

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

June 12, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor Bob Hartmann

Debra M. Ruesga, Town Clerk

Council Member Jim Albritton

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Richard Dewitt, Assistant 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 7:05 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Presentation - Dr. Jennifer Jurado - Chief Resilience Officer, Broward County

Dr. Jennifer Jurado, Chief Resilience Officer of Broward County, provided a presentation to the Town Council on the 2025 Broward County Resilience Plan.

4. Proclamation - Code Officers' Appreciation Week 2025

The Town presented a proclamation recognizing June 1 through June 7, 2025 as Code Compliance Officer's Appreciation Week.

5. Public Comment

The following members of the public addressed the Town Council: Newell Hollingsworth and Ronald M. Bergeron, Jr.

6. Board Reports

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He talked about the Town's representation at the Broward County Solid Waste Authority Meeting. He discussed the Town's 25th birthday celebration and said that the Board had people sign up for the June 30th WM Reuters Recycling Facility Tour and had people sign up for the Town Composting program, as well. He recapped the Board's June 3, 2025 meeting and advised the Town Council that there would be no Board meeting in July.

7. Council Member Comments

Council Member Jablonski spoke about the following Town events:

- Hazmat at the Barn on July 12, 2025 from 8:00 a.m. to 2:00 p.m.
- The DMV FLOW Event for June 25, 2025
- The DMV FLOW Event for July 23, 2025

He mentioned a message board sign near the Griffin Road and I-75 overpass that posted information for a "Shred-A-Thon" but stated it was for the Town of Davie, not Southwest Ranches.

He announced the Farmer's Market would be closed on Sundays now until fall. He discussed the construction of the restroom facility at the Southwest Meadows Sanctuary Park and stated that the construction of the facility is part of the grant obligations of the Town. He spoke about the Town's 25th Anniversary event and said that it was a wonderful event. He talked about the Town Workshop meeting that occurred on May 22, 2025. He said there seemed to be a consensus that Town Council needed to do something about the illegal businesses and that he would like to direct the Town's legal team to start working on the issue of giving the businesses a timeframe to close their businesses. He asked the Town Council if there were any objections to the idea of starting the process.

Vice Mayor Hartmann raised the concern that basing it on a timeframe might not be the best approach and basing it on the size of the business may be more feasible.

Council Member Jablonski stated that basing it on the size of the business or timeframe could be worked out further by the Town Council and suggested having the Town's legal department start looking into the legalities of the process of having the businesses closed in the Town.

Vice Mayor Hartmann spoke about the Town's 25th Anniversary event and thanked Public Works Administrative Specialist Susan Kutz for her efforts in organizing the event. He talked about the Broward County Solid Waste Authority meeting that occurred on June 11, 2025, regarding the County's 50-year master plan on solid waste. He commended the residents on attending the meeting in mass, and commended the Town being ahead of most municipalities regarding their zero-waste initiatives. He discussed the construction of the restroom facility at the Southwest Meadows Sanctuary Park and clarified with Town Administrator Muñiz that construction would take approximately 6 months to complete. Lastly, he spoke about his concerns about FEMA reimbursement if needed for future hurricanes and verified with Town Financial Administrator Emil Lopez the amount of emergency funds the Town has to cover costs resulting from any storm damage. Town Administrator Muñiz further defined the process of FEMA reimbursement for Vice Mayor Hartmann and Town Council.

Council Member Kuczenski discussed speaking to a resident about the regulations on smokestack emissions from coal fire plants and compared them to the emissions them of power plant and waste energy plant emissions. He spoke of a personal experience and warned everyone to be aware of phone scams designed to steal your money.

Council Member Allbritton discussed the groundbreaking ceremony for the Southwest Meadows Sanctuary Park restroom facility and said the project would include the restroom facility, a picnic pavilion, and parking area. He spoke about the Town's 25th Anniversary event and thanked everyone involved in the planning of the party for their efforts and that he looked forward to the next one. He provided an update on the guardrail being installed at SW 53rd Court and Dykes Road and said that construction on the project would begin soon.

Mayor Breitkreuz thanked Vice Mayor Hartmann for his comments on the Solid Waste Authority and said he would be doing a presentation on it at the end of the meeting. He discussed the construction of the restroom facility at the Southwest Meadows Sanctuary Park and described all the aspects of construction, including the pavilion, parking area, and protections being installed to protect the wetlands in the area. He spoke about the Town's 25th Birthday Party and said that it was an amazing event for not only residents of the Town but also visitors that came to the even. He thanked members of Town staff, volunteers, and residents for making it a fantastic day. He expressed that he was proud to be at the event as Mayor of the Town.

8. Legal Comments

Town Attorney Dewitt had no legal comments.

9. Administration Comments

Town Administrator Muñiz spoke about the Town's Birthday event and thanked Town staff for their efforts on making it a successful event. He recognized Town residents Karen French, Leo Eskenazi, and George Morris for their work for the Town's Anniversary Event and stated that there were many residents that were involved and apologized for not mentioning each person individually. He stated that he would like to recognize all the volunteers formally at the next Town Council meeting. He advised that the BBX Altman P3 project is nearing the end of its due diligence phase, with delays caused by coordination issues involving the U.S. Army Corps of Engineers and Broward County. He explained the project is facing delays due to a water body that may be classified as a "Water of the U.S." by the South Florida Water Management District, which could trigger additional regulatory requirements. He said the Town has enlisted the support of Congresswoman Debbie Wasserman Schultz's office to help solve the issue. He stated the Town is also addressing an issue with Broward County regarding an easement related to access from SW 202nd Avenue. He stated the delays were not the fault of the developer, and staff remained confident the outstanding matters would be resolved. He asked Town Council to authorize a three-month extension of the due diligence period, that would last until the end of September.

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

MOTION: TO EXTEND THE DUE DILIGENCE PERIOD OF THE BBX ALTMAN P3 PROJECT FOR 90 DAYS.

Town Administrator Muñiz reported that nearly 50 residents had signed up for the Town's composting pilot program. He stated that an orientation meeting via Zoom had been scheduled for Saturday, June 28th, to accommodate participants who may have work commitments during the week. He said the meeting was to be recorded for those unable to attend, and printed informational materials would be included with the composting buckets for any residents who

signed up after that date. He added that service was scheduled to begin on Monday, July 7th, and additional information had been distributed in preparation for the launch of the project.

Resolutions

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, APPROVING THE FIRST AMENDMENT TO THE USE AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND BRAM GROUP, LLC, D/B/A/ I9 SPORTS, LLC ("I9 SPORTS"), FOR THE PROVISION OF YOUTH SPORTS PROGRAMMING TO THE TOWN; AMENDING THE TERM AND USE OF AMENDED THE SITE, PROVIDING FOR COMPENSATION TO THE TOWN AT THE END OF EACH SEASON, AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Hartmann, 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.

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING AND APPROVING AN AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF MANAGEMENT SERVICES TO RECEIVE A FLORIDA LOCAL GOVERNMENT CYBERSECURITY GRANT FOR THE DEVELOPMENT AND ENHANCEMENT OF A CYBERSECURITY RISK MANAGEMENT PROGRAM, AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, 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.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ENTERING INTO AN AGREEMENT WITH BERGERON EMERGENCY SERVICES, INC AS THE PRIMARY DISASTER AND DEBRIS MANAGEMENT CONTRACTOR (DMC) TO PROVIDE EMERGENCY DEBRIS REMOVAL AND EMERGENCY LOGISTICAL SERVICES; 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 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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ENTERING INTO AN AGREEMENT WITH DRC EMERGENCY SERVICES, LLC AS THE SECONDARY DISASTER AND DEBRIS MANAGEMENT CONTRACTOR (DMC) TO PROVIDE EMERGENCY DEBRIS REMOVAL AND EMERGENCY LOGISTICAL SERVICES; 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 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.

14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE AMENDED AND RESTATED TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT WITH BROWARD COUNTY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Vice Mayor Hartmann, 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.

15. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING A PUBLIC RECORDS RETENTION POLICY CONSISTENT WITH FLORIDA LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Hartmann, 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.

16. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING A PUBLIC RECORDS POLICY CONSISTENT WITH FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Vice Mayor Hartmann, 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

17. Sheridan Street Widening Project - Final Resolution Language

Mayor Breitkreuz introduced the item as a discussion item regarding the final language of previously approved Resolution 2025-039. He asked Town Administrator Muñiz to explain the item.

Town Administrator Muñiz explained that two versions of the resolution, Version A and Version B, had been prepared to reflect differing interpretations of the Council's intent. He said Version A was drafted immediately following the meeting based on the motion as understood at that time, while Version B was created after further discussion about the resolution's language and intent. He highlighted key differences between the two versions and stated that staff wanted to ensure the Resolution accurately reflected the Town Council's intent as expressed during the previous meeting.

Mayor Breitkreuz expressed concern about changes made to the resolution language outside of formal Council discussions and emphasized the importance of honoring the consensus reached during meetings. He noted that while the Town values its independence, collaboration with Broward County is essential, especially for projects beyond Town boundaries.

A discussion took place between the Town Council, Town Administrator, and Town Attorney to determine the most appropriate wording for the resolution, resulting in the following changes:

- Amending the Resolution Title to reflect removing the sound barrier wall, change the language of reallocation to allocation of shields to cover lights, improving the turn lanes, and constructing a vegetative barrier.
- Amending Section 2 to remove "formally opposes" and suggest recommending shielding to be placed over the lights to minimize light pollution.
- Amending Section 3 to remove "through the construction of a sound barrier wall" and replace with "recommending the continuation of the vegetative barrier".
- Amending Section 4 by removing the wording that has to do with the 10ft sidewalk and leave in allocating funds to improve the left-hand-turn lanes from eastbound Sheridan Street onto northbound Flamingo Road.

Town Administrator Muñiz stated that he believed the changes to the Resolution accurately reflected the Town Council's intent and confirmed that the changes would be made and then forwarded accordingly.

18. 14401 W Palomino Drive Tree Removal Request - Mayor Breitkreuz

Assistant Town Attorney Dewitt explained that the matter under discussion required a variance, which is a quasi-judicial process, and therefore the Council could not discuss specific details about the property. He advised that the applicant or property owner should meet with the Town Planner, Jeff Katims, to review the application process, criteria, and timeline. He emphasized that any discussion during the meeting must remain general and not reference the specific property involved.

Mayor Breitkreuz thanked Assistant Town Attorney Dewitt for the legal guidance and emphasized the importance of not discussing specific properties to avoid putting the Town at risk. He acknowledged that while the Town's codes are generally effective, there are rare instances where a variance may be appropriate. He stated that it was the Council's responsibility to evaluate such cases with a fresh perspective and said that he looked forward to discussing the item in the future.

19. Solid Waste Authority (SWA) Current Status Overview - Mayor Steve Breitkreuz

Mayor Breitkreuz introduced the item as an update on the ongoing work of the Solid Waste Authority (SWA). He noted that for the past two years, the SWA had been working on a comprehensive 40-year master plan for solid waste management in Broward County. He stated a draft master plan had now been completed and was being shared publicly to increase transparency and solicit community feedback. He emphasized that the plan had involved extensive research and analysis across 11 major tasks. He highlighted key slides of the presentation, that were most relevant to the Town of Southwest Ranches. He noted that the Town was already implementing many of the recommended best practices and that community involvement would be crucial going forward. He concluded by commending the Town for being ahead of much of the county in several of these areas and expressed pride in the Town's proactive role.

20. Approval of Minutes

- a. February 27, 2025 Regular Meeting Minutes**
- b. March 13, 2025 Regular Meeting Minutes**

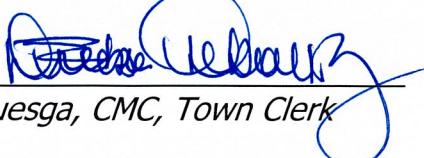
The following motion was made by Vice Mayor Hartmann, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE FEBRUARY 27, 2025 AND MARCH 13, 2025 REGULAR MEETING MINUTES.

21. Adjournment

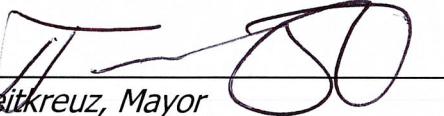
Meeting adjourned at 9:16 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 9th day of October, 2025.



Steve Breitkreuz, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.