



Southwest Ranches Town Council

FIRST BUDGET HEARING

Agenda of September 15, 2025

Southwest Ranches Council Chambers
6:00 PM Monday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u> Steve Breitkreuz	<u>Town Council</u> Jim Allbritton David S. Kuczenski, Esq Gary Jablonski	<u>Town Administrator</u> Andrew D. Berns, MPA <u>Town Financial</u> <u>Administrator</u> Emil C. Lopez, CPM	<u>Town Attorney</u> Keith M. Poliakoff, J.D. <u>Assistant Town</u> <u>Administrator/Town Clerk</u> Russell C. Muniz, MPA
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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. **Administrator Comments**
4. **Presentation by Finance**

Millage Rate and Budget Hearing

Resolutions

5. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA PROVIDING FINDINGS; PROVIDING PURPOSE AND DEFINITIONS; AMENDING IN PART SECTION 3 OF RESOLUTION 2025-070 BY PROVIDING A NEW DEFINITION; INCORPORATING THE 2025 FIRE ASSESSMENT REPORT ADDENDUM; PROVIDING FOR PROVISION AND FUNDING OF FIRE PROTECTION SERVICES; PROVIDING FOR IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS; PROVIDING LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; APPROVING THE FINAL FIRE SERVICES ASSESSMENT RATES AND FINAL ROLL RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE TOWN FOR FISCAL YEAR 2025-26; CONFIRMING AN EXEMPTION FOR VETERAN'S WITH SERVICE-CONNECTED TOTAL AND PERMANENT DISABILITY; PROVIDING FOR EFFECT OF ADOPTION OF RESOLUTION; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**
6. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELATING TO THE PROVISION OF SOLID WASTE SERVICES, FACILITIES AND PROGRAMS TO**

RESIDENTIAL PROPERTIES IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA FOR FY 2025-2026 COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING AUTHORITY FOR SOLID WASTE SERVICES ASSESSMENTS; PROVIDING PURPOSE AND DEFINITIONS; PROVIDING FINDINGS; INCORPORATING THE SOLID WASTE SPECIAL ASSESSMENT METHODOLOGY REPORT; PROVIDING FOR AN EXEMPTION FOR VETERAN'S SERVICE-CONNECTED TOTAL AND PERMANENT DISABILITY; APPROVING THE ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

Tentative Millage Rate Resolution

Tentative Millage Rate Resolution

7. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AND ADOPTING THE TENTATIVE MILLAGE RATE FOR TAXATION OF REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE TOWN OF SOUTHWEST RANCHES FOR THE FISCAL YEAR 2025-2026, COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance - 1st Reading

8. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2025-2026, COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR A BUDGET BASIS; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND, PROVIDING FOR AN EFFECTIVE DATE. {Second Reading scheduled for September 25, 2025}

9. 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
13400 Griffin Road
Southwest Ranches, FL 33330-2628

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

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

Russell Muñiz, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Debra M. Ruesga, Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitzkreuz and Town Council
VIA: Russell Muñiz, Town Administrator
FROM: Emil C. Lopez, Town Financial Administrator
DATE: 9/15/2025
SUBJECT: FY2025-2026 Final Fire Assessment

Recommendation

It is recommended that the Town Council ratify the attached Resolution to set the final Fire Special Assessment maximums in accordance with Exhibit A and Exhibit B which includes ratification for an annual special 100% **tax exemption** for 100% service-connected disabled veterans.

- A. Sound Governance
- B. Enhanced Resource Management
- C. Reliable Public Safety
- D. Improved Infrastructure

Background

Chapter 193.3632, Florida Statutes, and Town Ordinance No. 2001-09, requires the annual adoption of an initial Fire Protection Assessment Resolution. Proceeds derived by the Town from the Fire Protection Assessment will be utilized for the provision of Fire Protective contractual services, planning, facilities, machinery, programs, and volunteer fire activities. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used exclusively (if unassigned) to fund the qualified expenditures stated above.

The adoption of the final Fire Protection Assessment Resolution determines the amount of

the Fire services assessed costs to be advertised. This resolution establishes the maximum rates that may be applied for next fiscal year and also sets the date, place, and time for the public hearing for this assessment. The final Fire Assessment rates being proposed are based on a Fire Assessment Study that was the result of an adopted 2021 Fire Protection Assessment Study conducted by Munilytics, Inc. ("Consultant") that included a methodology providing for combining of the non-residential categories (Commercial, Institutional and Warehouse/Industrial) into one category and to use a 5-year rolling average for fire call date. The cost apportioned to each parcel was based on the Town's proposed costs of Fire Protection Services for FY2025-2026.

The year-over-year (YoY) assessment net dollar increase is \$174,359 (\$3,425,799 FY2026 Proposed Budget vs. \$3,251,440 FY2205 Adopted Budget) within all categories. This YoY variance was the result of the Town Council providing directive to the administration to utilize \$250,000 from unassigned fund balance (reserves). A similar approach was taken for FY2025 Adopted Budget.

Fiscal Impact/Analysis

The Proposed Fire Assessment rates address fire personnel, fire operations, planning, and capital improvements related to fire services such as prevention, awareness, and suppression. The proposed rates show increases to the “combined non-residential” category, to “residential” category, and a decrease to the acreage category. It’s important to note that these rates were possible due to Council directives and the utilization of a fire subsidy in the amount of \$250,000.

Property Category	FY25/26 Proposed	FY24/25 Adopted	Proposed vs. Adopted Increase (Decrease)
Combined Non-Residential	\$1.0999	\$0.9812	\$0.1187
Acreage	\$ 79.90	\$86.49	(\$6.59)
Residential	\$767.76	\$758.63	\$9.13

This proposed budget also includes funding of program modifications related to the Volunteer Fire operations to improve planning for fire wells.

For FY2026, the total dollar impact to the Town's General Fund for the disabled veteran exemption is \$19,771 (twenty-four (24). It shall also be noted that the General Fund millage impact of imposed FS 170.01 (4) pertaining to a full Fire Assessment exemption for vacant agricultural property is \$94,105 (1,098 acres).

Staff Contact:

Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
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Resolution - TA Approved	9/3/2025	Resolution
Exhibit A - Methodology Report Adeendum	9/2/2025	Exhibit
Exhibit B - Fire Assessment Worksheet	9/2/2025	Exhibit
Exhibit C - Proof of Advertising	9/2/2025	Exhibit

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RESOLUTION NO. 2025-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA PROVIDING FINDINGS; PROVIDING PURPOSE AND DEFINITIONS; AMENDING IN PART SECTION 3 OF RESOLUTION 2025-070 BY PROVIDING A NEW DEFINITION; INCORPORATING THE 2025 FIRE ASSESSMENT REPORT ADDENDUM; PROVIDING FOR PROVISION AND FUNDING OF FIRE PROTECTION SERVICES; PROVIDING FOR IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS; PROVIDING LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; APPROVING THE FINAL FIRE SERVICES ASSESSMENT RATES AND FINAL ROLL RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE TOWN FOR FISCAL YEAR 2025-26; CONFIRMING AN EXEMPTION FOR VETERAN'S WITH SERVICE-CONNECTED TOTAL AND PERMANENT DISABILITY; PROVIDING FOR EFFECT OF ADOPTION OF RESOLUTION; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida ("Town Council"), has enacted Ordinance No. 2001-09 (the "Ordinance"), which authorizes the imposition of Fire Service Assessments for fire services, facilities, and programs against Assessed Property located within the Town; and

WHEREAS, the Town Council desires to reimpose a Fire Services Assessment within the Town using the procedures in the Ordinance, including the tax bill collection method for the Fiscal Year beginning on October 1, 2025; and

WHEREAS, pursuant to Ordinance 2001-09, the imposition of a Fire Services Assessment for fire services, facilities, and programs for Fiscal Year 2025-26 requires certain processes which the Town has fulfilled; and

WHEREAS, annually, a Preliminary Fire Services Assessment Resolution, describing the method of assessing fire costs against assessed property located within the Town, directing the preparation of an assessment roll, authorizing a public hearing and directing the provision of notice thereof, is required by the Ordinance for imposition of Fire Assessments; and

WHEREAS, annually, after a public hearing noticed by mail and publication, an Annual Fire Services Assessment Resolution approves the final rates and final roll for the

Fire Assessments and directs submittal of the final roll to the Tax Collector's Office for billing on the annual property tax bills; and

WHEREAS, the Town Council has previously imposed a Fire Assessment, and the imposition of a Fire Assessment for fire services, facilities, and programs each fiscal year continues to be an equitable and efficient method of allocating and apportioning Fire Assessed Costs among parcels of Assessed Property for FY 2025-26; and

WHEREAS, the Town Council, during the Fiscal Year 2013, made an initial policy decision and adopted Resolution 2012-034, regarding legally recognized disabled veterans who live on homesteaded properties titled in their name in the Town, and who have received a Veteran's Service-Connected Total and Permanent Disability ad valorem tax exemption providing them with a 100% exemption for Fire Service Assessments pursuant to a June 23, 2011 unanimous vote and wish to provide for such exemption for the Fiscal Year 2025-26; and

WHEREAS, on July 24, 2025, the Town Council adopted Resolution 2025-070 ("2025 Preliminary Resolution") accepting, concurring with, and approving the methodology and proposed fire service assessment rates; and

WHEREAS, the Town Council of the Town of Southwest Ranches, Florida, desires to reimpose a fire service assessment program within the Town using the tax bill collection method, and deems it to be in the best interests of the citizens and residents of the Town of Southwest Ranches to adopt this Annual Fire Assessment Rate Resolution to impose Fire Assessments for Fiscal Year 2025-26; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. Authority. This resolution is adopted pursuant to the provisions of Ordinance No. 2001-9, the Initial Assessment Resolution (Resolution 2011-084), the Final Assessment Resolution (Resolution 2011-098), and all subsequently adopted Preliminary and Annual Assessment Resolutions, and sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law. This Annual Resolution confirms, modifies, supersedes, and amends, any previous Fire Assessment Resolutions. Where any conflicts occur between this Resolution and any previous Fire Assessment Resolution, this Resolution shall prevail. However, nothing in this Resolution amends or affects the validity of any Fire Protection Assessments adopted and imposed by any previously adopted resolutions. This Annual Resolution modifies and amends the 2025 Preliminary Resolution by approving final assessment

rates, by approving a final assessment roll based on the final assessment rates, and further confirms and modifies the 2025 Preliminary Resolution as may be determined necessary by the Town Council.

Section 3. Purpose and Definitions. This Resolution constitutes the Annual Fire Services Assessment Resolution as defined in the Ordinance (codified as Sections 12-19 through 12-85 in the Town of Southwest Ranches Code of Ordinances) and adopts and imposes Fire Assessments as presented in Section 7 for the Fiscal Year beginning October 1, 2025. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance and in Resolution No. 2011-084, as may have been amended and supplemented by subsequent resolutions.

Section 3 of Resolution No. 2025-070, amending Section 3 of Resolution No. 2011-084, is hereby further amended to add the following definition:

“2025 Report Addendum” or “Town of Southwest Ranches 2025 Fire Protection Assessment Methodology Report Addendum” means the Addendum to the 2025 Report, attached to the 2025 Preliminary Resolution as Exhibit A, which Addendum provides updated information regarding the budget and calculation of the fire assessment rates adopted and approved by this 2025 Annual Resolution. The 2025 Report Addendum is attached hereto and incorporated within this Resolution as Exhibit A. With the adoption of this 2025 Annual Resolution, the Town Council approves this 2025 Report Addendum to the 2025 Report.

Section 4. Provision and Funding of Fire Protection Services. Upon the imposition of a Fire Protection Assessment for fire protection services, facilities, or programs against Assessed Property located within the Town as determined by the Broward County Property Appraiser (BCPA), the Town shall provide fire protection services to such Assessed Property. Proceeds of the Fire Protection Assessments shall be used to fund all or a portion of the costs of the provision of fire protection services to assessed properties within the Town. The remaining costs of providing fire protection services, facilities, and programs shall be funded by lawfully available Town revenues other than Fire Protection Assessment proceeds. Costs related to the provision of Emergency Medical Services (EMS) have not been included in the Fire Protection Assessed Costs and shall be paid for by the Town from other lawfully available funds and shall not be paid out of Fire Assessment revenues.

Section 5. Imposition and Computation of Fire Protection Assessments. Fire Protection Assessments shall be imposed against all Assessed Parcels. Fire Protection Assessments shall be computed in the manner set forth in the 2025 Preliminary Resolution as have been amended, modified and confirmed by this Annual Resolution.

Section 6. Legislative Determination of Special Benefit and Fair Apportionment. The legislative determinations of special benefit and fair apportionment embodied in the Ordinance (codified as Sections 12-19 through 12-85 in the Town of Southwest Ranches Code of Ordinances), the Initial Assessment Resolution (Resolution 2011-084), the Final Resolution (Resolution 2011-098), and in all subsequent Preliminary and Annual Resolutions, are affirmed, amended, modified, and incorporated herein by reference. In addition, it is hereby ratified, confirmed, and declared that the fire protection services to be funded by the Fire Protection Assessments provide special benefit to the Assessed Property and that the Fire Protection Assessed Costs are fairly and reasonably allocated to Assessed Properties. It is hereby ascertained, determined and declared that each parcel of Assessed Property located within the Town will be benefitted by the Town's provision of fire protection services, facilities, and programs in an amount not less than the Fire Protection Assessment adopted and imposed against such parcel by this Annual Resolution.

Section 7. Approval of Final Fire Protection Assessment Rates and Final Fire Protection Assessment Roll.

A. Notice of the proposed Fire Assessments and a public hearing have been provided by mail and by publication. Notice by mail was provided in the annual notice of ad valorem property taxes mailed by the BCPA. The public hearing was held on September 15, 2025, and comments and objections of all interested persons have been heard, in person or virtually as may have been authorized, and considered by the Town Council.

B. The Fire Protection Assessments to be assessed on benefitted parcels are hereby established as follows:

Fiscal Year 2025-26 Final Fire Protection Assessment Rates

Rate Category	Assessment Unit	Final Fire Assessment Rate
"A" Acreage	Per Acre	\$ 79.90
"R" Residential/Other	Per Dwelling Unit	\$ 767.76
Combined Non-residential	Per Sq Ft Bldg Area	\$ 1.0999

C. The above rates of assessment are hereby finally approved. The above Final Fire Assessment Rates shall be used to update and amend the Assessment Roll as needed and are hereby levied and imposed on all parcels of Assessed Property on the Final Assessment Roll. The Final Assessment Roll, as may have

been updated or amended, is hereby adopted and approved. Approval by adoption of this Annual Resolution shall constitute a lien upon the property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid.

D. The Mayor, or the Town Manager as the Mayor's designee, shall certify the Final Assessment Roll and Final Assessment Rates to the Broward County Tax Collector no later than September 15, 2025, as required by statute.

Section 8. Recognized Disabled Veterans Exemption. Legally recognized Disabled Veterans, who live on homesteaded properties titled in their name within the Town, who have received a veteran's service-connected total and permanent disability ad valorem tax exemption, shall be exempt from the collection of the Fire Assessment. The Town shall buy down this 100% exemption with lawfully available, non-assessment funds.

Section 9. Effect of Adoption of Resolution. The adoption of this Annual Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to Assessed Property, the method of apportionment and assessment, the rate of assessment, the Assessment Roll and the levy and lien of the Fire Protection Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the adoption of this Annual Rate Resolution.

Section 10. Application of Assessment Proceeds. Proceeds derived by the Town from the Fire Protection Assessments shall be deposited into the Fire Protection Assessment Fund and used for the provision of fire protection services, facilities, and programs. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire protection services, facilities, and programs.

Section 11. Conflict. All resolutions or parts of resolutions in conflict herewith are hereby superseded to the extent of such conflict.

Section 12. Severability. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Resolution.

Section 16. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches,

Florida, this _____ day of September, 2025 on a motion by _____ and
seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartman _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Attest:

Steve Bruitkreuz, Mayor

Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.068.2025

EXHIBIT A

Town of Southwest Ranches, Florida

FY2025-26 Fire Assessment Methodology Report Addendum

Addendum Prepared by Munilytics, dated August 26, 2025

**(Referred to in 2025 Annual Assessment Resolution
as 2025 Report Addendum)**

Town of Southwest Ranches FY2025-2026 Fire Assessment Update Report

July 17, 2025- Date of Initial Report
Addendum August 26, 2025



Town of Southwest Ranches
FY2025-2026 Fire Assessment Update Report - Addendum
“2025 Update Report- Addendum”

After the initial update report, the Town of Southwest Ranches Town Council directed the Town Manager to reduce the preliminary cost of the FY2025-2026 fire assessment by providing a subsidy of \$250,000 from other legally available funds. As a result of this change and some other minor changes to the proposed budget, the initial report has been amended with this addendum to the fire assessment budget and rates as noted in the following table:

Town of Southwest Ranches
Revised FY 2025/2026 Budget
Fire Assessment

EXHIBIT A

Expenditures	Total FY2025-2026 Proposed	General Fund Portion	Fire Assessment Portion
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Direct Expenses:

Fire Rescue Contractual Service	\$ 4,516,230	\$ 1,979,450	\$ 2,536,780
Operating Expenses	807,740	323,096	\$ 484,644
Government and Acreage Exemptions	-	133,358	\$ -
Capital Outlay	-	-	\$ -
Fire Protection/Control Contingency	175,000	N/A	\$ 175,000
Sub-Total	\$ 5,498,970	\$ 2,435,904	\$ 3,196,424

Other Expenses

Publication & Notification Costs	1,445
Statutory Discount	133,699
Collections Cost	31,675
Fire Assessment Cost Allocation of Townwide Personnel\Contractual Costs	312,556
Less: FY2025/2026 Council Approved Subsidy	(250,000)
Total Amount Assessed	\$ 3,425,799

Property Category	Assessment Unit Type	% Apportioned	Amount	FY2025/2026 Proposed Rates For Annual Rate Resolution
Combined Non Residential - 1,006,359 SF	Per Sq.Ft. Bldg Area	32.31%	1,106,872	\$ 1.0999
Acreage - 1,775 Acres	Per Acre	4.14%	141,829	\$ 79.90
Residential - 2,812 Units	Per Dwelling Unit	63.02%	2,158,940	\$ 767.76
Government - Exempt - 40,876 SF	Per Sq. Ft./Not Assessed	0.53%	18,158	\$ -
Total		100%	\$ 3,425,799	

Town of Southwest Ranches Proposed FY2025-2026 Fire Assessment Worksheet

EXHIBIT B

Sources:

Fire Administration Department
Volunteer Fire Service Department
Volunteer Fire Fund

Expenditures	Total FY2025-2026 Proposed	General Fund Portion	Fire Assessment Portion	
% Allocation per Consultant Study for FR Contractual Services Only		40.00%	60.00%	*

Direct Expenses:

Fire Rescue Contractual Service	\$ 4,516,230	\$ 1,979,450	\$ 2,536,780	
Operating Expenses	807,740	\$ 323,096	484,644	
Government & Acreage Exemptions	-	133,358	-	**
Capital Outlay	-	N/A	-	
Fire Protection/Control Contingency	175,000	N/A	175,000	
Sub-Total	\$ 5,498,970	\$ 2,435,904	\$ 3,196,424	

Other Expenses

Publication & Notification Costs	1,445
Statutory Discount	133,699
Collections Cost	31,675
Fire Assessment Cost Allocation of Townwide Personnel\Contractual Costs	312,556

Council Approved Subsidy	(250,000)
Total Fire Assessment Expenses	\$ 3,425,799

Based on 2025 Consultant Study

Property Category	Assess Unit Type	% Apportioned	Amount	Proposed Rates FY25/26	Adopted Rates FY24/25	Difference: Increase Decrease
Combined Non-Res: Commercial- 321,425SF	Per Sq.Ft. Bldg Area	10.19%	349,090	\$ 1.0999	\$ 0.9812	\$ 0.1187
Combined Non-Res: Institutional-565,934 SF	Per Sq.Ft. Bldg Area	18.17%	622,462	\$ 1.0999	\$ 0.9812	\$ 0.1187
Combined Non-Res: Warehse/Indust- 123,000 SF	Per Sq.Ft. Bldg Area	3.95%	135,320	\$ 1.0999	\$ 0.9812	\$ 0.1187
Acreage - 1,775 Acres	Per Acre	4.14%	141,829	\$ 79.90	\$ 86.49	\$ (6.59)
Residential - 2,812 Units	Per Unit	63.02%	2,158,940	\$ 767.76	\$ 758.63	\$ 9.13
Government - Exempt - 40,876 SF (General Fund)	Per Sq.Ft. Bldg Area	0.53%	18,158			
Total		100%	\$ 3,425,799			

* 60% / 40% split applies in most cases

** These amounts are funded thru the General Fund (Fire Protection Assessment Methodology Report)

Sold To:

Town of Southwest Ranches - CU00118938
 13400 Griffin Rd
 Fort Lauderdale, FL 33330-2628

Bill To:

Town of Southwest Ranches - CU00118938
 13400 Griffin Rd
 Fort Lauderdale, FL 33330-2628

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida**County Of Orange**

Before the undersigned authority personally appeared
 Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
 a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
 attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,
 Was published in said newspaper by print in the issues of, and by publication on the
 newspaper's website, if authorized on Aug 23, 2025
 Assessments 2025-2026
 Affiant further says that the newspaper complies with all legal requirements for
 publication in Chapter 50, Florida Statutes.

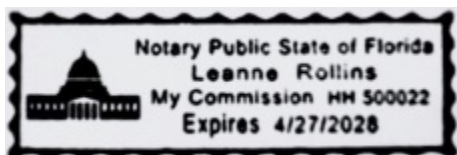


Signature of Affiant

Sworn to and subscribed before me this: August 27, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
 Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: U.S. Mail

Affidavit Email Address:

7860348

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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

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

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

Russell Muñiz, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Debra M. Ruesga, Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitreuz and Town Council
VIA: Russell Muñiz, Town Administrator
FROM: Emil C. Lopez, Town Financial Administrator
DATE: 9/15/2025
SUBJECT: FY2025-2026 Final Solid Waste Assessment

Recommendation

It is recommended that the Town Council ratify the attached Resolution to establish Solid and Bulk Waste, and Recycling collection rates for residential customers as identified in Exhibit A and which includes ratification for an annual special 50% tax exemption for 100% service-connected disabled veterans.

- A. Sound Governance
- B. Enhanced Resource Management
- C. Reliable Public Safety
- D. Improved Infrastructure

Background

The Town Council approved a contract with WM (formerly Waste Management) on July 28, 2022, for solid waste, recyclables, bulk waste collection and disposal franchise agreement. The FY2025-2026 total proposed solid waste assessment expenses have been estimated at \$3,414,281. This amount represents an increase of \$182,725 or approximately 6% when compared to last year's budgeted amount of \$3,231,556. This YoY variance was the result of the Town Council providing directive to the administration during the budget workshop held on August 12, 2025, to utilize \$250,000 from unassigned fund balance (reserves). A similar approach was taken for the FY2024-2025 Adopted Budget.

Fiscal Impact/Analysis

The Town intends to fully fund residential solid waste services, facilities, or programs from proceeds of the Solid Waste Assessments. The Franchise Agreement provides the following financial benefits to the Town, which are consistent with the current agreement:

- Reimbursement for cost of the RFP process in the amount of \$49,680. The first \$5,000 was credited against payment to the Contractor for the first month of service and will represent the Contractor's Franchise Permit Fee for the first year of the Franchise Agreement. The remaining forty-four thousand six hundred eighty dollars (\$44,680) will be credited against the Contractor's monthly invoices at one thousand (\$1,000) per month for forty-four (44) months, and six hundred eighty dollars (\$680) in the forty-fifth (45th) month, beginning the second month of the Agreement term.
- Franchise Permit Fee of \$5,000/year. With the exception of the first year of the agreement (paid as noted above), the Contractor shall pay this fee to the Town by October 1st of each year of the Franchise Agreement.
- The Commercial Franchise Fee equals 10% of the commercial service fees charged and collected by the Contractor, which will be remitted monthly to the Town.

For FY2025-2026, the Property Appraiser designated twenty-four (24) 100% service-connected qualified disabled veterans (homesteaded) thus making them eligible to claim a 50% reduction. The total approximate dollar impact to the Town's Solid Waste Fund from the exemption is \$6,728. This amount is absorbed within the General Fund.

Staff Contact:

Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	9/3/2025	Resolution
Exhibit A - Solid Waste Worksheet	9/2/2025	Exhibit
Exhibit B - Proof of Advertising	9/3/2025	Exhibit

RESOLUTION NO. 2025-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELATING TO THE PROVISION OF SOLID WASTE SERVICES, FACILITIES AND PROGRAMS TO RESIDENTIAL PROPERTIES IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA FOR FY 2025-2026 COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING AUTHORITY FOR SOLID WASTE SERVICES ASSESSMENTS; PROVIDING PURPOSE AND DEFINITIONS; PROVIDING FINDINGS; INCORPORATING THE SOLID WASTE SPECIAL ASSESSMENT METHODOLOGY REPORT; PROVIDING FOR AN EXEMPTION FOR VETERAN'S SERVICE-CONNECTED TOTAL AND PERMANENT DISABILITY; APPROVING THE ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council has adopted a Solid Waste Service Assessment Ordinance, Ordinance Number 2002-8 (the "Ordinance") on final reading at the Town Council meeting of Jun 24, 2002; and

WHEREAS, the adoption of solid waste assessment rates resulting from the Town Council's policy direction requires the annual adoption of an Initial Assessment Resolution and the annual adoption of a Final Assessment Resolution, as required under the Ordinance as well as under the Uniform Method of Collection provided under Florida Statutes Chapter 197.3632;

WHEREAS, the Town Council, during the fiscal year 2018, made an initial policy decision, regarding legally recognized disabled veterans who live on homesteaded properties titled in their name in the Town, and who have received a Disabled Veterans ad valorem tax exemption providing them with a 50% exemption for Solid Waste and Bulk Waste Assessments pursuant to Resolution No. 2017-058 approved on September 13, 2017, and wish to provide for such exemption for the Fiscal Year 2026.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1. Authority. This resolution is adopted pursuant to the provisions of Ordinance No. 2002-8 as codified and as may have been amended, sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

Section 2. Purpose and Definitions. This resolution constitutes the Final Assessment Resolution as defined in the Ordinance (codified as Sections 16-108 through 16-173 in the Town of Southwest Ranches Code of Ordinances, hereinafter "Code"). All capitalized words and terms not otherwise defined herein shall have the meanings set

forth in the Ordinance. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa. As used in this resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"Assessed Parcel" means those parcels with one or more Dwelling Units which are specially benefitted by the provision of solid waste collection and disposal services, and which are subject to the Solid Waste Assessments authorized by this Initial Resolution.

"Bulk Waste" means materials including yard trash, white goods, and clean debris, as such terms are defined in §16-108 of the Code, as may be amended, generated from residential activities and those materials generally outlined in §16-19 of the Code as acceptable for bulk trash pickup.

"Commercial Property" or "Non-residential Property" means collectively those Parcels with DOR Codes or Use Codes or Usage indicating more than just single-family residential uses and that have no Dwelling Units present on the parcel. Commercial Property or Non-residential Property, for the purposes of this Resolution, includes commercial, institutional, industrial/warehouse, vacant/agricultural and other all uses, except for Residential Property as defined in this Initial Resolution. As Non-residential Properties are billed directly for services by the Town's Solid Waste Provider, such parcels are not subject to the Assessments authorized by this Initial Resolution.

"DOR Code" means a property land use code established in Rule 12D-8.008, Florida Administrative Code, assigned by the Property Appraiser to Parcels within the Town. Additionally, the Broward County Property Appraiser assigns property Use Codes to parcels and structures. DOR Codes and associated Use Code descriptions are used in the development of the Solid Waste Assessments set forth in this Resolution and in preparation of the Assessment Roll. Where the use of a parcel indicates a use or combination of usage different from the DOR Code assigned to the parcel, the Town has the authority to impose a rate or combination of rates based on the use regardless of the DOR Code assigned to the parcel.

"Dwelling Unit", as it relates to the Solid Waste Assessment which, may differ from the definition contained within the Town's Land Development Code, means (1) a building, or portion thereof, available to be used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only, or (2) the use of land in which lots or spaces are offered for rent or lease for the placement of mobile homes or the like for residential purposes. A mobile home is an individual Dwelling Unit. For purposes of this Resolution and imposition of the Solid Waste Assessment, a Dwelling Unit, as defined herein, may be located on parcels other than residential property under the Town's zoning and development regulations.

"Estimated Solid Waste Assessment Rate Schedule" means that rate schedule as specified in the Report set forth in Exhibit "A", attached hereto and incorporated herein by reference, specifying the Solid Waste Assessed Costs and the estimated Solid Waste Assessments.

"Household Waste" means and includes garbage, rubbish, and recovered materials, as those terms are defined in §16-108 of the Code, as may be amended, and recyclable materials as defined in §16-24 of the Code, as may be amended, generated from residential activities and excluding Bulk Waste.

"Report" or **"Town of Southwest Ranches Solid Waste Assessment Report"** means the report detailing the development of the Solid Waste Assessment Rates by New Community Strategies amended and revised per Council action dated September 12, 2011.

"Residential Property" means those Assessed Parcels with a DOR Code number on the following list or range: 1 - 9, 63 used as residential, 66 - 69 used as residential, 71 used as residential, or otherwise designated as residential property under the DOR Codes and Use Codes as determined by the Broward County Property Appraiser, in conjunction with the Town's Solid Waste Assessment Study. Residential Property includes single family/duplex as well as single family developed property with multiple dwelling units. Residential Property, for purposes of this Resolution and imposition of Solid Waste Assessments, shall include all parcels with one or more Dwelling Units present on the parcel regardless of the DOR Code number or Use Code assigned to the parcel as determined by the Broward County Property Appraiser in conjunction with the Town's Solid Waste Assessment Study. All Residential Property shall be assessed based on the number of Dwelling Units for Household Waste and based on parcel size for Bulk Waste according to the rate schedule in the Report, by New Community Strategies amended and revised per Council action dated September 12, 2011, and as may be modified in the Final Resolution adopted herein. Combination Commercial or Non-residential uses with single family residential uses are subject to the assessments authorized by this Final resolution in addition they shall be billed directly for services by the Town's Solid Waste provider.

"Vacant/Agricultural Property" means those Assessed Parcels designated as vacant or agricultural in the Property Appraiser's Data Base and that have no dwelling units on the parcel. For purposes of this Resolution, Vacant/Agricultural Property is treated as Commercial or Non-residential Property. As such, Commercial or Non-residential Properties shall be billed directly for services by the Town's Solid Waste Provider.

Section 3. Provision and Funding of Solid Waste Services. Upon the imposition of a Solid Waste Assessment for solid waste collection and disposal services, facilities, or programs against Assessed Property located within the Town, solid waste

collection and disposal services shall be provided to such Assessed Property. It is the Town's intent to fully fund residential solid waste services, facilities, or programs from proceeds of the Solid Waste Assessments.

It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the Town will be benefitted by the Town's provision of solid waste services, facilities, and programs in an amount not less than the Solid Waste Assessment imposed against such parcel, computed in the manner set forth in this Final Assessment Resolution.

Section 4. Imposition and Computation of Solid Waste Assessments.

Solid Waste Assessments shall be imposed against all Assessed Parcels according to the applicable property size rate classification as determined by the Broward County Property Appraiser in conjunction with the Town's Solid Waste Assessment Study. Solid Waste Assessments shall be computed and imposed in the manner set forth in this Final Assessment Resolution, more specifically as presented in the Report by New Community Strategies amended and revised per Council action dated September 12, 2011.

Section 5. Legislative Determination of Special Benefit and Fair Apportionment. It is hereby ascertained, determined, and declared that the solid waste services to be funded by the Solid Waste Assessments provide special benefit to the Assessed Property based upon the following legislative determinations.

Upon the adoption of this Initial Assessment Resolution determining the Solid Waste Assessed Costs and identifying the Assessed Property to be included in the Assessment Roll, the legislative determinations of special benefit ascertained and declared in Sections 16-109 and 16-110 of the Code are hereby ratified and confirmed.

It is fair and reasonable to use the DOR Codes, Use Codes, number of Dwelling Units, and parcel size data maintained by the Broward County Property Appraiser in the apportionment methodology because: (1) the Tax Roll database employing the use of such property use codes is the most comprehensive, accurate, and reliable information readily available to determine the property use and acreage for property within the Town, and (2) the Tax Roll database employing the use of such property use codes is maintained by the Broward County Property Appraiser and is thus consistent with parcel designations on the Tax Roll. This compatibility permits the development of an Assessment Roll in conformity with the requirements of the Uniform Method of Collection.

Where data available from the Broward County Property Appraiser was insufficient, the Town has verified and/or supplemented such data as needed for use in the determination of the Cost Apportionment and the Parcel Apportionment. It is fair and reasonable to use such additional data provided by the Town because such data provides a more accurate and complete record of property use and the structures on property.

Apportioning Solid Waste Assessed Costs among residential property based upon studies of demand for service and waste generation quantities by type of waste stream and by service areas within the Town is fair and reasonable and proportional to the special benefit received.

The value of Residential Property does not determine the scope of the required solid waste collection and disposal services. The Town has determined that the special benefit to Assessed Parcels and the demand for solid waste services varies by the type of waste stream. Household Waste has been determined to relate primarily to the number of Dwelling Units on Assessed Parcels. Bulk Waste has been determined to relate primarily to the size of the parcel. Based upon studies conducted for the Town, the relative potential demand for solid waste services to residential properties is driven by the number of dwelling units for Household Waste and the size of the assessed parcel for Bulk Waste.

A Solid Waste Services Assessment Report (SWSAR) by New Community Strategies amended and revised per Council action dated September 12, 2011, analyzed waste generation by type of waste and incorporates findings of several studies of waste generation in the Town. Based on such studies, it has been determined that a large portion of the Town's waste stream results from Bulk Waste, which primarily consists of vegetative debris. Given the high rate of Bulk Waste generation in the Town, it is fair and reasonable to separately analyze the costs of and demand for solid waste services by the following types of waste: Household Waste and Bulk Waste.

Household Waste is generated relatively consistently on a per dwelling unit basis. Therefore, it is fair and reasonable to assess for costs related to Household Waste based on the number of Dwelling Units on each Assessed Parcel. Such per dwelling unit rates for Household Waste are fair and reasonable and do not exceed the special benefit to Assessed Parcels.

Bulk Waste, including but not limited to vegetative debris and livestock waste, generation rates are generally proportionate to the size of the parcel. Waste generation studies have concluded that areas of the Town with larger lots generate substantially greater tonnage of Bulk Waste per parcel than areas of the Town with smaller parcels.

It is fair and reasonable to create assessment rate classes for Bulk Waste based on lot square footage ranges identified through analysis of solid waste generation and collection studies performed for the Town. It is fair and reasonable to allocate Bulk Waste assessed costs to each rate class in a manner that increases the share of costs on the assessed parcel as the parcel size increases. Therefore, the proposed Bulk Waste services assessment rates presented in the SWSAR Report are fair and reasonable and do not exceed the special benefit to Assessed Parcels.

Section 6. Determination of Solid Waste Assessed Costs; Establishment of Final Solid Waste Assessment Rates. The Solid Waste Assessed Costs to be

assessed and apportioned among benefitted parcels for Fiscal Year 2025-2026 commencing October 1, 2025, and ending on September 30, 2026, is the amount determined in the Solid Waste Assessment worksheet, attached as Exhibit "A" to this Resolution. The approval of the Estimated Solid Waste Assessment Rate Schedule by the adoption of this Final Assessment Resolution determines the amount of the Solid Waste Assessed Costs.

A. The estimated Solid Waste Assessments specified in the Estimated Solid Waste Assessment Rate worksheet are hereby established to fund the specified Solid Waste Assessed Costs determined to be assessed in Fiscal Year 2025-2026 commencing on October 1, 2025, and ending on September 30, 2026.

B. The estimated Solid Waste Assessments established in this Final Assessment Resolution for Fiscal Year 2025-2026 shall be the estimated assessment rates applied by the Town Administrator or Town Financial Administrator in the preparation of the Final Assessment Roll for the Fiscal Year commencing October 1, 2025, and ending on September 30, 2026, as provided in Section 7 of this Final Assessment Resolution.

Section 7. Final Assessment Roll. The Town Administrator or Town Financial Administrator is hereby directed to prepare, or cause to be prepared, a Final Assessment Roll for the Fiscal Year commencing October 1, 2025, and ending on September 30, 2026, in the manner provided in the Code. The Assessment Roll shall include all Residential Assessed Parcels within the Assessment Rate Categories. The Town Administrator or Town Financial Administrator shall apportion the estimated Solid Waste Assessed Cost to be recovered through Solid Waste Assessments in the manner set forth in this Final Assessment Resolution and the Report.

A. A copy of this Final Assessment Resolution, documentation related to the estimated amount of the Solid Waste Assessed Cost to be recovered through the imposition of Solid Waste Assessments, and the preliminary Assessment Roll shall be maintained on file in the Office of the Town Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Solid Waste Assessment for each parcel of property can be determined by the use of a computer terminal available to Town staff.

B. It is hereby ascertained, determined, and declared that the method of determining the Solid Waste Assessments for residential solid waste services as set forth in this Final Assessment Resolution and the SWSAR report is as represented in Exhibit "A" and is a fair and reasonable method of apportioning the Solid Waste Assessed Cost among parcels of Assessed Property located within the Town.

Section 8. Recognized Disabled Veterans Exemption. Legally recognized Disabled Veteran's, who live on homesteaded properties titled in their name within the Town, who have received a veterans' service-connected, total, and permanent disability ad valorem tax exemption, shall be partially exempt from the collection of the solid and bulk waste assessment. The Town shall buy down this 50% exemption with non-assessment funds.

Section 9. Confirming a Final Public Hearing. The Town Council hereby confirms that a final public hearing was held at 6:00 p.m. on September 15, 2025, at the Southwest Ranches Council Chambers, 13400 Griffin Road, Southwest Ranches, Florida, 33330, at which time the Town Council received and considered comments on the Solid Waste Service Assessments from the public and affected property owners. Accordingly, the Town Council, at the final public hearing, considered the imposition of a Non-Ad Valorem Solid Waste Services Assessments and collection of such assessments on the same bill as ad valorem taxes by adoption of this Final Assessment Resolution.

Section 10. Notice by Publication. The Town Council confirms that a notice of the public hearing authorized by Section 9 hereof in the manner and time provided in Section 12-53 of the Code was requested to be published on or prior to Tuesday, August 26, 2025.

Section 11. Notice By Mail. The Town Council confirms, in the event circumstances described in the Ordinance so require, that the Town through the Broward County Property Appraiser has provided notice by mail to the Owner of each parcel of Assessed Property. Notices were mailed on or prior to August 23, 2025. The notices are in compliance with the provisions of section 200.069(10)(a), Florida Statutes, and are consistent with the requirements of the Uniform Assessment Collection Act and the Ordinance.

Section 12. Severability. If any word, phrase, clause, sentence, or section of this resolution is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Resolution.

Section 13. Application of Assessment Proceeds. Proceeds derived by the Town from the Solid Waste Assessments shall be deposited into the Solid Waste Assessment Fund and used for the provision of solid waste services, facilities, programs, and related emergencies. In the event there is any change in net position remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund solid waste services, facilities, programs, and related emergencies.

Section 14. Conflicts. All Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of the conflict.

Section 15. Severability. If any clause, section, or other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 16. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 15th day of September 2025, on a motion by

_____ and seconded by _____.

Breitkreuz _____
Allbritton _____
Hartmann _____
Jablonski _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____

Steve Breitkreuz, Mayor

ATTEST:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney
1001.069.2025

Town of Southwest Ranches Proposed FY2025-2026 Solid Waste Assessment Worksheet

Sources:

Waste Management
Broward County Property Appraiser
Munilytics Consultant Study

Description	Solid Waste & Recycling	Bulk Waste	Total Proposed FY25-26
% Allocation Direct Expenses Only	45.65%	54.35%	

Direct Expenses:

Solid Waste - Collection	\$ 840,703	\$ -	\$ 840,703
Solid Waste - Disposal	\$ 284,458	\$ -	\$ 284,458
Bulk Waste - Collection		\$ 1,114,490	\$ 1,114,490
Bulk Waste - Disposal		\$ 602,598	\$ 602,598
Recyclables - Collection	\$ 242,440		\$ 242,440
Recyclables - Processing	\$ 74,700		\$ 74,700
Sub-Total Cost of Service	\$ 1,442,301	\$ 1,717,089	\$ 3,159,390

Other Expenses

Statutory Discount	\$ 121,921
Collections Cost and Other	\$ 15,797
Townwide Personnel\Contractual Costs	\$ 367,174
Town Council approved subsidy	\$ (250,000)
Total Solid Waste Assessment Expenses	\$ 3,414,281

Based On Consultant Study

Assessment Track	Lot Sq Ft. Range	Number of Units in Range	Solid Waste Cost Per Unit	Number of Units in Range (Bulk)	Bulk Waste Cost Per Unit	Total Proposed Rates FY25/26	Total Adopted Rates FY24/25	Difference: (Decrease) / Increase)
A	0 - 41,200	412	\$ 560.67	402	\$ 512.88	\$ 1,073.55	\$ 1,028.49	\$ 45.06
B	41,201 - 46,999	501	\$ 560.67	479	\$ 516.52	\$ 1,077.19	\$ 1,045.00	\$ 32.19
C	47,000 - 62,999	425	\$ 560.67	404	\$ 714.48	\$ 1,275.15	\$ 1,211.58	\$ 63.57
D	63,000 - 95,999	498	\$ 560.67	457	\$ 721.85	\$ 1,282.52	\$ 1,230.27	\$ 52.25
E	96,000 - 106,999	490	\$ 560.67	445	\$ 833.98	\$ 1,394.65	\$ 1,332.01	\$ 62.64
F	107,000 - >107,000	454	\$ 560.67	398	\$ 1,036.08	\$ 1,596.75	\$ 1,526.64	\$ 70.11

Sold To:

Town of Southwest Ranches - CU00118938
 13400 Griffin Rd
 Fort Lauderdale, FL 33330-2628

Bill To:

Town of Southwest Ranches - CU00118938
 13400 Griffin Rd
 Fort Lauderdale, FL 33330-2628

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida**County Of Orange**

Before the undersigned authority personally appeared
 Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
 a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
 attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,
 Was published in said newspaper by print in the issues of, and by publication on the
 newspaper's website, if authorized on Aug 23, 2025
 Assessments 2025-2026
 Affiant further says that the newspaper complies with all legal requirements for
 publication in Chapter 50, Florida Statutes.

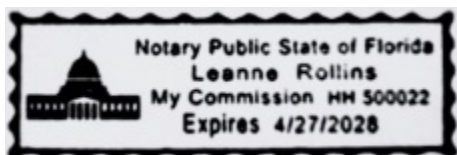


Signature of Affiant

Sworn to and subscribed before me this: August 27, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
 Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: U.S. Mail

Affidavit Email Address:

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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

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

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

Russell Muñiz, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Debra M. Ruesga, Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muñiz, Town Administrator
FROM: Emil C. Lopez, Town Financial Administrator
DATE: 9/15/2025
SUBJECT: FY2025-2026 Tentative Millage Rate

Recommendation

To conduct a statutorily required public hearing and to adopt a tentative millage rate resolution of 3.9000 mills (\$3.9000 per \$1,000 in taxable value), which is the same as last year (Fiscal Year 2024-2025) and establish a final public hearing of Thursday, September 25, 2025, at 6:00 pm.

- A. Sound Governance
- B. Enhanced Resource Management
- C. Reliable Public Safety
- D. Improved Infrastructure
- E. Cultivate a Vibrant Community

Background

To generate revenues sufficient for the financing of municipal government operations, municipalities are permitted to establish a millage rate which, when applied to the taxable valuation of properties, creates a taxable levy against real and personal property within the Town. This item provides for the adoption of a tentative millage rate of 3.9000, which represents a 10.48% higher than the roll-back rate (3.5299) and that it corresponds to the direction received during the August 12, 2025, budget workshop to maintain the same millage rate as last year. This millage rate will assist with funding the Fiscal Year 2025-2026 budget and facilitate the policy direction received from Council during the budget workshop as

previously mentioned.

The FY2025-2026 Proposed Budget is funded at a millage rate of 3.9000 mills for operations and operating improvements and will require, per Florida Statute, two-thirds vote by Council members (4 out of 5 voting in support). On every \$500,000 of taxable value, this rate represents a combined \$185 dollar increase from “current year rollback rate” of 3.5299 mills. **It is noted that pursuant to section 193.155(1) Florida Statutes related to “Save Our Homes”, eligible property owners change in net taxable value will not exceed 3%.**

Fiscal Impact/Analysis

The proposed tentative millage rate of 3.9000 represents a combined \$185 increase in the Southwest Ranches portion of the tax bill on homes with a \$500,000 taxable value as well as a 10.48% increase from the roll-back rate of 3.5299. **However, FY2026 eligible “Save our Homes” exemption property owners change in net taxable value, will not exceed 3%.**

Staff Contact:

Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	9/3/2025	Resolution
Exhibit A - Millage Rate maximums	9/3/2025	Exhibit

RESOLUTION NO. 2025-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AND ADOPTING THE TENTATIVE MILLAGE RATE FOR TAXATION OF REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE TOWN OF SOUTHWEST RANCHES FOR THE FISCAL YEAR 2025-2026, COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches, Florida is a municipality located in Broward County, Florida; and

WHEREAS, pursuant to Section 200.065 (4)(E)(1), Florida Statutes, the Town Council is obliged to adopt its tentative millage rate prior to adoption of its tentative budget; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Broward County has been certified by the County Property Appraiser to the Town of Southwest Ranches as \$2,787,778,824.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida as follows:

Section 1: The Fiscal Year 2025-2026 tentative operating millage rate for the Town of Southwest Ranches is 3.9000 mills, which is greater than the rolled-back rate of 3.5299 mills by 10.48%

Section 2: The Town Council shall adopt a final millage rate at the Town Council meeting scheduled for Thursday, September 25, 2025, at 6:00 PM, located at Town Council Chambers, 13400 Griffin Road, Southwest Ranches, Florida 33330 at which meeting the final budget for the Fiscal Year 2025-2026 will be considered and approved.

Section 3: Severability. If any one or more provisions of this Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such provision shall be null and void and shall be separate from the remaining provisions and shall in no way affect the validity of all other provisions of this Resolution.

Section 4: Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 15th day of September 2025, on a motion by

_____ and seconded by _____.

Breitkreuz _____
Allbritton _____
Jablonski _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____

Steve Breitkreuz, Mayor

ATTEST:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.070.2025

Fiscal Year 2026 Millage Maximums and Related Information (Based on Certified Assessment Information)					
Millage Name	Votes Required	Maximum Millage	Total Resulting Net Revenues	Net Revenue Change (from prior year adopted rate funding level)	FY 2025 levy increase per \$500,000 of taxable value*
Current Year Roll-Back Rate	3	3.5299	\$9,348,551	(\$980,168)	\$0
Adjusted Current Year Roll-Back Rate	3	3.6287	\$9,610,212	(\$718,508)	\$49
Maximum Majority Vote	3	3.7924	\$10,043,754	(\$284,967)	\$131
FY 2025-2026 Proposed Rate	4	3.9000	\$10,328,721	\$1,148,892	\$185
Maximum Super Majority Rate	4	4.1716	\$11,048,023	\$719,303	\$321
Unanimous Vote of the Governing Body is required if Millage rate is over 4.4100 and UP TO 10.0000	5	10.0000	\$26,483,899	\$16,155,178	\$3,235
Note: * Property owners without a change in net taxable value will receive a real cash reduction of 13.95% in their Town of Southwest Ranches portion of their tax bill due to the increase in taxable value. It is important to note that FY2025 eligible "Save our Homes" exemption property owners change in net taxable value will not exceed 3%.					

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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

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Gary Jablonski, Council Member

Russell Muñiz, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Debra M. Ruesga, Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitzkreuz and Town Council
VIA: Russell Muñiz, Town Administrator
FROM: Emil C. Lopez, Town Financial Administrator
DATE: 9/15/2025
SUBJECT: FY2025-2026 Tentative Budget 1st Reading

Recommendation

It is recommended that the first required public hearing be held and that Council approve the required first reading to adopt the Fiscal Year 2025-2026 budget, summarized as Exhibit A to the accompanying Ordinance.

- A. Sound Governance
- B. Enhanced Resource Management
- C. Reliable Public Safety
- D. Improved Infrastructure
- E. Cultivate a Vibrant Community

Background

Each municipality within the State of Florida is required by State Statute to adopt a balanced budget through a statutorily prescribed deadline and process of two public hearings and in advance of the effective date of the budget. This item provides for the first public hearing on the Town of Southwest Ranches proposed Fiscal Year 2025-2026 budget and for adoption of the budget for that year. A second public hearing is required and has been scheduled for Thursday, September 25, 2025, at 6:00 pm.

Exhibit A to the accompanying ordinance presents the Fiscal Year 2025-2026 Town of Southwest Ranches Proposed Budget as revised, in summary form. The summary reflects

the fund aggregate revenues and expenditures for each fund as adopted by the Town Council during July 24, 2025, as revised pursuant to further direction received from Town Council during the August 12, 2025, budget workshop meeting requiring no change to the operating millage rate of 3.9000. The adoption of this revised summary limits the Town expenditures to the appropriations for each fund and provides implicit support for the detailed spending plan presented by Staff.

Technically, it does not limit the allocation of the appropriated resources, but it does place a limit on the Town's total appropriations. The FY2025-2026 detailed Proposed Budget as revised, meets Town Council objectives without overly burdening taxpayers or any other interested party. The Budget as represented seeks to balance progress and fiscally governmental spending. It also reflects Town Council funding priorities and direction received through August 12, 2025.

Fiscal Impact/Analysis

Establishing a preliminary Budget millage rate of 3.9000 that requires two-thirds vote by Council members (4 out of 5 voting in support) will result in total revenues of \$10,328,721 that will enable the Town Council to evaluate all management's proposed FY2025-2026 operating, capital improvement and program modification recommendations while also receiving public discussion and input during the Town's scheduled public hearings.

Modifications to the proposed budget millage rate at this point may be made. Increases to appropriations after this hearing would result in significant costs to re-advertise. If a final budget is not approved by October 1, 2025, the Town of Southwest Ranches is bound by Florida law to continue with an extension of the prior year's budget on a monthly basis until such time as the final budget is properly advertised, goes through a public hearing process, and is approved.

Staff Contact:

Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
Ordinance First Reading - TA Approved	9/3/2025	Ordinance
Business Impact Statement	9/3/2025	Backup Material
Exhibit A - Budget Summary	9/4/2025	Exhibit

Town of Southwest Ranches Business Impact Estimate Form



*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title of proposed ordinance:

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2025-2026, COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR A BUDGET BASIS; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND, PROVIDING FOR AN EFFECTIVE DATE. {Second Reading Scheduled for September 25, 2025}

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

Section A

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
 - ☐ The proposed ordinance relates to the issuance or refinancing of debt;
 - ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
 - ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
 - ☐ The proposed ordinance is an emergency ordinance;
 - ☐ The proposed ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
- ☐ Development orders and development permits, as defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the Town;
 - ☐ Sections 190.005 and 190.046;
 - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

- (c) An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information/methodology for preparation, if any:

ORDINANCE NO. 2025-XXX

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2025-2026, COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR A BUDGET BASIS; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches is a municipality located in Broward County, Florida; and

WHEREAS, a public hearing was held on the tentative millage and budget on Monday, September 15, 2025, at 6:00 P.M.; and

WHEREAS, a Public Hearing on the Town of Southwest Ranches' final budget for Fiscal Year 2025-2026 will be held at 6:00 P.M. on Thursday, September 25, 2026, at the Southwest Ranches Council Chambers, 13400 Griffin Road, Southwest Ranches, Florida, 33330; and

WHEREAS, the amount available from taxation and other revenues equals the total appropriations for expenditures and fund balance/reserves.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, THAT THE FOLLOWING ORDINANCE IS CREATED IN ACCORDANCE WITH THE TOWN CHARTER:

Section 1: Budget Adoptions. The Town of Southwest Ranches budget for Fiscal Year 2025-2026, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A," is hereby approved and adopted and shall become effective at the beginning of the 2025-2026 Fiscal Year, and the Town's funds may be expended commencing October 1, 2025, and ending September 30, 2026.

Section 2: Budget Basis. The proposed expenditures in the budget are as shown in the budget and by reference made a part hereof. The budget is based upon the gross taxable value of real and personal property of \$2,787,778,824.

Section 3: Expenditure of Funds. No funds of the Town shall be expended except pursuant to duly approved appropriations or for the payment of bonds, notes, or other indebtedness duly authorized by the Council and only from such funds so authorized.

Section 4: Carryover of Funds. Funds of the Town’s current Fiscal Year 2024-2025 adopted budget as well as budget amendments pursuant to subsequent resolutions as indicated in Section 5 of this Ordinance not expended during Fiscal Year 2024-2025 may be used and expended during subsequent fiscal years.

Section 5: Amendments. The Town of Southwest Ranches budget for the Fiscal Year 2025-2026, may be amended, if required, by a Resolution of the Town Council.

Section 6: Notice. The Town Clerk or designee is directed to forward certified copies of this Ordinance to the Broward County Property Appraiser, the Broward County Revenue Collector, and the Florida Department of Revenue.

Section 7: Severability. If any one or more of the provisions of this Ordinance shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such provision shall be null and void and shall be separate from the remaining provisions and shall in no way affect the validity of all other provisions of this Ordinance.

Section 8: Conflict. That all Sections or parts of Sections of the Code of Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolution, in conflict are hereby repealed to the extent of such conflict.

Section 9: Effective Date. This Ordinance shall be effective immediately upon its adoption.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____
_____, 2025, on a motion made by _____ and seconded by _____.

Breitkreuz _____
Allbritton _____
Jablonski _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____

[Signatures on Following Page]

Steve Breitzkreuz, Mayor

ATTEST:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.073.2025

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BUDGET SUMMARY

Town of Southwest Ranches, Florida - Fiscal Year 2025 - 2026

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE TOWN OF SOUTHWEST RANCHES ARE 9.43% MORE THAN LAST YEARS TOTAL OPERATING EXPENDITURES

General Fund		3.9000										
Voted Debt		0.0000										
ESTIMATED REVENUES:			CAPITAL		TRANSPORTATION		VOLUNTEER		DEBT		TOTAL	
			GENERAL	PROJECTS	FUND	FUND	FUND	FUND	FUND	FUND	FUND	ALL FUNDS
TAXES:												
Millage per \$1,000												
Ad Valorem Taxes			3.9000									
Ad Valorem Taxes			0.0000 (voted debt)									
Franchise/Utility Taxes			2,601,682	0	0	0	0	0	0	0	0	2,601,682
Sales & Use Taxes			767,954	0	0	0	0	0	0	0	0	767,954
Permits/Licenses/Inspections			2,018,802	0	0	0	0	0	0	0	0	2,018,802
Intergovernmental			2,783,374	0	1,166,574	0	0	0	0	0	0	3,949,948
Charges for Services			120,541	0	0	0	0	0	0	0	3,448,061	3,568,602
Fines & Forfeitures			217,018	0	0	0	0	0	0	0	0	217,018
Loan Proceeds			0	0	0	0	0	0	0	0	0	0
Special Fire Assessment			3,517,645	0	0	0	0	0	0	0	0	3,517,645
Miscellaneous Revenues			685,650	0	123,206	0	10,000	22,675	83,702	0	0	925,233
TOTAL SOURCES			23,041,387	0	1,289,780	10,000	22,675	3,531,763	27,895,605	0	0	27,895,605
Interfund Transfers - In			367,174	587,690	4,315,702	300,857	816,612	0	6,388,035	0	0	6,388,035
Fund Balance/Reserves/Net Assets			1,719,866	0	0	0	0	0	1,719,866	0	0	1,719,866
TOTAL REVENUES, TRANSFERS & BALANCES			25,128,427	587,690	5,605,482	310,857	839,287	3,531,763	36,003,506	0	0	36,003,506
EXPENDITURES/EXPENSES												
General Government			3,020,035	300,000	0	0	0	0	3,320,035	0	0	3,320,035
Law Enforcement			3,947,412	0	0	0	0	0	3,947,412	0	0	3,947,412
Fire Rescue Services			6,956,015	0	0	310,857	0	0	7,266,872	0	0	7,266,872
Community Services (Planning, Zoning & Engineering)			832,781	0	0	0	0	0	832,781	0	0	832,781
Physical Environment (Permits/Code/Roads/Solid Waste/TH)			1,639,170	0	5,605,482	0	0	3,164,589	10,409,241	0	0	10,409,241
Parks, Recreation and Open Space			891,279	287,690	0	0	0	0	1,178,969	0	0	1,178,969
ARPA - Intergovernmental			1,183,374	0	0	0	0	0	1,183,374	0	0	1,183,374
Debt Service			0	0	0	0	839,287	0	839,287	0	0	839,287
Contingency			637,500	0	0	0	0	0	637,500	0	0	637,500
TOTAL EXPENDITURES/EXPENSES			19,107,566	587,690	5,605,482	310,857	839,287	3,164,589	29,615,471	0	0	29,615,471
Interfund Transfers - Out			6,020,861	0	0	0	0	0	6,020,861	0	0	6,020,861
Fund Balance/Reserves/Net Assets			0	0	0	0	0	0	0	0	0	0
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES			25,128,427	587,690	5,605,482	310,857	839,287	3,531,763	36,003,506	0	0	36,003,506

THE TENTATIVE, ADOPTED, AND/OR FINAL BUDGETS ARE ON FILE IN THE TOWN CLERK'S OFFICE (13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FL 33330-2628) AS A PUBLIC RECORD.