

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

April 23, 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

Keith Poliakoff, Town Attorney

Council Member David S. Kuczenski

A Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitkreuz at 7:02 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Quasi-Judicial Hearings

3. AB McCarthy SP 89-26 - Item Withdrawn By Staff

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING APPLICATION NO. SP -8296- BY ARCHBISHOP EDWARD A. MCCARTHY HIGH SCHOOL TO AMEND ITS SITE PLAN BY ADDING TEN PORTABLE CLASSROOMS, STABILIZED TURF OVERFLOW PARKING, AN EIGHT -FOOT -HIGH PRECAST WALL ON THE OUTSIDE OF THE NORTH AND WEST SIDES OF THE EXISTING BERM, AND BY INCREASING THE ENROLLMENT CAP; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE. ITEM WITHDRAWN BY STAFF

ITEM WITHDRAWN BY STAFF.

Presentations

4. Senator Steve Geller - Broward County Update

Senator Steve Geller provided a Legislative Update to the Town Council.

5. Proclamation - NAMI Broward - Mental Health Month - May 2026

The Town presented a proclamation that recognized May 2026 as Mental Health Month.

6. Proclamation - 57th Annual Professional Municipal Clerks Week May 3 - 9, 2026

The Town presented a proclamation that recognized May 3rd through May 9th, 2026 as Professional Municipal Clerks Week.

7. Public Comment

The following members of the public addressed the Town Council: Debbie Green.

8. Board Reports

There were no Board Reports.

9. Council Member Comments

Vice Mayor Jablonski spoke about the following Town events:

- April 25, 2026 Unity in Diversity 5k
- Strategic Planning meeting at Town Hall on April 27th at 6:00 p.m.
- FLOW Mobile event on April 29th at Town Hall
- Memorial Day event on May 25th
- Deadline of May 29th for the Town Scholarship Fund
- International Day of Zero Waste event on May 23rd

He stated that Town Hall will be closed on Memorial Day and reminded residents that Mother's Day is May 10th. He spoke about demolition and rebuilding of the Regency Square Publix located on SW 148th Avenue and Griffin Road. He discussed the photo enforced speed limit sign at the corner of Stirling and Dykes Road. Town Administrator Muñiz stated that it was part of the Town of Davie's initiative to reduce speeding in school zones to reduce speeding. He said that it was similar to the red-light cameras and stated that drivers would receive fines in the mail if they sped past the cameras.

Council Member Allbritton spoke about the Town's Memorial Day event for Veterans and asked if any veterans were interested in attending, to please contact him or Parks, Recreation & Forestry Director December Lauretano-Haines. He discussed the traveling Vietnam War Wall Memorial being at the Bergeron Rodeo Grounds in Davie. He said that it would be on display from 8:00 a.m. Friday morning to 8:00 a.m. Monday morning and encouraged everyone to visit the memorial.

Council Member Kuczenski stated that the Sunshine Ranches HOA voted on the placement location for the two speed tables that were approved by Town Council and said they would be installed this upcoming Saturday. He advised the Town Council that Sunshine Ranches HOA President Chris Brownlow was preparing an application for public safety grants to be matched by the Town and that it would be presented to them soon. He asked everyone to have Louis Gregory in their thoughts and prayers while he was dealing with family issues.

Council Member Hartmann advised residents to make sure they got to the 5k early because parking around the Barn was closing at 7:10 a.m. He discussed the Solid Waste Authority and said that he was fortunate to fill in for Mayor Breitzkreuz and voted for the approval of the Master Plan and Facilities Agreement. He discussed attending the Town of Davie's Community Police Academy. He provided a description of the twelve-week program and stated that it provides an overall view of the Davie Police Department daily operations. He encouraged residents that want to become familiar with public safety, build relations with the police department, or have a desire to contribute to the community, to attend the course.

Mayor Breitzkreuz provided an update on the purchase of the Milagros property. He said that the Letter of Intent has been signed and that keeps the property from being sold for sixty days, giving the Town time to do its due diligence. He asked Town Administrator Muñiz the status of the multi-

use trails map. Town Administrator Muñiz confirmed that the map would be available within the next couple of days. Mayor Breitreuz discussed the sale of the BBX property and confirmed that the Town was preparing the closing documents on it and the sale would be final soon. He thanked Town Attorney Poliakoff for his efforts on the sale. He spoke about an issue raised by a resident regarding waiving the solid waste assessment fees for disabled veterans in the Town. He said the Town currently waives 50% of the assessment fees and he would like to increase it to 100%. He said that he would like to have a formal vote on it at the second Council meeting in May. He discussed the April 27th, 2026, Strategic Planning meeting that was open to the residents. He explained that it was important that residents attend the meeting so their input could be used to shape the framework of the Town's strategic plan.

10. Legal Comments

Town Attorney Poliakoff advised Town Council that they may be able to amend the solid waste assessment Resolution because it currently has the 50% exemption in it, so the Council would be able to increase it to 100%. He discussed the sale of the BBX property and said that \$250,000 was received and placed in a trust and that it should be closed on within sixty days. He stated that after the closing the Town would be the only debt free municipality in the State of Florida and would have funds remaining for the public safety building. He spoke about the sale of the Milagros property and said a standard Florida bar contract was sent to their attorney and said that if it was signed quickly, the agreement would come before the Town Council at the next Council meeting. He stated that Town Administrator Muñiz was working expeditiously to complete the due diligence process and clarified the sale price was \$3,000,000. of obtaining the formal survey of the Milagros property. He said that Town Administration would like Town Council to consent to move forward with the process while the Town simultaneously putting the property under contract. He said this would speed up the process and allow the Town to close within the 90 days. He also asked for a consensus for authorization that a purchase and sale agreement be brought before the Town Council at the next Regular Town Council meeting.

11. Administration Comments

Town Administrator Muñiz spoke about the construction of the public safety building. He stated that Town Administration has worked with the Procurement team and has a plan in place to expedite the procurement process for the design and construction of the building and that once it was fully vetted, it would be presented to Town Council. He discussed the entrance signs for the parks and provided an update to Town Council on the matter. He stated that at a previous Town Council meeting Administration was directed to go back to the vendor because their proposed cost was well above the budgeted amount of \$100,000 and ask what could be done to reduce the cost. He said that the vendor would be able to complete the build and installation of three signs at the cost of \$109,000, but a budget adjustment would be needed. He asked Town Council if they should move forward with three signs now with the intent to install the other signs later, or to start the process over with a new design.

A discussion ensued between the Town Council, Town Administrator Muñiz, and Town Attorney Poliakoff on the best approach to purchase the signs. Some of the ideas discussed were purchasing

the three signs now and getting the other two signs later, tabling the discussion until after the sale of the former CCA property and using those funds to pay for all the signs, purchase all five signs and hold one in storage, and other ideas were discussed. The consensus of the Town Council was to direct Town Administration to purchase all five signs and have four of them installed without landscaping. The Frontier Trails park sign would be placed in storage until such time that the park was further developed.

Town Administrator Muñiz spoke about the April 27th, 2026 Strategic Planning meeting and stressed the importance of having residents attend the meeting to provide their vision of what they want for the future of the Town.

Ordinance – 2nd Reading

12. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SUBMITTING TO REFERENDUM AN AMENDMENT TO THE TOWN'S CHARTER; PROPOSING THE FOLLOWING AMENDMENT TO BE CONSIDERED ON THE NOVEMBER 3, 2026 GENERAL ELECTION BALLOT: TO AMEND ARTICLE II "TOWN COUNCIL; MAYOR" SECTION 2.07 "COMPENSATION; REIMBURSEMENT FOR EXPENSES" TO INCREASE THE COUNCIL MEMBERS' AND MAYOR'S COMPENSATION WHILE ALSO ADDING A MAXIMUM THREE PERCENT (3%) ANNUAL COST-OF-LIVING INCREASE BASED UPON THE CONSUMER PRICE INDEX FOR WAGE EARNERS AND CLERICAL WORKERS ("CPI-W"); DIRECTING THE TOWN CLERK TO PROVIDE FOR A NOTICE OF ADVERTISEMENT OF THE REFERENDUM ELECTION TO BE PUBLISHED IN ACCORDANCE WITH THE STATE OF FLORIDA ELECTION CODE; SUBMITTING THE REFERENDUM TO THE QUALIFIED VOTERS OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, FOR THE 2026 GENERAL ELECTION; PROVIDING THAT SUCH REFERENDUM, IF ADOPTED, SHALL BECOME EFFECTIVE AS PROVIDED BY LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. {Approved on First Reading April 9, 2026}

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

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FIRST AMENDMENT (THE FACILITIES AMENDMENT) TO THE INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA; AUTHORIZING THE APPROPRIATE OFFICIAL TO EXECUTE THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT; AUTHORIZING THE TOWN CLERK TO PROVIDE A COPY OF THIS RESOLUTION AND THE EXECUTED FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA;

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. {Tabled from March 26, 2026}

The following motion was made by Mayor Breitkreuz, 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, DECLARING THE TOWN-OWNED 1989 FORD FIRE TRUCK AS SURPLUS INVENTORY; AUTHORIZING THE TOWN ADMINISTRATOR TO FACILITATE THE SALE OF THE SURPLUS INVENTORY IN ACCORDANCE WITH THE TOWN'S PROCUREMENT AND SURPLUS DISPOSAL PROCEDURES, INCLUDING THROUGH PUBLIC AUCTION; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

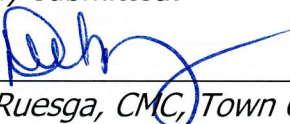
The following motion was made by Council Member Allbritton, seconded by Council Member Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

18. Adjournment

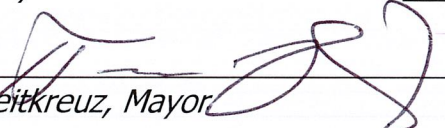
Meeting adjourned at 8:16 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 25th day of June, 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 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.