

SOUTHWEST RANCHER

The Official Town Newsletter

coming soon

GRAND OPENING

SOUTHWEST MEADOWS SANCTUARY

**PHOTO CONTEST
SUBMITTALS DUE**
September 9th - *see page 9*

REMEMBERING 9/11
see page 15

**2026
BUDGET WORKSHOP
& HEARING DATES**
see back cover

SEPTEMBER 2026

IN TOUCH

TOWN HALL: 13400 Griffin Road / Southwest Ranches, FL 33330 • **PHONE:** (954) 434-0008 • **FAX:** (954) 434-1490

TOWN HALL OFFICE HOURS: Monday - Thursday / 8:00 am - 5:30 pm • Friday 8:00 am - 4:00 pm • **TOWN WEBSITE:** www.southwestranches.org

YOUTUBE: Town of Southwest Ranches Official Channel • **FACEBOOK:** [facebook@SWRGOV](https://facebook.com/SWRGOV) • **INSTAGRAM:** @townofswr

ELECTED OFFICIALS

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

sbreitkreuz@southwestranches.org
gjablonski@southwestranches.org
jallbritton@southwestranches.org
bhartmann@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
Anjali Seupaul, <i>Communications Coordinator</i>	(954) 343-7475
Debra M. Ruesga, <i>Town Clerk</i>	(954) 343-7451
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
Lina Logreira, <i>Administrative Assistant</i>	(954) 343-2535
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
Isabel McNulty, <i>Agricultural Liaison</i>	(954) 358-2550

rmuniz@southwestranches.org
ksims@southwestranches.org
dcaban@southwestranches.org
aseupaul@southwestranches.org
druesga@southwestranches.org
jmccarty@southwestranches.org
tholste@southwestranches.org
hrodriguez@southwestranches.org
linal@southwestranches.org
elopez@southwestranches.org
csemeraro@southwestranches.org
rstrum@southwestranches.org
adurbeej@southwestranches.org
keith@govlawgroup.com
rley@southwestranches.org
eaceti@southwestranches.org
skutz@southwestranches.org
jmarques@southwestranches.org
dlauretano@southwestranches.org
gceballos@southwestranches.org
mbetancourt@southwestranches.org
imcnulty@southwestranches.org

TOWN SERVICES / BUILDING DEPARTMENT PERMITTING – (CAP GOVERNMENT)

Luis Hernandez, <i>Building Official</i>	(954) 343-7448
Marisol Tammoro, <i>Permit Technician</i>	(954) 343-7446
Maria Perez, <i>Permit Technician</i>	(954) 343-7445

M-F 8:30 am - 4:00 pm CLOSED 12 pm - 1 pm
Luis.Hernandez2@BureauVeritas.com
swrinspections@southwestranches.org
swrinspections@southwestranches.org

PLANNING

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

ZONING/PERMITTING

Julio Medina, <i>Community Development/Code Compliance Director</i>	(954) 343-7458
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CODE COMPLIANCE

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

zoninginfo@southwestranches.org

jmedina@southwestranches.org
ccampos@southwestranches.org
yhernandez@southwestranches.org
irashid@southwestranches.org
mgonzalez@southwestranches.org

WASTE/BULK/RECYCLING SERVICES

WM (Waste Management)	(954) 974-7500
REFLECTIVE ADDRESS MARKERS – Chief Bennett	(954) 868-2057

lbennett@southwestranches.org

PUBLIC SAFETY

EMERGENCY	911
Non-Emergency	(954) 764-4357 (HELP)
Davie Police Department	(954) 693-8200
Eddy Velazquez, <i>Detective</i>	(954) 693-8290
Carlos Grave de Peralta, <i>Police Civilian Coordinator</i>	(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

MOSQUITO CONTROL	(954) 765-4062
LOST AND FOUND ANIMALS	(754) 224-0877
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)	

[Facebook@SWRLostandFoundAnimals](https://facebook.com/SWRLostandFoundAnimals)

www.centralbrowardwcd.org

www.sbddd.org

The newsletter is mailed to approximately 2,800 residences, with additional copies available at Town Hall.

A MESSAGE FROM

Mayor
Steve Breitzkreuz



MAJOR ACHIEVEMENTS FOR OUR TOWN

Many times, due to the very nature of the political system, we may be working on a project for many years before it comes to fruition. However, we continue to work at it, enlisting the assistance of our residents, and handling each of the obstacles, one by one, as they present themselves. But then finally all that work from the political side, along with the incredible amount of work from our administrative staff, combined with the effort from a significant number of residents, we reach the goal line, and can report on a major achievement for our Town. Even more rarely do I get to report to you two significant achievements that occurred back-to-back! However, I am very excited to report to you these two major accomplishments.



The first is the closing of our Public Private Partnership (P3) deal where we sold the property that we originally purchased from the Corrections Corporation of America (CCA) just over 10 years ago.

The second is the approval of the Broward Solid Waste Authority (BSWA) Master Plan by the BSWA membership, 28 municipalities in Broward County along with the County itself. This document provides a 40-year plan for Broward County that will ensure a cleaner, safer, and healthier future for our children and grandchildren. Promoting recycling, reusing, and composting. The side benefit to us in the next few years is that it should bring down our costs, resulting in a lower assessment of your annual tax bill. In addition to this, perhaps the biggest plus is that we were able to put this together with no new incinerators in the plan. This is huge for us, as western Broward County was being targeted for an incinerator.

I am going to focus on the BSWA Master Plan in my article next month.

This month I want to focus on the finalization of our P3 agreement. This agreement does several things. First, it provides us with an immediate cash influx. We originally purchased this property as a



defensive move, because others were looking to buy it and, in that case, we probably would have lost all tax revenue from the property. This property is not physically adjacent to the residential areas of Southwest Ranches. It is a detached property located south of Stirling Road, north of Sheridan Street, east of the Broward Landfill and west of SW 196th Lane. We originally purchased the property for \$8.1 million. A significant amount for a Town our size.

However, with this P3 sale, we immediately received \$16.8 million, more than double our initial investment. Beyond this initial cash infusion, there are two other financial benefits. First, we had a huge liability, estimated at \$2 million, hanging over our heads to develop wetlands on the Frontier Trails property. This responsibility was part of the agreement we made when we acquired the property back in 2002. The Frontier Trails property is in Country Estates and is located south of Griffin at about SW 193rd Lane.

(Continued..)

Currently, it is almost completely undeveloped. Well, the corporation that purchased the CCA property, because they had their own wetlands requirements, will be developing these wetlands at their cost, and once that is done, they will be turning it over to the Town to maintain, thus eliminating that significant development cost for the Town.

The final way that this deal benefits the Town financially is that we will receive 6% of the rental revenue from the operation once it is up and running. Also, should this current buyer sell to another entity, we would receive a portion of that sale, as well as any future sales thereafter in perpetuity.

So, the question is, how is this property going to be developed? The plan is to locate a Distribution Center on this property, similar to what you may have noticed on Stirling and SW 196th Ave. The traffic from this facility would enter and exit via Sheridan Street, thus having a minimal impact on the Ranches.

Now, I am guessing that you are thinking that all sounds good, but how is this inflow of cash going to be used? This is a critical question. I can't overstate just how concerned I am that this one-time influx is used in a wise manner. This is a once in a lifetime opportunity and we must treat it as such. So here is the high-level plan. First, we currently, like nearly every other municipality in America, have a certain amount of debt to fund a variety of needs and projects. This will allow us to completely PAYOFF ALL DEBT for the Town. There are only 5 other municipalities in all of Florida, that can say that. This is huge and the benefit to you is that the current debt service payment (principal & interest), will be eliminated. This represents \$578,438 in the currently proposed FY2026-2027 budget that the Town won't have to pay. This will be critical when it comes to keeping our future taxes low. This will leave us with a balance of about \$11.4 million of the proceeds still not spoken for.

As you may or may not be aware, we currently have a project to build a new fire station on Griffin Road, just east of Bonaventure Boulevard. The vast majority of the remaining \$11.4 million will be spent on building that facility, and hopefully completing the project, while remaining debt free. The building of this fire station was a requirement of our last Public Safety Agreement with Davie. But beyond that, there are two other important things for our Town. First, it provides us with our own permanent public safety infrastructure. This should be a significant bargaining chip in keeping our public safety costs reasonable in the future. Second, there are a couple of real public safety benefits. In an emergency, such as a hurricane, this will provide us with a secure facility for fire and police to hunker down, remain safe, and respond to needs from within the town boundaries. During those emergencies, the firehouse will house all public safety personnel and act as our Field Operations Center. This is an important public safety benefit. Added to this, the location where we anticipate it being built is more centrally located to provide an overall improvement in fire rescue service response times for our residents.

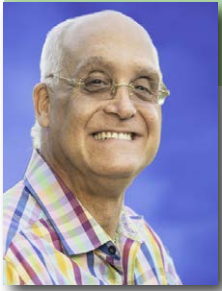
So, there was a lot hinging on this deal. The deal itself is great. But how it will fuel not only our financial health as a Town but also fuel the required public safety needs of our Town, well, it is truly a significant achievement for the long-term health of our community. The credit for this P3 deal can never be attributed to one individual. This is a deal that the Town has been working on for about 2 years. Without the support from our Town Administrator, Russell Muñoz, and our administrative teams, we simply could not have gotten it done. The support from myself and the Council as a whole has been consistent and required as well. However, the driving force from the time we purchased the property, to the efforts of finding the right buyer, to clearing hurdles with the County, with the State, and yes, even the Federal Government, and finally bringing all of the pieces together for closing, has been our Town Attorney, Keith Poliakoff. Many times, Keith takes a lot of grief. All Town Attorneys do. Occasionally, I give him grief! However, his leadership in this effort was beyond critical. The truth is this simply would not have happened without him. So, next time you see him, please extend a big thank-you to him. He's earned it!

So, this is a huge accomplishment for our Town. Next month, I will tell you about yet another one, the exciting news from the Broward Solid Waste Authority.

As always, thank-you for your trust and support as I have the honor of serving as your Mayor.

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

A MESSAGE FROM



Council Member
David S. Kuczenski, ESQ.

Howdy Ranchers,

I am writing this month to address recycling. Recycling is critical for all of Broward because the landfill is running out of space. Initially, Broward County proposed four solid waste incinerators, one of which was planned to be located at the Sheridan landfill. Zero Waste appears to have prevailed. The next step is to plan initiatives to effect decreasing the amount of solid waste bound for the landfill towards recycling. Currently, Southwest Ranches diverts approximately 22% of our solid waste from landfill disposal to recycling.

This is unacceptable. By working together, we can strive to achieve 75% or greater waste diversion by 2030. As I write this, the Zero Waste Advisory Board is discussing various options to encourage and promote more recycling. Remember, in the absence of increasing recycling, the unacceptable alternative is an incinerator. To help accomplish this goal, the Town retained Abbe & Associates to develop the Southwest Ranches Zero Waste Plan for a Sustainable Future.

Our Zero Waste Plan is a comprehensive strategy identifying practical ways to reduce waste, recover valuable materials, improve efficiency, lower environmental impacts, and create long-term economic and environmental benefits for our community.

Waste diversion means keeping valuable materials in circulation instead of sending them to disposal.

“Remember, in the absence of increasing recycling, the unacceptable alternative is an incinerator.”

Many of the materials we throw away...including paper, cardboard, metals, glass, plastics, food scraps, yard trimmings, wood, textiles, construction materials, and other reusable resources...still have value. When these materials are properly recovered, they can be recycled into new products, composted into nutrient-rich soil, repaired, reused, donated, or otherwise returned to productive use.

Every item successfully diverted helps conserve natural resources, saves energy and extends the life of existing disposal facilities.

Conversely, when recoverable materials are discarded, they are typically sent to a landfill or a solid waste incinerator, sometimes referred to as a waste-to-energy facility.

The Board is exploring many alternatives, including reducing recycling contamination, which occurs when non-recyclable materials are mixed with recyclables, causing entire truckloads of recycling becoming unsuitable for recycling.

We can prevent contamination by recycling only materials accepted by the Town's recycling program, emptying and lightly rinsing food and beverage containers, flattening cardboard boxes, keeping non-recyclable items out of recycling carts, including plastic bags, hoses, cords, clothing, unless specifically accepted.

Additionally, the Board is discussing options to address bulk waste. The goal is to guide organic material to mulching or composting. This may be attained by separating organic waste from non-organic waste. The Town also has a composting program for FREE. To register contact Town Hall. It's easy and convenient to do. Other options being considered to reduce landfill waste include collecting manure, diverting plastic bedding bags, and diverting construction and demolition debris.

If you have concerns regarding the initiatives for reducing solid waste, I encourage you to attend these meetings of the Zero Waste Advisory Board. Meetings are posted on the Town calendar.

Achieving 75% or greater waste diversion rate by 2030 will require participation from every part of our community. Every properly sorted recycling cart, every compost pile, every reusable item donated, and every properly prepared yard waste pile moves us one step closer to that goal.

As your Council Member from District 4, my goal is to preserve Southwest Ranches' unique rural lifestyle and minimize any changes to it. Together, let's protect and maintain what makes our community special. I also strive to return all phone calls within 24 to 48 hours. My cell phone is 305-815-0990. If you have questions or concerns, do not hesitate to contact me. It has been an honor to serve you on the Council.

Very Truly Yours, David S Kuczenski, Esq., Council Member District 4

A MESSAGE FROM



Council Member
Bob Hartmann

PFAS in Private Wells: What Southwest Ranches Residents Need to Know Now

Southwest Ranches has always taken pride in its rural character, its open spaces, and the independence that comes with relying on private wells. I've recommended their use for the 32 years I've relied on one myself. But as national attention intensifies around PFAS- "forever chemicals" now found in water supplies across the country, our community is beginning to confront the same questions facing towns from Maine to Michigan: *What's in our water, and what does it mean for our long-term health?*

A recent PFAS test from a shallow well in town offers a clear snapshot of what residents may encounter. While most of the chemicals detected were below health protective benchmarks, two of the most studied PFAS-PFOS and PFOA-were found above the Health Guidance Level (HGL). This result doesn't signal an immediate emergency, but it does call for informed action, community awareness, and a shared commitment to protecting our groundwater.

PFAS: The "Forever Chemicals" Beneath Our Feet

PFAS (per- and polyfluoroalkyl substances) are synthetic chemicals used for decades in firefighting foam, nonstick cookware, stain resistant fabrics, food packaging, and industrial processes. Their nickname-"forever chemicals"-comes from their extraordinary persistence. Once they enter soil or groundwater, they can remain for generations.

Two PFAS stood out in the recent test:

- PFOS - 0.00989 µg/L, above the HGL
- PFOA - 0.00668 µg/L, above the HGL

These compounds are the focus of new federal drinking water standards. Their presence above the HGL means the water exceeds the most protective health benchmarks used by public health agencies.

What "Above the HGL" Means for Your Family

The Health Guidance Level is not a legal limit-it's a health protective benchmark. Water at or near the HGL is considered safe for lifetime consumption. When levels exceed the HGL, it signals a potential long-term risk, especially with daily use for drinking and cooking.

PFAS health concerns come from *long-term exposure*, not short-term contact. PFOS and PFOA have been linked to:

- Elevated cholesterol
- Immune system suppression
- Thyroid disruption
- Developmental effects in infants and children
- Increased risk of certain cancers

Even small concentrations matter because PFAS accumulate in the body and environment.

Other PFAS Found in the Sample

Additional PFAS-PFBS, PFDA, PFHpA, PFHxA, and PFNA-were detected at levels below the HGL. These compounds are less studied but still contribute to the overall PFAS load. Some are shorter chain PFAS, which accumulate less in the body, while others are long chain compounds associated with liver, immune, and developmental effects at higher exposures.

The message is clear: PFOS and PFOA are the primary concern, but the presence of multiple PFAS indicates a pattern worth monitoring.

A History Written in Our Soil: Pesticides, Herbicides & Household Chemicals

PFAS are only one part of a larger story about groundwater quality in rural communities like ours.

For decades, properties in Southwest Ranches have been exposed to:

- Agricultural pesticides used on pastureland, nurseries, and former groves
- Fungicides and herbicides applied to control weeds and blights
- Household chemicals such as degreasers, solvents, paint thinners, and automotive fluids
- Legacy contaminants from dumping or rinsing equipment outdoors-common practices before modern environmental awareness

Many longtime residents remember when leftover pesticides were poured behind barns when motor oil was dumped at the back of the property, or when lawn chemicals were applied without today's safety guidance. These substances don't simply disappear. Some bind to soil. Others migrate slowly downward until they reach the shallow aquifers many of us rely on.

(continued...)

PFAS now join this historical mixture-another layer in a decades long accumulation of contaminants beneath our feet.

Western Ranches: The Broward County Landfill Factor

Residents in the western portions of town face an additional concern: the proximity of the Broward County landfill. Landfills-especially older ones-can release contaminants into surrounding soil and groundwater, including:

- PFAS from discarded consumer products
- Solvents and industrial chemicals
- Petroleum residues
- Heavy metals and leachate compounds

While Broward County monitors its landfill systems, no landfill is completely sealed off from the environment. Slow migration of contaminants can occur over decades, especially in areas with shallow groundwater like ours.

This doesn't mean every western well is affected-but it does mean western residents should be especially proactive about testing and monitoring.

What Residents Can Do Right Now

1. Test your well regularly. PFAS and other contaminants can fluctuate over time.
2. Consider PFAS rated water treatment. Activated carbon and reverse osmosis systems are proven to reduce PFOS and PFOA.
3. Avoid dumping chemicals on the ground - ever. Even small amounts can migrate into groundwater.
4. Use bottled or alternative water sources if your well shows PFOS or PFOA above the HGL.
5. Stay engaged. Groundwater protection is a community effort.

A Shared Responsibility-and New Support Coming

PFAS contamination is a national issue, but its solutions are local. Every resident who tests their well, installs a filter, or handles chemicals responsibly contributes to a healthier, more resilient Southwest Ranches. Addressing PFAS-and the legacy of agricultural, household, and landfill related contaminants-is simply the next chapter in our long tradition of land stewardship.

We are collaborating with Broward County to offer more water-testing options, particularly for areas most affected by groundwater issues. If you want your water tested free of charge by the county, contact Danielle Caban, the Executive Assistant to the Town Administrator, at 954-343-7474. Together, through awareness and action, we can ensure that our water remains as strong and dependable as the community it serves. Together, through awareness and action, we can ensure that our water remains as strong and dependable as the community it serves. If you have any questions please call me.

With appreciation, -**Bob 954-802-1758**

A MESSAGE FROM Council Member Jim Allbritton



SUMMER IS OVER – PLEASE DRIVE SAFELY

As summer comes to an end and a new school year begins, I want to remind everyone to be extra cautious on our roads. Broward County school buses are now equipped with cameras that detect vehicles that illegally pass a stopped school bus while students are boarding or exiting.

There will be a short grace period during which only warning notices will be issued. After that, the fine for a first offense will be **\$300**. More importantly, these laws are in place to protect our children. Please slow down in school zones, stay alert, and help ensure every student gets to and from school safely.



I would also like to take a moment to thank everyone who played a role in the successful sale of the Town-owned property. In particular, I want to recognize **Mr.**

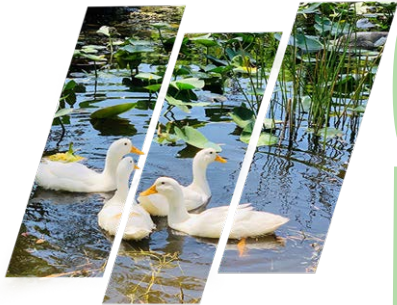
Keith Poliakoff, whose leadership and dedication were instrumental in negotiating an agreement that will benefit the Town for many years to come. We are grateful for his hard work and commitment to our community.

Many of you have been looking forward to the opening of the new pavilion at the **Southwest Meadows Sanctuary**. While we had hoped to welcome everyone in July, the opening has been delayed. We now anticipate opening the pavilion in late September. I appreciate your patience, and I am confident this beautiful new gathering space will become a favorite destination for families, neighbors, and visitors alike.

Finally, I would like to invite our Veterans to join us for the **Veterans Social Café Ice Cream Social** on **September 18** at Town Hall. Email invitations will be sent out soon, so please make sure we have your current email address, street address, and phone number.

If you are a Veteran – or know someone who is – who has not yet connected with our Veterans group, I encourage you to reach out. It would be our privilege to welcome you to this wonderful and ever-growing community. We look forward to honoring your service and sharing this special event with you.

Contact us at jallbritton@southwestranches.org OR dlauretano@southwestranches.org



UPCOMING EVENTS

AARP

**Looking for guidance
in a career transition?**

This is where we can help.



AARP

**How can you
protect yourself
from fraud?**

This is where we can help.



Discover how you can age-proof your resume, use AI in your job search, network effectively, and hone your interviewing skills!

Join us for this free, interactive workshop where you can:

- Connect with fellow job seekers
- Get tips to help strengthen your resume
- Explore how to optimize your online presence
- Prepare for tough interview questions
- And more!

**Your Next Career Chapter:
Practical Tools for Today's
Job Search**

Town of Southwest Ranches
13400 Griffin Road,
Southwest Ranches, Florida,
33330
Wednesday September 16th
10:30AM-12:30PM

<https://events.aarp.org/event/dfa168f2-25e5-4bf8-8606-a89156024c1d/summary>

Have you ever been approached with a fraudulent offer or been a victim of identity theft? These days, scammers are sophisticated. And separating the real from the phony can be tough—especially when emotions are running high. Join us for a free event where we'll take a look into the latest scams, how to avoid them and what to do if you've been targeted.

We'll explore:

- Common scams, and how to spot and avoid them
- Tactics scammers use to target individuals
- What to do if you're asked for personal information
- Resources to help protect yourself and your family

Spotting Scams & Staying Safe
Rolling Oaks Park (Meeting Room)
17630 Southwest 56th Street,
Southwest Ranches, Florida,
33331

Tuesday September 8th
11:30AM-1:30PM

Register at:
<https://events.aarp.org/event/616bf6e6-8a83-4912-a20c-9913d6a6d30f/summary>

What will you learn? Register now by:

Phone: 1-866-591-8105

Online: See link above

What will you learn? Register now by:

Phone: 1-866-591-8105

Online: <See Link Above>

**SOUTHWEST RANCHES
PUMPKIN
PATCH
Festival**

**CARVE OUT
SOME FUN
AT THE PATCH!**

**OCTOBER
16-18, 2026**

FRI 16TH	SAT 17TH	SUN 18TH
4-10 PM	10-10 PM	11 AM-8 PM

- BIG BEAUTIFUL PUMPKIN PATCH
- PUMPKIN CRAFTS
- CARNIVAL RIDES
- PUMPKINVILLE INFLATABLE ZONE
- FALL PHOTO OPS
- FESTIVE FALL GAMES
- BUBBLEMANIA BUBBLE STATION
- FALL VENDOR VILLAGE
- MIDWAY CARNIVAL GAMES
- FALL FOOD COURT

A PORTION OF THE PROCEEDS WILL BENEFIT THE MY FAMILY MATTERS FOUNDATION

GET YOUR TICKETS NOW
SWRANCHESPUMPKINPATCH.COM

HALLOWEEN SPOOKTACULAR

**DOUBLE, DOUBLE TOIL AND TROUBLE:
FIRE BURN AND COULDRON BUBBLE** ~ WILLIAM SHAKESPEARE

**SOUTHWEST RANCHES RESIDENTS...
YOU ARE INVITED TO PARTICIPATE IN THE TOWN'S
HALLOWEEN SPOOKTACULAR YARD DECORATING CONTEST.**

**DEADLINE TO REGISTER YOUR HOME:
~ OCTOBER 16TH. ~**

**JUDGING:
~ OCTOBER 20TH. ~**

**AWARDS WILL BE GIVEN TO 1ST, 2ND & 3RD PLACE WINNERS:
~ OCTOBER 23TH. ~**



Labor Day

is a time to honor the dedication, hard work, and contributions of the American workforce. As we gather with family and friends to enjoy the long weekend, let us also take a moment to recognize the individuals whose daily efforts help keep our community strong and thriving.

We wish all of our residents a safe, relaxing, and Happy Labor Day!

SOUTHWEST RANCHES COUNTRY FAIR AND CARNIVAL



WHEN:

Thursday, January 14th, 5-10pm
Friday, January 15th, 5-10:30pm
Saturday, January 16th, 1-10:30pm
Sunday, January 17th, 1-10:30pm
Monday, January 18th, 12-6pm

WHERE:

Southwest Ranches
Sanctuary Park
16290 Griffin Road,
Southwest Ranches

BENEFITING: SOUTHWEST RANCHES PARKS FOUNDATION

**FOOD & CRAFT
VENDORS WANTED
SPONSORSHIPS
AVAILABLE**

CONTACT: INFO@SWRANCHESPARTS.ORG

**Veterans'
Chill Out
Ice Cream Social**

WELCOME ALL VETERANS

★ Friday, September 18, 2026

★ 3:00 PM - 5:00 PM

**★ Town Hall
13400 Griffin Road
Southwest Ranches, FL 33330**

RSVP: (954) 343-7452

Thank You for Your Service!

UPCOMING EVENTS

SOUTH FLORIDA TRAIL RIDERS
IS HOSTING A
HAUNTED HORSE SHOW

SPOOKY FUN FOR ALL AGES!

SUNSHINE RANCHES EQUESTRIAN PARK
5840 Volunteer Rd
Southwest Ranches, FL 33330

OCTOBER 11TH
START TIME 10AM
REGISTRATION OPENS AT 9AM

COSTUME CONTEST FIRST
★ followed by 6 events ★

\$5 PER CLASS OR \$15 FOR ALL 6 CLASSES

ALL CONTESTANTS MUST BE MEMBERS, DAY MEMBERSHIPS AVAILABLE FOR \$10

FOOD AND DRINKS AVAILABLE FOR PURCHASE

FOR MORE INFORMATION CALL:
KATHY AT 954-593-6478 • BRIANNA AT 954-598-1010

EGG N SPOON
TOILET PAPER RACE (TEAM OF 2)
PUMPKIN TOSS
WITCHY BROOM RACE (TEAM OF 2)
POLE BENDING
BARRELS

Southwest Ranches Parks Foundation presents

AT THE BINGO^{THE} BARN

Saturday, Sept 19, 2026
Dinner 6-7
BINGO 7-9

Rolling Oaks Park
17630 SW 56 Street
SW Ranches, FL 33331

Tickets \$30.00 in advance or \$35.00 at the door. Ticket price includes dinner, first 2 BINGO cards and a chance to win door prize.

More BINGO cards available for \$2.00 each.

Call: 954-343-7452
Email: dlauretano@swranches.org

BINGO GO

4	16	17	40	69	39	58
8	26	51	33	68	2	65
7	18	★	42	71	73	
2	25	44	55	62	57	
3	21	30	39	65		

TOWN OF SOUTHWEST RANCHES PHOTO CONTEST

Let your creativity take flight and share the beauty of Southwest Ranches through your camera or phone. This year's theme, "Wings Over Southwest Ranches," invites you to showcase everything that makes our community special:

A few examples:
Animals we love, Summer fun, Town events, Joyful moments in our community, Stunning sunsets, Eye-catching landscapes, Vibrant gardens in bloom.
"What the Town of Southwest Ranches means to you."

RULES

- No previous photos will be accepted
- Photos must be at least 8.5 x 11 (landscape) - 300 DPI resolution
- All entries must be submitted with entry form and a short caption for the photo
- Photos must be taken in Southwest Ranches

Submission Deadline September 9th, 2026

Submit your best photo for a chance to be featured in the Town's 2026-27 Calendar.

Email photo to: Skutz@southwestranches.org along with any questions.

12th annual MAYORS' CHESS CHALLENGE

Players of all ages and skill levels are welcome.
Join families, elected officials and community leaders for a free and friendly meetup.

IN SUPPORT OF SCHOLASTIC CHESS!

October Dates:

City of Sunrise September 19, 2026 - 10 am to noon SAC Multipurpose Center 11501 NW 44th Street 954-746-3250	City of Weston October 10, 2026 - 10 am to noon Weston Community Center 20200 Saddle Club Road 954-389-4321
Town of Davie October 3, 2026 - 10 am to noon Pine Island Multipurpose Center 3801 South Pine Island Drive 954-797-1181	Town of Southwest Ranches October 17, 2026 - 10 am to 1 pm Southwest Ranches Town Hall 13400 Griffin Road 954-343-7452

Visit sunrisefl.gov/chess for the full schedule and event details.



- **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.sircom.org/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 Disasterassistance.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-insuranceinformation/> 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.

(Continued..)



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



RANCHES ROUNDUP

"Cultivating Our Agricultural Community"

by Isabel McNulty, Agriculture Liaison

Gardening in Southwest Ranches

Healthy gardens begin with healthy soil, and one of the best ways to improve your soil is by adding compost.

Here's how you can start composting in 3 simple steps:

- 1) Pick a location
 - Choose a compost bin or designate a small outdoor area with good drainage
- 2) Add materials
 - Mix "green" nitrogen-rich materials (fruit/vegetable scraps, coffee grounds, grass clippings, etc.) to "brown" carbon-rich materials (dry leaves, other yard waste, etc.)
- 3) Let nature do the work
 - Keep your pile slightly moist and turn it occasionally to help break it down until you have dark, crumbly compost ready for your garden

If you don't want to maintain your own composting bin, consider joining Southwest Ranches' Residential Compost Program. Learn more: <https://tinyurl.com/swrcompost>



QR code for this toolkit:
Backyard Composting Toolkit

Resource Spotlight

Did you know UF IFAS has a Florida Master Gardener Volunteer Help Desk? They're a free resource available to answer your gardening and landscaping questions. Reach them at 954-756-8533 or BrowardMG@ifas.ufl.edu

Agricultural Classification

Agricultural Classification is a property tax assessment category that values land based on its agricultural use value instead of full market value.

For land to be granted Agricultural Classification, the use of the land must be primarily for bona fide commercial agriculture as of January 1st of the application year.

To apply for Agricultural Classification, visit: <https://web.bcpa.net/bcpaclient/#/Agricultural>

Upcoming Webinars/Events

Attend...

- UF/IFAS Broward County Extension – Florida-Friendly Landscaping Program
 - o Landscape Pest Update
Tuesday September 8th 10:00am (free virtual webinar)
 - o Preferences and Perceptions for Native Plant Yards
Tuesday September 15th 11:00am (free virtual webinar)

Join...

- Broward Beekeeping Association
- Rare Fruit and Vegetable Council of Broward County
- Florida Wildflower Foundation

It's a joy and privilege to serve as your Agricultural Liaison! As always, please feel free to contact me at 954-358-2550 or imcnulty@southwestranches.org.



Property Tax Adjustments

This November, Floridians will be asked to pass a property tax amendment that would be added to the state constitution if it is approved by at least 60% of voters. Property taxes are the primary source of funding for local governments and support services. Those services include fire, police, EMS, road maintenance, flood control, parks, libraries, garbage collection, and county veteran and senior

programs. They also fund special districts such as the Children's Services Council, the South Florida Water Management District, and portions of our hospital district's budgets.

Amendment 3 would increase the homestead exemption for non-school property taxes to \$150,000 in 2027 and \$250,000 in 2028. It also requires the Legislature, through general law, to establish a schedule for the full elimination of non-school property taxes, which would result in a significant budget deficit. Unlike the previous proposals, this amendment does not protect fire and public safety services, does not affect schools, and does not require the Legislature to backfill local government budgets.

Critics fear there will be a cost shift to businesses and renters, even though the amendment language reduces the annual assessment increase cap from 10% to 5%. There are concerns that this amendment will lead to a reduction in services, forcing cities and counties to raise other taxes, increase millage rates, or create new fees. Firefighters, the Fraternal Order of Police, and other groups have taken a stand against this. Concerns have also been raised by Florida TaxWatch, The Wall Street Journal, and elected officials on both sides of the aisle.

We can all agree that Floridians need financial relief and that there is some level of waste in government programs. However, I believe that we should have thoughtful and responsible tax reform. The Florida Taxation and Budget Reform Commission is required to meet every 20 years to address this issue, and our next Governor will convene them in 2027—just three months away. We should allow the Commission to make recommendations and create an amendment that meets the needs of all Floridians without jeopardizing our public safety and quality of life.

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**, our office at (954) 872-1770, or on my personal cell at (954) 668-3662.

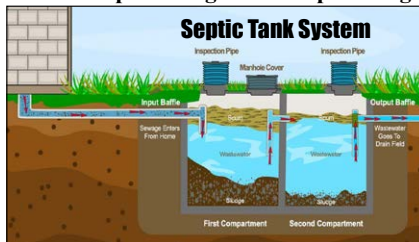
PROPER OPERATION AND MAINTENANCE OF A SEPTIC TANK SYSTEM

The proper operation and maintenance of septic tank systems is critical to minimizing the impact on our health and water resources. Our sole source of drinking water, the Biscayne Aquifer, is just a few feet beneath the surface of the land. All that separates us from this underground water supply is a thin layer of sand. Consequently, our water supply is extremely vulnerable to contamination.

A major advantage of the septic tank is that it has no moving parts and needs very little routine maintenance. If properly operated and maintained the system should work for 10 to 20 years. But there are problems that may show up in the house plumbing, the septic tank, distribution pipes, and the soil absorption drainfield over time or if the system is improperly operated or maintained.

Signs to look for include:

1. Low spots in the area above or near the drainfield.
2. Obnoxious odors ranging from a musty odor to a rotten egg odor to raw sewage odor.
3. The grass is much greener and lush above or near the drainfield.
4. Soggy grass in the area above or near the drainfield during dry periods.
5. Gurgling sounds in the plumbing.
6. Sluggish flow when flushing the toilet.
7. Backup of sewage in house plumbing.



Over time all drainfields will fail because the capacity of the soil to absorb effluent has been exceeded. The soil becomes clogged and the effluent will rise to the surface of the ground. However, premature failure most often results from failure of the homeowner to periodically pump out the sludge from the tank.

If you need an inspection or repairs to an existing septic tank system, a state registered

septic tank contractor or a state certified plumber should be called. The Broward County Public Health Unit maintains lists of State registered contractors and requires permits for all repairs and installations.

Septic system owners must ensure that their systems are maintained properly. Even a well-designed and properly operating septic tank system will eventually fail if it is not also maintained. Regular maintenance can prevent failures such as clogging of the soil absorption drainfield and sewage backup into the home.

For additional information, please contact the Department of Planning and Environmental Protection, at (954) 519-1400 or the Environmental Engineering Division of the Broward County Public Health Unit at (954) 467-4920.

Source: <https://www.broward.org/EnvironmentAndGrowth/EnvironmentalProgramsResources/Publications/Documents/YouYourSepticTank.pdf>.



TRASH TALK: ZERO WASTE ADVISORY BOARD EDITION

- District Recycling Contest - keep up the good work!
- July evening WM Recycling Center tour was a great success and filled to capacity. Please call town hall to sign up for future tours.
- The Board's work is well under way with the Zero Waste Consultants on creating programs and initiatives
- The Board will have working meetings with the consultants the 1st hour of each meeting.
- Residents are welcome to share their input.
- Sneaker Impact Box kicked off to a great start. Stop by Town Hall to drop off old sneakers to be either re-used or recycled
- To keep up to date on the board's work and events look for our Zero Waste Advisory Board tile on the Town's Website or scan the QR code here. - >





FORESTRY AND NATURAL RESOURCES



**POLLINATOR
PARTNERSHIP**
Protect their lives. Preserve ours.

The Incredible Benefits of Spending Time in Nature for Kids: Reducing Stress and Boosting Well-Being

(<https://sciencethroughnature.com/benefits-of-spending-time-in-nature-for-kids/benefits-of-spending-time-in-nature-for-kids/>)

In today's fast-paced world, it's easy to overlook the benefits of spending time in nature for kids. Nature is more than just fresh air and fun—it's essential for healthy growth. Research shows that time outdoors lowers stress, boosts learning, and strengthens health, yet screens often replace playtime and kids spend more hours indoors than ever. Whether your child goes to a traditional school or learns at home, time outside helps them thrive in ways books and apps cannot.



Physical Health: Benefits of Spending Time in Nature for Kids

One of the biggest benefits of time outdoors is better physical health. Running on trails, climbing trees, or chasing butterflies gives kids exercise without them even realizing it. These simple activities build strength,

balance, and heart health in a natural way.

Spending time outside also means more sunlight, which helps kids make vitamin D. This vitamin is key for strong bones and a healthy immune system. Studies show that children who play outside regularly are less likely to face obesity or related health problems.



By weaving outdoor activities into daily life, parents and teachers can help kids stay active and healthy—without the pressure of organized sports. Simple outdoor activities for kids, like hiking or nature scavenger hunts, help build strength and encourage lifelong healthy habits.

Mental Health: The Benefits of Spending Time in Nature for Kids

Perhaps the most powerful effect of nature is on children's mental health. One of the biggest benefits of spending time in nature for kids is stress relief. It gives kids a break from screens, homework, and the rush of daily life. Research backs this up:



- Kids who spend at least one hour a day in nature have a much lower risk of mental health struggles.
- Nature time can cut stress levels by nearly 30%.
- Children who grow up near green spaces are less likely to face issues like depression or anxiety later in life.

Learning and Focus: Sharper Minds in Green Spaces

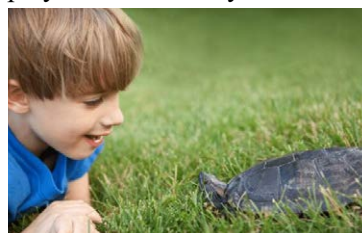
Nature doesn't just calm kids—it also sharpens their thinking. A short 20-minute walk in a park can boost focus and attention, especially for children with ADHD. Studies show that kids with access to green spaces do better in school. They have stronger memory, better self-control, and more creativity. Outdoor learning turns nature into a living classroom, making science, problem-solving, and observation come alive. For homeschoolers and classroom learners alike, this is a powerful tool: time outside helps brains learn better.



Social and Emotional Growth: Building Confidence and Empathy

The outdoors also shapes kids' social and emotional skills. Playing outside encourages teamwork, sharing, and problem-solving. Field trips to natural areas often lead to more cooperation and kindness among students.

Spending time in nature also builds confidence. Whether it's climbing a tree or exploring a trail, kids learn independence and resilience. They also develop empathy—not just for friends and family, but for animals, plants, and the environment. For children struggling with screen overload or isolation, outdoor play offers a healthy balance.



A Brighter Future Through Nature

The benefits of nature for kids are clear and powerful: lower stress, stronger health, sharper minds, and greater emotional resilience. Just an hour outdoors each day can transform their well-being and future. So, the next time your child has free time, encourage them to step outside. A simple walk, a game in the backyard, or a guided outdoor activity can make all the difference. From stronger health to sharper focus, the benefits of spending time in nature for kids are clear. Encourage your child to step outside each day and watch them thrive.



PROTECT OUR WATERWAYS

Under Florida Department of Environmental Protection (FDEP) mobile car wash wastewater must never enter storm drains, streets, or surface waters because soaps, metals, and oils harm the environment. Runoff containing soap, dirt, and chemicals is strictly prohibited from entering municipal storm sewer systems.

Recommended Best Management Practices for Mobile Vehicle and Equipment Washing

- . Wash your car on your lawn or another permeable surface.
- . Use a commercial car wash when possible.
- . Use biodegradable, phosphate free soap.
- . Use a bucket and hose with a shut off nozzle to conserve water.
- . Keep soapy water and automotive fluids out of storm drains.
- . Repair vehicle leaks before washing.
- . Properly dispose of used oil, antifreeze, and other automotive fluids.
- . Sweep up dirt and debris instead of washing it into the street.

Remember: Only rain belongs in the storm drain! Every small step helps protect Florida's waterways.

https://floridadep.gov/sites/default/files/bmps4mobile-vehicle-washing_1.pdf

ONE WATER OUR WATER



BRIEF LEGISLATION FROM THE JULY 23, 2026 TOWN COUNCIL REGULAR MEETING

- Adopted Resolution 2026-054 Accepting the Bid Recommendation for IFB 26-011 from PHI Construction, Inc. for the Fabrication and Installation of Five (5) Park Entryway Signs
- Adopted Resolution 2026-055 Proposed Millage Rate for FY 2026-2027
- Adopted Resolution 2026-056 Preliminary Fire Protection Assessment Rate - FY 2026-2027
- Adopted Resolution 2026-057 Preliminary Solid Waste Assessment Rate - FY 2026-2027
- Adopted Resolution 2026-058 Approving the Town of Southwest Ranches' Strategic Plan
- Adopted Resolution 2026-059 Approving Agreement with Essential Constructs, LLC for the Town Hall Ballistics Glass Project
- Adopted Resolution 2026-060 Approving the Assignment of the Town's Primary Disaster and Debris Management Contractor Agreement for



MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER



QUESTIONS ABOUT YOUR 2026 PROPERTY ASSESSMENT OR EXEMPTIONS?

The Property Appraiser's Office mailed over 782,000 TRIM (proposed tax) Notices last month. The TRIM Notice shows your property's 2026 Just/Market Value, any tax-saving exemptions you are receiving and the proposed tax amounts as set by the taxing authorities listed on the notice.

The 2026 Just/Market Values are based on the market data from 2025 with January 1, 2026 being the date of assessment. Any increases or decreases in the current market will be reflected in the 2027 assessments.

It is important to remember the Property Appraiser's Office does not set or collect taxes.

If you have questions or concerns about any of the proposed tax rates or non-ad valorem fees, including fire assessments, please contact the taxing authority listed on the TRIM Notice.

If you believe you are entitled to a Homestead Exemption or any other exemption not shown on your TRIM Notice, you may still late file for any 2026 exemption until September 18, 2026. For a list of all the available tax-saving exemptions and to apply for these exemptions online, please visit our website at web.bcpa.net or call us at 954-357-6830.

If you have questions about your 2026 Just/Market Value or exemptions, please email or call us prior to September 18, 2026.

Exemptions & General Questions	CSEmgmt@bcpa.net	954-357-6830
Residential Property	ResTRIM@bcpa.net	954-357-6831
Condo/Co-op & Timeshares	CondoTRIM@bcpa.net	954-357-6832
Commercial Property including Duplexes	CommercialTRIM@bcpa.net	954-357-6835
Tangible Personal Property	tpp-docs@bcpa.net	954-357-6836

The ABSOLUTE deadline to file an application for any 2026 Exemption or to appeal your property's 2026 Just/Market Value with the VAB is Sept.18, 2026.

VALUE ADJUSTMENT BOARD

The Value Adjustment Board (VAB) is an independent quasi-judicial review board. If you believe your Just/Market Value is not what a buyer would have reasonably paid for your property on January 1, 2026, you should first contact our office. If after speaking with one of our appraisers, you still do not agree, you can file an appeal with the Broward County Value Adjustment Board. If you were denied an exemption, you may also file a petition with the Value Adjustment Board to appeal this denial. The deadline for any VAB petition is September 18, 2026. To file a VAB petition online, please visit their <https://bcvab.broward.org/axiaweb2026>. Should you have any questions for the Value Adjustment Board, they can be reached at vab@broward.org or 954-357-7205. If my office can be of assistance to you, please feel free to contact me at martykiar@bcpa.net.

Take care,

Marty Kiar

Marty Kiar, JD, CFA



MartyKiarBCPA

@MartyKiarBCPA

Emergency Debris Removal and Emergency Logistical Services from Bergeron Emergency Services, Inc. to EDS HOLDCO, LLC DBA Bergeron Emergency Services

• Adopted Resolution 2026-061 Approving Change Order #3 to Agreement with BRJ Restoration, LLC.

• Adopted Resolution 2026-062

Agreement for the Purchase and Installation of Replacement Components and Services for the Sunshine Ranches Equestrian Park Playground from REP Services, Inc./ Landscape Structures, Inc.

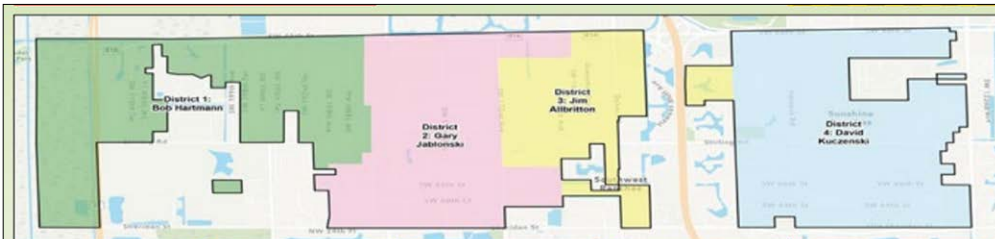
To view these approved items in their entirety please visit the Town Clerk's Department page on the Town website and click on the Resolutions and/or Ordinances link.



PHOTO BY: Carolyn Ditzian
"I CAN'T SEE YOU!!!"

2026 September

SUN	MON	TUE	WED	THU	FRI	SAT
		• CODE HEARING 1 Town Hall 9am • BCPA Office - Town Hall 10:30 - 12:30pm • Zero Waste Advisory Board Meeting - Town Hall 7pm	2	3	4	5 • Farmers' Market 16290 Griffin Rd. 10 - 3pm
		BULK ZONE 8	BULK ZONE 9	BULK ZONE 10	BULK ZONE 11	BULK ZONE 12
6	 TOWN HALL CLOSED	7 • AARP Event - Spotting Scams & Staying Safe - Rolling Oaks Barn 17630 SW 56th St. 11:30 - 1:30pm • Parks, Recreation Forestry & Natural Resources Advisory Board Meeting - Town Hall 7pm	8	9	10 Rosh Hashanah TOWN HALL CLOSED • Patriot Day Memorial Ceremony - Town Hall 8:30 am	11 • Farmers' Market 16290 Griffin Rd. 10 - 3pm
	BULK ZONE 1	BULK ZONE 2	BULK ZONE 3	BULK ZONE 4	BULK ZONE 5	BULK ZONE 6
13 Rosh Hashanah Ends at Sundown	14 - First Budget Hearing - Tentative Millage, Budget Adoption, Final Fire Protection & Solid Waste Assessment for FY 2026-2027 - Town Hall 6 - 7:30pm • TOWN COUNCIL MEETING - Town Hall 7pm	15 • Drainage & Infrastructure Advisory Board Meeting - Town Hall 7pm	16 • AARP Event - Your Next Career Chapter - Town Hall 10:30 - 12:30 pm - Fire Advisory Board Meeting - Town Hall 7pm	17 • Comprehensive Plan Advisory Board Meeting - Town Hall 7pm	18 • Veteran's Chill-Out Ice Cream Social - Town Hall 3-5pm	19 • Farmers' Market 16290 Griffin Rd. 10 - 3pm • BINGO at the BARN Dinner 6 - 7pm - BINGO 7 - 9 pm 17630 SW 56 Street
	BULK ZONE 7	BULK ZONE 8	BULK ZONE 9	BULK ZONE 10	BULK ZONE 11	BULK ZONE 12
20 Yom Kippur Begins at Sundown	21 • Rural Public Arts & Design Advisory Board Meeting - Town Hall 7pm - Yom Kippur Ends at Sundown	22 • Rolling Oaks Civic Association Meeting - Rolling Oaks Barn 17630 SW 56th St 7pm	23	24 - Second Budget Hearing - Final Millage & Budget Adoption - Town Hall 6pm • TOWN COUNCIL MEETING Town Hall 7pm	25	26 • Farmers' Market 16290 Griffin Rd. 10 - 3pm
	BULK ZONE 1	BULK ZONE 2	BULK ZONE 3	BULK ZONE 4	BULK ZONE 5	BULK ZONE 6
27	28 • SWR Parks Foundation Meeting - Town Hall 7pm	29	30 • DMV FLOW EVENT - Town Hall 10 - 2pm appointment only - Call (954) 434-0008 • Sunshine Ranches HOA ZOOM 7 - 9pm			
	BULK ZONE 7	BULK ZONE 8	BULK ZONE 9			



COUNCIL MEMBER
BOB HARTMANN
District 1



VICE MAYOR
GARY JABLONSKI
District 2



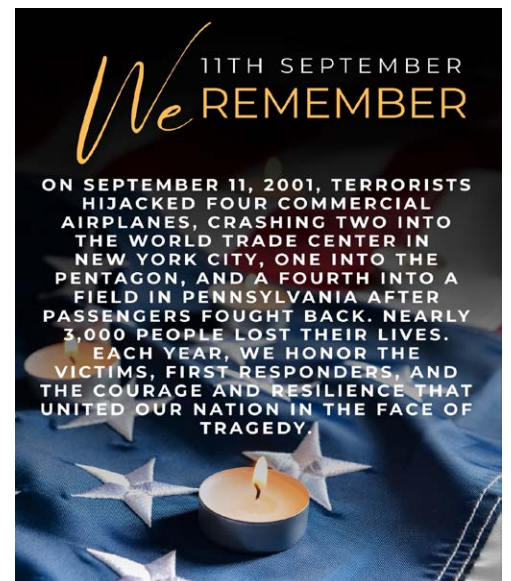
MAYOR
STEVE BREITKREUZ
At large



COUNCIL MEMBER
JIM ALLBRITTON
District 3



COUNCIL MEMBER
DAVID S. KUCZENSKI
District 4





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Southwest Ranches, FL 33330

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Broward County School Calendar

SEPTEMBER					
M	T	W	T	F	
	1	2	3	4	
7	8	9	10	11	
14	15	16	17	18	
21	22	23	24	25	
28	29	30			

Monday, September 14th
Schools and Administrative Offices Closed

Wednesday, September 16th
Interim Reports Issued

Monday, September 21st
School and Administrative Offices Closed

HOUSEHOLD HAZARDOUS WASTE, ELECTRONICS & BULK DROP OFF EVENT

Saturday, October 10, 2026
8:00am - 2:00pm

Rolling Oaks Barn

17630 SW 56 Street, Southwest Ranches, FL 33331

Document shredding from 8am-2pm

Prescription drug drop off 10am-2pm

This service is provided for Town residents only. Proof of residency is required.

NOTE: Event may be cancelled due to rain, excessive winds, or other hazardous conditions as determined by the Town.

Acceptable HHW Items

Aerosol Cans,
Antifreeze/Coolant/Paint
Batteries: Home and Vehicle
BBQ & Camp Size Propane
Cleaners
Fluorescent Tubes/Bulbs
Garden Chemicals
Paint: Latex and Oil Based
Pesticides
Pool Chlorine
Tires (Up to 4 per household,
no rims)
Used Oil and Filters

Electronics Recycling

Computers, Cables,
DVD Players,
Keyboards, Mice,
Adapters,
Monitors,
Printers/Scanners,
Radios, Stereo
Components,
TV's, Tape Players,
VCRs

Unacceptable HHW Items

Appliances
Asbestos
Explosives or Ammunition
Medical/Infectious Waste
Non-Residential Waste

For more
information, please
contact Town Hall
(954) 434-0008

"FINANCE ACADEMY"

by Emil Lopez



"BUDGET WORKSHOPS AND BUDGET HEARINGS"

The following publicly held
Budget workshop/meetings
will be in Council Chambers:

Monday September 14, 2026 at 6PM (Tentative)

- First Public Hearing for Tentative Millage (via resolution) and
- Budget Adoption for FY 2026-2027 (via ordinance – First Reading)
- Final Fire Protection and Solid Waste special assessment adoption (via resolution)

Thursday September 24, 2026 at 6PM

- Second Public Hearing for Final Millage (via resolution) and
- Budget Adoption for FY 2026-2027 (via ordinance – Second Reading)

The Town welcomes participation from all vendors qualified to do business with the Town.





REGISTER NOW



Are you getting emergency notifications and other critical information about what is going on in our town?

Sign up for HQE Systems to be certain that you are among the first to know about an: evacuation order, weather warning, hazardous road conditions and other notices requiring your immediate attention and/or action.

Register for HQE Systems online at:
swranches.sircom.org/public
Get notified immediately via telephone, text message or email.

If you need additional information please call 954-434-0008 or email: Tholste@southwestranches.org

