

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

Thursday 7:00 PM

June 26, 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

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 7:17 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**Presentations**

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

Mayor Breitkreuz announced the presentation was in honor of the volunteers that helped make the Town's 25<sup>th</sup> Anniversary Celebration event a huge success. He thanked all the volunteers for their work and efforts and called Public Works Administrative Specialist Susan Kutz to the podium to begin the presentation.

Ms. Kutz presented certificates of appreciation to all the volunteers that assisted in the planning and execution of the Town's 25<sup>th</sup> Anniversary Celebration event.

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

Jennifer Montgomery, Chair of the Schools and Education Advisory Board (SEAB), presented the scholarship awards to each recipient.

**5. Public Comment**

The following member of the public addressed the Town Council: Debbie Green.

**5. Board Reports**

There were no Board Reports.

**6. Council Member Comments**

Council Member Jablonski began by addressing misconceptions circulating on social media regarding the Southwest Meadows Preserve. He clarified that the town-owned property, which hosts the carnival and farmers market, is only five acres in size. He also noted that the bathroom facilities currently being permitted are part of the town's grant obligations under the Florida grant system, which requires certain amenities to be installed on the property.

He announced the upcoming Hazardous Waste Collection Event at the barn on July 12, encouraging residents to bring items such as paper for shredding, unused pharmaceuticals, electronics, fluorescent bulbs, and motor oil. The event will be a convenient drive-thru format.

Additional announcements included:

- Bingo at the Barn on September 27; tickets are available at the front desk.
- A Photo Contest hosted by the Rural Arts Board, with the theme "Enjoying Our Town." Submissions are due by September 9.
- The Mobile DMV service is undergoing changes. While it will be available in July, residents are urged to make appointments early due to high demand.

Lastly, Council Member Jablonski addressed the issue of illegal businesses operating in town. He proposed referring the matter to the Comprehensive Plan Advisory Board for review and recommendations. He suggested a 90-day review period, starting in July, and confirmed that the board is scheduled to meet during that month. The Council agreed with the proposal, and no formal motion was required.

Vice Mayor Hartmann provided a legislative update following the close of the 2025 Florida Legislative Session. While few new laws directly impact the Town, he highlighted key developments across several areas:

- Education: New mandates include CPR and disability awareness training, AED devices in schools, cell phone restrictions for K-8 students and expanded dropout recovery and career education programs.
- Public Safety: New felony offenses were introduced (e.g., swatting, impersonating rideshare drivers, excessive speeding), along with stricter penalties for fentanyl-related crimes and animal cruelty. A new "Spectrum Alert" system will assist in locating individuals with autism.
- Health & Human Services: Includes mandatory fentanyl testing in overdose cases, expanded newborn screening, and diabetes care requirements in schools.
- Environment & Infrastructure: Focus shifted to conservation in state parks; permitting processes for fire alarms and sewer upgrades were simplified.
- Digital & Consumer Protections: Legal recognition of electronic court and tenant notices, movement toward cryptocurrency regulation, and new consumer protections for medical debt and deceptive advertising.
- Additional Notes:
  - The death penalty may now be carried out using any method not deemed unconstitutional.
  - Weather modification techniques like cloud seeding are now prohibited.
  - Some municipalities will no longer be allowed to fluoridate water.
  - New laws support farmworker housing in residential areas, though not applicable to the Town.

Vice Mayor Hartmann noted he would provide a more detailed legislative recap in the next newsletter and concluded by thanking volunteers for their support during the Town's anniversary celebration.

Council Member Kuczenski thanked residents and volunteers for their support during the Town's 25th Anniversary celebration noting the beautiful setup and community involvement. He reminded residents to be cautious of alligators during breeding season and provided the state's nuisance

alligator hotline: 866-392-4286. Regarding the upcoming Fourth of July holiday, he noted that the Davie Police Department will operate a fireworks hotline from 7:00 p.m. on July 3 through 7:00 p.m. on July 6. The number is 954-693-8119. He raised concerns about improper recycling practices and encouraged residents to dispose of items like cardboard and fluorescent bulbs responsibly. Regarding traffic safety, he reported excessive speeding on Luray Road and shared that the Sunshine Ranches HOA has requested speed tables. He invited feedback from residents and explained that speed tables are more suitable for horse trailers than traditional speed bumps. Finally, he honored the late Brian Reynolds, a longtime resident and former HOA president, and extended condolences to the Reynolds family.

Council Member Allbritton reflected on a recent conversation he had with longtime resident Brian Reynolds just weeks before his passing. He shared personal memories of Mr. Reynolds and his wife, Chere, noting their support during his election campaigns and their service to the country—Brian as a medic in the U.S. Air Force during the Vietnam War, and Chere for her overseas military service. He expressed his condolences and encouraged the community to keep the Reynolds family in their thoughts. He also reported on the dedication of the Town's new attack fire truck, highlighting its improved accessibility and reliability compared to the previous vehicle.

Council Member Allbritton addressed school zone safety, noting that Broward County has adopted a stricter ordinance targeting speeding in school zones, prompted by recent student accidents. He emphasized the importance of compliance and safety. He also discussed the installation of guardrails and signage at a bus stop near 53rd and Dykes Road, following concerns about student safety due to high-speed traffic in the area. The improvements were supported by the Town's Safety and Traffic Board and the local school board representative. Regarding state funding, he acknowledged the efforts of Representative Robin Bartleman in securing grants for the Town, including:

- \$442,000 for Mathers Boulevard improvements,
- \$900,000 for the Southwest Ranches Fire Station, and
- \$405,000 for Dykes Road improvements.

He reminded residents that while these grants do not cost taxpayers directly, they come with obligations the Town must fulfill. In closing, Council Member Allbritton reminded residents to obtain permits for fireworks ahead of the Fourth of July and to be respectful of neighbors and animals during the holiday. He thanked Susan and all volunteers for organizing a successful 25th Anniversary celebration and expressed his enthusiasm for future milestones.

Mayor Breitkreuz provided updates on several initiatives. He noted that the Alligator Alcatraz project, a state and federal effort located off U.S. 41 in the Everglades, is underway and will be monitored for potential impact. He shared progress on the South Florida Wildlife Center, highlighting strong support from the school board and wildlife officials, with a lease presentation scheduled for the August 19<sup>th</sup> school board meeting. Lastly, the Mayor praised the Town's leadership in sustainability efforts, including composting and recycling, and encouraged residents to enroll in the free composting program, with an introductory session scheduled for Saturday at 10:00 AM at Town Hall.

## **7. Legal Comments**

Town Attorney Poliakoff extended his congratulations to Susan for her outstanding work organizing the Town's 25th Anniversary Celebration, echoing the appreciation expressed by members of the Town Council.

## **8. Administration Comments**

Town Administrator Muñiz reported that 55 residents have enrolled in the Town's residential composting pilot program, surpassing the 50% participation threshold. He reminded residents that the informational meeting scheduled for Saturday at 10:00 a.m. will be held virtually via Zoom. The first compost collection is scheduled to begin on Monday, July 14, and 45 slots remain available.

He acknowledged Council Member Kuczenski's earlier comments regarding fireworks and added that the Town has requested signage from the Davie Police Department to remind residents to be mindful of neighbors and livestock during fireworks celebrations.

Town Administrator Muñiz then requested Town Council authorization for two budget amendments:

1. \$75,000 for road maintenance to address potholes and related repairs through the end of the fiscal year.
2. \$10,000 for street sign maintenance, including replacement of stop signs and other signage.

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

### **MOTION: TO APPROVE TWO BUDGET AMENDMENTS: ONE IN THE AMOUNT OF \$75,000 FOR TOWNWIDE ROAD MAINTENANCE AND ANOTHER IN THE AMOUNT OF \$10,000 FOR THE REPLACEMENT AND REPAIR OF STREET SIGNAGE, WITH BOTH AMOUNTS TO BE ALLOCATED FROM THE UNASSIGNED FUND BALANCE.**

He noted that formal resolutions for these amendments will be presented at the July 24 Council meeting but requested a motion to allow purchase orders to be issued. A motion was made and seconded, and the Council unanimously approved both amendments, with funding to come from the unassigned fund balance.

Town Administrator Muñiz also reported that the Town will receive a reimbursement of \$4,443.70 from Waste Management as part of the annual true-up process, due to a combination of reduced charges and a prior overpayment. He explained that the overcharge was due to the inclusion of commercial collection and roll-off container invoices in the Town's totals. Waste Management has committed to improving internal review processes and has shown Town staff how to identify such discrepancies in future reports.

He commended Waste Management for their transparency and partnership, noting that the overcharge was discovered during their internal audit and voluntarily reported to the Town.

He further noted that the CPI adjustment for solid waste services will be 5.24%, and that data shows a positive trend in recycling, with increased recyclable tonnage and reduced solid waste tonnage—an encouraging sign of community participation.

Administrator Muñiz shared that the Town is exploring future waste diversion strategies, particularly the separation of vegetative waste from bulky items to reduce landfill use, in alignment with recommendations from the Solid Waste Authority's master plan. He stated that he has asked the Town's Waste Management representative to return with options for Council consideration and recommended holding a future workshop to review and discuss those options in detail.

In closing, Administrator Muñiz took a moment to thank Susan for her exceptional work organizing the Town's 25th Anniversary Celebration, noting that her dedication and leadership reflected positively on the entire community. He expressed pride in the Town's staff and residents for coming together to make the event a success and reaffirmed his appreciation for the team spirit and commitment shown throughout the organization.

### **Ordinances – 2<sup>nd</sup> 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.**

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 Albritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION WITH THE FOLLOWING AMENDMENT: AMEND SECTION 095-030(C), TO REFLECT MOTION SENSOR LIGHTS MUST SHUT OFF WITHIN TWO MINUTES.**

### **Ordinances – 1<sup>st</sup> 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.**

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

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

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

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

**13.** Approval of Minutes

- March 27, 2025 Regular Meeting Minutes
- April 10, 2025 Regular Meeting Minutes

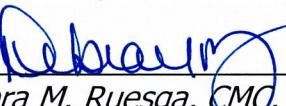
The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE MARCH 27, 2025 REGULAR MEETING MINUTES AND APRIL 10, 2025 REGULAR MEETING MINUTES.**

**14.** Adjournment

Meeting adjourned at 9:00 p.m.

*Respectfully submitted:*

  
Debra M. Ruesga, CMC, Town Clerk

*Adopted by the Town Council on this 9<sup>th</sup> 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.