

REGULAR MEETING MINUTES OF THE TOWN COUNCIL

Southwest Ranches, Florida

Thursday 7:00 PM

February 12, 2026

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor Gary Jablonski

Debra M. Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Bob Hartmann

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

3. Public Comment

The following members of the public addressed the Town Council: Sikh Youth Association.

4. Board Reports

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She stated that the Town's 5k would be April 25, 2026 and that there is currently special pricing for registration until February 15th. She said Flamingo Flocking would begin this weekend and that the Barn Dance would be happening on March 14th and that you can get your tickets from members of the Board.

George Morris spoke on behalf of the Aster Knight Foundation. He reminded Town Council that the Car Show / Chili Cook off would be happening on February 28th and invited everyone to attend.

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He advised the Town Council that the Board does not currently have a budget and asked that Council approve a small budget for the Board to purchase such things as promotional items to encourage participation at Town events.

5. Council Member Comments

Vice Mayor Jablonski spoke about the following Town events:

- Hazmat at the Barn on April 11th
- The Fun Horse Show on February 14th at the Equestrian Park
- The Barn Dance on March 14th
- Water Matters Day on March 28th
- Rolling Oaks Easter Egg Hunt on March 28th at the Barn
- The Chili Cook-Off / Car Show on February 28th
- April 25, 2026 Unity in Diversity 5k
- FLOW Mobile event on February 25th

- BCPA visit to Town Hall the first Tuesday of every month
- Recycling Facility Tour on February 19th
- International Day of Zero Waste Day event on March 29th at the Pavilion at the Southwest Meadows Sanctuary Park.

He reminded residents that Town Hall would be closed on February 16th. He spoke about the volunteer dinner and thanked Council Member Hartmann for initiating the event, the Town staff for serving the food, and the volunteers for their help in the Town. He discussed a traffic study that he and Town Attorney Poliakoff were conducting and stated that the preliminary findings were surprising, but it would take some time to process more specific data. He said he would keep the Council posted on its progression. He volunteered the Town Council for "Flamingo Flocking". He recommended giving the Zero Waste Advisory Board a budget of \$2,000. Members of the Council discussed the budget and said they would like more information on what the Board intends to spend the money on in the future. Lastly, he appointed Nicole Alluin to the Parks, Recreation, Forestry, and Natural Resources Advisory Board.

Council Member Hartmann wished everyone a Happy Valentine's Day. He discussed the International Day of Zero Waste event and the location of the event. He spoke about the meetings held on January 22nd, 2026, which were the Vulnerability Assessment meeting, Town Council Special Meeting – Charter Review, and Regular Town Council Meeting. He said that because the meetings ran longer than anticipated he felt the Town Administrator Review was not given the full attention it deserved. He stated that he would like to have another meeting for just the review of the Town Administrator to provide proper feedback on the position. There was a discussion between the Town Council and Town Administrator with the decision to schedule a meeting in the future to reconsider the review of the Town Administrator. He spoke about finding a lost cat and using the "Ring Neighbors" app to locate its owner. He advised residents to use these types of apps to help their neighbors find lost pets.

Council Member Kuczenski discussed the issue of speeding in Sunshine Ranches. He spoke about the measures that the Town has taken to reduce speeding such as posting additional police officers in the area. He said that the Sunshine Ranches HOA reviewed the data from the speed signs in the area and decided to have speed tables placed in the neighborhood. He stated that the Town agreed to place two speed tables and a resident agreed to finance eight (8) additional. He said the details were being worked out and he would keep the Council apprised of the situation.

Council Member Allbritton discussed the volunteer dinner and thanked the Town staff for their work at the dinner and thanked the volunteers for the time they dedicate to the Town. He spoke about the bus stop safety zone dedication that he attended with Town staff and members of the Broward County School Board. He thanked Public Works Director Rod Ley for his work on the project and stated that the School Board intends to use it as a model plan for future sites. He discussed a bill in the State Legislature regarding the zoning approval process and how the bill would remove the approval process from the Town and put it in the hands of private entities. He described how this would be detrimental to the Town and its lifestyle. He talked about attending

a meeting with the Broward League of Women Voters and stated Mayor Breitreuz gave a powerful presentation on the SWA ILA agreement during the meeting. He spoke about the pavilion facility being built at the SW Meadows Sanctuary Park. He discussed the "Meet & Greet" Relay for Life event at Wings and Things planned on March 3rd in honor of Kathy Sullivan and asked that everyone attend.

Mayor Breitreuz thanked the Broward League of Women Voters for giving him the opportunity to address them about the SWA Master Plan and said it was an honor to speak to them. He stated that the SWA is in the process of contacting the Broward municipalities to gauge their perspective on the Master Plan. He spoke about meeting with Town Administrator Muñiz on the multi-use trails in the Town and said there was a workshop meeting planned for either March 30th or March 31st. He talked about the traffic issues on Griffin and the I-75 overpass and stated that he felt the best approach would have been having the Town Council discuss it and give direction to Town Administrator Muñiz on it, rather than have Town Attorney Poliakoff send a letter directly to Broward County on the matter. Lastly, he stated that he was encouraged by the amount of people at the meeting engaged in Town issues.

6. Legal Comments

Assistant Town Attorney Dewitt Poliakoff provided an update on the Atlas Investments case, and said the Circuit Court denied their appeal, and upheld the Special Magistrate ruling. He read the opinion of the Circuit Court and the items that Atlas Investments appealed. He stated that all three judges of the panel ruled in the Town's favor and that the Town Attorney's office felt that these issues have been sufficiently argued and upheld and that the one remaining case should have the same outcome.

7. Administration Comments

Town Administrator Muñiz advised Town Council that at the next meeting, a Resolution will be brought before the Council correcting the Resolution regarding the Town Council Meeting schedule because a mistake was found with a couple of the dates. He asked for a consensus from the Town Council on the approval for an Ordinance to be brought before the Town Council at the next meeting prohibiting smoking in Town parks. He asked Parks, Recreation & Forestry Director December Lauretano-Haines, to provide a brief explanation of the issue. She briefed the Town Council and a discussion ensued between the Town Council, Town Administrator, and the Parks, Recreation & Forestry Director, with the decision being that Town Administration provide examples of what other Broward County municipalities have passed for their parks. Vice Mayor Jablonski asked for clarification on how it would be enforced and Town Administrator Muñiz stated that by passing it as an Ordinance it can be enforced by the Town of Davie Police Department. He announced that the Town would be having an event with the South Florida Wildlife Center on April 2nd at 6:00 p.m. at Town Hall to discuss orphaned wildlife. He spoke about the Fun Horse Show on February 14th at the Equestrian Park. He thanked Town Staff for participating in the Volunteer Banquet and said it would be an annual event from now on.

Ordinance – 2nd Reading

8. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING SECTION 3.4 OF THE TOWN'S CODE OF ORDINANCES ENTITLED "NON-NATIVE SPECIES PROTECTION ACT"; PROVIDING FOR INCLUSION IN THE TOWN'S CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. {Approved on first reading January 22, 2026}

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

MOTION: TO APPROVE THE ORDINANCE ON SECOND READING.

Ordinance – 1st Reading

9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 9-5 OF CHAPTER 9 ENTITLED "NOISE" OF THE TOWN OF SOUTHWEST RANCHES CODE OF ORDINANCES, TO AMEND THE LIST OF EXEMPTIONS TO DEFINE CONSTRUCTION HOURS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Kuczenski, and passed by a 3-2 roll call vote. The vote was as follows: Council Member Kuczenski, Vice Mayor Jablonski, and Mayor Breitkreuz voting yes, and Council Members Allbritton and Hartmann voting no.

MOTION: TO APPROVE THE ORDINANCE ON FIRST READING WITH THE AMENDED LANGUAGE TO LIMIT CONSTRUCTION NOISE BETWEEN THE HOURS OF: 7:00 A.M. – 6:00 P.M. ON WEEKDAYS AND 9:00 A.M. – 6:00 P.M. ON WEEKENDS.

10. 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.

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

MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.

Resolutions

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH WASTE MANAGEMENT NATIONAL SERVICES, INC. (WMNS,

INC.) IN THE AMOUNT OF FIFTY-NINE THOUSAND EIGHT HUNDRED AND FORTY-ONE DOLLARS AND ZERO CENTS (\$59,841.00) FOR ZERO WASTE CONSULTING SERVICES; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. {Tabled from January 22, 2026}

The following motion was made by Council Member Hartmann, seconded by Council Member Allbritton, and passed by a 4-1 roll call vote. The vote was as follows: Council Members Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitzkreuz voting yes and Council Member Allbritton voting no.

MOTION: TO REJECT THE WMNS CONTRACT AND BRING BACK BEFORE COUNCIL A NEGOTIATED CONTRACT WITH ABBE & ASSOCIATES.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICES TO 5500 SW 145TH AVENUE, 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 Council Member Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

13. Approval of Minutes

a. November 20, 2025 Regular Meeting Minutes

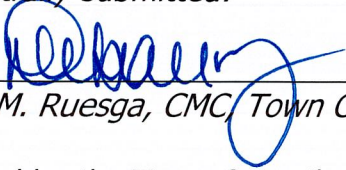
The following motion was made by Council Member Hartmann, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE NOVEMBER 20, 2025 REGULAR MEETING MINUTES.

14. Adjournment

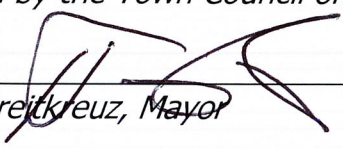
Meeting adjourned at 10:09 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 14th day of May, 2026.



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.