

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

June 11, 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 7:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Presentation - UF Croc Docs - Invasive Species Educational Opportunity

The UF Croc Docs gave a presentation on the invasive Asian Swamp Eel species to the Town Council.

4. Public Comment

There were no Public Comments.

5. Board Reports

There were no Board Reports.

6. Council Member Comments

Vice Mayor Jablonski announced several upcoming Town events, including Bingo at the Barn on June 20, the "Wings Over Southwest Ranches" photo contest (submissions due September 9), the FLHSMV mobile unit visit on June 24 with appointments still available, and the Hazmat at the Barn collection event on July 11. He reminded residents that the farmers market operates only on Saturday mornings during the summer and noted the upcoming observance of Father's Day. He also briefly suggested considering school-zone speed cameras as a potential revenue source and stated the idea may warrant future review.

Council Member Hartmann briefly noted that the Legislature has passed its property tax reform bill and that he has prepared a detailed explanation for the next Town newsletter. He stated that the upcoming changes could significantly impact how municipalities fund essential services such as police, fire, parks, and facilities. He emphasized that while voters may be inclined to support tax reductions, residents should be aware of the long-term operational challenges such reforms may create. He advised that a shorter overview would be shared at a future meeting as the Town approaches the public vote.

Council Member Kuczenski reported that the Town is awaiting the traffic engineer's report regarding proposed speed tables in Sunshine Ranches, which will be shared with the Council and the public once received. He also noted that he and resident Richard Ramchitar recently visited

several equestrian facilities to discuss waste management issues, including large amounts of discarded plastic bedding bags. He stated they are exploring possible recycling or reduction options. Additionally, he mentioned a resident request for assistance with removing old tires that may pose mosquito concerns and offered to coordinate volunteer help.

Council Member Allbritton encouraged residents to review both sides of the upcoming statewide property tax reform issue before voting, emphasizing the importance of understanding its potential impacts. He also reported that he and staff are working to establish a gathering schedule for veterans based on their submitted preferences, with the goal of organizing a gathering on Veterans Day. He noted that sponsorship funds are already available to support future Veteran events.

Mayor Breitzkreuz reported progress on the Town's public-private partnership involving the former BBX/FRP property, noting that closing documents are being finalized and the project is nearing completion. He expressed appreciation to the Town Attorney for his efforts in advancing the project. He also provided an update on the equestrian trails initiative, stating that staff and the equestrian community continue to identify issues, prioritize improvements, and prepare a formal plan for Council review. The Mayor then addressed a recent issue involving an email sent by the Town Attorney to an outside party containing inaccurate information. He emphasized that such communications must be verified and coordinated with the Mayor and Council before issuance and stated that similar occurrences should not happen again. The Town Attorney acknowledged the concern and explained the circumstances leading to the error, and both parties agreed that future communications will follow stricter oversight.

7. Legal Comments

Town Attorney Poliakoff reported that the closing of the CCA/FRP property is expected within two weeks and highlighted the long-term financial benefits the agreement will provide, including a share of rental income and resale proceeds. He noted that the Town will receive revenue each time the property is sold after stabilization and that the deal is anticipated to generate substantial economic value for the Town.

8. Administration Comments

Town Administrator Muñiz requested Council approval to apply for a SAFER Grant through the Department of Homeland Security, explaining that the funding could offset a substantial portion of the cost for nine additional firefighters Davie plans to hire in 2027 under the Town's public safety contract. The grant could reduce first-year costs by approximately \$936,000 and second- and third-year costs by about \$811,000 annually.

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 AUTHORIZE THE TOWN ADMINISTRATOR TO APPLY FOR THE SAFER GRANT.

He then requested approval to pay the City of Sunrise utility permit fees—totaling \$30,127.02—for water and sewer connections at the Southwest Meadows Pavilion, noting the cost must come from an unassigned fund balance and exceeds his purchasing authority.

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 PAYMENT OF UTILITY PERMIT FEES TO THE CITY OF SUNRISE IN THE AMOUNT OF \$30,127.02 FOR WATER AND SEWER CONNECTIONS AT THE SOUTHWEST MEADOWS SANCTUARY PAVILION.

Town Administrator Muniz thanked staff involved in recent grant successes, the Memorial Day event and noted ongoing efforts to address concerns about off-road vehicles through discussions with Davie Police and potential legislative measures.

Resolutions

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RATIFYING THE APPROVAL OF THE PURCHASE OF REAL PROPERTY LOCATED AT 18211 AND 18221 SW 48 STREET, SOUTHWEST RANCHES, FL 33331 FROM MILAGROS TRADING CORP; RATIFYING THE AUTHORIZATION TO ENTER INTO A PURCHASE AND SALE AGREEMENT; WAIVING ANY AND ALL PROCUREMENT CODE REQUIREMENTS THAT MAY BE IN CONFLICT; RATIFYING THE AUTHORIZATION OF THE MAYOR, THE TOWN ADMINISTRATOR AND THE TOWN ATTORNEY TO EXECUTE THE AGREEMENT; AUTHORIZING THE APPROPRIATE TOWN STAFF TO MAKE ANY AND ALL MODIFICATIONS TO THE AGREEMENT THAT MAY BE NECESSARY AND PROPER TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING FOR 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 Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING A REVOCABLE LICENSE AGREEMENT WITH BROWARD COUNTY TO ALLOW A TOWN-FUNDED LED MONUMENT SIGN TO BE LOCATED WITHIN BROWARD COUNTY'S RIGHT-OF-WAY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (LOCATED AT 13400 GRIFFIN ROAD).

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 Member Kuczenski, Vice Mayor Jablonski, and Mayor Breitzkreuz voting yes, and Council Members Allbritton and Hartmann voting no.

MOTION: TO APPROVE THE RESOLUTION.

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING A REVOCABLE LICENSE AGREEMENT WITH BROWARD COUNTY TO ALLOW A TOWN-FUNDED LED MONUMENT SIGN TO BE LOCATED WITHIN BROWARD COUNTY'S RIGHT-OF-WAY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (LOCATED AT 16100 GRIFFIN ROAD).

The following motion was made by Vice Mayor Jablonski, 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.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RATIFYING THE APPROVAL OF A PURCHASE ORDER TO PROFESSIONAL SERVICE INDUSTRIES, INC. TOTALING SEVENTY- ONE THOUSAND FIVE HUNDRED FIFTY-SIX DOLLARS AND NINE CENTS (\$71,556.09) FOR A PHASE TWO ENVIRONMENTAL SITE ASSESSMENT, RATIFYING THE AUTHORIZATION FOR THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE THE PURCHASE ORDER; 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. March 12, 2026 Regular Meeting Minutes

b. March 26, 2026 Regular Meeting Minutes

The following motion was made by Vice Mayor Jablonski, 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 MARCH 12, 2026 REGULAR MEETING MINUTES AND THE MARCH 26, 2026 REGULAR MEETING MINUTES.

18. Adjournment

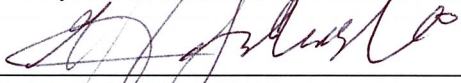
Meeting adjourned at 7:48 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 27th day of August 2026.



Gary Jablonski, Vice 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.