

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

February 26, 2026

13400 Griffin Road

Present:

Mayor Steve Breitreuz

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

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 Breitreuz at 7:07 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Proclamation – Girl Scouts Week

The Town presented a proclamation that recognized March 8th through March 12th, 2026, as Girl Scouts Week.

4. Public Comment

The following members of the public addressed the Town Council: Debbie Green and Elizabeth Garcia-Beckford.

5. Board Reports

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She said Flamingo Flocking had begun and that it was off to a fantastic start. She stated that the Barn Dance would be happening on March 14th and that the Board is still looking for donations for the silent auction.

George Morris spoke on behalf of the Aster Knight Foundation. He reminded Town Council that the Car Show / Chili Cook off would be happening this weekend on February 28th and invited everyone to attend. He stated that the Pumpkin Patch would be happening in October and that more details would follow the closer to the event.

6. Council Member Comments

Vice Mayor Jablonski spoke about the following Town events:

- The Chili Cook-Off / Car Show on February 28th
- Relay for Life event on March 3rd at Wings and Things Restaurant
- Water Matters Day on March 14th
- The Barn Dance on March 14th
- Flamingo Flocking is in Progress
- Rolling Oaks Easter Egg Hunt on March 28th at the Barn
- Relay for Life Event at the Sheridan Academic Village on March 20th

- March 31st Multi Use Trails at 7:00 p.m.
- South Florida Wildlife Center event at Town Hall on April 2nd at 6:00 p.m.
- April 25, 2026 Unity in Diversity 5k
- Hazmat at the Barn on April 11th

He displayed his photos of the new WM Recycling Facility that he took while on a tour of the building. He spoke about the facility and its capabilities and described the experience of the tour. He encouraged everyone to sign up for a tour of the facility scheduled for April 18th.

Council Member Allbritton spoke about the WM Recycling Facility and highlighted facility's capabilities and said that everyone should take a tour. He talked about the Broward County Resiliency Board and spoke about the issues that Board addresses, such as the rising of seawater and the dangers the County faces. He discussed the Veteran's Program that is being developed and that he acquired veterans' addresses from Broward County. He said invitations would be mailed to all veterans on the list to attend the veteran's event being held at the SW Meadows Sanctuary Park Pavilion on May 25th. He said that if any veterans would like to attend or if anyone knew a veteran that would like to attend, please contact him, or Parks, Recreation & Forestry Director December Lauretano-Haines, at Town Hall.

Council Member Kuczenski discussed the speed tables that were going to be installed in Sunshine Ranches and said that he is trying to expedite the process as much as possible.

Council Member Hartmann discussed the next "Wings Over Southwest Ranches" event happening on March 14th at 8:00 a.m., at Country Estates Park. He spoke about the International Day of Zero Waste event happening at the SW Meadows Sanctuary Park Pavilion on March 29th, from 1:00 p.m. to 3:00 p.m. He talked about removing colonies of bees from the historical house and that it was partially demolished earlier in the day, and that the Town may try to salvage some of the wood from the building. He said the company demolishing the structure was on pace to complete the removal of the building the next day.

Mayor Breitzkreuz discussed the issue of an Ordinance regarding Town Council compensation being developed by Town Attorney Poliakoff at the request of Council Member Kuczenski. He stated that the Town Council has not had a salary increase since 2006, and that he would be in support of increasing the salary.

Town Attorney Poliakoff requested clarification on whether to draft an ordinance granting the Town Council authority to adjust its own compensation, or to pursue a Charter amendment to set salaries, including a cost-of-living increase. The Council directed him to proceed with drafting an ordinance that authorizes the Town Council to adjust salaries.

Mayor Breitzkreuz spoke about the status of the Solid Waste Authority Master Plan and the challenges facing the Committee to get the amendment to the Facilities Agreement approved by the municipalities. He said the Facilities Agreement "lays out" the resources needed to accomplish

the Master Plan, which includes the cost of the projects. He said the SWA has some work to do to convince the required minimum number of municipalities to approve the agreement but expressed that he felt it could be accomplished. He discussed the Town Workshop regarding the Multi Use Trails being held at Town Hall on March 31st. He stated the purpose of the Workshop was to focus on the equestrian community and to revitalize it in the Town. He said the meeting would highlight three main points: a master plan of trail locations, safety of the trails and riders, and the timeline of the trail projects in 5 to 10 years. He encouraged residents to attend and share their thoughts on the matter.

7. Legal Comments

Town Attorney Poliakoff advised the Town Council that FRP Holdings, which is purchasing the CCA property, has a few remaining issues preventing the final sale. He said one item was the Soil Management plan being approved by Broward County, which was awaiting to go before the Broward County Commission, and he said the other issue was surveying the easements on the property. He stated that FRP Holdings is asking for a final 45-day extension from the Town for the agreement. A discussion ensued between the Town Council, Town Attorney, and Town Administrator on the issues facing the sale of property and granting the extension.

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 Breitreuz voting yes.

MOTION: TO CONSIDER A 45 DAY EXTENSION TO FRP HOLDINGS, FOR THE SALE OF THE CCA PROPERTY.

Town Attorney Poliakoff provided the Town Council with an update on federal litigation filed against the Town and Town Officials relating conduct and to the ability to have partes on agricultural properties. He reported that the Town prevailed at the Circuit Court, Federal District Court, and Court of Appeals levels, and that the case has been dismissed with prejudice and cannot be refiled.

8. Administration Comments

Town Administrator Muñiz advised Town Council that a display of Town awards had been placed in the Town Council Chambers for members of the public to recognize the efforts of Parks, Recreation & Forestry Director December Lauretano-Haines throughout her years in the Town. He introduced the new Agricultural Liaison, Isabel McNulty, and asked her to the podium to introduce herself. Ms. McNulty spoke a few words to the Town Council as way of introduction and thanked everyone for giving her the opportunity. He recognized Town of Davie Detective Eddy Velazquez being selected as the Town's Officer of the Year and said that he would be recognized formally at a future meeting. He discussed hiring a consultant to assist with the development of the Town's Strategic Plan and provided details on the process.

Ordinance – 2nd Reading

9. 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 February 12, 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.

10. 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. {Approved on first reading February 12, 2026}

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Allbritton, 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. – 7:00 P.M. THE DAYS OF MONDAY THROUGH FRIDAY AND 9:00 A.M. – 7:00 P.M. ON SATURDAY AND SUNDAY.**Resolutions**

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH BRJ RESTORATION FOR CONSTRUCTION OF A MULTIPURPOSE STORAGE UNIT LOCATED ON THE TOWN PROPERTY AT 13400 GRIFFIN ROAD IN THE AMOUNT OF ONE HUNDRED TWENTY-SIX THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS (\$126,700.00); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, seconded by Vice Mayor Jablonski, 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 RESOLUTION.

Discussion**12. Proposed FY 2026-2027 Budget Calendar**

Town Administrator Muñiz introduced the item as the approval for the Fiscal Year 2026-2027 Budget Calendar and turned the discussion over to Town Financial Administrator Lopez to present to the Town Council.

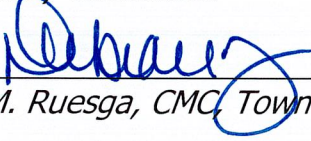
Town Financial Administrator Lopez presented the calendar to the Town Council and provided details on the process and how the calendar was developed. He asked Town Council for a consensus to approve the calendar.

The following motion was made by Council Member Hartmann, seconded by Vice Mayor Jablonski, 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 2026-2027 PROPOSED BUDGET CALENDAR.**13. Adjournment**

Meeting adjourned at 8:20 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

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



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.