shall exempt the permittee from the "Noise" regulations set forth in Section 9-5 of Chapter 9 of the Town's Code of Ordinances; however, the permittee shall abide by the noise, sound, and vibration limitations set forth herein.
- (E) *Permit submittal requirements.* To apply for an amplified assembly permit, a property owner or permanent resident of the premises shall submit an application to the Town no later than fifteen (15) business days prior to a proposed gathering, detailing at a minimum:
  - (13) The permittee shall work with the Town to establish a circumference ring that extends five hundred (500) feet from the edge of the property. The Town shall then delineate the property addresses of all properties that are contained, in whole or in part, within that circumference ring. This ring shall be known as the "affected area". The permittee, in its application, shall provide evidence of its plan to mitigate and to limit the sound being emanated and the steps being taken to avoid impacts beyond the "affected area". As part of the notice provision contained herein, the "affected area" property owners shall be provided written notice advising them that they are within the "affected area" and the steps that the permittee is taking to limit impacts. The permittee shall stipulate and agree in its application that it will not allow noise, sound, or vibration, to extend beyond the "affected area". If noise, sound, or vibration, is audible to a Town representative, using a plainly audible standard, outside of the "affected area" the permittee shall be told to immediately lower its noise to an acceptable level.

Failure to do so, or failure to keep the noise level at an acceptable level, shall be documented and shall subject the permittee to a violation of this Code.

- (F) *Disposition of permit.* The town administrator shall determine whether to issue the permit or deny the permit within three (3) business days of a complete application submittal, and shall notify the applicant immediately upon such determination. Failure of the administrator to act upon a complete application within the allotted time shall constitute an approval of the application. The town administrator shall approve the application if the administrator finds that it is consistent with all of the following criteria:

(6) The Town Administrator may waive any of the timeframes set forth herein, in the Town Administrator's sole discretion, for good cause shown.

- (G) *Enforcement and penalty.* The code compliance department and the town's law enforcement agency are authorized to enforce the provisions of this section to the fullest extent allowed by law, including the authority to shut-down an assembly that is in violation of this section. All amplified noise that exceeds the timeframes set forth herein shall be immediately turned off by the responding officer.

- (2) A violation of Article 35, repeat violations, and Section 9-8 of the Town's Code, shall constitute a violation that is irreparable or irreversible in nature, and may be assessed a fine to the maximum amount permitted by law. In addition, notwithstanding and without limitation to anything in the Town's Code or State law to the contrary, in the case of a habitual violation or repeat violation relating to a violation of Section 9-8 or Article 35 of the Town's Code, the Town shall utilize the alternative Code Enforcement Proceeding process outlined in Section 162.23 of the Florida Statutes, as may be amended from time to time, which may subject the violator to the penalties set forth in Section 162.22, Florida Statutes, as may be amended from time to time. A habitual violation shall be defined as a finding of three (3) or more violations of the Section 9-8 or Article 35 of the Town's Code.

**SECTION 3.** Severability. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional

or invalid, the invalidity thereof shall not affect the validity of any of the remaining portions of this Ordinance.

**SECTION 4.** Effective Date. This Ordinance shall take effect immediately upon its Passage and adoption.

**PASSED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2025 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PASSED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_, 2025 on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Kuczenski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

Attest:

\_\_\_\_\_  
Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, Town Attorney  
1001.041.2025

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

Thursday 7:00 PM

March 27, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor Bob Hartmann

Debra Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member David S. Kuczenski

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 7:02 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance. Mayor Breitkreuz attended the meeting via telephone.

**Presentations**

**3. Proclamation – Procurement Month – April 2025**

The Town presented a proclamation that recognized the month of April 2025, as Child Abuse Prevention Month

**4. Town Council Acceptance of the Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2024**

Town Financial Administrator Lopez provided a brief explanation of the Annual Comprehensive Financial Report and thanked the Mayor and Council Members for their support. He commended the Finance Department for the dedication to the project and thanked Deputy Financial Administrator Richard Strum, Senior Accountant Arianna Durbeej, and Town Procurement Officer Christina Semeraro for their hard work. He highlighted certain aspects of the report including the increase of the unassigned fund balance to 8.1 million dollars, the Town debt was reduced to 6.8 million, and that this was the first year the Town has experienced a single audit due to expended more than 750,000 dollars in grant funds. He introduced representatives from Citrin Cooperman & Company to present their report to the Town Council.

**5. Sheridan Street Widening Project - Richard Tornese, P.E., Broward County Highway Construction & Engineering Division**

Town Administrator Muñiz informed that Mr. Richard Tornese of Broward County Traffic Engineering was scheduled to discuss the Sheridan Street Widening Project, however, he was not in attendance and that he had attempted to contact him and would continue to do so until he responded. He stated that if he did not appear at the meeting tonight, he would reschedule the discussion to another meeting.

**6. Public Comment**

The following members of the public addressed the Town Council: Marianne Allen and the Sikh Youth Association.

## **7. Board Reports**

There were no Board Reports.

## **8. Council Member Comments**

Council Member Jablonski thanked the Southwest Ranches group for organizing the memorial in honor of Debra Goff Rose and said that it was a wonderful event that paid homage to Debra Goff Rose.

He discussed the following Town events:

- The Unity in Diversity 5k on April 5<sup>th</sup> at the Barn starting at 6:30 a.m.
- The ROCA Egg Hunt at the Barn on April 12<sup>th</sup> starting at 11:00 a.m.
- The scheduled visits of the Broward County Property Appraiser to the Town on the first Tuesday of each month
- The DMV FLOW event on April 23<sup>rd</sup> in the Town Council Chambers
- The Town's 25<sup>th</sup> Anniversary event on June 7<sup>th</sup> starting at 10:00 a.m.
- Hazmat at the Barn on May 3<sup>rd</sup> from 8:00 a.m. to 2:00 p.m.

He talked about bills in the State Senate and House that are being discussed during this legislative session that affect building and construction in the State. He stated that he had heard developers were using the proposed bills to intimidate and frighten residents, which he emphasized is unacceptable in the Town. He added that the Town remains committed to preserving its rural way of life.

Council Member Kuczenski discussed the memorial for Debra Goff Rose and spoke about the last time he saw her. He reminded residents that hurricane season was approaching and that they should trim their trees. He spoke about items that should not be recycled, such as pizza boxes, Styrofoam, and plastic bags. He talked about speeding occurring in Sunshine Ranches and that he had spoken to Town Administrator Muñiz about arranging a presentation from Public Works Director Rod Ley on speed tables at the Sunshine Ranches HOA Meeting at the end of April.

Council Member Allbritton thanked everyone involved with the memorial for Debra Goff Rose, he stated that it was a marvelous event and a tribute to an outstanding lady. He talked about the Rolling Oaks Easter event at the Barn. He discussed visiting the WM Reuter Recycling Center and that it was an informative experience. He discussed the bus stop on Dykes Road and said the Town will be installing a guardrail at the location to keep the students safe while waiting for the school bus. He spoke about the speed signs allocated for his district. He stated one of the three signs have designated spots and he is speaking to the residents along SW 163 Avenue to find a location for the fourth. He reminded residents the Town has mobile speed signs that can be requested to be placed in areas to help reduce speeders. He discussed the Public Safety and Traffic Committee developing an initiative for the Florida Department of Transportation to enforce the weight limits on commercial vehicles in the Town. He stated that Town Administrator Muñiz has worked with the Florida Highway Patrol to have them bring in their scales and patrol the area to enforce the regulations. He spoke about the Committee's ideas on recognizing the police officers that patrol the Town and talked about attending the Town of Davie's 18<sup>th</sup> Annual Police Awards Ceremony. He said he had the honor of recognizing Officer Jose Nunez as the Town's first Officer

of the Year and spoke about his actions in the Town. He said that Officer Nunez would be recognized formally by the Town at a future Town Council meeting. He thanked Town staff for their efforts on the Rancher Academy and stated that the department heads did an excellent job with their presentations and invited residents to attend the next Rancher Academy in the fall.

Mayor Breitkreuz talked about his disappointment in not being able to attend Debra Goff Rose's memorial service but expressed that she was a wonderful person. He congratulated Town Financial Administrator Lopez and the Finance department on the recognition they received in regards to the Annual Comprehensive Financial Report and their continued professionalism and dedication to their work and how it benefits the Town. He spoke about the recycling efforts in Australia and compared it to the Town's. He said in comparison the Town has a long way to go compared to some places in the world, but he was proud of the great strides it has made since it started and how it continues to move forward. He stated his appreciation for the Town Council and Town staff for their hard work and efforts while he was out of town.

Vice Mayor Hartmann discussed the site visit to the WM Reuter Recycling center and the commercial recycling area of the facility. He spoke about the items that are recyclable and what items are not and mentioned that the Zero Waste Advisory Board would be having another visit to the facility on either April 23<sup>rd</sup> or April 30<sup>th</sup>. He spoke about how tariffs may affect the cost of aluminum cans and how recycling can help keep the costs down. He discussed the members of the Town Advisory Boards and the amount of time they spend helping shape the Town. He said that he would like to have an appreciation dinner for the Board members to recognize their contribution and to have the dinner in either December or January and set the budget at approximately \$1500. He asked for a consensus from the Town Council to have the dinner and the members of the Town Council agreed. He thanked the Council and remarked that being involved with the Advisory Boards is a great way to learn about the Town. He spoke about starting a recognition program for police officers in the Town that go above and beyond in their efforts and in some cases saving the lives of residents. He asked Town Council for a consensus to have a program developed to recognize these officers once or twice a year at a Town Council meeting. The Town Council agreed with developing a program and Mayor Breitkreuz suggested creating proclamations for the particular officers. He spoke about the memorial for Debra Goff Rose and stated that he hopes that he leaves a mark on the world like she did.

## **9. Legal Comments**

Town Attorney Poliakoff advised the Town Council on the CCA property and working with Altman Group to close on the property and said there were two issues that were being addressed. He said the first was an issue if the Army Corps of Engineers being involved in the wetland mitigation process and a recent court ruling stated they do not, so the Town is moving forward from that issue. He stated the other issue is that the road accessing the property was a private road owned by the development adjacent to the property and that the property owners want a sum of 2.5 million dollars to use the road. He said Altman Group is asking the Town for a million dollars to share the cost of the road. He stated that Altman will deduct the million dollars from the overall operating expenses of the entire establishment for a five-year period at an interest rate of 8%.

He said the Town will still receive a distribution for those five years because the million dollars comes from the gross revenue. He commented that the Town was willing to give the Altman Group a final 90-day extension to complete all the legal paperwork on the new issues and the closing should be finished soon afterwards. He stated a voluntary 75 covenant that no residential would be allowed to be built on the property. He asked for a consensus from the Town Council for Town Administrator Muñiz to move forward with the agreement with the Altman Group and to close on the property. The Town Council had no objections and agreed that the matter could move forward. He discussed the bills in the State legislature regarding affordable housing and the numerous calls the Town Administration and Town Attorney's Office received on the matter. He clarified that Senate Bill 1118 that speaks about placing affordable housing in agricultural properties will not affect the Town at all because it only affects unincorporated properties. He spoke about House Bill 943 that allows property owners to have affordable housing built on their properties. He said that from a financial aspect he sees very little chance of any developers being able to afford to do that in the Town, and it should have no effect on the Town whatsoever.

#### **10. Administration Comments**

Town Administrator Muñiz invited Public Works Administrative Specialist Susan Kutz to the podium to discuss the Town's 25<sup>th</sup> Anniversary event.

Ms. Kutz provided an update on the Town's 25<sup>th</sup> Anniversary event including information on sponsorships, the parade route, and emphasized that the event was free for all residents to attend. She thanked the Town Council for their support in making the event memorable for the Town.

#### **Resolutions**

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ASSIGNING THE TOWN'S PLANNING, ZONING AND LAND USE SERVICES TO COMPLETE CITIES PLANNING GROUP FROM TRANSYSTEMS CORPORATION D/B/A TRANSYSTEMS CORPORATION CONSULTANTS; AUTHORIZING THE MAYOR, THE TOWN ADMINISTRATOR AND THE TOWN ATTORNEY TO EXECUTE AN ASSIGNMENT, IF NECESSARY; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

#### **Discussion**

**12. Discussion of RR -A Zoning Category - Council Member Kuczenski**

**ITEM WAS WITHDRAWN.**



**13. Approval of Minutes**

- a. January 23, 2025 Regular Meeting Minutes
- b. January 29, 2025 Special Meeting Minutes

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 Breitzkreuz voting yes.

**MOTION: TO APPROVE THE JANUARY 23, 2025 REGULAR MEETING MINUTES AND THE JANUARY 29, 2025 SPECIAL MEETING MINUTES.**

**14. Adjournment**

Meeting adjourned at 8:11 p.m.

*Respectfully submitted:*

\_\_\_\_\_  
*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 26<sup>TH</sup> day of June, 2025.*

\_\_\_\_\_  
*Steve Breitzkreuz, 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.

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

Thursday 7:00 PM

April 10, 2025

13400 Griffin Road

Present:

Vice Mayor Bob Hartmann

Council Member Jim Allbritton

Council Member Gary Jablonski

Council Member David S. Kuczenski

Russell Muñiz, Town Administrator

Debra Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

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 7:03 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO EXCUSE MAYOR BREITKREUZ'S ABSENCE.**

**Presentations**

**3. Presentation - 2024 Southwest Ranches Officer of the Year - Officer Jose Nunez**

The Town presented a proclamation and an Outback Steakhouse gift card that recognized Officer Jose Nunez as Officer of the Year for 2024 for the Town of Southwest Ranches and recognized April 10<sup>th</sup>, 2025 as Officer Jose Nunez Day.

**4. Public Comment**

The were no Public Comments.

**5. Board Reports**

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He advised Town Council that the Board has scheduled a tour of the WM Reuter Recycling Center on April 30<sup>th</sup> at 10:00 a.m. He said to contact the Town Clerk's office to sign up. He discussed the Board having a booth/table at the Town's 25<sup>th</sup> Anniversary event to provide education on recycling and the zero waste initiative. He stated the Board is also looking for different ways they are trying to encourage people to listen to the education and sign up for additional tours of the Recycling Center. He talked about the Board working with Town Administration and Procurement on reviewing the scope of work on the Zero Waste Consultant RFP. He discussed starting relationships with other municipalities that have zero waste initiatives and sustainability strategies such as the City of Deerfield Beach.

## **6. Council Member Comments**

Council Member Jablonski spoke about the following Town events:

- Hazmat at the Barn on May 3rd from 8:00 a.m. to 2:00 p.m.
- The ROCA Egg Hunt at the Barn on April 12<sup>th</sup> starting at 11:00 a.m.
- The scheduled visits of the Broward County Property Appraiser to the Town on the first Tuesday of each month
- The Town's 25<sup>th</sup> Anniversary event on June 7<sup>th</sup> starting at 10:00 a.m.

He talked about the Town Scholarship Fund and reminded students in the Town the deadline to submit their applications was approaching. He discussed the Unity in Diversity 5k and said that it was a great success and that it raised \$7,000 towards the Town Scholarship Fund. He spoke about the permanent blood donation location in the Countryside Shops and said that you can walk in at any time to donate blood.

Council Member Kuczynski discussed the data from the speed radar signs in Sunshine Ranches; however, he stated that he was not able to review it before the meeting but highlighted that there were some vehicles speeding up to 90 mph in the neighborhood. He appointed Jessica Hartmann to the Zero Waste Advisory Board and wished her luck on the appointment.

Council Member Allbritton congratulated Officer Jose Nunez for receiving the Officer of the Year Award and said that he had the privilege to present him with the plaque at the Town of Davie Police Awards Ceremony. He discussed the Unity in Diversity 5k and commented that it was a great event and thanked everyone involved with the event. He talked about the Aden Perry life rings that were mistakenly removed by the South Florida Water Management District and said that the life rings would be replaced soon. He spoke about the bus stop at SW 53<sup>rd</sup> Court and Dykes Road. He said the process to purchase and install the guardrail has been started and that it will be installed soon. He discussed the Public Safety and Traffic Committee initiative on reducing the commercial trucks that are overloaded and driving through the Town. He said that the Florida Highway Patrol has brought in scales and has been patrolling the Town to help reduce the occurrences. He stated the Town is researching installing a turn lane along Dykes Road for drivers to make safe U-turns along Dykes Road south of Griffin Road. Lastly, he spoke about the Town Council considering the Aster Knight Foundation request to have a food truck event once a month at the Southwest Meadows Sanctuary.

Vice Mayor Hartmann discussed the issue of overweight commercial vehicles using the roads in the Town and the damage the vehicles have on roads. He stated that the Town is not against commercial vehicles but against vehicles that are not loaded in compliance with the law.

## **7. Legal Comments**

Town Attorney Poliakoff had no legal comments.

## **8. Administration Comments**

Town Administrator Muñiz spoke about the Town's strategic plan and the new development process that has been implemented. He stated that one of the main components of the strategic

plan is a resident survey that would assist in identifying issues that are most important to residents. He said that there are funds available in the Town budget that were not used when working with another consultant and stated that he would like to reallocate \$10,000 of those unused funds to hire a consultant to help develop and create the resident survey.

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO REALLOCATE \$10,000 FROM UNUSED FUNDS ALLOCATED FOR SAGE CONSULTING TO BE USED TO HIRE A CONSULTANT TO ASSIST WITH THE STRATEGIC PLANNING PROCESS.**

### **Resolutions**

**9.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA OPPOSING SB 1822 AND HB 565 THAT WOULD DEFINE THE TERM "AUXILIARY CONTAINERS" AND PROHIBIT LOCAL GOVERNMENTS FROM REGULATING THEM WHICH IS A DIRECT INTRUSION INTO THE CONSTITUTIONALLY ESTABLISHED HOME RULE POWERS OF THE TOWN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

### **10. Approval of Minutes**

a. February 13, 2025 Regular Meeting Minutes

The following motion was made by Council Member Jablonski, seconded by Council Member Allbritton, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO APPROVE THE FEBRUARY 13, 2025 REGULAR MEETING MINUTES.**

## **14. Adjournment**

Meeting adjourned at 7:36 p.m.

*Respectfully submitted:*

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*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 26<sup>TH</sup> day of June, 2025.*

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*Steve Breitzkreuz, Mayor*

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