

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

July 24, 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 M. Ruesga, Town Clerk
Emil C. Lopez, Town Financial Administrator
Richard Dewitt, Assistant 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 Vice Mayor Hartmann at 7:01 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. Legislative Updates - Senator Dr. Barbara Sharief, Representative Robin Bartleman, and Town Lobbyist Nelson Diaz, Southern Strategy Group

Senator Dr. Barbara Sharief, Representative Robin Bartleman, and Town Lobbyist Nelson Diaz of the Southern Strategy Group, provided a legislative update to Town Council.

4. Public Comment

The following members of the public addressed the Town Council: Marianne Allen and Lazaro Padron.

5. Board Reports

George Morris spoke on behalf of the Aster Knight Foundation. He talked about Bingo at the Barn on September 27th and a new Pumpkin Patch event from October 16th–19th at Southwest Meadows Sanctuary Park. He shared that a monthly Food Truck Night would begin on September 2nd and continue the first Tuesday of each month at the Southwest Ranches Preserve. He discussed the Town's 25th Anniversary event and the oak tree at Rolling Oaks Park that was carved into a sculpture.

Debbie Green spoke on behalf of the Zero Waste Advisory Board. She reported that the Town continued to be recognized as a countywide leader in zero waste initiatives, driven by its opposition to incineration. She noted that Mayor Breitkreuz had proposed each municipality share monthly sustainability updates at the Solid Waste Authority Executive meetings to encourage collaboration and highlighted the Town's recent launch of its residential composting program. Ms. Green emphasized the Town's commitment to taking meaningful action and stressed the importance of regional cooperation to achieve long-term environmental goals.

6. Council Member Comments

Council Member Jablonski spoke about the following Town events:

- Bingo at the Barn on September 27th, 2025
- The 13th Annual Photo Contest for the 2026 SWR Town Calendar
- The Halloween Spooktacular Yard Decorating Contest
- The Southwest Ranches Pumpkin Patch
- The DMV FLOW Event for July 30, 2025
- The DMV FLOW Event for August 27, 2025
- The Budget Workshop for Proposed Budget FY 2026 on August 12, 2025, at 7:00 p.m.
- The First Budget Public Hearing – FY 2025-2026 Proposed Budget on September 15, 2025, at 6:00 p.m.
- The Second Budget Public Hearing – FY 2025-2026 Proposed Budget on September 25, 2025, at 6:00 p.m.

He stressed the importance of residents attending the Budget Workshop, stating it was one of the most important workshops of the year.

Council Member Kuczenski discussed illegal "snipe signs" in Sunshine Ranches, requested that the Legal Department send a cease-and-desist letter, and expressed interest in pursuing an injunction to prevent future violations. He spoke about the speeding issues in Sunshine Ranches and spoke about seeking community input before any installation of speed tables in the area. He discussed working with Representative Robin Bartleman in 2020 to exempt the Town from the state fireworks law, citing the negative impacts of fireworks on animals, pollinators, and veterans with PTSD. He requested that the Town Attorney consider pursuing the exemption again in the upcoming legislative session. He acknowledged the recent passing of longtime resident Brian Reynolds, a former president of the Sunshine Ranches HOA and informed the Council that Mr. Reynolds' spouse, Chere Reynolds, had expressed interest in joining the Rural Arts and Design Advisory Board. He expressed his intent to nominate her as an at-large member of the board, highlighting her background and interest in community involvement.

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 APPOINT CHERE REYNOLDS AS AN AT-LARGE MEMBER TO THE RURAL PUBLIC ARTS AND DESIGN BOARD.

He informed Council Member Allbritton that Mrs. Reynolds may also be interested in the Public Traffic and Safety Committee. He addressed statements made during Public Comment and gave the resident suggestions on the issue.

Council Member Allbritton discussed the idea of forming a veteran's group in the Town and encouraged any interested veterans to reach out to him.

Vice Mayor Hartmann provided an update on Town resident Barbara Lester after a recent hospitalization and recognized the "Women of Rolling Oaks" and the community for supporting her. He encouraged residents to complete the Town's survey, emphasizing its importance in shaping future strategic planning and ensuring the preservation of the Town's rural and equestrian character. He noted that the survey results were critical in responding to the community's evolving needs. He referenced a draft resolution and ordinance submitted by resident Richard Ramcharitar regarding opposition to the incinerator and he said he would submit it to Town Administrator Muñiz to distribute to Town Council members for review. He proposed creating a Recognition Advisory Board to acknowledge residents who have significantly contributed to the community and suggested the board meet quarterly and collaborate with existing advisory boards. Council Member Jablonski said that he liked the idea but recommended that the Rural Arts Board assume this role to avoid forming a new committee. The Town Council agreed to revisit the proposal when Mayor Breitkreuz returned. He reported that the South Florida Water Management District was removing invasive species along the west side of U.S. 27 near the conservation area and encouraged residents to thank the workers involved. He discussed the white house structure located in the sanctuary area of the Southwest Ranches Preserve, which had become infested with bees. He announced plans to inspect the site with resident Josh Dykes on the upcoming Sunday and invited experienced local beekeepers to contact him to assist with safely removing the hive. He spoke about his plan to lead quarterly birding tours within the Town, in partnership with the Parks Board and the Audubon Society, beginning in late fall. He said details would be shared in upcoming newsletters. Lastly, he addressed statements made during Public Comment

7. Legal Comments

Assistant Town Attorney Dewitt advised the Town Council that the federal lawsuit filed by Atlas Investments, property owners of Cielo Farms, against the Town, Town Attorney Poliakoff, Town Administrator Muñiz, former Town Administrator Andy Berns, and Code Compliance Director Julio Medina, had been dismissed. He stated that the case was a joint effort with the Florida League of Cities Insurance Account Counsel, Jeff Hawkman, and he praised Mr. Hawkman's efforts on the case. He read statements from the federal judge regarding the case and stated that any discussions regarding recouping legal fees and such should be discussed in a different setting.

8. Administration Comments

Town Administrator Muñiz clarified that the first budget hearing had been rescheduled to September 15th, as the originally planned date of September 11th was now observed as a Town holiday. He reported that the Town had received public records requests related to budget information from the Florida DOGE office and confirmed that all required documents had been submitted to the Governor's Office. He discussed Item 10 on the agenda and noted that the purchase of bunker gear for the Southwest Ranches Volunteer Fire Rescue Department should be approved as a piggyback contract with the Town of Davie, and that the final cost was expected to be under \$30,000. He reminded the Council that any legislative proposals for the upcoming

session must be submitted to the Broward Legislative Delegation by October 17th and encouraged early coordination with legal counsel. He also provided an update on the residential composting pilot program, with over 60 participants to date, and encouraged residents to sign up through the Town's website.

Resolutions

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A THREE YEAR EXTENSION TO THE AGREEMENT WITH FLORIDA TECHNICAL CONSULTANTS, LLC FOR CONTINUING GIS CONSULTING SERVICES UNDER THE ORIGINAL TERMS AND CONDITIONS AS APPROVED BY THE TOWN COUNCIL ON DECEMBER 13, 2018, PURSUANT TO RESOLUTION 2019-016; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ISSUE A PURCHASE ORDER; AND PROVIDING FOR AN EFFECTIVE DATE.

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 APPROVE THE RESOLUTION.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE PURCHASE OF THIRTEEN (13) UNITS OF BUNKER GEAR EQUIPMENT FOR THE SOUTHWEST RANCHES VOLUNTEER FIRE DEPARTMENT FROM FIRE-TEC 1, INC. IN THE AMOUNT OF THIRTY THOUSAND TWO HUNDRED AND TWENTY DOLLARS AND SIX CENTS (\$ 30,220.06); AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, 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 RESOLUTION WITH THE CAVEAT THAT IT IS A PIGGYBACK CONTRACT FROM THE TOWN OF DAVIE'S EXISTING CONTRACT WITH THE MAXIMUM AMOUNT OF UP TO THIRTY THOUSAND TWO HUNDRED AND TWENTY DOLLARS AND SIX CENTS (\$30,220.06).

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICES TO 14501 LURAY ROAD, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; AND PROVIDING 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.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2024-2025 ADOPTED BUDGET FOR ROADWAY REPAIRS AND TRAFFIC SIGN MAINTENANCE; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, 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 APPROVE THE RESOLUTION.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SETTING THE PROPOSED MILLAGE RATE AND CURRENT ROLL BACK RATE PURSUANT TO SECTION 200.605, FLORIDA STATUTES, AND ESTABLISHING THE DATE, TIME AND PLACE AT WHICH PUBLIC HEARINGS WILL BE HELD TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET FOR FISCAL YEAR 2026; DIRECTING THE TOWN CLERK TO FILE SAID RESOLUTION WITH THE PROPERTY APPRAISER OF BROWARD COUNTY PURSUANT TO THE REQUIREMENTS OF FLORIDA STATUTES AND THE RULES AND REGULATIONS OF THE DEPARTMENT OF REVENUE FOR THE STATE OF FLORIDA; DIRECTING THAT A CERTIFIED COPY OF THIS RESOLUTION BE SENT TO THE BROWARD COUNTY PROPERTY APPRAISER AND TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, 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 RESOLUTION.

14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA PROVIDING FINDINGS; AMENDING IN PART SECTION 3 OF RESOLUTION 2011-084 BY PROVIDING A NEW DEFINITION; INCORPORATING THE 2025 FIRE ASSESSMENT REPORT; APPROVING PRELIMINARY NOT TO EXCEED FIRE PROTECTION ASSESSMENT RATES RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA FOR FISCAL YEAR 2025-2026; PROVIDING FOR THE IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS; PROVIDING FOR AN EXEMPTION FOR VETERAN'S WITH SERVICE CONNECTED TOTAL AND PERMANENT DISABILITY; PROVIDING FOR LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR

APPORTIONMENT; ESTABLISHING THE PRELIMINARY RATES OF ASSESSMENT; DIRECTING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF MAILED AND PUBLISHED NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, 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 RESOLUTION.

15. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELATING TO THE PROVISION OF SOLID WASTE SERVICES, FACILITIES AND PROGRAMS TO RESIDENTIAL PROPERTIES IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING AUTHORITY FOR SOLID WASTE SERVICES ASSESSMENTS; PROVIDING PURPOSE AND DEFINITIONS; PROVIDING FINDINGS; INCORPORATING THE SOLID WASTE SPECIAL ASSESSMENT METHODOLOGY REPORT; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; PROVIDING FOR A 50% EXEMPTION FOR VETERAN'S SERVICE CONNECTED TOTAL AND PERMANENT DISABILITY; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, 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 RESOLUTION.

16. Appointments

a. SWR Pioneer of the Year Award 2025 Nominees

Vice Mayor Hartmann asked Town Administrator Muñiz to explain the item. Town Administrator Muñiz explained that the Broward Historic Preservation Board was seeking nominations for its "Pioneer of the Year" program, which honors individuals who have contributed to the County's history. He noted that past recipients from Southwest Ranches included Newell Hollingsworth and Mary Gay Chapels, and that a recognition ceremony would be held in November.

The Town Council made the following nominations:

Vice Mayor Hartmann nominated Debbie Green.

Council Member Allbritton had no nominations.

Council Member Jablonski nominated Debbie Green.

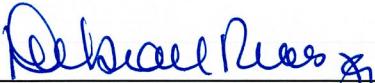
Council Member Kuczenski nominated Chris Brownlow.

Vice Mayor Hartmann stated that the nominations would be forwarded to Mayor Breitkreuz, who would make the final determination on which nominee to submit to the County.

17. Adjournment

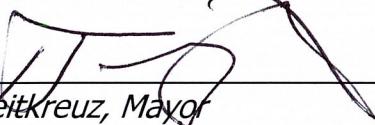
Meeting adjourned at 9:27 p.m.

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.