

WORKSHOP MINUTES OF THE TOWN COUNCIL

Southwest Ranches, Florida

Thursday 7:00 PM

May 22, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Bob Hartmann

Council Member Jim Allbritton

Council Member Gary Jablonski

Council Member David S. Kuczenski, Esq.

Russell Muniz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, Town Attorney

The Workshop 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 7:05.

3. Discussion – Home Based Businesses

Mayor Breitkreuz thanked everyone for attending and explained the reason for the workshop was to address the issue of home-based businesses within the Town that were operating outside of Town regulations. He said that the issue is mostly in the areas of Southwest 210 Terrace and Southwest 208 Lane, but it was not restricted to just that part of Town. He stated that the Town has historically let these businesses operate because they have not affected others in the community, but said the issue is becoming more common place in the Town and it was time for the Town to come together and discuss what the best options are for dealing with the issue moving forward. He stated that he wished to hear the residents' views on the topic and hear ideas on how the Town could resolve the matter. He asked Town Administrator Muñiz if there was a presentation on the topic.

Town Administrator Muñiz advised the Mayor and Town Council that a presentation had been prepared by Code Compliance Director Julio Medina.

Mayor Breitkreuz called Director Medina to the podium to present to the Town Council.

Director Medina presented information to the Town Council regarding home-based businesses in the Town including excerpts of the Town Code that pertain to home-based businesses, as well as areas in the Town that have had issues with home-based businesses. He explained the conditions that must be met by home-based businesses and stated that in essence properties that have home-based businesses should be indistinguishable from any other residential property. He spoke about agricultural businesses and clarified the difference between agricultural businesses and agricultural businesses that have commercial aspects that are outside of the agricultural business designation.

A discussion ensued amongst the Town Council and Director Medina clarifying certain points of the Town Code.

Mayor Breitkreuz opened the floor to public comments.

The following members of the public spoke: Eddie Flores, Newell Hollingsworth, Zuzu, Andrew Green, Ron Martinez, Alexandra Martinez, Debbie Green, Joanne Hollingsworth, Carlos Cardoso, Jim Laskey, and Mal Holdman.

Mayor Breitzkreuz thanked everyone for coming to the meeting and voicing their opinions. He stated that the Town of Southwest Ranches is a unique jewel in South Florida and said that everyone on the dais made the vow to the community that they would preserve the lifestyle of the Town. He expressed that he understood people want to keep their businesses in the Town but that the regulations were put in place before those businesses existed and said that Town Council had the obligation to preserve the rural lifestyle of the Town for the residents. He affirmed that there would soon be a time the Town will have to enforce the Town's regulations on the matter.

Vice Mayor Hartmann reiterated that enforcement of the regulations would apply to the entire Town.

Council Member Jablonski spoke about the issue of residents not being willing to report illegal home-based businesses to Code Compliance and want Council Members to report for them.

Mayor Breitzkreuz spoke further on the issue of residents reporting the violations to Code Compliance and stated that the Town Council may have to discuss adding the issue to the list of proactive code items in the future.

Council Member Kuczenski spoke about the problems of no longer having anonymous reporting of code violations.

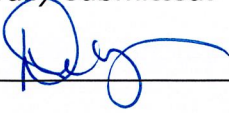
Council Member Jablonski expressed that the Town Council would be discussing the issue in more detail at future meetings.

Mayor Breitzkreuz agreed with Council Member Jablonski that there would be further discussions in the future and that the discussion was to find out how the residents felt about the matter and if there were any thoughts on the matter that he was unaware of regarding the issue. He stated that it was the Town Council's responsibility to protect the Town and preserve its rural lifestyle. He thanked everyone for coming to the workshop and providing their input. He stated that the Town Council would continue to work on the issue and would soon develop action items that would be put forth at future meetings.

4. Adjournment

Meeting was adjourned at 8:24 p.m.

Respectfully submitted:



Debra M. Ruesga, Town Clerk

Adopted by the Town Council on this 25th day of September, 2025.



Steve Breitzkreuz, Mayor

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