



Southwest Ranches Town Council

TOWN COUNCIL REGULAR MEETING

Agenda of October 22, 2026

Council Chambers
7:00 PM THURSDAY

13400 Griffin Road
Southwest Ranches, FL 33330

Mayor
Steve Breitkreuz
Vice Mayor
Gary Jablonski

Town Council
Jim Allbritton
Bob Hartmann
David S. Kuczenski,
Esq.

Town Administrator
Russell C. Muñiz,
ICMA-CM
Town Financial
Administrator
Emil C. Lopez, CPM

Town Attorney
Keith M. Poliakoff, J.D.
Town Clerk
Debra M. Ruesga

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**
- 3. Quasi-Judicial Hearings**

Please be advised that the following item on the Council agenda is quasi-judicial in nature. All witnesses who will testify on any item in this portion of the Agenda will be sworn. Participants who are members of the general public need not be sworn and will not be subject to cross-examination if they are not sworn. However, the Council shall not assign unsworn testimony the same weight or credibility as sworn testimony in its deliberations.

The applicant has the burden of proof. After the applicant's concluding remarks, the hearing will be closed and no additional testimony, material or argument will be allowed unless the Council chooses to request additional testimony. The members of the Town Council will then deliberate.

All evidence relied upon by reasonably prudent persons in the conduct of their affairs may be considered in these proceedings, regardless of whether such evidence would be admissible in a court. Hearsay evidence may supplement or explain other evidence, but shall not alone support a conclusion unless it would be admissible over objection in court. The material in the Town Council agenda will be considered as evidence without authentication.

Anyone representing an organization must present written evidence of his or her

authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears during a public hearing shall identify himself or herself and give their address, and if appearing on behalf of an organization state the name and mailing address of the organization. The Council may, on its own motion or at the request of any person, continue the hearing to a fixed date, time and place.

No notice shall be required if a hearing is continued to a fixed date, time and place. Any Applicant shall have the right to request and be granted one continuance; however, all subsequent continuance shall be granted at the discretion of the Council and only upon good cause shown.

- a. **AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE OFFICIAL TOWN OF SOUTHWEST RANCHES ZONING MAP BY REZONING APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; ACCEPTING A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)**

4. Proclamations

- a. **2026 Hindu Heritage Month and Festival of Diwali**

5. Presentations

- a. **Parks Dept. Events Update - December Lauretano-Haines**

6. 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.

7. Board Reports

8. Council Member Comments

9. Legal Comments

10. Administration Comments

11. Ordinances - 1st Reading

- a. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING SECTION 085-080 OF THE UNIFIED LAND DEVELOPMENT CODE (“ULDC”) ENTITLED, “STORMWATER MANAGEMENT”; AUTHORIZING THE TOWN TO ENFORCE VIOLATIONS OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
- b. 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 90 GROSS ACRES FROM COMMUNITY FACILITIES TO RURAL RANCHES, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.. (APPLICATION NO. PA-26-2)

12. Public Hearing

This item is to be read into the record to allow for public comment and discussion. A final vote will be taken during the Public Hearing at the November 19, 2026, Town Council Meeting.

- a. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 18211 SW 48TH STREET, SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA 33331, AND IDENTIFIED BY PROPERTY ID NUMBERS 504030000020 AND 504030000030, AS THE SOUTHWEST RANCHES FIRE STATION GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(A), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE TOWN CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

13. Resolutions

- a. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE NEIGHBORHOOD SAFETY GRANT AWARD IN THE AMOUNT OF THIRTY-SIX THOUSAND THREE HUNDRED TWENTY-ONE DOLLARS AND ZERO CENTS (\$36,321.00) TO THE SUNSHINE RANCHES HOMEOWNERS ASSOCIATION; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2026-2027 ADOPTED TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE

DATE.

- b. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING THE SELECTION COMMITTEE'S RECOMMENDATION AND AWARDED NON-EXCLUSIVE CONTRACTS TO CENTURION SECURITY GROUP, LLC AND FPI SECURITY SERVICES, INC. FOR SECURITY GUARD SERVICES UNDER RFP NO. 26-014, FOR USE BY THE TOWN AND MEMBER AGENCIES OF THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO AGREEMENTS; AUTHORIZING RENEWALS; AND PROVIDING AN EFFECTIVE DATE.**

14. 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



**Town of Southwest
Ranches**

**(954) 434-0008 Town Hall
(954) 434-1490 Fax**

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

Russell C. Muñoz, ICMA-CM, Town Administrator
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Debra M. Ruesga, Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell C. Muniz, Town Administrator
FROM: Jeff Katims
DATE: 10/22/26
SUBJECT:

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE OFFICIAL TOWN OF SOUTHWEST RANCHES ZONING MAP BY REZONING APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; ACCEPTING A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)

Recommendation

Town Council consideration for a motion to approve the ordinance on first reading with the conditions enumerated in the agenda memorandum.

Unanimous Vote of the Town Council Required?

YES

Strategic Priorities

Other

Background

Petitioners C&D 40 Acre, LLC and Hancock 40AC and LLC request to rezone 89.74 gross