



Southwest Ranches Town Council

REGULAR MEETING Agenda of May 14, 2026

Southwest Ranches Council Chambers
7:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Steve Breitkreuz	Jim Allbritton	Russell C. Muniz, ICMA-CM	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Bob Hartmann	<u>Town Financial</u>	<u>Town Clerk</u>
Gary Jablonski	David S. Kuczenski, Esq.	<u>Administrator</u>	Debra M. Ruesga
		Emil C. Lopez, CPM	

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**

Presentations

- 3. Proclamation - National Safe Boating Week - May 16-22**
- 4. Public Comment**

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

- 5. Board Reports**
- 6. Council Member Comments**
- 7. Legal Comments**
- 8. Administration Comments**

Resolutions

- 9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING THE "TRAILS ADVISORY BOARD," FOR THE PURPOSE OF ADVISING THE TOWN COUNCIL ON THE RECREATIONAL TRAILS SYSTEM WITHIN THE TOWN; PROVIDING FOR THE BOARD'S GOALS, OBJECTIVES, AND LIMITATIONS; PROVIDING FOR THE APPOINTMENT OF BOARD MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE.**

10. Approval of Minutes

- a. January 22, 2026 Regular Meeting Minutes**
- b. January 22, 2026 Special Meeting Minutes**
- c. February 12, 2026 Regular Meeting Minutes**
- d. February 26, 2026 Regular Meeting Minutes**

11. Adjournment

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 A 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.

**NATIONAL SAFE BOATING WEEK
2026 PROCLAMATION**

WHEREAS, For over 100 million Americans, boating continues to be a popular recreational activity. From coast to coast, and everywhere in between, people are taking to the water and enjoying time together boating, sailing, paddling, and fishing. During National Safe Boating Week, the U.S. Coast Guard and the National Safe Boating Council, along with federal, state, and local safe boating partners, encourage all boaters to explore and enjoy America's beautiful waters responsibly ; and

WHEREAS, Safe boating begins with preparation. The Coast Guard estimates that human error accounts for most boating accidents and that life jackets could prevent nearly 75 percent of boating fatalities. Through basic boating safety procedures - carrying lifesaving emergency distress and communications equipment, wearing life jackets, attending safe boating courses, participating in free boat safety checks, and staying sober when navigating - we can help ensure boaters on America's coastal, inland, and offshore waters stay safe throughout the season; and

WHEREAS, on average, 650 people die each year in boating-related accidents in the U.S.; 75 percent of these are fatalities caused by drowning. The vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment or environmental factors; and a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets; and

WHEREAS, National Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water throughout the year while urging urge all those who boat to practice safe boating habits and wear a life jacket at all times while boating.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Town Council of the Town of Southwest Ranches, do hereby support the goals of the Safe Boating Campaign and proclaim May 16-22, 2026 as National Safe Boating Week and the start of the year-round effort to promote safe boating.

Dated this 14th day of May, 2026

STEVE BREITKREUZ, MAYOR

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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL
33330-2628
(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitreuz, *Mayor*
Gary Jablonski, *Vice Mayor*
Jim Allbritton, *Council Member*
Bob Hartmann, *Council Member*
David S. Kuczenski, Esq., *Council Member*

Russell C. Muniz, ICMA-CM, *Town Administrator*
Keith M. Poliakoff, JD, *Town Attorney*
Debra M. Ruesga, *Town Clerk*
Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitreuz and Town Council
VIA: Russell C. Muñiz, Town Administrator
FROM: Kathryn Sims, Deputy Town Administrator
DATE: 5/14/2026
SUBJECT: Trails Advisory Board

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

A. Sound Governance

E. Cultivate a Vibrant Community

Background

The Town Council, under Section 1.04 of the Town Charter, holds the authority to establish committees and boards. The Town Council intends to create a Trails Advisory Board to support its goal of increasing community involvement and gathering resident input on the development of a vibrant recreational trail system. The purpose of the Trails Advisory Board is to review, prioritize, and provide recommendations on recreational trails within the Town. This Resolution is required to remain consistent with the Town Council's adopted Committee/Board Policy.

Fiscal Impact/Analysis

There is no fiscal impact.

Staff Contact:

December Lauretano-Haines, PROS Director

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	5/1/2026	Resolution
Trails Advisory Board and Scope	5/1/2026	Exhibit

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING THE "TRAILS ADVISORY BOARD," FOR THE PURPOSE OF ADVISING THE TOWN COUNCIL ON THE RECREATIONAL TRAILS SYSTEM WITHIN THE TOWN; PROVIDING FOR THE BOARD'S GOALS, OBJECTIVES, AND LIMITATIONS; PROVIDING FOR THE APPOINTMENT OF BOARD MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 1.04 of the Town's Charter, the Town Council has the ability to create committees and boards; and

WHEREAS, in response to the Town Council's desire for community involvement and insight into creating a vibrant recreational trail system for all residents of the Town, the Town Council desires to create a Trails Advisory Board; and

WHEREAS, the purpose of the Board is to review, prioritize and recommend recreational trails within the Town; and

WHEREAS, this Resolution is necessary to comply with the Town Council's adopted Committee/Board Policy.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2: The Town Council hereby creates the "Trails Advisory Board."

Section 3: The Trails Advisory Board shall have the following goals, objectives, and limitations:

- i. To provide input into the creation and maintenance of equestrian and multi-use trails within the Town.
- ii. To identify and prioritize issues relating to the trails.
- iii. To develop design and location options.

- iv. To solicit input from residents, trail users, and neighborhood associations.
- v. Board activities shall be accomplished in coordination with the Town Administrator. The Board shall submit, at a minimum, a quarterly report for review by the Town Administrator before presentation to the Town Council.

Section 4: The Board shall be composed of five (5) volunteers, a Council Liaison, and a Staff Liaison. The Mayor, Vice-Mayor and each Council Member shall each appoint one (1) Board Member. Each Member shall serve during his/her term at the pleasure of the Council Member who appointed him/her to the Board. The membership of the Board shall be selected from interested residents.

Section 5: The Council shall announce its Board Member appointments and the Council Liaison at a public meeting, in accordance with the Town's policy concerning Board appointments.

Section 6: The Trails Advisory Board shall be governed in accordance with Resolution No. 2007-023, as may be amended from time to time. The Board shall meet as often as the Board deems necessary.

Section 7: Effective Date. This Resolution shall be effective immediately upon its passage.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest
Ranches, Florida, on this _____ day of _____, 2026, on a motion
by _____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.050.2026

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Overview

Purpose: Create a focused, actionable scope for the Trails Advisory Board (TAB) to review, prioritize, and recommend trail, equestrian, and safety improvements based on the Trails Workshop notes.

Scope: Evaluate connectivity gaps, trail issues, multi-use trail opportunities, trail needs, and community education programs; produce prioritized recommendations, cost/feasibility inputs, and pilot projects for Town leadership.

Purpose and Objectives

- **Primary objective:** Improve, connect, and create equestrian and multi-use trail access across Southwest Ranches.
- **Specific objectives:**
 - **Identify and prioritize** areas (Country Glen, Sheridan/Appaloosa, Stirling Road, Thoroughbred Lane, Griffin, Flamingo, Volunteer).
 - **Develop design options** that balance needs.
 - **Recommend low-cost pilot programs** (delineators, swales, culverts, landscaping strips) **and larger capital projects** (trail segments, guardrails, multi-use paths).
 - **Create outreach and education** programs for new residents (Rancher Academy, riding lessons for kids).
 - **Produce deliverables:** maps, feasibility studies, cost estimates, funding strategies, and an implementation roadmap.

Membership and Roles

- **Size:** 5 members appointed by each member of the Council and 2 alternate members appointed by the Council as a whole.
- **Decision role:** Advisory only — provide recommendations to the Mayor and Town Council.

Responsibilities and Priority Tasks

Core responsibilities:

- Review maps and identify areas of concern.
- Conduct site visits.

- Develop and evaluate design options.
- Recommend pilot projects and long-term capital projects.
- Coordinate community outreach and education programs.
- Track progress and report quarterly to Town leadership.

Priority tasks table

Project	Short Term Action	Timeframe	Complexity
Country Glen connectivity	Map gap; propose route options	0–3 months	Medium
Sheridan and Appaloosa	Site visit; recommend delineators or trail link	0–3 months	Low
Stirling Road west of Sunshine Ranches	Assess feasibility and impacts	1–4 months	High
Griffin and Flamingo trails	Design landscaping and shade plan	1–6 months	Medium
Thoroughbred Lane hazard	Document debris sources; recommend enforcement and staging rules	0–2 months	Low
Volunteer guardrail question	Evaluate	1–3 months	Medium
Equestrian Park access from Stirling	Identify access points; evaluate culvert	1–6 months	Medium
Riding lessons for kids	Develop program proposal and budget	2–6 months	Low

Process, Meetings, Deliverables and Timeline

- **Meeting cadence:** Monthly public meetings for the first 6 months, then bi-monthly.
- **Site visits:** At least one organized field visit per priority area.

- **Decision process:** Consensus preferred; majority vote for formal recommendations. All recommendations documented and forwarded to Town staff and Mayor.
- **Deliverables and timeline:**
 - **Ongoing:** Quarterly progress updates to the Town Council.

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REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

January 22, 2026

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Gary Jablonski

Council Member Jim Allbritton

Council Member Bob Hartmann

Council Member David S. Kuczenski

Russell Muñiz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, Town Attorney

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 7:14 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Proclamation – Protection of the Monarch Butterfly

The town presented a proclamation that recognized the Town's responsibility to protect the Monarch Butterfly.

4. Public Comment

There were no public comments.

5. Board Reports

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He discussed the International Day of Zero Waste event happening on March 29th at 1:00 p.m. at the pavilion at the Southwest Meadows Sanctuary Park. He talked about the Zero Waste Board logo and thanked Council Member Hartmann for designing it. He spoke about the grand opening event at the new WM Recycling facility that occurred on February 19th and said that more tours of the facility will be available in the coming months. He discussed working with Mayor Breitkreuz on the Solid Waste Authority's initiative for education on the Master Plan. Lastly, he said that he was looking forward to the lifting of the cone of silence for the Zero Waste Consultant RFP.

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She discussed the Hawk's Bluff Food Truck event scheduled for Friday, January 23rd at the Equestrian Park. She talked about the Town's College Scholarship Fund and said that Flamingo Flocking will be starting at the beginning of February. She reminded everyone that the Barn Dance will be happening in March and that the Town's 5k will be in April.

George Morris spoke on behalf of the Aster Knight Foundation. He discussed the success of the Country Fair and Carnival. He stated the Foundation's next event was the Chili Cook Off on February 28th and thanked the Town Council and residents for their support.

6. Council Member Comments

Vice Mayor Jablonski spoke about the following Town events:

- The Town Volunteer Dinner on January 29th at the Barn
- April 25, 2026 Unity in Diversity 5k
- FLOW Mobile event on January 28th
- BCPA visit to Town Hall the first Tuesday of every month

He discussed the Solid Waste Authority (SWA) meeting that he attended. He stated that he was proud of Mayor Breitkreuz and his influence on the Board and thanked Town resident Debbie Green for her attendance at the meetings. He advised the residents that Town Hall would be closed December 24th and 25th, and December 31st and January 1st.

Council Member Hartmann discussed the details of the International Day of Zero Waste event. He spoke about the Wings Over the Ranches bird-watching tour that happened at the Barn and said it was a great experience for everyone. He talked about the success of the Country Fair and Carnival and congratulated the Aster Knight Foundation on the event. He stated that he finished removing bees from the historical house. He discussed the Town of Davie's Community Police Academy and said that a majority of Davie's Dive Team consists of officers that work in the Town of Southwest Ranches. He commended Mayor Breitkreuz on his hard work with the SWA and his efforts on preventing the incinerator from being placed in the local area. He also thanked Debbie Green for her efforts with the SWA, as well.

Council Member Kuczenski thanked Mayor Breitkreuz for his collaboration with the SWA and the hard work he has done on keeping the incinerator away from the Town. He discussed speeding in the Town and told a story about why he became an advocate against speeding. He spoke about holes being left in swales due to bulk trash pick-up and suggested placing signs as a reminder for people to shift their bulk trash to different parts of their swales. He notified the Town Council that at the next meeting he will formally ask the Town Attorney to draft changes to the Town Charter regarding Town Council salary and raises and that he would like to change it to a super majority vote instead of having a charter amendment for salary increases.

Council Member Allbritton discussed Florida State Senate Bill 48 and House Bill 313 regarding "Granny Flats" and how the State is forcing local municipalities to allow them in their districts and how that can create short term rentals in the Town. He said the new laws do not include a clause that local governments could rule against having them in the area. He spoke about schools closing in Broward County due to low enrollment and lack of funding. He talked about attending the Broward Leaders Water and Climate Academy and said it was a unique experience and spoke about Green Cay Nature Center which they visited while at the Academy. He discussed the bus stop on Dykes Road and stated that on January 30th the Town will be having a dedication ceremony for the new guardrail and bus stop signage.

Mayor Breitzkreuz thanked the Town Council for their kind words with his involvement with the SWA and stated that it has been a team effort along with many Town residents contributing their time and attending many meetings and events to help with the matter. He said the next step of the plan is getting the municipalities in the County to approve joining the SWA's ILA authorizing the Master plan. He stated that he would be visiting other municipalities to speak to them about approving the Master Plan and welcomed residents to join him. He provided an update on the CCA property and said that the three items that were holding the sale were close to being finished and that they will hopefully be completed by February. He spoke about the Fire Advisory Board, and its decision to have the Town of Davie Fire Chief provide an annual update to the Board, as well as having the Fire Department provide a liaison at the meetings to work closer with Board. He asked Town Administrator Muñiz to work on the Board's recommendations with the Town of Davie.

7. Legal Comments

Town Attorney Poliakoff provided an update on the purchase of real property for use as the Public Safety Building. He said the owner is willing to sell the property, but they are at an impasse as to the cost for the property. He explained the eminent domain process and stated that he has started the process so the Town could use eminent domain to purchase the property.

8. Administration Comments

Town Administrator Muñiz advised Town Council that a memo was created regarding Agenda Item 12 and placed on the dais for review. He stated that would explain the memo in detail once the item was brought before Council.

Ordinance – 1st Reading

9. 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.

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 ORDINANCE ON SECOND READING.

Resolutions

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF FIFTY-ONE THOUSAND EIGHT HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$51,830.00) WITH MES SERVICE COMPANY LLC TO PURCHASE A SET OF EXTRICATION TOOLS; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 ADOPTED TOWN BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

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.

The following motion was made by Vice Mayor Jablonski, seconded by Council Member Allbritton, 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 TABLE THE ITEM.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE FRANCHISE AGREEMENT WITH WASTE MANAGEMENT, INC. OF FLORIDA TO ALLOW FOR THE MODIFICATION OF BILLING RESPONSIBILITY FOR ADDITIONAL SOLID WASTE CARTS PROVIDED TO RESIDENTIAL SERVICE UNITS; 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 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.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH THE BROWARD COUNTY TAX COLLECTOR FOR THE UNIFORM COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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 RESOLUTION.

14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH ISABEL MCNULTY FOR AGRICULTURAL LIAISON 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 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****15. Speed Tables in Sunshine Ranches**

Council Member Kuczenski presented to the Town Council a preliminary plan of locations for speed tables to be placed in the Sunshine Ranches neighborhood. The funding of the project would be provided a private resident of the Town.

A discussion ensued between the Town Council, Town Administrator, and Town Attorney regarding the location of the speed tables and different aspects of the project. It was decided that further discussion with the resident should be had before moving forward with the project.

16. Approval of Minutes

- a. October 9, 2025 Regular Meeting Minutes**
- b. October 23, 2025 Workshop Meeting Minutes**
- c. October 23, 2025 Regular Meeting Minutes**

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 OCTOBER 9, 2025 REGULAR MEETING MINUTES, THE OCTOBER 23, 2025 WOKSHOP MEETING MINUTES, AND THE OCTOBER 23, 2025 REGULAR MEETING MINUTES.

24. Adjournment

Meeting adjourned at 9:50 p.m.

Respectfully submitted:

Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 14 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.

SPECIAL MEETING MINUTES OF THE TOWN COUNCIL

Southwest Ranches, Florida

Thursday 6:34 PM

January 22, 2026

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Gary Jablonski

Council Member Jim Allbritton

Council Member Bob Hartmann

Council Member David S. Kuczenski, Esq.

Russell Muñiz, Town Administrator

Debra Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, Town Attorney

A Special 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 6:23 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Discussion

3. Charter Officer Evaluations

Mayor Breitkreuz explained that this annual Charter Official Review meeting would follow an individual review format for each of the three Charter Officers. He noted dissatisfaction with the current process and expressed interest in improving it for the next year. Town Administrator Muñiz confirmed that all councilmembers received the accomplishments list, salary surveys, and cover memo summarizing recommended starting points for discussion.

Charter Officer Review – Debra Ruesga – Town Clerk

The Mayor and Town Council acknowledged the significant challenges faced by Town Clerk Ruesga over the past year, particularly the high volume of public records requests, departmental staffing transitions, and the operational improvements implemented within the Clerk's Office. Members recognized her continued dedication, professionalism, and noticeable growth in the role during the past year, while also noting that opportunities for further improvement remain.

Several Council Members emphasized the importance of bringing the Town Clerk's salary more in line with comparable positions throughout Broward County in order to support employee retention and reduce the risk of losing experienced personnel to neighboring municipalities. The discussion also included clarification on the distinction between a Cost-of-Living Adjustment (COLA) and a Merit Increase.

During the review, Council Members expressed differing opinions regarding whether compensation adjustments should be provided through merit increases or one-time bonuses. Some members supported bonuses due to ongoing financial uncertainty associated with legislative and budget matters being considered in Tallahassee. However, the majority favored merit increases, citing their long-term value in improving market competitiveness, promoting retention, and maintaining salary equity, unlike one-time bonuses which do not compound over time.

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

MOTION: APPROVE A 3% COST OF LIVING ADJUSTMENT (COLA) AND A 3% MERIT INCREASE FOR THE TOWN CLERK FOR A TOTAL OF 6%.**Charter Officer Review – Emil C. Lopez – Town Financial Administrator**

The Mayor and Town Council expressed unanimous praise for Town Financial Administrator Lopez and recognized his outstanding performance over the past year. Members highlighted his strong policy development, consistent follow-through, and steady, professional management style. They also acknowledged the significant financial value he brought to the Town, including initiatives that resulted in identifying more than \$1 million in financial benefits and operational value.

Council Members further recognized his leadership in building an effective team, strengthening departmental operations, and improving overall organizational efficiency. A clear consensus emerged among the Council that Town Financial Administrator Lopez exceeded expectations during the evaluation period, with several members stating that his performance, accomplishments, and measurable contributions justified consideration of a higher merit increase. The following motion was made by Vice Mayor Jablonski and 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: APPROVE A 3% COST OF LIVING ADJUSTMENT (COLA) AND A 4% MERIT INCREASE FOR THE TOWN FINANCIAL DIRECTOR FOR A TOTAL OF 7%.**Charter Officer Review – Russell C. Muñiz – Town Administrator**

The Mayor and Town Council commended Town Administrator Muñiz for successfully managing a smooth administrative transition following the departure of the previous administrator, noting that Town operations continued efficiently and without disruption. Members recognized his consistent performance throughout the year, positive feedback from residents, and effective day-to-day management of Town operations, including strong staff retention and leadership of the administrative team.

Council Members also discussed his compensation in comparison to administrators in similarly sized municipalities, acknowledging that while his salary remains within a reasonable and competitive range, it continues to trail some comparable positions within the region.

During the evaluation discussion, Town Administrator Muñiz provided clarification regarding the origin of the 8% evaluation framework referenced during budget planning, explaining that it was structured as a 5% merit component combined with up to an additional 3% performance-based consideration. He also recommended enhancing the evaluation process in future years through the use of more formalized performance assessment criteria and measurable benchmarks to improve consistency and accountability.

The Council generally agreed that the current evaluation process could benefit from refinement and expressed support for scheduling a separate workshop to further discuss and develop potential improvements to the evaluation framework.

The following motion was made by Vice Mayor Jablonski and 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: APPROVE A 3% COST OF LIVING ADJUSTMENT (COLA) AND A 3% MERIT INCREASE FOR THE TOWN ADMINISTRATOR FOR A TOTAL OF 6%.

4. Adjournment

Meeting was adjourned at 7:07 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.

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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 Breitzkreuz 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 Breitzkreuz 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 Breitzkreuz 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 Breitzkreuz 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 Breitzkreuz 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.

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

February 26, 2026

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Gary Jablonski

Council Member Jim Allbritton

Council Member Bob Hartmann

Council Member David S. Kuczenski

Russell Muñiz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, Town Attorney

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 7:07 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 Breitkreuz 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 Breitkreuz 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 Breitzkreuz 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 parties 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 Breitzkreuz 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 Breitzkreuz 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 Breitzkreuz 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 Breitzkreuz 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 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.