

REGULAR MEETING MINUTES OF THE TOWN COUNCIL Southwest Ranches, Florida

Thursday 7:00 PM

May 28, 2026

13400 Griffin Road

Present:

Mayor Steve Breitzkreuz

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

Presentations

3. Presentation - E2W Consulting Services

Daniel Rosemond and Jim Lee of E2W Consulting Services presented the 2026 – 2031 Strategic Plan report to the Town Council.

4. Public Comment

There were no Public Comments.

5. Board Reports

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He discussed meeting with the Zero Waste Consultant Ruth Abbe at the May 5th Zero Waste Advisory Board meeting. He said that the consultant would be meeting with Town stakeholders, including the Town Council members, as part of the process, and said the Board would be meeting with them again in June. He spoke about the International Day of Zero Waste event on May 23rd at the Farmer's Market. He thanked the Town Council for attending the event, and the vendors such as WM, Filthy Organics, and Sneaker Impact, for being there as well. He said that the event was successful but that the Board plans to make some changes to it in the future to see the event grow.

6. Council Member Comments

Vice Mayor Jablonski stated that he watched the Town Council meeting that he missed at the beginning of May and asked the Town Council to be better at speaking directly into their microphones. He said he had an extremely hard time hearing some of the Council Members on the playback of the meeting. He spoke about the following Town events:

- Bingo at the Barn on June 20th
- Hazmat at the Barn on July 11th
- The Calendar Photo Contest with the theme of "Wings Over the Ranches"
- FLOW Mobile event on June 24th at Town Hall

He discussed the mural at the Publix at Regency Square Shopping Center and said that he supported preserving the mural. He reminded residents that last Sunday was the last Sunday the Community Farmer's Market would be open until Fall. He said it would still be open on Saturdays but not on Sundays. He thanked Council Member Allbritton for organizing the Memorial Day event for veterans and said that it was a wonderful event and expressed that he looked forward to more of them in the future. He discussed changing the solid waste exemption for disabled veterans from 50% to 100% and gave a brief history of how the 50% exemption came about. He said that he asked Town Financial Administrator Lopez to estimate the cost to about the cost to the Town and said that it would be approximately \$49,255.44. He recommended that the money be taken from the lien fund so that it would not use taxpayer money. He proposed that it be taken from that account every year until those funds were no longer available and then put the cost back into the Town budget.

Mayor Breitzkreuz verified that the \$49,255.44 would be the total cost for the 100% exemptions. He also clarified that the "lien fund" mentioned was the unassigned fund balance which contains monies that were leftover from completed projects and other areas of the budget, which meant that a portion of the unassigned fund balance is taxpayer money. He stated that he supported the concept of the idea but not the mechanics of how to pay for it.

Town Financial Administrator Lopez advised that the Town currently budgets \$33,825.84 for the exemption and to cover the complete cost it would increase by \$15,399.60.

A discussion ensued between the Town Council members and Town Financial Administrator Lopez about the funds, which accounts to be used to pay for the 100% exemptions, and what other projects the unassigned funds could be used for in the future, and the concerns of the property tax reform. The consensus of the Town Council was to support giving the 100% exemption but to discuss the method further during the budget process.

Council Member Kuczenski stated that the best way to contact him was to call him on his cell phone and provided his phone number to the public. He presented the Town website and demonstrated where the emergency communications sign up was located on the website. He encouraged all residents to sign up for the communications as hurricane season would be starting in just a few days and during emergencies the Town would be using it for messaging. He spoke about the speed tables being installed in Sunshine Ranches and said that Public Works Director Rod Ley was awaiting the traffic engineering report for the traffic study of the speed tables placement. He discussed an active Code Compliance case that involved an unpermitted party that involved fireworks and reiterated that fireworks are unsafe for horses. He reminded residents that if they live on a street with a canal, the side of the street without the canal is part of the horse trails system and the areas needed to be maintained. He suggested that equestrian businesses in the Town should investigate offering discounts on riding lessons to the children in the Town to carry on the equestrian lifestyle. Lastly, he spoke about the possibility of placing a bond issue on the November ballot for residents to vote on to provide funds for road improvements.

Council Member Allbritton spoke about discussing the Town's budget with elected officials from other municipalities at the Broward League of Cities meetings and he said that they are always amazed at the small size of the Town's budget and how well it functions. He talked about attending the Broward Policemen's Benevolent Association (PBA) Officer of the Year award ceremony. He stated that it was a filled with police officers that went above and beyond in their capacities and that it was a great organization that provides scholarships. He spoke about the Memorial Day event at the Barn. He thanked the Town, Town Council, Town Staff, and Parks, Recreation & Forestry Director December Lauretano-Haines for everything they did to help with the event. He said the vent was not to honor veterans but to honor those that fell defending their country. He said he envisions the event growing for Memorial Day and possibly changing the location if it grows. He said that he gave the veterans that attended a survey to see which days would be best to meet again in the future because the Town has been offered donations to continue the veterans' meetings and would like to have them quarterly. Lastly, he spoke about how he had the honor and privilege to be the one to raise the flag back to full mast at noon as part of the Memorial Day ceremony.

Mayor Breitreuz stated that the Memorial Day event was an incredible event and that he would like to continue it every Memorial and Veteran's Day. He spoke briefly about the PBA and said it was great to see the officers being recognized. He talked about the Country Estates Fishing Hole Park and said that he saw that it had some clearing done and that it looked awesome, and thanked Parks, Recreation & Forestry Director December Lauretano-Haines for her efforts in that. He provided an update on the meetings regarding the multi-use trails and stated that he has met with a large group of riders as well as Town resident Kathy Cox. He said that she took her around Town to see the various trails and observed some that could be easily connected and some that will take some effort. He stated that the Town is fully committed to fixing the trails and that it will start with some of the easier ones to fix and then move forward with the larger projects.

7. Legal Comments

Town Attorney Poliakoff spoke about the illegal side by side vehicle that Council Member Hartmann discussed earlier and stated that the main concern seems to be that the vehicles are driven by underage children, which makes it extremely dangerous. He spoke about a resident that told him he was selling his home because it abutted Sunset and that he could no longer live there due to the noise and parties. He said that the resident asked him to mention it to Town Council. He recommended that the Town of Davie Police Department follow the Town's noise ordinance and issue Notices to Appear and treat it as a court matter instead of as a code compliance issue. He said that he had two Code Compliance issues that he would like direction from: in the first case he asked Code Compliance Director Julio Medina to explain the situation.

Director Medina Summarized the case as the following: He stated that The property owners applied for a permit after the work had already been completed, and the permit was initially issued by the building department. The permit was later rescinded because the department mistakenly believed the fire department needed to review it, resulting in the owners being cited, found in violation by a magistrate, and fined for not having a valid permit. After the magistrate's ruling,

the building department determined that fire department review was not required and reissued the permit, revealing that the earlier revocation had been made in error and causing a lien to remain in place for several months.

Town Attorney Poliakoff recognized that in this case the Town had made the mistake and asked that the case be rescinded and put into compliance. There was a consensus of the Town Council to rescind the fine and put the case into compliance.

Town Attorney Poliakoff explained the second case as the following: A property involved in a divorce remained out of compliance because a court order prohibited one of the owners from accessing the property to make the necessary corrections. Everyone agreed that the property was not in compliance, but there was little the county could do while the court order was in effect. The violation continued for more than 1,000 days, resulting in a substantial lien of approximately \$300,000 to \$400,000. In addition to the fines, statutory interest accumulated and added more than \$200,000 to the amount owed. Because the prolonged noncompliance was tied to the unique circumstances of the divorce and court order, staff recommended waiving the statutory interest while still collecting the underlying fines as a matter of fairness. There was a consensus of the Town Council to waive the accumulated interest of the fine but still enforcement payment of the fine itself.

Town Attorney Poliakoff discussed the proposed property tax reforms and described it as a \$150,000 the first year on homestead exemption, then \$250,000 the second year, and so forth until the property taxes were gone. He further explained various other ways how the property tax reform may affect the Town. He stated that the City of Hollywood released their projection of what the \$150,000 change in property taxes would do and it resulted in a loss of \$25 million in revenue.

Council Member Hartmann interjected that many people he has spoken to seem to be in favor of passing the property tax reform and said that the public does not seem to understand the impact it will have on Town services. He spoke about the Town of Davie Police Department not issuing Notices to Appear to enforce the Town's law. He asked Town Administrator Muñiz to have a meeting with the Town of Davie's legal counsel, Greg Rossman, Chief of Police Kinsey, and Town Attorney Poliakoff to discuss the issue.

Town Administrator Muñiz clarified an issue that was mentioned earlier and said that the Town of Davie's position is that there are certain municipal misdemeanor exceptions that are prescribed in Florida law, criminal law, that say that they must witness certain things to issue a Notice to Appear (NTA). He said that they can't issue an NTA on something that they don't personally witness, and that fireworks being set off does not rise to that misdemeanor exception. He stated that he has spoken to Chief Kinsey about these issues and would be willing to have them come to a meeting to discuss the issue in a public forum.

8. Administration Comments

Town Administrator Muñiz advised Town Council that Administration has been working on a public education campaign that addresses the issue of the property tax reform and how it would affect the Town. He stated that they have been working on a preliminary estimate of what the \$250,000 exemption would do to the Town's budget and it would result in a reduction of \$1.5 million to the Town budget. He said it would double for each increase which would result in a severe reduction in services in the Town. He thanked Town Council, in particular Council Member Allbritton, for organizing the Memorial Day event. He thanked Parks, Recreation & Forestry Director December Lauretano-Haines and her staff, Public Works Project Coordinator Susan Kutz, and everyone else that helped with the event. He thanked Town Council for their support while he was out of the office and thanked Assistant Town Administrator Sims and Town staff for their work on keeping the Town running smoothly. He noted the Town Council's concerns the "side by sides" in the Town and said that he would research the matter for possible solutions, such as state legislation and speaking to the Town of Davie Police Department on stricter enforcement of the vehicles on public roads.

Ordinance – 2nd Reading

9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, REZONING APPROXIMATELY 59 ACRES FROM A-1 AGRICULTURAL ESTATE DISTRICT TO US HIGHWAY 27 PLANNED BUSINESS DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C-11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-24-23) {Approved on first reading on October 24, 2024}

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

MOTION: TO APPROVE THE ORDINANCE ON SECOND READING.

10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 59 ACRES FROM AGRICULTURAL TO US HIGHWAY 27 BUSINESS, GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 27 BETWEEN THE C11 CANAL TO THE NORTH, STIRLING ROAD TO THE SOUTH, AND MENORAH GARDENS CEMETERY TO THE EAST; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-20-8) {Approved on first reading on October 23, 2025.}

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

MOTION: TO APPROVE THE ORDINANCE ON SECOND READING.**Resolutions**

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF PEMBROKE PINES PROVIDING WATER AND SEWER SERVICES TO FOLIO NUMBERS 503934-01-0420; 503934-01-0430; 503934-01-0431; 503934-01-0570; 503934-01-0340; 503927-02-0160; 503927-02-0210; 503927-02-0220; 503934-01-0020; 503934-01-0100; 503934-01-0170; 503934-01-0280 ALONG US 27, 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 PEMBROKE PINES; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, 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 APPROVE THE RESOLUTION.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR JOINT PARTICIPATION IN THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE INTERLOCAL AGREEMENT; 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.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELEASING THE RESTRICTIVE COVENANT ON THE NORTHERN APPROXIMATELY 20.59-GROSS-ACRES OF LAND GENERALLY LOCATED OFF OF SHERIDAN STREET BETWEEN SW 185TH WAY AND SW 190TH AVENUE THAT RESTRICTS THE PARCEL TO PUBLIC SCHOOL/EDUCATIONAL FACILITY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE RELEASE AND OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

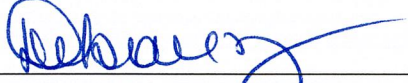
The following motion was made by Mayor Breitkreuz, seconded by Council Member Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

14. Adjournment

Meeting adjourned at 9:03 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.