

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Monday 7:30 PM

September 15, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

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. Kuczenski

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 7:30 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Proclamation – Hispanic Heritage Month - September 15-October 15, 2025

The Town presented a proclamation recognizing September 15, 2025, through October 15, 2025, as National Hispanic Heritage Month.

4. Public Comment

The following members of the public addressed the Town Council: no public speakers.

5. Board Reports

There were no Board Reports.

6. Council Member Comments

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 of 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:

- Bingo at the Barn on September 27th, 2025
- The Halloween Spooktacular House Decorating Contest
- 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 the first Tuesdays of the month, from 4:00 to 9:00 p.m.
- The DMV Flow event at Town Hall on September 25, 2025
- The Rancher Academy on October 1st and October 8th, from 6:00 to 9:00 p.m.
- The Second Budget Public Hearing – FY 2025-2026 Proposed Budget on September 25, 2025, at 6:00 p.m.

Council Member Allbritton discussed the issue of potholes in the Town. He stated that the contractor responsible for filling in the potholes would be increasing the workload to twice a week to catch up on the repairs and asked residents to be patient. He spoke about the veteran's group that he is trying to establish in the Town and announced that Parks, Recreation & Forestry Director December Lauretano-Haines created a name and that it was the "Veterans Social Café". He said he is still trying to recruit members, so if any veterans would like to join, or if anyone knows a veteran that may be interested, to please contact him.

Council Member Kuczenski spoke about the Halloween Spooktacular House Decorating Contest happening soon and encouraged residents to enter the contest. He talked about the FDOT meeting occurring on September 30th, regarding the Sheridan Street improvements project, and stated that he would go into more detail during the discussion item on the agenda. He advised Town Council that the Sunshine Ranches HOA voted to approve putting speed tables on Luray Road and that once he had estimates on the cost, he would be asking the Town to expedite some of the processes to get them installed as soon as possible.

Vice Mayor Hartmann reminded residents that it was still hurricane season and that they should remain vigilant.

Mayor Breitzkreuz discussed the efforts on the relocation of the South Florida Wildlife Center to the Town and stated that the next step of the process would be in happening at the Broward County Commission meeting on September 16, 2025 to approve extending the current lease for another four years. He said the Town is meeting with the South Florida Wildlife Center every other week, in an effort to ensure the completion of the project in under four years. He talked about the P3 project and said that the company would be changing from the BBX Altman Group to FRPH Holdings. He stated that he spoke with the new group and that he looked forward to moving into the final phase of the project. He spoke about a Town owned property on SW 185 Avenue, that is called a "pocket property". He said the property is maintained by the Town, but that it is so small that nothing can be done on it. He suggested the Town ask the neighbors if they would like to purchase the property for themselves. He asked the Town Council to think about what actions to take with the property and that it could be discussed and decided on at a later date. He discussed the Rancher Academy and described that the Academy explains the nature of the Town and how the Town functions. He said the Academy will be on two separate nights, October 1, 2025, and October 8, 2025, and that residents can sign up online.

Council Member Allbritton added that the Rancher Academy provides a wealth of information for residents and stated that at the last Academy, the departments did an excellent job in their presentations.

7. Legal Comments

Town Attorney Poliakoff congratulated Mayor Breitzkreuz on the progress of the South Florida Wildlife Center relocation and spoke about the organization. He discussed the P3 property and the acquisition team being changed from BBX Altman Group to FRPH Holdings and that they are

asking for their final 90-day extension. He listed the reasons that the extension was needed as the following: the access issue with the private road owned by the neighboring property, the final agreement from the Army Corps of Engineers relating to navigable waters, and that Broward County must formally approve the access through the private road. He stated that these issues should be closed in the first quarter of 2026 and said that the buyer was asking for a formal vote on the name change and 90-day extension for these matters to be resolved.

The following motion was made by Vice Mayor Hartmann, 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 Breitzkreuz voting yes.

MOTION: TO APPROVE THE NAME CHANGE FROM BBX ALTMAN GROUP TO FRPH HOLDINGS AND TO ALLOW AN EXTENSION OF 90 DAYS.

8. Administration Comments

Town Administrator Muñiz advised Town Council that the Town received a grant from the first iteration of the Broward County Surtax program in the amount of \$587,000. He said the funds will be used towards the Dykes Road turn lane project, along with the \$400,000 received from the state. He stated that with both grants, the Town should be able to complete the project with minimal expenditure. He said the Town resident survey was officially completed and that over 400 responses were received. He stated the surveys would provide a lot of data points and information that would be useful in developing the Town's Strategic Plan next year. He thanked all residents that took the time to complete the survey.

Resolutions

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF PEMBROKE PINES PROVIDING WATER AND SEWER SERVICES TO 6903 HANCOCK 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 PEMBROKE PINES; 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 Breitzkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH CARLOS GRAVE DE PERALTA FOR POLICE CIVILIAN COORDINATOR SERVICES; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; 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 Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

Discussion

11. Discussion - Sheridan Street Widening Project - Mayor Breitkreuz

Mayor Breitkreuz introduced the item as a discussion on the Sheridan Street Widening Project at Flamingo Road and how it may affect the Town. He stated that it was important to hone the Town's message on the Town's concerns when attending the meeting.

A discussion ensued between the Town Council, Town Attorney Poliakoff, and Town Administrator Muñiz regarding the main points the Town would like to stress at the upcoming meeting.

The consensus of the Town Council was to discuss the following points at the meeting:

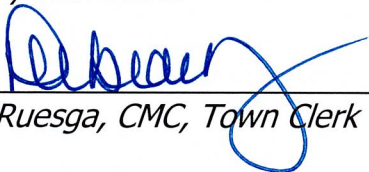
- Installation of shielding to be placed over streetlights on the north side of the westbound Sheridan Street from Flamingo Road to Southwest 148 Avenue
- Implementation of noise reduction measures through the continuation of the existing vegetative barrier along the north side of the westbound Sheridan Street
- Request the allocation, design, planning, construction funds for the improvement of lefthand turn lanes from the eastbound Sheridan Street onto northbound Flamingo Road
- Installing new signaling at the intersection that uses AI technology that learns the traffic patterns and adjusts accordingly

Council Member Kuczenski reminded residents that the meeting regarding the Sheridan Street project would be held on September 30th, at 6:00 p.m., at Southwest Regional Library, 16835 Sheridan Street, Pembroke Pines, FL 33331.

12. Adjournment

Meeting adjourned at 8:13 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.