

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

August 28, 2025

13400 Griffin Road

Present:

Mayor Steve Breitzkreuz

Russell Muñiz, Town Administrator

Vice Mayor Bob Hartmann

Debra M. Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member David S. Kuczynski

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 Breitzkreuz at 7:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance. Council Member Allbritton attended the meeting telephonically.

3. Public Comment

The following members of the public addressed the Town Council: Newell Hollingsworth.

4. Board Reports

There were no Board Reports.

5. Council Member Comments

Council Member Allbritton addressed the issue discussed during Public Comment regarding the Comprehensive Plan Board meeting on illegal businesses operating in the Town. He encouraged residents to attend the meeting to help resolve the issue. He discussed the Veterans Group that he is trying to establish in the Town and thanked Parks, Recreation & Forestry Director December Lauretano-Haines and Public Works Project Coordinator and Newsletter Editor Susan Kutz, for their assistance in putting it together, and Town Council and Town Staff for their support. He expressed his belief that the group should be having its first meeting within the next few months and asked anyone interested to contact either himself, Ms. Lauretano-Haines, or Ms. Kutz.

Council Member Jablonski discussed the FDOT Meeting on September 30, 2025, at the Southwest Regional Library, regarding the expansion of Sheridan Street at the intersection at Flamingo Road. He asked that residents attend the meeting to speak about what the Town's views are on the expansion and stressed the importance of voicing their opinions at the meeting. He spoke about the following Town events:

- The 13th Annual Photo Contest for the 2026 SWR Town Calendar
- Bingo at the Barn on September 27th, 2025
- The Town Hall closure on September 1, 2025, in observance of the Labor Day Holiday
- The Aster Knight Foundation sponsored Southwest Ranches Pumpkin Patch from October 16th through 19th, 2025
- The Hazmat at the Barn event on October 11, 2025
- The Food truck Event at the Preserve on September 2, 2025, from 4:00 to 9:00 p.m.

- The DMV Flow event at Town Hall on September 25, 2025
- 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 to learn how the Town decides on how to allocate Town funds and said it was their chance to voice their opinions on the matter.

Vice Mayor Hartmann noted that National Dog Day recently passed and encouraged residents to celebrate their dogs. He discussed the Bird Watching Tours that he is starting in the Town that will be held four times, at different Town parks, within the coming year. He informed everyone to read the upcoming newsletter to find more details including the dates and parks. He discussed an incident that occurred during the recent Comprehensive Plan Advisory Board where he lost his temper and apologized to the residents. He explained what occurred that made him lose his temper but apologized and stated that type of behavior was not indicative of who he is as a person. He shared feedback from Rolling Oaks residents following a recent meeting and noted a high volume of calls after the Comprehensive Plan Board meeting. He expressed concern that enforcing regulations on long-standing, non-compliant businesses could harm residents who built family-run operations over decades. He stressed the importance of finding a solution that protects the town's rural character without penalizing long-time community members, while acknowledging the need to address increasing commercial activity in residential areas. He expressed that it was going to take commitment from the Town Council, Town Administration, Town Staff, Town Attorney, Town Planner, and residents to find a solution that won't have a detrimental effect on those that have built their businesses over generations and that have helped shape the community. He concluded by expressing he would not support any action that undermines the rural lifestyle of the Town.

Council Member Kuczenski agreed with Vice Mayor Hartmann on the issue of the proposed amendments regarding illegal businesses and stated that he is up for the challenge of finding a solution. He discussed the issue of a tree falling and blocking a private road in his district and said that the Town's Volunteer Fire Department should be used to remove trees from private roads just as they do for public roads in the Town. He spoke about the Halloween Spooktacular House Decorating Contest and said the deadline to enter is Friday, October 17th, judging will occur on Monday, October 20th, and the awards will be given out Friday, October 24th. He talked about the FDOT meeting occurring on September 30th, regarding the Sheridan Street improvements project. He stressed the importance of residents attending the meeting to express their opinions on the project. He thanked Town Attorney Poliakoff for representing the Town at last week's meeting regarding the funding of the project. Lastly, he advised residents that recently renewed driver licenses have id numbers that are different than their prior licenses and said to check with the Supervisor of Elections Office to ensure their voter registration is still valid.

Mayor Breitzkreuz spoke about the Comprehensive Plan Advisory Board meeting and agreed there was still much work to do on solving the illegal businesses issue. He said that he would like to meet with Town Planner Jeff Katims and Town Attorney Poliakoff on the issue and discuss the legalities of certain ideas that were discussed. He emphasized the importance of community and transparency, noting that everyone on the Council and the Comprehensive Plan Board were neighbors with no hidden agendas. He expressed appreciation for the residents who spoke up during the previous meeting, acknowledging that their input helped the council recognize they were heading in the wrong direction. He stated it was a valuable part of the town's process—listening, learning, and adjusting when necessary and that willingness to adapt is what makes the Town strong and united. He spoke about the upcoming FDOT meeting regarding the Sheridan Street widening project and the Town's Resolution that was recently passed with the requests and suggestions of the Town to Broward County regarding the project. He stated that he would like to have a discussion item regarding the project at the next Town Council meeting to have residents voice their ideas and opinions about the project so that the Town Council members can speak on their behalf at the September 30th meeting. He spoke about the Volunteer Fire Department and developing a policy on the services they provide and the training they receive to ensure they are safe and efficient in their duties. He said a policy will also clearly define what the responsibilities of the Volunteer Fire Department would entail. He provided an update on the efforts of relocating the South Florida Wildlife Center to the Town and stated that Broward County School Board approved the location identified on Sheridan Street near 190th Avenue. He said approximately 8.25 acres would go to the South Florida Wildlife Center and the rest would be rezoned as residential and fall under the Rural Ranches designation. He stated the next step of the process would be in September with the Broward County Commission voting on extending the current lease for the Wildlife Center to give them time to transition to the new property.

6. Legal Comments

Town Attorney Poliakoff congratulated Mayor Breitzkreuz on the progress of the South Florida Wildlife Center relocation and said that he was instrumental in the success of the project. He spoke about the Volunteer Fire Department moving downed trees and stated that he was pleased they would be providing that service again for the Town. He spoke about attending the Sheridan Street Improvements Project budget meeting on behalf of the Town and stated that many other residents attended as well. He said that the Board was impressed with the high attendance of Town residents and that they were respectful to the public and discussed the need for the project if so many neighboring residents did not want the project to move forward. He stated that he was contacted by Richard Tornies, of Highway Engineering, that he was instructed by the Board to meet with the Town but could not meet before the September 30th meeting.

7. Administration Comments

Town Administrator Muñiz advised Town Council that offers had been made for the positions of the Agricultural Liaison and Police Civilian Coordinator positions and that contracts would be presented to the Town Council within the next few meetings. He discussed the Zero Waste Consultant RFP and stated that some important information was missing from the original RFP so

it will be readvertised. He stated that the vendors that had submitted proposals had been notified and that the cone of silence on the RFP is currently lifted but will start again once it is advertised.

Town Attorney Poliakoff discussed the "cone of silence" and defined it for Town Council and residents. He stressed the severity of the cone of silence regarding procurement items and stated that in essence, the only time that Council Members can discuss or even hear discussions on the procurement items is at the Town Council meetings where the Council is making the selection.

Town Administrator Muñiz discussed the resident survey that is currently open to all residents, and he encouraged anyone that has not yet completed the survey to please do so before the end of August. He reminded residents that it can be done online through the Town website, and if they needed assistance or a computer to complete it, they could visit Town Hall and a staff member can assist them through the kiosk.

Resolutions

8. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH MILLENIUM PRODUCTS, INC. FOR THE PURCHASE OF A VETTED SECURITY SERVICES, INC. TRAILER MOUNTED LICENSE PLATE READER SYSTEM; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE A PURCHASE ORDER IN THE AMOUNT OF FIFTY FIVE THOUSAND SIX HUNDRED EIGHTY TWO DOLLARS AND THIRTEEN CENTS (\$55,682.13); AND PROVIDING AN EFFECTIVE DATE.

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 Breitzkreuz voting yes.

MOTION: TO TABLE THE ITEM.

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A COOPERATIVE AGREEMENT WITH INSIGHT PUBLIC SECTOR, INC. FOR LICENSE PLATE RECOGNITION CAMERAS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE A PURCHASE ORDER IN THE AMOUNT OF TWENTY-FIVE THOUSAND ONE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$25,150.00); 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 Breitzkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH J.A. MEDINA, LLC

TO ALLOW FOR ADDITIONAL SERVICES BEYOND DESIGNATED WORKING HOURS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE AMENDMENT; AND PROVIDING 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.

11. Approval of Minutes

a. April 24, 2025 Town Council Meeting

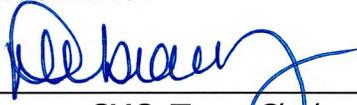
The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE APRIL 24, 2025 REGULAR TOWN COUNCIL MEETING MINUTES.

12. Adjournment

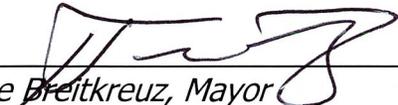
Meeting adjourned at 8:10 p.m.

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.