

**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

October 23, 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

Richard Dewitt, Assistant 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 Breitzkreuz at 7:43 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**Presentations**

**3. Proclamation - Honoring Kylin Reynolds, Recipient of the Girl Scout Gold Award**

The Town presented a proclamation that honored Kylin Reynolds for receiving the Girl Scout Gold Award.

Mayor Breitzkreuz asked for a moment of silence in memory of Laurie Morris.

**4. Public Comment**

The following members of the public addressed the Town Council: Lissa Marie Charron

**5. Board Reports**

George Morris spoke on behalf of the Aster Knight Parks Foundation. He discussed the success of the Inaugural Town Pumpkin Patch. He thanked the sponsors of the event and showed a short video of the Pumpkin Patch event. He spoke about future events such as the Car Show / Chili Cook-Off and the Country Fair Carnival happening on the weekend of January 15<sup>th</sup>. He thanked the Town Council for their continued support of the Foundation.

**6. Council Member Comments**

Council Member Jablonski thanked everyone for attending and spoke about the following Town events:

- HAZMAT at the Barn on January 10, 2026
- The Halloween Spooktacular Yard Decorating Contest
- The Holiday Lights Contest with the deadline to enter being December 4<sup>th</sup>, 2025
- Math Tutoring Session – hosted by the Math Whiz Kids from Archbishop McCarthy on November 15<sup>th</sup> from 10:00 am to 12:30 p.m. at Town Hall
- The Halloween ROCA Event on October 25, 2025, from 6:00 to 9:00 p.m.

Vice Mayor Hartmann spoke about Town resident Debbie Green and wished her a speedy recovery after breaking her ankle. He asked that residents reach out to Town resident Kathy Sullivan to wish her well because she was dealing with an illness and said she could use the support. He talked about Laurie Morris and stated that she was a wonderful person and sent his thoughts and prayers to her family and partner.

Council Member Allbritton spoke about Kathy Sullivan and asked everyone to keep her in their prayers. He discussed attending the Broward Leaders Resiliency Conference with Mayor Breitkreuz and Town Administrator Muñiz and stated that the efforts to prevent seawater from flooding the County's groundwater is a massive undertaking. He discussed the Halloween Spooktacular Yard Decorating Contest and stated that judging was done, and the awards would be given out in the future. He said that he is still working with PROS Director December Lauretano-Haines on establishing the Town's Veteran's Group and would have more information on it soon.

Council Member Kuczenski discussed the Halloween Spooktacular Yard Decorating Contest, saying that the awards for the contest would be given out Friday, October 24, 2025, and said that he looked forward to the contest's growth in the future. He spoke about speeding within the Town and reminded residents they could request the Town's speed trailers to be placed in parts of the Town to help reduce speeding. He talked about horses that recently escaped from their pens in Sunshine Ranches and said that he would like the Rural Public Arts Board to possibly design a reflective sign that could be placed voluntarily on properties that had horses with owner contact information in case the animals escape and someone needed to contact them. He added that he would also like the Board to design "Slow Down" signs for residents of the Town to purchase and display. He discussed the property on Hancock and Griffin being purchased and developed into residential properties and that the developer will probably be purchasing other properties in the Town and that Town Council would ensure that the developers would follow the development rules and regulations of the Town.

Mayor Breitkreuz thanked PROS Director Lauretano-Haines on hosting a successful "Mayor's Chess Challenge" last Saturday and said that it was an exciting event and that he looked forward to the next one. He discussed the State contemplating the elimination of property taxes and presented a video from the Florida League of Cities giving a brief synopsis of the situation. He discussed how the Town strives to keep the taxes low and how this change would affect that and how it would affect services such as police, fire, and garbage pickup. He said that residents should keep that in mind if or when this item is brought up in the future ballots and stated that the Town would be better off with the Town Council making decisions for the Town, rather than politicians that are hundreds of miles away. He addressed the issue regarding property maintenance that was discussed during Public Comment and said he was willing to meet with the resident to discuss it further.

## **7. Legal Comments**

Assistant Town Attorney Dewitt had no legal comments.

## **8. Administration Comments**

Town Administrator Muñiz stated that the property tax issue reform issue being discussed by the State is a grave concern of his and that he and Town staff are continually monitoring the situation's developments and will keep the Town Council apprised of any developments.

## **Ordinance – 1<sup>st</sup> Reading**

**9.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8).

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 ORDINANCE ON FIRST READING.**

## **Resolutions**

**10.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING AND APPROVING AN AGREEMENT WITH ALL WATER SERVICE, LLC IN THE AMOUNT OF THIRTY-SIX THOUSAND, THIRTY-NINE DOLLARS AND TWENTY-FOUR CENTS (\$36,039.24) FOR WATER SYSTEM REGULATORY AND MAINTENANCE SERVICES OF THE FOUR (4) TRANSIENT NONCOMMUNITY WATER SYSTEMS AND APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE AGREEMENT; 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**

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELATING TO PLATS AND CHAPTER 205-164, LAWS OF FLORIDA (SENATE BILL 784); DESIGNATING THE ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL FOR RECEIPT, REVIEW AND APPROVAL OF PLAT AND REPLAT APPLICATIONS; DIRECTING THAT THE TOWN CONFORM ITS RECEIPT, REVIEW AND APPROVAL PROCESSES FOR PLAT AND REPLAT

APPLICATIONS TO THE REQUIREMENTS OF CHAPTER 2025-164, AND TO THE EXTENT NECESSARY DECLARING A ZONING IN PROGRESS THAT THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") BE INTERPRETED AND APPLIED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 2025-164 AND THAT IN THE EVENT OF A CONFLICT, CHAPTER 2025-164 SHALL APPLY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

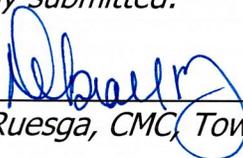
The following motion was made by Council Member Kuczenski, seconded by Vice Mayor Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitzkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION**

**12. Adjournment**

Meeting adjourned at 8:52 p.m.

*Respectfully submitted:*

  
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Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 22<sup>nd</sup> day of January, 2026.

  
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Steve Breitzkreuz, 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.