

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

August 14, 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 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 Mayor Breitkreuz at 7:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Quasi-Judicial Hearing

3. Resolution Approving the MP Holdings Plat

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-70-25, THE MP HOLDINGS PLAT, COMPRISING TWO SINGLE-FAMILY DWELLING LOTS ON 4.6 GROSS ACRES; GENERALLY LOCATED ON THE SOUTH SIDE OF SW 48TH STREET, 1,000 FEET EAST OF MATHER BOULEVARD; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; 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.

4. Resolution Approving the Fernandez Villas Plat

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. PL-67-24, FERNANDEZ VILLAS PLAT, COMPRISING FIVE SINGLE-FAMILY DWELLING LOTS ON 10.4 ACRES; GENERALLY LOCATED AT THE NORTHWEST QUADRANT OF SW 178TH AVENUE AT ITS INTERSECTION WITH STIRLING ROAD; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

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 APPROVE THE RESOLUTION.**Presentations****5. Proclamation – Honeybee Awareness Day – August 16, 2025**

The Town presented a proclamation recognizing August 16, 2025, as National Honeybee Awareness Day.

6. Proclamation - International Overdose Awareness Day

The Town presented a proclamation recognizing August 31, 2025, as International Overdose Awareness Day.

7. Public Comment

The following members of the public addressed the Town Council: Linda Flack.

Mayor Breitkreuz addressed comments made during Public Comment. He clarified that the proposed Ordinance change was not meant to impose new restrictions on businesses but to address areas of Town that had become overly commercialized due to unreported code violations. He explained that the Ordinance aimed to allow proactive enforcement and provide flexibility for compliance without relying on resident complaints. He emphasized the Town's effort to balance protecting long-standing families by addressing the concerns of residents affected by nearby commercial activity. He stated that further discussion on the Ordinance would take place at the upcoming Comprehensive Planning Board meeting and encouraged public participation.

8. Board Reports

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He commended the Town Council for its leadership and advocacy in the Solid Waste Authority Executive committee, noting that efforts had contributed to a decision not to pursue new incinerator sites in Broward County. He talked about trying to arrange tours of the WM Recycling Center on weekends to encourage more participants. He stressed the importance of getting the messaging out to the residents on the importance of recycling and said the Board is looking into using the Town website to provide more information. He discussed the Zero Waste Consultant proposal and the submittals and how the Board would like to be involved with the process. Lastly, he announced that Rick Conrad had stepped down from the Board, and thanked him for his service, and that Linda Flack had expressed interest in serving on the Board.

George Morris spoke on behalf of the Aster Knight Southwest Ranches Parks Foundation. He discussed that the Foundation was working in conjunction with the Rural Public Arts and Design Advisory Board on a project that commemorates residents that have contributed to the Town. He said the Foundation has set aside \$5,000 specifically for the project, with the goal being \$100,000, and suggested the Town match the \$5,000. He spoke about upcoming events such as the pig roast, pumpkin patch, carnival, chili cook off, and car show, that would help with the fundraising.

He said that anyone interested in volunteering for the events should contact PROS Director December Lauretano-Haines to sign up.

At this point Council Member Allbritton addressed the vacancy on the Zero Waste Advisory Board, and appointed Linda Flack to the Board as his appointment.

9. Council Member Comments

Council Member Jablonski spoke about the following Town events:

- The 13th Annual Photo Contest for the 2026 SWR Town Calendar
- The cancellation of the DMV FLOW Event for August 27, 2025
- Bingo at the Barn on September 27th, 2025
- The Halloween Spooktacular Yard Decorating Contest
- The Southwest Ranches Pumpkin Patch
- The Halloween Event at the Rolling Oaks Barn on October 31, 2025
- The Food Truck Event at the Preserve on September 2, 2025, from 4:00 to 9:00 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 Hearings and said to contact members of the Town Council if they had any questions regarding the budget. He mentioned that the flag was replaced on the cell phone tower at the Town's Fire Station and discussed the logistics of replacing a flag of that size. Lastly, he reminded residents that Town Hall would be closed on Monday, September 1, 2025, in observance of the Labor Day holiday.

Council Member Allbritton praised the recent budget workshop as outstanding and thanked staff and Council for maintaining current tax levels. He expressed regret over low public attendance and encouraged residents to participate in the upcoming sessions. He discussed attending a climate workshop as part of the Broward County Water Advisory Board, where sea level rise was the main topic. He referenced QR-coded posters that assess home elevation risks over the next 10–15 years and expressed concern over the rapid rise and insufficient federal funding for needed infrastructure, such as pumps, from the Army Corps of Engineers. He shared an update on the Filthy Organics program, noting that 51 residents were actively participating. He stated that over roughly two months, participants diverted 1,480 pounds of food waste from landfills, averaging nearly 30 pounds per household, and he discussed the environmental benefits of the program.

Council Member Kuczenski addressed comments made during Public Comment. He spoke about residents needing to ensure they place their recyclables and solid waste in their curbside bins and not next to them, to ensure the items are picked up properly. He talked about seeing real estate ads posted on social media referencing gated communities in the Town and stated that there were only two gated communities in the Town and that there would probably not be any more in the

future. He discussed the purpose of the new radar speed signs and encouraged residents to use cruise control to maintain posted speed limits. He expressed concern over excessive speeding on roads such Luray Road and Mustang Trail and supported implementing speed tables as a cost-effective alternative to daily police enforcement.

Vice Mayor Hartmann reported that car thefts and break-ins typically increase starting in August and through winter and urged residents to take preventive measures. He warned that criminals are using advanced technology to intercept key fob signals, allowing them to unlock and start vehicles or access homes. He recommended storing key fobs in Faraday bags or metal containers to block signal transmission. He also reminded residents not to leave keys, firearms, or valuables in unlocked vehicles, emphasizing that many of these crimes are preventable. Lastly, he highlighted the effectiveness of the Town's license plate readers in aiding Davie Police and encouraged residents to report suspicious activity.

Mayor Breitkreuz reported on the finalized Solid Waste Authority master plan, which moved away from incineration and focused on innovative waste management solutions. He credited Southwest Ranches residents for their strong participation, which helped influence the plan to exclude new incineration facilities near the Town. He called the outcome a major win for the community and emphasized the need for continued engagement to ensure broader adoption. He discussed the efforts of relocating the South Florida Wildlife Center to the Town, with a potential new location identified on Sheridan Street near 190th Avenue. He said the site, owned by the School Board and restricted to educational use, was considered a strong fit for the Center's mission, and a key meeting with the School Board was scheduled for September 19. He praised Town Administrator Muñiz and Town Attorney Poliakoff their coordination on the project and emphasized the project's alignment with the Town's values. He noted that this was a major step forward but there were many steps ahead. He stated that the Town was moving forward with plans to build a new public safety facility that would serve as a fire station and emergency operations center, with property acquisition expected within 90 days. He emphasized the goal of completing the project without increasing the millage rate or incurring debt, relying instead on grants and other funding sources, and praised staff for their efforts during the recent budget workshop.

Council Member Allbritton expanded on the comments made by Council Member Kuczenski regarding the speed signs. He explained how the signs worked and explained how the data is used to strategically place Town of Davie Police patrols in the areas with heavy speeding.

10. Legal Comments

Assistant Town Attorney Dewitt had no legal comments.

11. Administration Comments

Town Administrator Muñiz requested to have a Workshop Meeting before the next Regular Town Council Meeting to discuss water and utility service providers for the Town and to provide direction to Administration on a methodology on assigning providers for the residents.

Mayor Breitkreuz clarified the reason for having the meeting and stressed that it was not to force residents on to water services but to develop a plan for water service around the Town. He stated that the Town is working with other municipalities to provide water services to residents and that a plan needs to be developed to keep the service areas organized and to keep the costs down for the Town.

Town Administrator Muñiz reported that he and Council Member Jablonski attended a tour of Waste Management's Materials Recovery Facility (MRF), in Davie, where bulk debris is sorted by type to reduce landfill use. He shared that Waste Management is offering additional public tours of the facility. He directed residents to contact Deputy Town Clerk Dan Stewart, the staff liaison for the Zero Waste Advisory Board, to coordinate a visit.

Ordinance – 2nd Reading

12. 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. {Approved on first reading June 26, 2025}

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

MOTION: TO APPROVE THE ORDINANCE ON SECOND READING.

13. 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. {Approved on first reading June 26, 2025}

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 APPROVE THE ORDINANCE ON SECOND READING.

Resolutions

14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICES TO 13821 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 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, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICES TO 13801 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 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.

16. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER WITH EDJ SERVICE, LLC IN THE AMOUNT OF ONE HUNDRED THIRTY-EIGHT THOUSAND, ONE HUNDRED TWENTYONE DOLLARS AND EIGHTY-FOUR CENTS (\$138,121.84) FOR REMOVAL OF INVASIVE EXOTIC SPECIES AT MULTIPLE TOWN PROPERTY LOCATIONS; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; 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.

17. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER WITH EDJ SERVICE, LLC IN THE AMOUNT OF FORTY-TWO THOUSAND, NINE HUNDRED SEVENTY-TWO DOLLARS AND SIXTY CENTS (\$42,972.60) FOR REPLENISHMENT OF PLAYGROUND SURFACE MATERIAL AT MULTIPLE TOWN PROPERTY LOCATIONS; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

18. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY TO UTILIZE ITS UNSAFE STRUCTURES BOARD FOR ADJUDICATION OF TOWN BUILDING CODE AND RELATED PUBLIC NUISANCE MATTERS; 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 Albritton, 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.

19. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ESTABLISHING THE OPERATION OF ILLEGAL BUSINESSES AS A PRIORITY ITEM FOR PROACTIVE CODE ENFORCEMENT; ESTABLISHING A COMPLIANCE PERIOD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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 TABLE THE ITEM TO THE OCTOBER 9, 2025 REGULAR TOWN COUNCIL MEETING.

Discussion

20. Discussion - Status of Campaign Sign Enforcement - Council Member Kuczenski

Council Member Kuczenski introduced the item as a discussion regarding the final passage of the election sign ordinance amendment and noted that enforcement was described as potentially proactive. However, he stated he had seen no official documentation to support this and considered enforcement reactive unless proven otherwise.

A discussion ensued amongst the Town Council and Mayor Breitkreuz opened the discussion to Public Comment.

It was the consensus of the Town Council that while the ordinance was not labeled as proactive, residents were allowed to remove illegal signs from public rights-of-way, which may have led to that perception. It was clarified that signs on fences are on private property and not subject to

removal, while those in swales or on poles fall under the snipe sign ordinance and can be taken down. It was encouraged that residents bring the political signs to Town Hall when found in the swales or rights-of-way.

21. Discussion - Fireworks Exemption - Council Member Kuczynski

Council Member Kuczynski introduced the item as a discussion regarding fireworks in the Town. He stated that shortly after the election of Mayor Breitkreuz, Council Member Allbritton, and himself, they requested Representative Robin Bartleman to sponsor legislation exempting Southwest Ranches from the state's fireworks law, much like the City of Wellington. He spoke about how the effort did not make it out of Committee then but said he would like to try again this upcoming legislative session.

A discussion ensued between the Town Council, Town Administrator, and Town Attorney, on the best approach for presenting a bill to limit fireworks in the Town.

Mayor Breitkreuz opened the discussion to Public Comment.

The consensus of the Town Council was to collaborate with communities that are similar to the Town and want the same type of legislation and to form a coalition and submit as one entity. It was discussed this may have a better chance of passing.

Town Administration was given direction to bring a Resolution before Town Council stating the intent of the Council so it could be submitted to the Broward Legislative Delegation before the October 17th, 2025, deadline.

22. Discussion - Status of Historical Home - Vice Mayor Hartmann

Vice Mayor Hartmann introduced the item as a discussion regarding the historic Dade County Pine house in Southwest Meadows Sanctuary Park, that the Town acquired between 2003 and 2005. He spoke about the condition of the home when it was acquired and its current deteriorated and unsafe condition. He stated that the purpose of the discussion was to decide what action to take regarding the home.

Vice Mayor Hartmann presented a video to the Town Council that compared the conditions of the home from 2001 to 2025.

A discussion ensued between the Town Council, Town Administrator, and Parks, Recreation & Forestry Director December Lauretano-Haines, on the history of the building, how to safely remove bees from the building, and what actions to take with the building.

The consensus of the Town Council was to humanely remove the bees from the home and to post notices that the home was available for historical societies to remove from the property if they are interested. If there was no response, the building would be destroyed and removed from the property by the Town, within 60 days.

23. Town Administrator Formal Discussion on RFP 25-14, Zero Waste Consultant, regarding budget and final ranking recommendation

Town Administrator Muñiz introduced the item as a discussion regarding the RFP for the Zero Waste Consultant. He provided an update on the procurement process, noting that the cone of silence was still in effect. He stated the selection committee unanimously selected Waste Management (WM) as the preferred firm. He requested guidance from the Town Council on establishing a not-to-exceed budget amount for contract negotiations, and explained that once a contract is negotiated, it would be brought back to the Council for consideration and possible award. Due to the cone of silence, further discussion on the proposals of firms was limited.

A discussion ensued between Town Council and Town Administrator Muñiz on the pricing range of the RFPs. Town Administrator Muñiz asked the Town's Procurement Office Christna Semeraro to the podium to provide details on the range.

Town Procurement Officer Christina Semeraro addressed the Town Council to provide budgetary context for the shortlisted zero waste consultant proposals. She stated that the cost range for the proposals fell between \$24,000 and \$69,000. She said the lower end of the range, around \$24,000, would cover all major components required for a zero-waste plan; however, it would not include a fully packaged, adoptable plan with a narrative suitable for future grant applications. She noted that such packaging would need to be developed internally. Based on the research conducted and the responses received, she indicated that proposals in the \$40,000 to \$50,000 range appeared more reasonable for obtaining a comprehensive, ready-to-use plan.

Further discussion ensued between the Town Council, Town Administrator, and the Town Financial Administrator clarifying if the funds were budgeted and where the funds would be allocated from the budget.

Mayor Breitkreuz opened the discussion to Public Comment.

Discussion followed amongst the Town Council on deciding an amount limit for the contract.

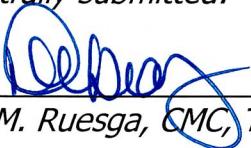
The following motion was made by Vice Mayor Hartmann, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Albritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

MOTION: TO ALLOCATE UP TO, BUT NOT TO EXCEED, THE AMOUNT OF \$65,000 FOR THE ZERO WASTE CONSULTANT CONTRACT.

24. Adjournment

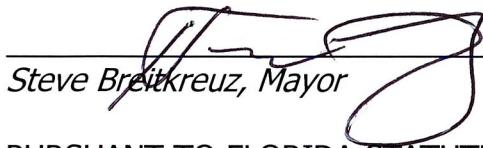
Meeting adjourned at 9:22 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 20th day of November, 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.