



Southwest Ranches Town Council

SECOND BUDGET HEARING

Agenda of September 24, 2026

Southwest Ranches Council Chambers
6:00 PM THURSDAY

13400 Griffin Road
Southwest Ranches, FL 33330

Mayor
Steve Breitkreuz
Vice Mayor
Gary Jablonski

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

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

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

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting

1. **Call to Order /Roll Call**
2. **Pledge of Allegiance**
3. **Administrator Comments**
4. **Presentation by Finance**

Millage Rate and Budget Hearing

5. **Final Millage Rate Resolution**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AND ADOPTING THE FINAL MILLAGE RATE FOR TAXATION OF REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE TOWN OF SOUTHWEST RANCHES FOR THE FISCAL YEAR 2026-2027, COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6. **Ordinance - 2nd Reading**

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2026-2027, COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR A BUDGET BASIS; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND,

PROVIDING FOR AN EFFECTIVE DATE. {Approved on First Reading September 14, 2026}

7. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW



**Town of Southwest
Ranches**

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell C. Muniz, Town Administrator
FROM: Emil Lopez
DATE: 09/24/26
SUBJECT: FY 2026-2027 Final Millage Rate

Recommendation

To conduct a statutorily required second and final public hearing and to adopt a final millage rate resolution of 3.9000 mills, which is the same as last year (Fiscal Year 2026-2027).

Unanimous Vote of the Town Council Required?

NO

Strategic Priorities

Sound Governance
Enhanced Resource Management
Reliable Public Safety
Improved Infrastructure
Cultivate an Vibrant Community

Background

To generate revenues sufficient for the financing of municipal government operations, municipalities are permitted to establish a millage rate which, when applied to the taxable valuation of properties, creates a taxable levy against real and personal property within the Town. This item provides for the adoption of a tentative millage rate of 3.9000, which represents an 8.91% higher than the roll-back rate (3.5809) and that it corresponds to the direction received during the August 11, 2026, Budget Workshop to maintain the same millage rate as last year. This millage rate will assist with funding the Fiscal Year 2026-2027 budget and facilitate the policy direction received from Council during the budget workshop as previously mentioned.

The FY 2026-2027 Proposed Budget is funded at a millage rate of 3.9000 mills for operations and operating improvements and will require, per Florida Statute, two-thirds vote by Council members (4 out of 5 voting in support). On every \$500,000 of taxable value, this rate represents a combined \$160 dollar increase from “current year rollback rate” of 3.5809 mills. **It is noted that pursuant to section 193.155(1) Florida Statutes related to “Save Our Homes”, eligible property owners change in net taxable value will not exceed 3%.**

Fiscal Impact/Analysis

The proposed tentative millage rate of 3.9000 represents a combined \$160 increase in the Southwest Ranches portion of the tax bill on homes with a \$500,000 taxable value as well as an 8.91% increase from the roll-back rate of 3.5809. **However, FY2027 eligible “Save our Homes” exemption property owners change in net taxable value, will not exceed 3%.**

Staff Contact

Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:

[RESO 2026-XXX Final Millage FY2026-2027 09.24.2026 TA Reviewed DMR RJD - Final 09.18.26.docx](#)

[Exhibit A - FY27 Millage Informantion 3.9000.pdf](#)

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING AND ADOPTING THE FINAL MILLAGE RATE FOR TAXATION OF REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE TOWN OF SOUTHWEST RANCHES FOR THE FISCAL YEAR 2026-2027, COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 200.065 (2(e)1, Florida Statutes, the Town Council adopted both its tentative millage rate and its budget, on first reading, Monday, September 14, 2026, during a Public Hearing held at 6:00 P.M.; and

WHEREAS, a Public Hearing on the Town of Southwest Ranches' final millage for Fiscal Year 2026-2027 was held at 6:00 P.M. on Thursday, September 24, 2026, at the Southwest Ranches Council Chambers, 13400 Griffin Road, Southwest Ranches, Florida, 33330.; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Broward County has been certified by the County Property Appraiser to the Town of Southwest Ranches as \$3,075,689,424.

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

Section 1: The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2: The Town Council, following a presentation by the Town Administrator and Town Financial Administrator, testimony from Town Staff and from other interested parties, at a duly noticed public hearing held on September 24, 2026, and pursuant to Exhibit A, hereby approves and adopts the Fiscal Year 2026-2027 operating millage rate for the Town of Southwest Ranches of 3.9000 mills, which is greater than the rolled -back rate of 3.5809 mills by 8.91%. Said final millage rate has been set pursuant to and in furtherance of Section 200.185 Florida Statutes.

Section 3: Severability. If any one or more provisions of this Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited or against public policy, or shall for any reason

whatsoever be held invalid, then such provision shall be null and void and shall be separate from the remaining provisions and shall in no way affect the validity of all other provisions of this Resolution.

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

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

Ranches, Florida, this 24th day of September 2026, on a motion by

_____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstain _____

Steve Breitkreuz, Mayor

ATTEST:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.2026.094

Fiscal Year 2027 Millage Maximums and Related Information (Based on Certified Assessment Information)					
Millage Name	Votes Required	Maximum Millage	Total Resulting Net Revenues	Net Revenue Change (from prior year adopted rate funding level)	FY 2027 levy increase per \$500,000 of taxable value*
Current Year Roll-Back Rate	3	3.5809	\$10,463,049	(\$932,379)	\$0
FY 2026-2027 Proposed Rate	4	3.9000	\$11,395,429	\$1,066,709	\$160
Adjusted Current Year Roll-Back Rate	3	3.8302	\$11,191,480	(\$203,949)	\$125
Maximum Majority Vote	3	4.0030	\$11,696,386	\$300,956	\$211
Maximum Super Majority Rate	4	4.4033	\$12,866,024	\$1,470,595	\$411
Unanimous Vote of the Governing Body is required if Millage rate is over 4.4100 and UP TO 10.0000	5	10.0000	\$29,219,050	\$17,823,620	\$3,210
Note: * Property owners without a change in net taxable value will receive a real cash reduction of 13.95% in their Town of Southwest Ranches portion of their tax bill due to the increase in taxable value. It is important to note that FY2027 eligible "Save our Homes" exemption property owneres change in net taxable value will not exceed 3%.					

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Ranches**

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Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell C. Muniz, Town Administrator
FROM: Emil Lopez
DATE: 09/24/26
SUBJECT: FY 2026-2027 Budget - 2nd Hearing

Recommendation

It is recommended that the second required public hearing be held, and that the Council approve the required second reading to adopt the Fiscal Year 2026-2027 budget, summarized as "Exhibit A" to the accompanying Ordinance.

Unanimous Vote of the Town Council Required?

NO

Strategic Priorities

Sound Governance
Enhanced Resource Management
Reliable Public Safety

Background

Each municipality within the State of Florida is required by State Statute to adopt a balanced budget through a statutorily prescribed deadline and process of two public hearings and in advance of the effective date of the budget. This item provides for the second public hearing on the Town of Southwest Ranches proposed Fiscal Year 2026-2027 budget and for adoption of the budget for that year.

Exhibit A to the accompanying ordinance presents the Fiscal Year 2026-2027 Town of Southwest Ranches Proposed Budget as revised, in summary form. The summary reflects the fund aggregate revenues and expenditures for each fund as adopted by the Town Council during July 23, 2026, as revised pursuant to further direction received from Town Council during the August 11, 2026, budget workshop meeting requiring no change to the operating millage rate of 3.9000. The adoption of this revised summary limits the Town expenditures to the appropriations for each fund and provides implicit support for the detailed spending plan presented by Staff.

Technically, it does not limit the allocation of the appropriated resources, but it does place a limit on the Town's total appropriations. The FY2026-2027 detailed Proposed Budget as revised, was approved by the Town Council during the first hearing held on September 14, 2026. The Budget, which is represented by the Summary, seeks to balance progress and governmental spending.

Fiscal Impact/Analysis

Establishing a preliminary Budget millage rate of 3.9000 that requires a majority vote by Council members (3 out of 5 voting in support) will result in total revenues of \$11,395,429 that will enable the Town Council to evaluate all management's proposed FY2026-2027 operating, capital improvement and program modification recommendations while also receiving public discussion and input during the Town's scheduled public hearings.

Modifications to the proposed budget millage rate may be made at this hearing with the knowledge that it would result in significant costs to re-advertise. If a final budget is not approved by October 1, 2026, the Town of Southwest Ranches is bound by Florida law to continue with an extension of the prior year's budget on a monthly basis until such time as the final budget is properly advertised, goes through a public hearing process, and is approved.

Staff Contact

Emil C. Lopez, Town Finance Administrator

ATTACHMENTS:

[Ordinance_Business_Impact_Statement_-_Budget_2nd Read.pdf](#)

[ORD 2026-XXX Prop FY2026-2027 Budget -2nd Reading 09.24.2026 TA Reviewed RJD.docx](#)

[Exhibit A - Budget Summary FY2026-2027.pdf](#)

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Town of Southwest Ranches Business Impact Estimate Form

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

Title of proposed ordinance:

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2026-2027, COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR A BUDGET BASIS; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND, PROVIDING FOR AN EFFECTIVE DATE. {Approved on First Reading September 14, 2026}

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

Section A

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE BUDGET OF THE TOWN OF SOUTHWEST RANCHES FOR FISCAL YEAR 2026-2027, COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR A BUDGET BASIS; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, a public hearing was held on the tentative millage and budget on Monday, September 14, 2026, at 6:00 P.M.; and

WHEREAS, a Public Hearing on the Town of Southwest Ranches' final budget for Fiscal Year 2026-2027 was held at 6:00 P.M. on Thursday, September 24, 2026, at the Southwest Ranches Council Chambers, 13400 Griffin Road, Southwest Ranches, Florida, 33330; and

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

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

Section 1: Budget Adoptions. The Town of Southwest Ranches budget for Fiscal Year 2026-2027, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A," is hereby approved and adopted and shall become effective at the beginning of the 2026-2027 Fiscal Year, and the Town's funds may be expended commencing October 1, 2026, and ending September 30, 2027.

Section 2: Budget Basis. The proposed expenditures in the budget are as shown in the budget and by reference made a part hereof. The budget is based upon the gross taxable value of real and personal property of \$3,075,689,424.

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

Section 4: Carryover of Funds. Funds of the Town's current Fiscal Year 2025-2026 adopted budget as well as budget amendments pursuant to subsequent resolutions as indicated in Section 5 of this Ordinance not expended during Fiscal Year 2025-2026 may be used and expended during subsequent fiscal years.

Section 5: Amendments. The Town of Southwest Ranches budget for the Fiscal Year 2026-2027, may be amended, if required, by a Resolution of the Town Council.

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

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

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

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

PASSED ON FIRST READING this 14th day of September, 2026, on a motion made by Council Member Hartmann and seconded by Council Member Kuczenski.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2026, on a motion made by _____ and seconded by _____.

Breitkreuz _____
Jablonski _____
Allbritton _____
Hartmann _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstain _____

[Signatures on Following Page]

Steve Breitkreuz, Mayor

ATTEST:

Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.2026.086

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