

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

May 14, 2026

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Kathryn Sims, Assistant Town Administrator

Council Member Jim Allbritton

Debra M. Ruesga, Town Clerk

Council Member Bob Hartmann

Emil C. Lopez, Town Financial Administrator

Council Member David S. Kuczenski

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 7:03 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

The following motion was made by Council Member Hartmann, seconded by Council Member Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO EXCUSE VICE MAYOR JABLONSKI'S ABSENCE.

Presentations

3. Proclamation - National Safe Boating Week - May 16-22

The Town presented a proclamation that recognized May 16th, 2026, through May 22nd, 2026, as National Safe Boating Week.

4. Public Comment

The following members of the public addressed the Town Council: Newell Hollingsworth.

Mayor Breitkreuz addressed the public comments regarding preserving the tile mural at the Regency Square Shopping Center. He asked Assistant Town Administrator Sims if she could contact Publix and the developer to see what could be done from an administrative aspect. Town Attorney Poliakoff stated that he would contact the attorney for the developer and speak to her about the issue and also contact the Town of Davie before the item went to their Planning and Zoning Board and make them aware of the Town's desire to save the tile mural.

5. Board Reports

There were no Board Reports.

6. Council Member Comments

Council Member Hartmann spoke about breaking his phone and said that he lost all his contact information. He asked people that knew his phone number to share their information with him so he could add the contacts to his phone.

Council Member Kuczenski reminded the public that it was officially hurricane season and advised everyone to sign up for the Town's emergency communication system which could be found on

the Town's website. He discussed the speed tables being placed in Sunshine Ranches and said the Town is working with a traffic engineer to help with the placement of the speed tables. He said the Sunshine Ranches HOA would be holding a vote at the end of the month to approve requesting a public safety grant from the Town. He spoke about Yesenia Bolanos and said she was interested in joining the Parks Board.

The following motion was made by Council Member Kuczenski, seconded by Council Member Hartmann, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, and Mayor Breitzkreuz voting yes.

MOTION: TO APPOINT YESENIA BOLANOS AS AN AT LARGE MEMBER TO THE PARKS, RECREATION, FORESTRY, AND NATURAL RESOURCES ADVISORY BOARD.

Lastly, he advised the Town Council that the package store in Regency Square closed and that the Sunshine Ranches HOA is having issues contacting members to not send their mail to the closed facility.

Council Member Allbritton spoke about the Broward County Ordinance that was passed regarding recycling lithium batteries. He said effective May 1st, large retail stores are required to have drop off points in their stores to recycle the batteries. He discussed the Town's Memorial Day event happening on May 25th at 10:00 a.m. for Veterans. He said that it would be happening at the SW Meadows Pavilion but may be moved to the Barn if there was inclement weather. He asked if any veterans were interested in attending, to please contact him or Parks, Recreation & Forestry Director December Lauretano-Haines.

Mayor Breitzkreuz provided an update on the Solid Waste Authority and the progress of the local municipalities voting on the agreement. He said that the City of Cooper City and City of Tamarac voted unanimously in favor of passing the agreement and that there are eight or nine municipalities that have approved the Facilities agreement. He stated that the Multi-Use Trails meeting went well but would speak more on the specific item when it came up on the agenda. He advised that the Town now has a contract for the sale of the property for the public safety building and thanked Town Attorney Poliakoff and Town Administrator Muñiz for their hard work. He discussed the issue of traffic being backed up on Griffin Road heading east in the morning, specifically the intersection of Weston Road and Griffin Road. He said that Public Works Director Rod Ley contacted Broward County to possibly change the timing of the light to alleviate the issue. He said that the County did respond and that they could add 10 seconds to the light which may help alleviate the problem. He stated that the County stressed the permanent solution would be to add an additional lane on Griffin Road, and that it may be a topic the Town Council needs to discuss in the future.

Council Member Hartmann added that he and Town Administrator Muñiz met with Richard Tornese of Broward County regarding the recent traffic study of Griffin Road and listed the improvements

that the County is supposed to be working on. He stated that Assistant Town Administrator Sims was going to investigate the issue and see what the Count has completed.

Mayor Breitzkreuz discussed the country's 250th birthday and noted that the Town has not done anything specific to celebrate the moment. He said that other municipalities have done specific things and it could be something as simple as a banner at Town Hall. A discussion ensued between Town Council with the Mayor asking Assistant Town Administrator Sims to discuss the topic individually with Town Council to gather ideas.

Council Member Allbritton asked that a larger flagpole be placed at the SW Meadows Sanctuary Pavilion. Parks, Recreation & Forestry Director December Lauretano-Haines advised Town Council that she and Community Services Manager Emily McCord Aceti have looked in to grants to create a bigger site for the flagpole at the pavilion. She also suggested the Town could use banner signs on the ten signs scattered around the Town.

7. Legal Comments

Town Attorney Poliakoff discussed the purchase of the Milagros property for the public safety building and explained the process the Town must adhere to for property purchases as well as the due diligence process. He stated that purchase agreement will come before Town Council formally at the next Council meeting for approval and said that the Town is already in the second phase of environmental assessments. He spoke about the sale of the former CCA property and explained that as part of the sale contract the buyer agreed to transfer the areas of wetlands designation on the property to areas in Frontier Tails Park. He said that this was a win / win situation for both the Town and buyer. He said that the State of Florida requires the Town to formally submit to Florida Communities Trust a form that permanently designates the area as a nature preserve area. He asked Town Council to authorize Town Administration to sign that form and return it to the State.

The following motion was made by Council Member Kuczenski, seconded by Council Member Allbritton, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, and Mayor Breitzkreuz voting yes.

MOTION: TO AUTHORIZE TOWN ADMINISTRATION TO EXECUTE THE JOINT DEED OF CONSERVATION AGREEMENT.

8. Administration Comments

Assistant Town Administrator Sims discussed the signs that Town Council authorized to be purchased for the park entrances. She reviewed the decision of the Town Council to purchase all five signs from the vendor, with one sign to be placed in storage, and the other four installed without landscaping. She said that because the amount to purchase these signs was over the budgeted amount, Town Administration worked on a alternative approach for Town Council to consider. She presented to Town Council the option to reject the current bid for the build and installation of the signs and rebid the project with a line-item breakdown instead of as a total cost,

as previously done. She said Town Administration believes this will receive more bidders and result in better pricing. A discussion ensued between the Town Council, Assistant Town Administrator Sims, and Town Attorney Poliakoff on the decision to send the park entrance signs out to bid again.

The following motion was made by Council Member Hartmann, seconded by Council Member Allbritton, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO REJECT THE BIDS FOR RFP 26-011 AND TO READVERTISE FOR THE BID AGAIN WITH A PER SIGN COST.

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.

Mayor Breitkreuz discussed the item and said that it was initial idea to have a formal Board to help with the Multi-Use Trails system within the Town. He said that he met with some of the trail riders that were very enthusiastic to be part of the Board but realized that in speaking with them it would be better to have informal meetings with the riders. He said that it would be nearly impossible to have Board members that were riding the trails, limit their conversations about the trails to just the Board meetings. He asked for a consensus from the Town Council to allow him to meet with the trail riders about the trails system, which would mean that other Council Members could not attend the meetings with them. A discussion ensued between the Town Council about the meetings, how the meetings would work, what the goals of the meetings would be, and who would be attending the meetings. The consensus of the Town Council was to have Mayor Breitkreuz meet with members of the public and trail riders to discuss the multi-use trails and how to advance them in the Town.

ITEM WITHDRAWN.

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**

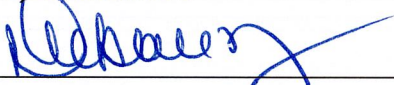
The following motion was made by Council Member Allbritton, seconded by Council Member Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE JANUARY 22, 2026 REGULAR MEETING MINUTES, THE JANUARY 22, 2026 SPECIAL MEETING MINUTES, THE FEBRUARY 12, 2026 REGULAR MEETING MINUTES, AND THE FEBRUARY 26, 2026 REGULAR MEETING MINUTES.

11. Adjournment

Meeting adjourned at 8:00 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.