

RESOLUTION NO. 2026-044

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

WHEREAS, the Town of Southwest Ranches owned an approximately 28.84-gross-acre vacant parcel located off of Sheridan Street between SW 185th Way and SW 190th Avenue (the "Property"); and

WHEREAS, on February 24, 2006, prior to selling the Property to the School Board of Broward County, the Town entered into a Restrictive Covenant Running With the Land ("Covenant") limiting the property for use as a public school/educational facility; and

WHEREAS, the School Board of Broward County never utilized the Property for its intended purpose; and

WHEREAS, the Town entered into an agreement with the School Board where the southern portion of the property, approximately 8.25-gross-acres, would be utilized for the South Florida Wildlife Center, and the remaining 20.59-gross-acres to the north would be utilized for single family homes in accordance with the Town's land use and zoning regulations; and

WHEREAS, as a result of this agreement, the School Board entered into a long-term lease agreement with the South Florida Wildlife Center for the southern property; and

WHEREAS, as a result, the Town has agreed to remove the Covenant as it solely relates to the northern property so that it can eventually be developed with single family homes.

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

Section 1: Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The Town of Southwest Ranches hereby releases, cancels, and terminates in its entirety that certain Declaration of Covenants and Restrictions recorded in Official Records Book 41599, Page 333 of the Public Records of Broward County, Florida, as it relates solely to the northern approximately 20.59-gross-acres of property specifically delineated in Composite Exhibit "A".

Section 3. The Mayor, Town Administrator, and Town Attorney are hereby authorized to execute any and all documents reasonably necessary to effectuate the intent of this Resolution including, but not limited to, the Release of Restrictive Covenant Running with the Land, attached hereto as Composite Exhibit "A".

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

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

Ranches, Florida, this 28th day of May, 2026 on a motion by

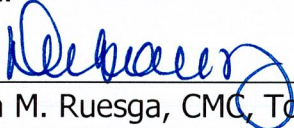
MAYOR BREITKREUZ and seconded by C/M HARTMANN.

Breitkreuz	<u>YES</u>
Jablonski	<u>YES</u>
Allbritton	<u>YES</u>
Hartmann	<u>YES</u>
Kuczenski	<u>YES</u>

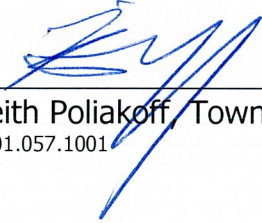
Ayes	<u>5</u>
Nays	<u>/</u>
Absent	<u>/</u>
Abstaining	<u>/</u>

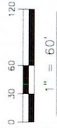
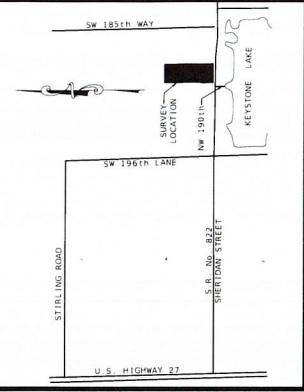

Steve Breitkreuz, Mayor

Attest:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:


Keith Poliakoff, Town Attorney
1001.057.1001



ABBREVIATIONS:

B.C.R.	BROWARD COUNTY RECORDS
CMON	CONCRETE MONUMENT
FAD	FOUND
FIRC	IRON ROD & CAP
NO.	NUMBER
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O/S	OFF-SET
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
SBCB	SCHOOL BOARD OF BROWARD COUNTY

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREIN DESCRIBED LANDS IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY PERSONAL SUPERVISION, AND THAT I AM A LICENSED SURVEYOR RESPONSIBLE FOR THIS SURVEY ON SEPTEMBER 25, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE CHAPTER 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.022, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

Digitally signed by
Michael E Ross
Date: 2025.09.26
10:02:00 -0400

MICHAEL ROSS
FLORIDA REGISTRATION NO. LS 6622
DIGITALLY SIGNED & SEALED IN ACCORDANCE WITH
CHAPTER 472.025, FLORIDA STATUTES

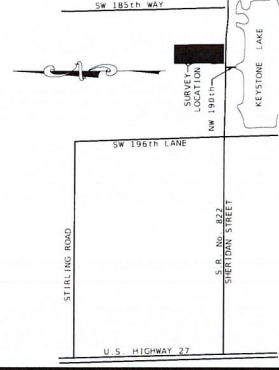
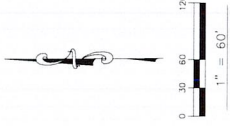
SHEET
1 OF 2

BOUNDARY SURVEY
A PORTION OF PARCEL ID NO. 513901010058
SHERIDAN STREET
Broward County

SURVEYOR'S SEAL

DATE	REVISION	BY					FIELD BY	JIB	PROJECT NO.	2401901
							FIELD BOOK(S)	24-8	SCALE	1" = 60'
							PAGE(S)	22	DATE OF LAST FIELDWORK	09/25/25
							DRAWN BY	SN	DATE OF MAP	09/25/25
							CHECKED BY	MR		
1000 RIVER ROAD, SUITE 100, WYOMING, NEVADA 89415 TEL: 702.440.1000 FAX: 702.440.1000 WWW.ZEMANCONSULTING.COM										

MATCH LINE - SEE SHEET 2 OF 2



VICINITY SKETCH
(NOT TO SCALE)

ABBREVIATIONS:

B.C.R.	BROWARD COUNTY RECORDS
C.W.O.	CONCRETE MONUMENT
F.N.D.	FOUND
IRC	IRON ROD & CAP
N.O.	NUMBER
N.B.	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O/S	OFFSET
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAY BOOK
R.C.T.	RIGHT
R.W.	ROAD OF WAY
S.B.R.	SCHOOL OF BROWARD COUNTY

MATCH LINE - SEE SHEET 1 OF 2

[illegible]

Document prepared by:
The School Board of Broward County, Florida
600 SE 3rd Avenue
Fort Lauderdale, FL 33301

Broward County Public Schools
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, FL 33301

Folio Nos: 513901010058

(Space Above for Recorder's Use Only)

RELEASE OF RESTRICTIVE COVENANT RUNNING WITH THE LAND

WHEREAS, on February 24, 2006, the Town of Southwest Ranches, a political subdivision of the State of Florida ("Town") the then owner of the real property described below ("Property") entered into a Restrictive Covenant Running With the Land ("Covenant") imposing restrictions on the use of said Property, which was recorded on March 9, 2006 in Official Records Book 41599, Page 333 of the Public Records of Broward County, Florida;

WHEREAS, the Covenant restricts the Property to use solely as an Educational Plant and limits improvements to Educational Facilities only; and

WHEREAS, The School Board of Broward County, Florida ("Owner") owns the Property, which is more particularly described and depicted on a boundary survey prepared by Michael Ross, P.S.M., Florida Registration No. 6622, dated September 25, 2025, attached hereto as Exhibit "A" and incorporated herein by reference;

WHEREAS, the Owner of the Property has requested that the Covenant be canceled and released; and

WHEREAS, the need for the Covenant is no longer in existence, and the Town is willing to cancel and release the Covenant; and

WHEREAS, the Town of Southwest Ranches adopted Resolution No. 2024-072 on September 26, 2024, supporting the removal of the deed restriction, which limited the Property use as a public school/educational facility, subject to the conditions set forth therein; and

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town of Southwest Ranches hereby agrees as follows:

1. Recitals. The above recitals are true and correct and incorporated herein by reference.

2. Release. The Town of Southwest Ranches hereby releases, cancels, and terminates that certain Declaration of Covenants and Restrictions recorded in Official Records Book 41599, Page 333 of the Public Records of Broward County, Florida, solely as it applies to that portion of the Property more particularly described in Exhibit "A" attached hereto and incorporated herein ("Released Parcel").

The Declaration of Covenants and Restrictions shall remain in full force and effect as to all other lands originally subject thereto.

For avoidance of doubt, the Property subject to the original Declaration has been subdivided, and this Release is intended to affect only the Released Parcel and not any other portion of lands originally encumbered.

3. Counterparts/Electronic Signature. This Release may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument. The parties shall be entitled to sign and transmit an electronic signature of this instrument (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed instrument upon request.

4. Recording. This Release will be e-recorded by the Town of Southwest Ranches, at the Owner's expense, in the public records of Broward County, Florida upon full execution.

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[SIGNATURES PAGE TO FOLLOW]

Release of Restrictive Covenant Running with the Land

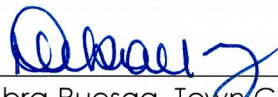
Folio No: 513901010058

TOWN OF SOUTHWEST RANCHES

IN WITNESS WHEREOF, The Town has executed this Release.

ATTEST:
a political subdivision of the State of Florida

TOWN OF SOUTHWEST RANCHES,

By: 
Debra Ruesga, Town Clerk

By: 
Russell Muniz, Town Administrator

SEAL

By: 
Steve Breitkreuz, Mayor

Approved as to Form and Correctness

By: 
Keith Poljakoff, Town Attorney

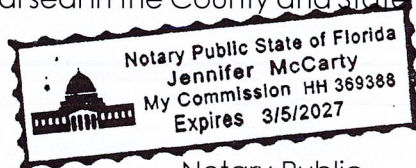
STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Russell Muniz, as Town Administrator, and Steve Breitkreuz, as Town Mayor, and that they severally acknowledged executing the same under authority duly vested in them and that the seal affixed hereto is the true corporate seal of said Town.

WITNESS my hand and official seal in the County and State last aforesaid this 28th
day of May, 2026.

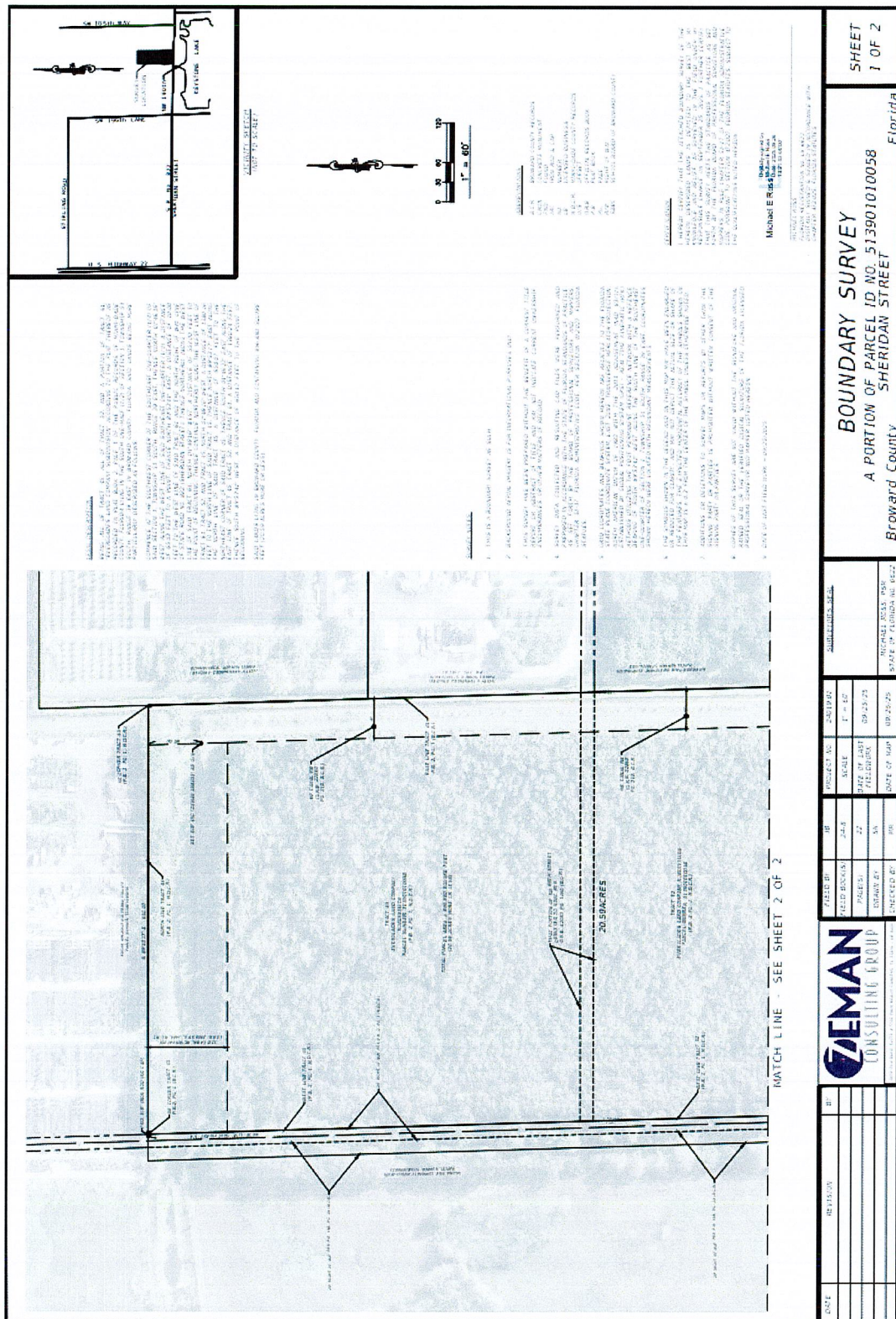
03-05-2027
My Commission Expires:

Jennifer McCarty
Printed Name of Notary



Notary Public
JR McCarty

EXHIBIT "A"



Folio No: 513901010058

EXHIBIT "A"

