

**LOCAL PLANNING AGENCY MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

June 26, 2025

13400 Griffin Road

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Present:

Chair Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Chair Bob Hartmann

Debra M. Ruesga, Town Clerk

Board Member Jim Allbritton

Emil Lopez, Town Financial Administrator

Board Member Gary Jablonski

Keith Poliakoff, Town Attorney

Board Member David S. Kuczenski, Esq.

Local Planning Agency of the Town 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 Chair Breitkreuz at 7:03 PM. Attendance was noted by roll call and followed by the Pledge of Allegiance.

Resolutions

**3. LPA Resolution for Outdoor Lighting Ordinance**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ("LOCAL PLANNING AGENCY"), MAKING A RECOMMENDATION THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO THE TEXT OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") RELATING TO OUTDOOR LIGHTING; PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**4. LPA Resolution for Noncommercial Signs Ordinance**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO SECTION 070-110 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO NONCOMMERCIAL SIGNAGE; PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**5. LPA Resolution for Outdoor Assembly**

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT AN AMENDMENT TO SECTION

035-080 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC") PERTAINING TO INDOOR AND OUTDOOR ASSEMBLY IN RURAL AND AGRICULTURAL DISTRICTS, PROVIDING AN EFFECTIVE DATE.

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

**MOTION: TO APPROVE THE RESOLUTION.**

**6. APPROVAL OF MINUTES**

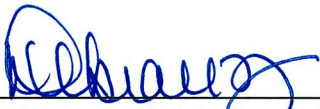
**a. May 8, 2025 LPA Meeting Minutes**

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

**MOTION: TO APPROVE THE MAY 8, 2025 LPA MEETING MINUTES.**

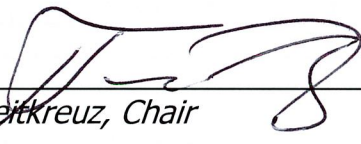
**6. Adjournment** - Meeting was adjourned at 7:09 PM.

*Respectfully submitted:*



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Local Planning Agency on this 20<sup>th</sup> day of November, 2025.



Steve Breitkreuz, Chair

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.