

SOUTHWEST RANCHER

The Official Town Newsletter

*Happy
Thanksgiving*

*“On behalf of the Mayor, Vice Mayor,
Town Council, and staff,
We wish you a joyful holiday
filled with warmth, gratitude, and cherished
moments with family and friends!”*

*Entries due for
December Holiday Lights Contest
December 4th - see page 8*

*Veterans Day
we would like to honor all who have served and
who are serving.*

THANK YOU

NOVEMBER, 2025

IN TOUCH

TOWN HALL: 13400 Griffin Road / Southwest Ranches, FL 33330 • **PHONE:** (954) 434-0008 • **FAX:** (954) 434-1490
TOWN HALL OFFICE HOURS: Monday - Friday / 8:30 am - 5:00 pm • **TOWN WEBSITE:** www.southwestranches.org
YOUTUBE: Town of Southwest Ranches Official Channel • **FACEBOOK:** [facebook@SWRGOV](https://facebook.com/SWRGOV)

ELECTED OFFICIALS

Mayor Steve Breitkreuz	(954) 343-7462
Vice Mayor Bob Hartmann	(954) 343-7447
Council Member Jim Allbritton	(954) 343-7461
Council Member Gary Jablonski	(954) 343-7456
Council Member David S. Kuczenski, Esq.	(954) 343-7472

sbreitkreuz@southwestranches.org
bhartmann@southwestranches.org
jallbritton@southwestranches.org
gjablonski@southwestranches.org
dkuczenski@southwestranches.org

TOWN STAFF

Russell Muñiz, <i>Town Administrator</i>	(954) 434-0008
Kathryn Sims, <i>Deputy Town Administrator</i>	(954) 343-7454
Danielle Caban, <i>Executive Assistant to the Town Administrator</i>	(954) 343-7474
Debra M. Ruesga, <i>Town Clerk</i>	(954) 343-7451
Dan Stewart, <i>Deputy Town Clerk</i>	(954) 343-7443
Jennifer McCarty, <i>Records and Administrative Coordinator</i>	(954) 343-7469
Tom Holste, <i>General Services Manager</i>	(954) 343-7476
Hector Rodriguez, <i>Administrative Assistant</i>	(954) 434-0008
Emil C. Lopez, <i>Town Financial Administrator</i>	(954) 343-7473
Christina Semeraro, <i>Town Procurement Officer</i>	(954) 343-7467
Rich Strum, <i>Deputy Financial Administrator</i>	(954) 343-7442
Arianna Durbeej, <i>Senior Accountant</i>	(954) 343-7477
Keith Poliakoff, <i>Town Attorney</i>	(954) 909-0580
Rod Ley, <i>Public Works Director</i>	(954) 343-7444
Emily McCord Aceti, <i>Community Services Manager</i>	(954) 343-7453
Susan Kutz, <i>Public Works Project Coordinator, Newsletter Editor</i>	(954) 343-7460
Joyce Marques, <i>Engineering Inspector</i>	(954) 343-7441
December Lauretano-Haines, <i>Parks, Recreation & Forestry Director</i>	(954) 343-7452
Gilbert Ceballos, <i>Parks and Recreation Program Facilitator</i>	(954) 343-7468
Mayuli Betancourt, <i>Administrative Assistant</i>	(954) 343-7465

rmuniz@southwestranches.org
ksims@southwestranches.org
dcaban@southwestranches.org
druesga@southwestranches.org
dstewart@southwestranches.org
jmccarty@southwestranches.org
tholste@southwestranches.org
hrodriguez@southwestranches.org
elopez@southwestranches.org
csemmeraro@southwestranches.org
rstrum@southwestranches.org
adurbeej@southwestranches.org
keith@govlawgroup.com
rley@southwestranches.org
eaceti@southwestranches.org
skutz@southwestranches.org
jmarques@southwestranches.org
dllauretano@southwestranches.org
gceballos@southwestranches.org
mbetancourt@southwestranches.org

TOWN SERVICES / BUILDING DEPARTMENT PERMITTING - (CAP GOVERNMENT)

Simo Mansor, <i>Building Official</i>	(954) 343-7448
Jeremie Bennett, <i>Assistant Building Official</i>	(954) 343-7448
Derlin Guevara, <i>Permit Technician</i>	(954) 343-7446
Maria Perez, <i>Permit Technician</i>	(954) 343-7445

M-F 8:30 am - 4:00 pm
swrinspections@southwestranches.org
jbennett@capfla.com
swrinspections@southwestranches.org
swrinspections@southwestranches.org

PLANNING

Jeff Katims	(954) 554-8894
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jeff@completecities.net

ZONING/PERMITTING

Julio Medina, <i>Community Development/Code Compliance Director</i>	(954) 343-7458
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zoninginfo@southwestranches.org

CODE COMPLIANCE

Julio Medina, <i>Community Development/Code Compliance Director</i>	(954) 343-7458
Manfred Vellete, <i>Assistant Code Compliance Director</i>	(954) 343-7440
Code Compliance Hotline	(954) 343-7449
Concepcion Campos, <i>Code Compliance Officer</i>	(954) 343-7457
Yirgihis Hernandez, <i>Code Compliance Officer</i>	(954) 343-7459
Ismail Rashid, <i>Code Compliance Officer</i>	(954) 358-2540

jmedina@southwestranches.org
mvelette@southwestranches.org

ccampos@southwestranches.org
yhernandez@southwestranches.org
irashid@southwestranches.org

WASTE/BULK/RECYCLING SERVICES

WM (Waste Management)	(954) 974-7500
REFLECTIVE ADDRESS MARKERS - Chief Bennett	(954) 868-2057
MOSQUITO CONTROL	(954) 765-4062
LOST AND FOUND ANIMALS	(754) 224-0877

lbennett@southwestranches.org

Facebook@SWRLostandFoundAnimals

PUBLIC SAFETY

EMERGENCY	911
Non-Emergency	(954) 764-4357 (HELP)
Davie Police Department	(954) 693-8200
Eddy Velazquez, Detective	(954) 693-8290
Carlos Grave de Peralta, Police Civilian Coordinator	(954) 693-8352
Davie Fire Rescue Station 112	(954) 952-4608
Volunteer Fire Rescue - Chief Bennett	(954) 868-2057

evelazquez@davie-fl.gov
cgravedeperalta@southwestranches.org

TRAFFIC AND ROADWAY SERVICES

Potholes and Signs Down - Public Works	(954) 343-7441
Illicit Discharge - Environmental Response Line:	(954) 519-1499

publicworks@southwestranches.org
online complaint form at:
<http://www.broward.org/Environment/Resources/Pages/EnviroComplaint.aspx>

OTHER

WATER DISTRICTS - CANALS	
Central Broward Water Control District	(954) 432-5110
East of SW 148 Avenue (Volunteer)	
South Broward Drainage District	(954) 680-3337
West of SW 148 Avenue (Volunteer)	

www.centralbrowardwcd.org

www.sbdd.org

A MESSAGE FROM

Mayor
Steve Breitkreuz



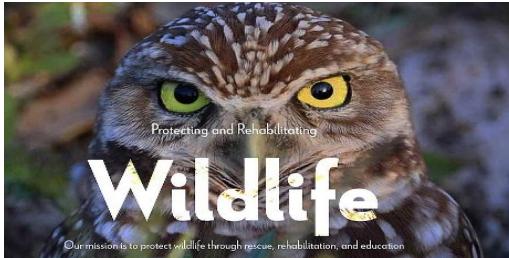
SOUTH FLORIDA WILDLIFE CENTER

As you may be aware, we have been working with the School Board of Broward County as well as the County Commission and of course South Florida Wildlife Center to work out the details so that the Wildlife Center can relocate their facility from Eastern Broward County to Southwest Ranches.

This is an organization that aligns perfectly with our goals and mission as a Town.

I have had the pleasure of meeting with the Broward School Board Superintendent, several School Board Members, as well as several Broward County Commissioners and the County Mayor, ensuring, as best we could, that we would continue to keep our forward momentum. The School Board was very supportive, and recently they unanimously approved moving forward with the plan. Following that approval, a lease extension went before the County Commission, giving the Wildlife Center time to plan, build, and move into their new facilities. This was passed by the County Commission.

These were two very significant milestones that we have successfully accomplished and now it is full steam ahead. To accomplish our goal, we are meeting every other week to ensure that we keep the momentum moving forward. This was certainly a team effort, and I appreciate the efforts by our Town Administration and Keith Poliakoff to ensure that all was in order.



"This is an organization that aligns perfectly with our goals and mission as a Town."

It is exciting to not only see the Wildlife Center move forward with their plans, but they are only using 8.25 acres of the 30-acre parcel. The rest will be 2-acre residential lots that will bring revenue to the Town when they are developed, helping to keep our taxes low.

So, this is a big win for the Town, a win for the County, a win for the School Board, and of course a huge win for the Wildlife Center. But once this is built, the biggest winner will be to our residents of our Town. And when I say residents, I mean all who live here including our students and of course our animals!

This is an exciting step forward. As we continue to make progress, I will continue to keep you informed.

As always, thank-you for your trust and support in allowing me to serve as your Mayor. It is truly an honor that I never take for granted.

I would like to extend my wishes to you and your family to have a very Happy Thanksgiving.

Mayor Steve Breitkreuz 954-296-6018; sbreitkreuz@southwestranches.org X@SteveBreitkreuz

SHOW YOUR TOWN SPIRIT



Stickers are \$1 each
and are available
at Town Hall,
13400 Griffin Rd.

THE TOWN OF
SOUTHWEST RANCHES



**REGISTER
NOW**



SOCER & FLAG FOOTBALL

SATURDAY/SUNDAY LEAGUES
COUNTRY ESTATES FISHING HOLE PARK

S30 DISCOUNT FOR
SOUTHWEST RANCHES RESIDENTS:
PROMO CODE: SWR

Register Online:
i9sports.com
954-437-0089

- Organized programs for boys and girls ages 3-12.
- Age appropriate instruction and teach division.
- Coaches background checked and certified.
- All skill levels welcome, no tryouts!
- One day per week. Practice held before game.
- Skills development available.
- The sooner you register, the more you save!

The Way Youth Sports Should Be®

FOLLOW US
[f i9sports143](https://www.facebook.com/i9sports143)
[@i9sports143](https://www.instagram.com/i9sports143)

SEE WEBSITE FOR UPCOMING SEASON DETAILS

Helping Kids Succeed in Life Through Sports®

**TURN WASTE
INTO Gold**

ARE YOU INTERESTED IN BECOMING A
PART OF OUR RESIDENTIAL COMPOST
PILOT PROGRAM?

Sign up on the Town's website at
<https://www.southwestranches.org/>
under Hot Topics.

**START YOUR HOME COMPOSTING
JOURNEY WITH SOUTHWEST
RANCHES.**



FOUNDED JUNE 2000
Pioneering Our Rural Lifestyle

A MESSAGE FROM



Vice Mayor
Bob Hartmann

SOUTHWEST RANCHES RESIDENTS SPEAK: 2025 TOWN SURVEY REVEALS PRIORITIES, PRIDE, AND PATHS FORWARD

This summer, the Town of Southwest Ranches launched its strategic planning survey, inviting residents to share their perspectives on life in the community. Conducted by OnPointe Insights between July 1 and September 7, the survey gathered responses from 409 residents, offering a statistically significant snapshot of public sentiment with a margin of error of $\pm 4.7\%$.

The results paint a picture of a community deeply rooted in tradition, proud of its rural character, and eager to see thoughtful improvements in infrastructure, communication, and enforcement. From long-time residents to newer families, the feedback reveals both enduring strengths and areas where the Town can grow.



A TOWN OF DEEP ROOTS AND STRONG LOYALTY

Southwest Ranches is not just a place, it's a lifestyle. Nearly 60% of survey participants have lived in the Town for over 20 years, and 94% are full-time residents. This longevity reflects a strong sense of belonging and commitment to the community. The majority of respondents, 77%, said they would recommend Southwest Ranches to a friend or family member as a good place to live. This "Refer a Friend" score is a key indicator of resident satisfaction and community pride.

However, when asked whether the Town is headed in the right direction, responses were more mixed. While 58% said the Town is on the right track, 42% expressed concern about its current trajectory.

DISTRICT-LEVEL INSIGHTS: A CLOSER LOOK

The survey revealed significant differences across the Town's four districts. Districts 3 and 4 showed the highest levels of optimism, with 55% and 69% respectively, saying the Town is headed in the right direction. In contrast, Districts 1 and 2 were more skeptical, with only 37% and 31% expressing confidence in the Town's direction. These differences suggest that future engagement efforts should be tailored to each district's unique concerns and priorities. For example, residents of District 1 were more likely to cite issues with traffic enforcement and code compliance, while respondents in District 4 emphasized the need for better communication and transparency.

TOWN PARKS: A MIXED PICTURE OF APPRECIATION AND CONCERN

Feedback about parks and open spaces was both passionate and nuanced. On the positive side, residents expressed strong appreciation for the Town's natural beauty and rural atmosphere. In fact, 63% identified maintenance of parks and open spaces as one of the most important amenities the Town should prioritize. Many praised the foliage, quiet trails, and equestrian access.

However, concerns were also raised. Some residents have noted that the park's landscaping is overgrown, including in undeveloped areas.

Others called for more recreational options, such as pickleball courts and improved playgrounds.

Recreational programs for families and youth received low ratings, with 47% rating them poor or very poor. Ball fields and senior programs also scored poorly. These findings suggest a need to expand and diversify park offerings while maintaining the natural character that residents value.

TOP PRIORITIES: WHAT RESIDENTS WANT MOST

When asked to identify the most important issues facing the Town, residents consistently highlighted four key areas:

1. Preserving the rural lifestyle and large-acreage lots

This was the top priority across all demographic groups. Residents value the Town's open spaces, equestrian culture, and quiet atmosphere. Many expressed concern about overdevelopment and the erosion of the Town's unique character.

2. Improving road maintenance and stormwater drainage

Infrastructure emerged as a significant concern, with 62% rating road conditions as poor or very poor. Drainage issues were also frequently mentioned, especially in areas prone to flooding.

3. Ensuring strong police patrols and traffic enforcement

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2. Improving road maintenance and stormwater drainage Infrastructure emerged as a significant concern, with 62% rating road conditions as poor or very poor. Drainage issues were also frequently mentioned, especially in areas prone to flooding.

3. Ensuring strong police patrols and traffic enforcement Safety remains a top priority. Residents gave high marks to the Davie Police Department, but many called for increased patrols and stricter enforcement of traffic laws, particularly on Griffin Road.

4. Strengthening code enforcement and communication. Many respondents voiced frustration with unpermitted businesses, short-term rentals, and inconsistent enforcement. About one in five residents reported feeling uninformed about Town decisions, underscoring the need for clearer and more proactive communication.

RESIDENT COMMENTARY: CONCERNS AND COMPLIMENTS

The survey included open-ended questions that allowed residents to share their thoughts in their own words. These comments were grouped into themes, providing valuable context for the quantitative data.

Among the top concerns were traffic and speeding (24%), code enforcement issues (15%), and commercial activity in residential zones (12%). Residents also cited drainage and flooding, government transparency, and park maintenance as areas needing attention.

On the positive side, residents expressed deep appreciation for the Town's rural lifestyle (50%), peaceful environment (22%), and friendly neighbors (18%). Many praised the Town's responsiveness, equestrian amenities, and lack of restrictive homeowners' associations.

One resident wrote, "I love the rural atmosphere and small-town feel. The farmers' market is a great plus for the community." Another noted, "Town officials have consistently demonstrated responsiveness and a strong commitment to the community."

DEMOGRAPHICS: WHO PARTICIPATED

The survey sample was diverse in terms of tenure and age, although it was skewed toward older residents. About 69% of respondents were age 55 or older, and 30% had children under 18 living in the household. Nearly all respondents (99%) own or are buying their homes, and 55% reported no HOA affiliation.

Participation was evenly distributed across districts, with District 3 contributing the largest share (35%). Recruitment methods included email, the Town website, Constant Contact, and social media.

LOOKING AHEAD: TURNING FEEDBACK INTO ACTION

The town survey is more than a report, it's a roadmap. The feedback gathered will inform future planning, infrastructure investments, and community engagement strategies. The Town Council and administration are already reviewing the data to identify actionable steps and prioritize resources.

Key next steps may include:

- Enhancing communication through newsletters, social media, and public meetings
- Addressing infrastructure concerns with targeted road and drainage projects
- Reviewing code enforcement policies to ensure fairness and consistency
- Developing a parks improvement plan that balances natural preservation with expanded amenities

CONCLUSION: A COMMUNITY COMMITTED TO ITS FUTURE

Southwest Ranches residents have spoken clearly: they love their Town, value its rural identity, and want to see steady, thoughtful improvements. By listening to residents and acting on their feedback, the Town Council can preserve what makes it special while building a stronger, more connected future. For complete survey results and interactive dashboards, visit the Town's website or contact Town Hall and connect. Bob - 954-801-1758

Have a Nice Thanksgiving.

A MESSAGE FROM Council Member Jim Allbritton



GOOD DAY SOUTHWEST RANCHES

September and October were very busy months for Town activities...

1. **The Town Survey** was completed and over 400 residents responded.
2. SWR residents showed up at a public meeting to voice their concerns about the **Sheridan Street widening project**.

3. Bingo at the Barn was a good time with lots of winners and good food, hosted by the Aster Knight Parks Foundation.

4. Doing Good Deeds, writing Christmas cards to be sent to active military personnel and donating to the Veterans Home in Pembroke Pines, hosted by the Southwest Ranches Women's Group.

5. Pumpkin Patch, was full of PUMPKINS and entertainment for the whole family, hosted by the Aster Knight Parks Foundation.

6. Halloween SPOOKTACULAR Yard Decorating Contest, thank you to all the residents who took the time to decorate and congratulations to the winners. Presented by the Rural Public Arts and Design Advisory Board.

7. Haunted House/Trick or Treat at the Barn, great costumes, scary haunted house and lots of candy, hosted by the Rolling Oaks Civic Association.

8. Southwest Ranches Food Festival at the Meadows Sanctuary Park, food trucks every first Tuesday of the month, hosted by the Aster Knight Parks Foundation.

9. Farmers Market at Sanctuary Park every Saturday 10am-3pm and Sunday 11am-4pm.

I would like to invite all residents to come and enjoy ALL the activities that are going on in Our Town. For information about the events, please read your Town Newsletter.

I am very pleased at the response from our Veterans who have said they would like to be a part of the Town's New Veterans Group. If you are a Vet or know a Vet please get in contact with me at --- jallbritton@southwestranches.org--ph# 305-903-7043 or Ms. December at Town Hall---954-343-7452.

In closing I would like to send warm wishes to you and your family to enjoy this Thanksgiving holiday and throughout the coming year.



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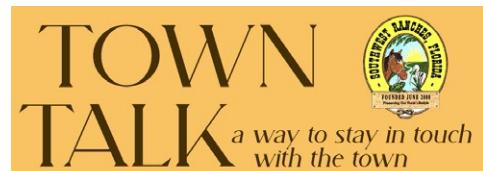
Page 12: Robin Bartleman

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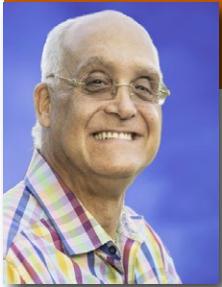
Back Cover: Council and Districts, Household Hazardous Waste / January 10, 2026



Would you like to receive emails about what is happening in the town?

Send your email address to:
Druessga@southwestranches.org

A MESSAGE FROM



Council Member
David S. Kuczenski, ESQ.

Howdy Southwest Ranchers, Happy November. The name November comes from the Latin word novem, meaning “nine,” because it was originally the ninth month of the early Roman calendar, which began with March. Although January and February were later added to the beginning of the calendar, making November the eleventh month, the name and its numerical connection to “nine” were retained.

We are proud of the efforts our Mayor has taken control of opposing the incinerator for the previous two years. As a related issue, I have been promoting recycling worn out footwear, such as running shoes. Last month, a few members of the Zero Waste Advisory Board took a tour of a sneaker recycling facility located in Miami. They have the ability to recycle all footwear. In the not too far future, we are working on bringing a recycling box at Town Hall for you to bring your worn out footwear. So, instead of tossing your worn out footwear in your landfill garbage, you will be able to bring them to Town Hall. Additionally, the advisory board is discussing a competition among the four districts with who has the most and cleanest recycling.



The Rural Arts & Design Advisory Board has selected the winning photographs for the town calendar. Once they are printed, the cost will be \$5 each.

Finally, the Holiday Lights contest will be kicking into high gear. I expect many entries and top notch competitor.

As Council Member for District 4, I aim to preserve Southwest Ranches' unique rural lifestyle and minimize changes to it. Together, let's protect and support what makes our community special. I strive to return all phone calls within 24 to 48 hours. If you have questions or concerns, do not hesitate to contact me. As always, it has been an honor to serve as your voice on the Council.

Very Truly Yours,

David S Kuczenski, Esq.
Council Member District 4

GREAT NEWS!

Thank you Senator Barbara Sharief
and Representative Robin Bartleman

SOUTHWEST RANCHES FIRE STATION CONSTRUCTION - \$900,000



Senator Barbara Sharief and Representative Robin Bartleman were successful in obtaining \$900,000 in the 2025 State Budget to help construct a fire station in Southwest Ranches. Currently, the Town's

only fire station is a modular trailer with awnings to cover the fire trucks. Southwest Ranches has no hardened facilities to provide emergency fire and EMS services that are rated to withstand the

impact and effects of a major hurricane or flooding.

Funds will be used for design, engineering, site-work, and construction of a new fire station for the Town, which will result in shorter response times, greatly expanding and improving the fire and EMS service to the community with the goal of saving lives and property.

Thank you, Senator Sharief, and Representative Bartleman for your hard work in Tallahassee!

DYKES ROAD TURN LANE IMPROVEMENTS.

The Town of Southwest Ranches was awarded State and County grants to install turn lanes at all intersections along Dykes Road between Griffin Road and Stirling Road.



The Town was appropriated \$405,990 from the State Legislature to construct four right-turn lanes, four left-turn lanes, and one dedicated U-turn Lane along Dykes Road between Stirling Road and Griffin Road. The dedicated U-turn Lane will be just north of SW 49th Street and the Street. Senator Barbara Sharief and Representative Robin Bartleman fought tirelessly in Tallahassee in 2025 Legislative Session to bring these funds to Southwest Ranches.

The Town was also awarded an additional \$587,890 from the Broward County Surtax program for this project. The Broward County Surtax Grant Match Program assists cities in securing additional funding for transportation projects. This grant program uses revenue from the county's Mobility Advancement Program (MAP) Transportation Surtax to provide matching funds.

Dedicated turn lanes along Dykes Road will significantly improve traffic flow and safety at intersections by allowing vehicles to slow down and turn without obstructing through traffic, leading to reduced rear-end collisions, improved capacity, minimized conflict points and enhanced efficiency at intersections. According to the Federal Highway Administration, exclusive turn lanes reduce all crashes roughly 50% on average and rear-end collisions by 60% to 80%.

*Construction will commence in 2026.
Thank you Senator Sharief, Robin Bartleman, and Broward County!*

UPCOMING EVENTS

THE RURAL PUBLIC ARTS AND DESIGN BOARD PRESENTS...

8th Annual December Holiday Lights Contest™



ENJOY YOUR HOLIDAY SEASON A LITTLE MORE BY PARTICIPATING IN THIS FUN-FILLED HOLIDAY CONTEST. SEND YOUR ENTRY FORM IN NO LATER THAN

THURSDAY, DECEMBER 4TH, 2025 AND BE ONE OF THE 3 MOST FESTIVE HOLIDAY DECORATED HOMES IN SOUTHWEST RANCHES.

(YOUR HOUSE DOES NOT HAVE TO BE DECORATED TO SEND YOUR ENTRY FORM IN.)



JUDGING WILL START MONDAY, DECEMBER 8TH

AWARDS WILL BE PRESENTED TUESDAY, DECEMBER 9TH

Email Susan:
Skutz@southwestranches.org

DECEMBER HOLIDAY LIGHTS CONTEST ENTRY FORM



Town of Southwest Ranches

Rural Public Arts & Design Advisory Board

13400 Griffin Road

Southwest Ranches, Florida 33330

NAME: _____

ADDRESS: _____

PHONE: _____ CELL: _____

EMAIL: _____

I UNDERSTAND, ACKNOWLEDGE, AND AGREE THAT ENTERING THIS CONTEST WILL ALLOW THE TOWN TO USE ANY PHOTOS TAKEN OF MY DECORATED HOME FOR THIS CONTEST AND WILL REMAIN THE PROPERTY OF THE TOWN AND MAY BE USED, REPRODUCED OR MODIFIED BY THE TOWN IN THE TOWN'S SOLE DISCRETION.

SIGNATURE: _____ (Date)

SIGNATURE OF GUARDIAN FOR CHILDREN UNDER 18: _____ (Date)

♥ ♥ ♥ ♥ ♥ ♥ ♥ ♥ ♥ ♥ ♥ ♥ ♥

SOUTHWEST RANCHES PRESENTS

LOVE MY PONY FUN HORSE SHOW

SAVE THE DATE

SATURDAY FEBRUARY 14, 2026



MORE INFORMATION TO FOLLOW.

SOUTHWEST RANCHES Food Festival



EVERY FIRST TUESDAY OF THE MONTH 4pm - 9pm

November 4, 2025
December 2, 2025

THE BEST GOURMET FOOD TRUCKS

16290 Griffin Road
Southwest Ranches FL 33331

Proceeds benefit the Aster Knight Southwest Ranches Parks Foundation

STEM MENTORS PRESENTS

Math Mentoring @ the Town Hall



SATURDAY, NOVEMBER 15 10:00AM-12:30PM



Archbishop McCarthy High School's Award Winning STEM Mentors Club is partnering with the Town of Southwest Ranches to provide FREE MATH tutoring at this special one day only Saturday session.

Don't miss this incredible opportunity to seek one-on-one help, motivation & guidance from top high school students in STEM.

sign up here!



JOIN US

Location:

TOWN HALL 13400 GRIFFIN ROAD

Grades 6-9



Space Limited. Sign Up Now!



UPCOMING EVENTS



Tickets can be purchased the day of the event at the Rolling Oaks Barn

The Secret Gardens of Southwest Ranches

SAT/ NOV 15TH/ 10 AM -1 PM

Visit 5 of the most beautiful gardens in our neighborhood starting at the Rolling Oaks Barn

17630 SW 56th Street, Southwest Ranches 33331

Purchase in advance at Southwest Ranches Town Hall

13400 Griffin Road Southwest Ranches, FL 33330

TICKETS \$35 PER PERSON

All proceeds benefit the Town of Southwest Ranches college scholarship

****All participants must complete a Waiver of Liability Form prior to taking part in the event.****



WINGS OVER THE RANCHES

Wings Over the Ranches: Birding Tours "Where Nature Takes Flight—Right in Your Backyard"

Southwest Ranches sits on the edge of the Everglades, one of the most biodiverse ecosystems in North America. Our Town is a part of the seasonal corridor used by migratory birds and is a year-round home for native species. Join Vice Mayor Bob Hartmann for tours designed to highlight the ecological richness of our parks and provide a first-hand look at the multiple species visiting or calling Southwest Ranches Home

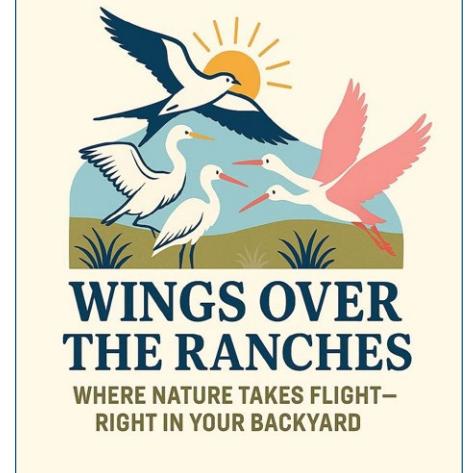
Bob is a seasoned Audubon birding expert with decades of experience leading tours across Florida's wetlands. Bob blends storytelling, science, and humor to make every walk memorable.

Each tour spans a variety of park terrains — from walkways to marsh trails — so be sure to wear sturdy footwear and don't forget the bug spray!

For details, please visit <https://www.southwestranches.org/departments/parks-recreation-and-open-space/birding/>

When: Saturdays, 8:00 AM – 10:30 AM

- o **Nov 22, 2025 Sunshine Ranches Equestrian Park**
- o **Jan 10, 2026 Rolling Oaks Park**
- o **Mar 14, 2026 Country Estates Park**
- o **Aug 15, 2026 Southwest Meadows Sanctuary & Calusa Corners (Park here)**
- **Cost:** Free with registration. Use this link to sign up: www.southwestranches.org/wings-overthe-ranches-application
- **Group Size:** Limited to 15 participants, 18 years and up, per tour
- **What to Bring:** Binoculars, water, sun protection, and curiosity!



FLOOD SAFETY:

Know Your Risk

- **Do not walk through flowing water.** If you must walk in standing water, use a pole or stick to ensure the depth of the water ahead.
- **Do not drive through a flooded area.** Do not drive around road barriers; the road may be washed out.
- **Stay away from power lines and electrical wires.** Electrical current travels through water. If possible, report downed powerlines to FPL. Do not use appliances or motors that are wet unless they have been taken apart, cleaned and dried.
- **Look out for animals, especially snakes.** Small animals that have been flooded out of their habitat may take shelter in your home.
- **Look before you step.** After a flood, the ground and floors can be covered with debris. Surfaces that have been covered with mud can be very slippery.
- **Be alert for gas leaks.** If your house is serviced by gas, do not smoke, use candles or open flames unless you know the gas has not built up. Make arrangements to turn off your electricity and gas.

To sign up to be notified via voice message, text and email for important public safety information during a storm visit <https://swranches.sirc.com/public>.

Financial Assistance Advice

If your home or business is damaged by a flood, you may be required to meet certain building requirements to reduce further flood damage by coming into compliance with local, state, and federal criteria. To help with these costs, financial assistance such as grants, loans, rebates and the NFIP's Increased Cost of Compliance Coverage may be available.

For assistance regarding financial assistance options, please contact the Town's Engineering Department at (954) 434-0008, Broward County's Mitigation Coordinator at (954) 831-3900 or visit Disaster-assistance.gov.

National Flood Insurance Program Changes

In accordance with 2014 Homeowner Flood Insurance Affordability Act, the Federal Emergency Management Agency (FEMA) is continuing to gradually phase out flood insurance premium subsidies on certain policyholders. The changes have and will have the greatest impact on properties located within a Special Flood Hazard Area (SFHA) that were built prior to the adoption of Broward County's first FEMA Flood Insurance Rate Maps (FIRM) on October 26, 1972, or prior to December 31, 1974, without elevation certificate information. For more information on the National Flood Insurance Program changes visit FEMA.gov/flood-insurance-reform.

Get a Flood Insurance Policy

Replacing household contents damaged by floods could place a significant financial burden on a homeowner or renter without flood insurance. Just a few inches of water from a flood can cause tens of thousands of dollars in damage. Homeowner's insurance policies do not generally cover damage from floods. However, because the

Town of Southwest Ranches participates in the National Flood Insurance Program (NFIP), you can purchase a separate flood insurance policy from an insurance agent and benefit from the premium discount available to all Southwest Ranches residents. Flood insurance is backed by the federal government and is available to everyone, even for properties that have been flooded previously. Please note that unless there is a special condition of the mortgage, there normally is a 30-day waiting period between the time flood insurance is purchased and the time coverage is in force. Though all home and business owners in these areas with mortgages from federally regulated or insured lenders are required to buy flood insurance, all residents should consider flood insurance to protect against significant financial losses.

If your property is in the SFHA and you have a mortgage from a federally regulated or insured lender, flood insurance is required. Even if you do not have a mortgage and you live in the SFHA or you live outside of the SFHA, all property owners and renters should carefully consider the benefits of flood insurance to protect against significant financial losses from floods. For more information visit the following sites: Floodsmart.gov and FEMA.gov/national-flood-insurance-program.

If you would like to know if your property is in a SFHA you can use the interactive map viewer. Visit <http://southwestranches.org/departments/town-engineering/flood-insurance-information/> and select Flood Maps. You can also call (954) 434-0008, provide your address and zip code, and Town staff will assist you in determining SFHA information specific to your property.

Elevation Certificate Information

Elevation certificates for buildings are on file and may be obtained by visiting <http://southwestranches.org/departments/town-engineering/flood-insurance-information/>.

Water Quality and Flood Control Effects of Drainage Systems

The success of the drainage system in your neighborhood depends on proper maintenance of the system. The swales that are commonly located between your yard and street are part of the neighborhood's storm water management system.

Gutters, storm drain pipes, lakes, wetlands, swales and canals should be kept free of debris. It is against Town Code to dump trash in waters. The drainage system may provide both water quality and flood control benefits. Lakes, wetlands, swales and canals filter pollutants from runoff or allow pollutants to settle out. Check with the Town's Engineering Department before paving, regrading or altering swales.

Protect Property from Flooding

Losses due to floods can be reduced by implementing property protection measures. Furniture, appliances, clothing, and other movable items can be elevated within the structure or relocated away from potential flooding if time permits. You should also make an itemized

inventory of your belongings including costs, dates of purchase and serial numbers.

There are several ways to protect a building from flood damage if feasible. One way is to make sure your lot is graded in a manner that will direct runoff away from your building. Another approach is to make your walls waterproof and place watertight closures over the doorways. This method is not recommended if water will rise to a depth of two feet or greater. A third approach is to raise the house above flood levels. Prior to making these modifications, consult with a certified contractor.

Build Responsibly

Strict regulations govern substantial improvements to structures in the flood plain. According to NFIP, "substantial improvement" means the cost of any repair, reconstruction, or improvement of a structure which equals or exceeds 50 percent of the market value of the structure either before the improvement is started or if the structure has been damaged and is being restored.

Please be advised that any new development or improvement on a property will be subject to current Town regulations and may also be subject to state and federal regulations. Please contact the Southwest Ranches Building Code Services Division at (954) 434-0008 for specific information and to report unpermitted construction activities.

Flood Risk Specialist Available to Assist Residents

The Town of Southwest Ranches wants to ensure that residents who have questions about flood risks, flood insurance, and retrofitting techniques, get answers in a timely manner. The Town Engineer is available to assist in the following areas: 1) Flood Insurance; 2) Flood Zone interpretation including base flood elevation and/or flood depth; 3) Additional FIRM information; 4) Problems not shown on FIRM; 5) Special flood related hazards; 6) Historical flood-related data; 7) Natural floodplain functions; and 8) Property protection measures. Please call the Engineering Department at (954) 434-0008 and ask to speak to the Town Engineer. You may also schedule a site visit to review flooding, drainage, and storm sewer problems, and to obtain advice on retrofitting techniques to provide additional protection. Go to <http://southwestranches.org/departments/town-engineering/flood-insurance-information/> for additional information.

Local Flood Hazards

Floods resulting from prolonged, heavy rainfall can occur in rivers and canals that drain inland areas into the Atlantic Ocean when waterway capacities are exceeded. Flooding from heavy rainfall occurs in low-lying areas and areas near rivers and canals.

The severe flooding that occurred as a result of the exceedingly wet summers and the hurricanes of 1947 was the basis for creating what is now the South Florida Water Management District. South Florida's five-month rainy season brings more than two-thirds of the region's annual rainfall. The rainy season can also bring flooding, which may occur when large amounts of rain fall over a short period of time or from a single heavy storm, tropical system or hurricane.

Since portions of Southwest Ranches have been designated as a Special Flood Hazard Area (SFHA) by the Federal Emergency Management Agency (FEMA), it is advisable to check the interactive map viewer to see the location of your property with respect to the SFHA. Visit <http://southwestranches.org/departments/town-engineering/floodinsurance-information/> and select Flood Maps. You can also call (954) 434-0008, provide your address and zip code, and Town staff will assist you in determining SFHA information specific to your property.

Protect Natural Floodplain Functions

Although much of the natural flood plain system in South Florida has been altered and is frequently over-drained, efforts are being made to enhance many historical wetlands and canals to restore them to a more natural state. These flood plain and wetland areas buffer flood flows, remove pollutants from our surface waters, recharge groundwater and create diverse habitat systems for plants and animals. The Southwest Ranches Comprehensive Plan includes policies pertaining to flood plains and wetlands. The plan provides for protection and creation of surface waters, protection and wetlands preservation.

MAP SERVICES

Maps are an effective method of communicating information about flood hazards. Residents and businesses that are aware of potential flood hazards can take steps to avoid problems and reduce exposure to flooding.

Therefore, the Town offers complementary maps to supplement and clarify the Flood Insurance Rate Map (FIRM) with information on additional hazards, flooding outside mapped areas, development regulations that affect floodplain properties, flood insurance, natural floodplain functions, and property protection measures.

A GIS mapping application for Southwest Ranches that is publicly available includes information you will need for a flood insurance policy including whether your property is in a SFHA, the community number, panel number and suffix, FIRM date, FIRM zone, base flood elevation and the elevation datum used. Additional FIRM information is also available showing areas of concern such as whether your property is located within a floodway.

The Town has mapped local drainage problem areas within the Town. In addition, the Town has a map providing information about past floods that have occurred. If you live in one of these areas, we would like to have a discussion with you regarding potential remedies.

A GIS mapping application for Southwest Ranches that is publicly available includes layers related to natural floodplain functions, specifically wetlands and fish and wildlife habitat. The map includes Broward County's wetland data to provide a comprehensive picture of where wetlands are located within the Town.

The Town provides mapping information about how deep flood waters can be anticipated in given areas of the community. Maps illustrating building and ground elevations are also available. These maps are available on the Town's website.

To view these interactive maps, please visit the Town's website. For more information regarding the flood maps and the Town's floodplain management program or if you would like assistance reading the maps please call Town Hall at (954) 434-0008 or email rley@swranches.org.

Source: Broward County Flood News, Summer 2018, Volume 24, Issue 1



Filing HB 47: Making Child Abuse Investigations More Accurate and Fair

With Committee Weeks underway in Tallahassee, I am proud to share that Senator Barbara Sharief and I have filed a bill for the 2026 session: SB 42/HB 47 - Specific Medical Diagnoses in Child Protective Investigations. This is one of Senator Sharief's priority bills, and I am happy to sponsor it in the House. This

bill is about improving accuracy in child abuse investigations by making sure medical conditions that can resemble abuse are fully considered. Without that, families can face wrongful accusations, and children may be unnecessarily removed from their homes. HB 47 is designed to prevent those mistakes while still protecting children from real harm. This bill did not cross the finish line last session, and during Committee hearings on the bill, many parents from across Florida testified about their personal situations where their child was wrongfully removed from their homes and the trauma and pain it caused the families.

If passed, HB 47 would require the Department of Children and Families (DCF) to inform parents at the start of an investigation that they must share if their child has a medical condition that could be confused with abuse, along with any supporting medical records. This ensures investigators have all the facts as early as possible.

The bill also strengthens the role of Child Protection Teams, which assist in these cases. Under HB 47, these teams must consult with pediatric specialists when evaluating cases where conditions like brittle bone disease, rickets, Ehlers-Danlos syndrome, or vitamin D deficiency may be involved. These illnesses can cause bruising, fractures, or other injuries that appear suspicious, even though they are not caused by abuse. Requiring expert consultation ensures that medical knowledge is part of the decision-making process.

Another important provision gives parents more options if their child is removed during an investigation. They may request a Child Protection Team exam if one has not already been done, seek a second opinion from a qualified doctor or nurse practitioner, or request an exam to rule out certain medical conditions. These exams must be paid for by the parent or covered by insurance, and they cannot be requested for the purpose of disputing findings in sexual abuse cases.

HB 47 is about striking the right balance. We must protect children from genuine abuse, but we must also prevent devastating mistakes when medical conditions explain a child's injuries. By requiring expert input and giving parents a stronger voice, this legislation makes child protection investigations more accurate and fair.

I want to wish you and your family a Happy Thanksgiving! It is an honor to serve you, and we are here to assist with any issues or concerns. Feel free to contact me anytime at Robin.Bartleman@flhouse.gov or our office at (954) 872-1770. You can also reach me on my personal cell at (954) 668-3662.



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

MOBILE EXEMPTION EDUCATION TEAM

SOUTHWEST RANCHES TOWN HALL

13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FL 33330

TO APPLY FOR A HOMESTEAD EXEMPTION, YOU MUST HAVE COPIES OF THE FOLLOWING DOCUMENTS:

For All Applicants:

- A valid Florida Drivers License OR Florida I.D. Card; AND
- Broward Voter Registration OR a Declaration of Domicile; Utility Bill AND
- Social Security Numbers of ALL owners.

For Resident Aliens:

- Permanent Resident "Green Card," OR proof of asylum, OR your INS I-485 letter showing that application to convert to permanent resident status is complete.

ADDITIONAL TAX EXEMPTIONS ALSO AVAILABLE

Widow/Widower Exemption: Bring a copy of your spouse's death certificate, newspaper obituary, or memorial card.

Disability/Veteran's Disability Exemption: Ask us about the filing requirements for these exemptions.

Senior/Low-Income Exemption: Requires at least one owner be 65 as of January 1, 2026. Note: Husband or wife may file on behalf of both. (call for info on required documents)

See more exemptions listed at web.bcpa.net.

January 6, 2026

February 3, 2026

March 3, 2026

April 7, 2026

May 5, 2026

June 2, 2026

10:30 AM – 12:00PM

July 7, 2026

August 4, 2026

September 1, 2026

October 6, 2026

November 3, 2026

December 1, 2026

Meet with our specialists to assist with tax saving exemptions, sign up for Owner Alert, or to answer questions regarding your property.

BCPA STAFF WILL BE ON SITE TO PROVIDE ASSISTANCE FOR YOUR PROPERTY NEEDS.

FOR MORE INFORMATION, VISIT:
WEB.BCPA.NET
OR CALL: (954) 357-5579



TRASH TALK:

ZERO WASTE ADVISORY BOARD EDITION

- *The Town will be partnering with Sneaker Impact - watch for information on how to keep old sneakers out of our landfills and be re-used or recycled.*
- *WM recycling tours to be scheduled for residents on a Saturday - keep an eye out for a January date*
- *Limited number of spots left to sign up for the pilot Residential Compost Program - please contact Town Hall to add your name to be included in the program!*
- *Recycling contest is being planned for some friendly competition between town districts*



FORESTRY AND NATURAL RESOURCES

POLLINATOR PARTNERSHIP

Protect their lives. Preserve ours.



Great Wildflowers for Butterflies

Numbers correspond to photos inside brochure.

Common name	Scientific name	Light	Bloom color	Bloom season	Soil moisture	Region	Growth habit	Value to butterflies
Pipewine	<i>Aristolochia tomentosa</i>	Cloudy	Yellow	Spring, Fall	Wet	N C	Vine	Host
Milkweed ¹	<i>Asclepias</i> spp.	Sun, Cloudy	Varies	Spring, Summer, Fall	Wet, Moist	N C S	1-3 ft	Host, nectar
Water hyssop ²	<i>Bacopa monnieri</i>	Sun, Cloudy	White, Purple	Summer, Fall	Wet, Moist	N C S	6 in	Host
Wild white indigo	<i>Baptisia alba</i>	Sun, Cloudy	White	Summer, Fall	Wet, Moist	N C	2-3 ft	Host
Partridge pea ³	<i>Chamaecrista fasciculata</i>	Sun, Cloudy	Yellow	Spring, Summer, Fall	Wet, Moist	N C S	3 ft	Host
Bluet mistflower	<i>Conoclinium coelestinum</i>	Sun, Cloudy	Blue	Summer, Fall	Wet, Moist	N C S	24-30 in	Nectar
Tickseed ⁴	<i>Coreopsis</i> spp.	Sun, Cloudy	Yellow	Summer, Fall	Wet, Moist	N C S	12-18 in	Nectar
Twinflower	<i>Dyschoriste spp.</i>	Cloudy	Purple	Summer, Fall	Wet, Moist	N C	18 in	Nectar
Purple coneflower	<i>Echinacea purpurea</i>	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C	18 in	Nectar
Tall elephantsfoot ⁵	<i>Elephantopus elatus</i>	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	15 in	Nectar
Rattlesnake master ⁶	<i>Eryngium</i> spp.	Sun, Cloudy	White, Green	Summer, Fall	Wet, Moist	N C S	1-3 ft	Host, nectar
Mock vervain ⁷	<i>Glandularia</i> spp.	Sun, Cloudy	Pink, Purple	Summer, Fall	Wet, Moist	C S	8-24 in	Host, nectar
Sunflower	<i>Helianthus</i> spp.	Sun, Cloudy	Yellow	Summer, Fall	Wet, Moist	N C S	2-6 ft	Nectar
Dune sunflower	<i>Helianthus debilis</i>	Sun	Yellow	Summer, Fall	Wet, Moist	N C S	1-2 ft	Nectar
Buttonsage ⁸	<i>Lantana involucrata</i>	Sun	White	Summer, Fall	Wet, Moist	C S	4-5 ft	Nectar
Blazing star ⁹	<i>Liatris</i> spp.	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	2-4 ft	Nectar
Powderpuff	<i>Mimosa strigillosa</i>	Sun, Cloudy	Pink	Summer, Fall	Wet, Moist	N C S	2-9 in	Host
Dotted horsemint	<i>Monarda punctata</i>	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	2-4 ft	Nectar
Passionvine ¹⁰	<i>Passiflora</i> spp.	Cloudy	Green	Summer, Fall	Wet, Moist	N C S	Vine	Host
Frogfruit ¹¹	<i>Phyla nodiflora</i>	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	2-4 in	Host
Black-eyed Susan (cover image)	<i>Rudbeckia</i> spp.	Sun, Cloudy	Yellow	Summer, Fall	Wet, Moist	N C S	15-18 in	Nectar
Wild petunia	<i>Ruellia caroliniensis</i>	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	6-18 in	Host
Tropical sage	<i>Salvia coccinea</i>	Sun, Cloudy	Red	Summer, Fall	Wet, Moist	N C S	18-36 in	Nectar
Skullcap ¹²	<i>Scutellaria integrifolia</i>	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C	12-18 in	Nectar
Sensitive plant ¹³	<i>Senna</i> spp.	Sun, Cloudy	Yellow	Summer, Fall	Wet, Moist	C S	2-10 ft	Host
Rosinweed ¹⁴	<i>Silphium</i> spp.	Sun, Cloudy	Yellow	Summer, Fall	Wet, Moist	N C	2-6 ft	Nectar
Goldenrod ¹⁵	<i>Solidago</i> spp.	Sun, Cloudy	Yellow	Summer, Fall	Wet, Moist	N C S	2-6 ft	Nectar
Porterweed	<i>Stachytarpheta jamaicensis</i>	Sun, Cloudy	Blue	Summer, Fall	Wet, Moist	C S	2 ft	Host
Aster ¹⁶	<i>Sympatrichum</i> spp.	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	Varies	Host, nectar
Ironweed ¹⁷	<i>Vernonia</i> spp.	Sun, Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	4-6 ft	Nectar
Violet	<i>Viola sororia</i>	Cloudy	Blue, Purple	Summer, Fall	Wet, Moist	N C S	6 in	Host
American wisteria ¹⁸	<i>Wisteria frutescens</i>	Cloudy	Purple	Summer, Fall	Wet, Moist	N C S	Vine	Host

For more information on plant selection, flower bloom and growing tips, visit www.FlaWildflowers.org/planting.

This publication was produced with support from Florida Power & Light Company, through its charitable arm, the NextEra Energy Foundation.

Florida's Butterflies

Florida's butterfly population is imperiled due to loss of native habitat and host plants that are necessary for them to complete the metamorphosis from egg to larva to adult.

By planting wildflowers that provide nectar, pollen and larval food for our native butterflies and moths, we can help fill the void between fragmented natural habitats. Even small native wildflower plots can be stepping stones in a pollinator pathway that help insects reach parks, natural areas and roadside wildflowers.



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Planning Your Garden

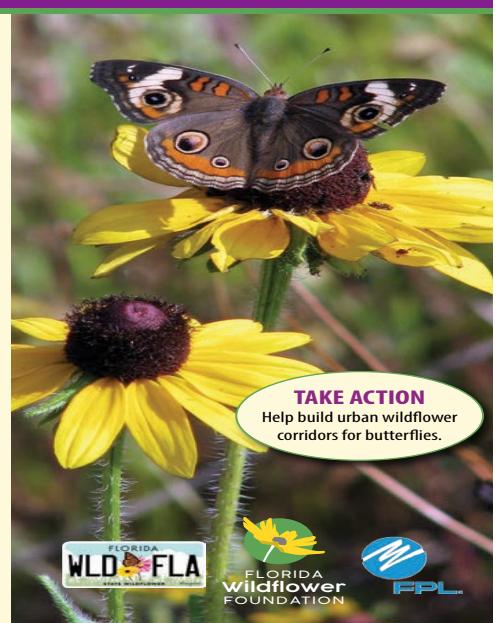
Butterflies use a variety of wildflowers, shrubs and trees as host plants. And they need an abundance of nectar for food throughout their life span. Planting Florida native wildflowers will add seasonal beauty to your garden and attract butterflies by providing the vital resources they need.

Follow these simple steps to establish a Florida native butterfly garden:

- Choose a site that receives 4 or more hours of full sun to partial shade.
- Plant flowers of varying heights and flower size and that bloom from March through November.
- Group 3 or more of each flower species for visual impact.
- Use both larval host and nectar plants.
- Water to establish.
- Do not use fertilizer and never spray pesticides.
- Where possible, leave plant debris that may contain eggs or chrysalises.

Find native plant nurseries at www.PlantRealFlorida.org. Purchase seeds at www.FloridaWildflowers.com

© 2023 Florida Wildflower Foundation, Inc. Photos by Nancy Bissett, Valorie Catalano, Eleanor Dietrich, Mary Keim, Vince Lamb, Bob Peterson, Lisa Roberts and Peg Urban. Numbers correspond to species information on back of brochure.



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by Debra Ruesga

BRIEF LEGISLATION FROM THE SEPTEMBER 15, 2025 TOWN COUNCIL BUDGET HEARING

- Adopted Resolution 2025-081 approving the Fiscal Year 2025 - 2026 Fire Assessment.
- Adopted Resolution 2025-082 approving the Fiscal Year 2025 - 2026 Solid Waste Assessment.
- Adopted Resolution 2025-083 approving the Fiscal Year 2025 - 2026 Tentative Millage Rate.

BRIEF LEGISLATION FROM THE SEPTEMBER 15, 2025 TOWN COUNCIL REGULAR MEETING:

- Adopted Resolution 2025-084 approving a water Services Agreement with City of Pembroke Pines for 6903 Hancock Rd.
- Adopted Resolution 2025-085 approving an agreement with Carlos Grave de Peralta for Police Civilian Coordinator Services.

BRIEF LEGISLATION FROM THE SEPTEMBER 25, 2025 TOWN COUNCIL BUDGET HEARING:

- Adopted Resolution 2025-086 approving the Fiscal Year 2025 - 2026 Final Millage Rate.
- Adopted Ordinance 2025-011 approving the Fiscal Year 2025 - 2025 Final Budget.

To view these approved items in their entirety please visit the Town Clerk's Department page on the Town website and click on the Resolutions and/or Ordinances link.



Below is the annual volume of office paper recycled through the services provided by:

Yearly Volume	Pounds	Tons	Date	Attendees
4,200	2.1	10/11/25	66	
Business Name:	Town of Southwest Ranches			
Address:	17630 SW 56 St Southwest Ranches, FL 33331			

The Environmental Report is located on the following page.

Trees Saved:	35.7
Water Saved:	14700
Oil Saved:	972.3
Landfill Space:	6.3

Based on service and volume averages, as compiled by the Environmental Protection Agency.

Recycling one ton of office paper saves 17 trees, 7,000 gallons of water, 463 gallons of oil, and 3 cubic yards of landfill space.



MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER

2026 Homestead Exemptions

The Broward County Property Appraiser's Office is responsible for ensuring the fair assessment (value) of all properties and applying all exemptions. We make it our #1 priority to assist all Broward residents in obtaining every tax-saving exemption for which they are eligible.

The Property Appraiser's Office does not set your tax rates, collect property taxes, or determine how the tax revenue is allocated by local government. The property tax bills are sent by the Broward County Tax Collector's Office. If you have questions regarding the payment of your tax bill, the Tax Collector's Office can be reached at 954.357.4829 or you can visit their website at <https://browardtax.org/>.

Where Is My 2026 Homestead Exemption?

The tax bill you received this month from the Broward County Tax Collector is for the 2025 tax year. If you acquired your home in 2025 and the previous owners of your new home lawfully received Homestead Exemption or any other exemption on January 1, 2025, you may have inherited their exemptions on your 2025 property tax bill. Florida Statutes require these 2025 exemptions to be removed, and the property be reassessed at the full Just/Market Value for 2026. This may result in an increase in your 2026 property taxes. It is important that you apply for your own Homestead Exemption in your name if you believe you are eligible for 2026. Your new 2026 Homestead Exemption will be reflected next year on all 2026 property records, notices, and tax bills. You can apply for Homestead Exemption and any other exemptions you may qualify for online at <https://web.bcpa.net/bcpaclient/#/HomesteadExemption>.

If you have questions regarding your Homestead or other tax-saving exemptions, please contact our Exemptions Department at 954.357.6830.

Quarterly Installment Payments

If you pay your property taxes through the Tax Collector's quarterly installment plan, any new 2025 exemptions will be applied to the final two quarterly 2025 installment tax bills in December 2025 and March 2026.

The timely deadline to apply for all 2026 exemptions is March 2, 2026. For additional information on Homestead and other exemption filing, please visit our website at <https://web.bcpa.net/> or call 954.357.6830.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at martykiar@bcpa.net.

Take care,

Marty Kiar

Marty Kiar, JD, CFA





PHOTO BY: Gia Brownlow
"Playtime"

NOVEMBER 2025

SUN	MON	TUE	WED	THU	FRI	SAT
2	3	4	5	6	7	8
• Farmers' Market 16290 Griffin Rd. 11 - 4pm	• Country Estates HOA Meeting - Grace Baptist Church 19200 Griffin Rd. 7pm • SWR Parks Foundation Meeting Town Hall 7pm	• BCPA Office Town Hall 10:30 - 12:30pm NEW Monthly Food Truck Festival Southwest Meadows Sanctuary Park - 16020 Griffin Road 4-9 PM • Zero Waste Advisory Board - Town Hall 7pm			• Farmers' Market 16290 Griffin Rd. 10 - 3pm	• Farmers' Market 16290 Griffin Rd. 10 - 3pm
						BULK ZONE 6
9	10	TOWN HALL CLOSED	11	12	13	14
• Farmers' Market 16290 Griffin Rd. 11 - 4pm	• Schools & Education Advisory Board - Town Hall 7pm		• CODE HEARING - Town Hall 9am • Zero Waste Broward Task Force Meeting - Town Hall 7pm		• SEAB Food Truck Event - Equestrian Park 5 - 9pm	• Secret Garden Rolling Oaks Barn 17630 SW 56th St. 10-1 pm • Farmers' Market 16290 Griffin Rd. 10 - 3pm
						15
16	17	18	19	20	21	22
• Farmers' Market 16290 Griffin Rd. 11 - 4pm	• Rural Public Arts & Design Advisory Board Meeting - Town Hall 7pm	• Drainage & Infrastructure Advisory Board Meeting - Town Hall 7pm	• Fire Advisory Board Meeting - Town Hall 7pm	• TOWN COUNCIL MEETING - Town Hall 7pm		• Wings Over The Ranches Event - Equestrian Park 8 - 10:30am • Farmers' Market 16290 Griffin Rd.
23	24	25	26	27	28	29
• Farmers' Market 16290 Griffin Rd. 11 - 4pm		• Rolling Oaks Civic Association Meeting - Rolling Oaks Barn 17630 SW 56th St. 7pm	• Sunshine Ranches HOA ZOOM 7 - 9pm			• Farmers' Market 16290 Griffin Rd. 10 - 3pm
30						
• Farmers' Market 16290 Griffin Rd. 11 - 4pm						



STAY IN TOUCH WITH ENGINEERING

Fill for horse stalls does not require a fill permit. In addition, a permit may not be required if a small amount of sand is required to replenish a horse arena. However the Town recommends that a property owner or leasee contact our office to assure that the type of work being performed falls under this criteria prior to performing the work. A phone call to us will help prevent a possible warning from Code Enforcement and double fees when it comes to acquiring the required permit.

Please call: (954) 434-0008 or
Email: jmarques@southwestranches.org

Broward County School Calendar
2025

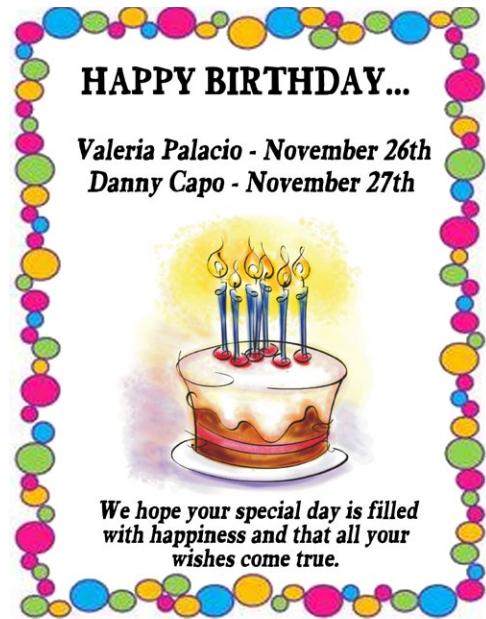
Monday, November 10th
Report Cards Issued

Tuesday, November 11th
Schools and Administrative Offices Closed

Friday, November 21st
Interim Reports Issued

Monday 24th thru Friday 28th
Schools Closed

M	T	W	T	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28



Have a birthday you would like to share with us in a future Town newsletter? Send your name and birthday to:
Skutz@southwestranches.org



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

 Printed on Recycled Paper

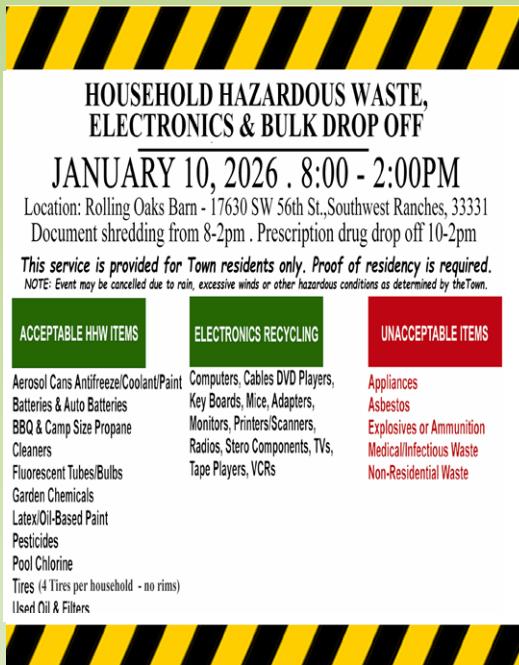
**PRSR STD
US POSTAGE
PAID
MIAMI, FL
PERMIT
#622**

TIME SENSITIVE MATERIAL!!!



YouTube:
Town of Southwest Ranches
Official Channel

CLICK ON QR CODE
TO VISIT US AT
WWW.SOUTHWESTRANCHES.ORG



Waste Management

Recycling 101

If you're wondering what is recycling or how to recycle properly, check below to learn everything from recycling basics to expert tips. [Recycling 101 - What Is Recycling & What to Recycle | WM](#)

Stick to these three rules to recycle more efficiently



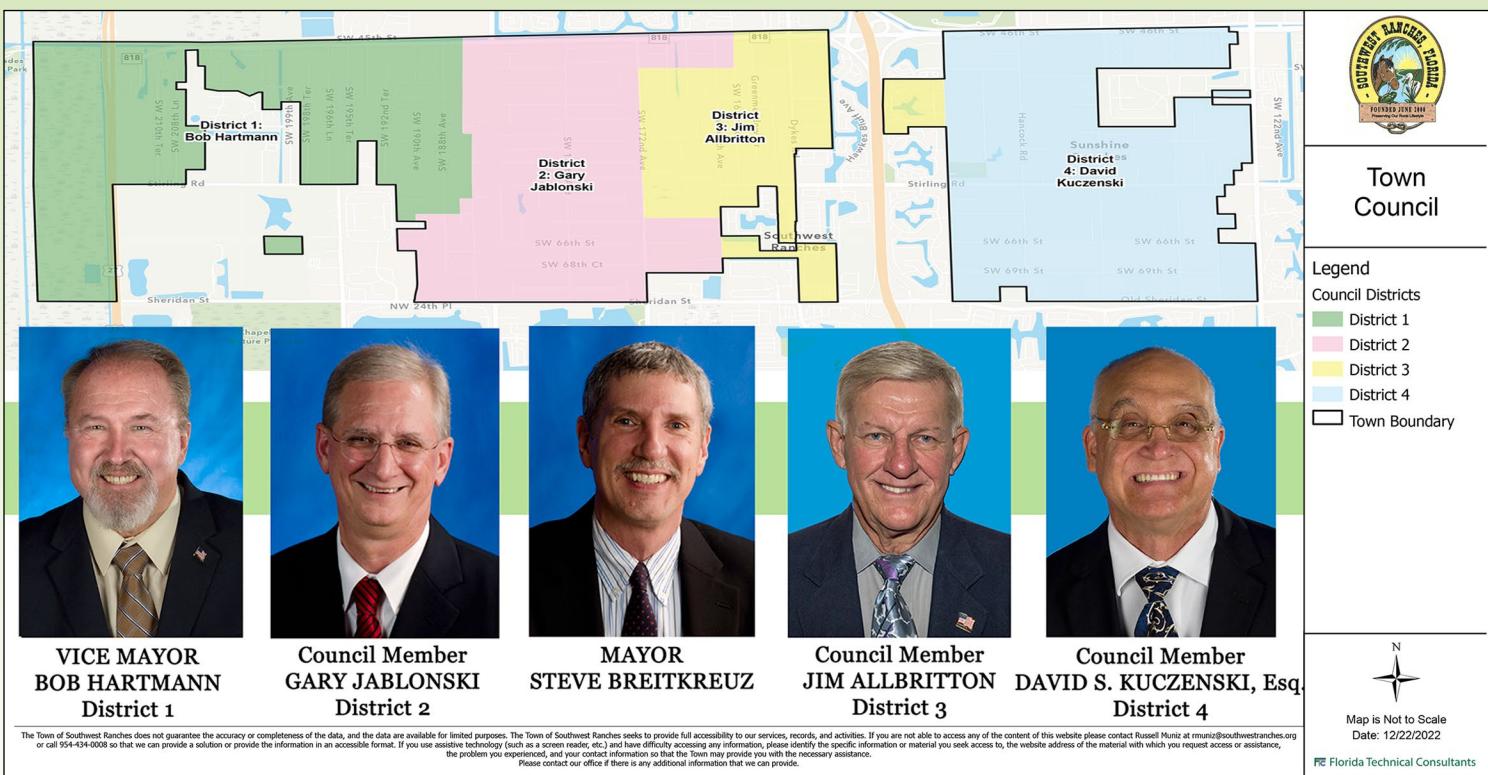
RULE 1
Recycle bottles, cans, paper and cardboard



RULE 2
Keep food and liquid out of your recycling



RULE 3
No loose plastic bags and no bagged recyclables



VICE MAYOR BOB HARTMANN
District 1

Council Member GARY JABLONSKI
District 2

MAYOR STEVE BREITKREUZ

Council Member JIM ALLBRITTON
District 3

Council Member DAVID S. KUCZENSKI, Esq.
District 4



Town Council

Legend

Council Districts

- District 1
- District 2
- District 3
- District 4
- Town Boundary


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Map is Not to Scale
Date: 12/22/2022

